



Residencies Ja-ela  
BY REGENT HOMES



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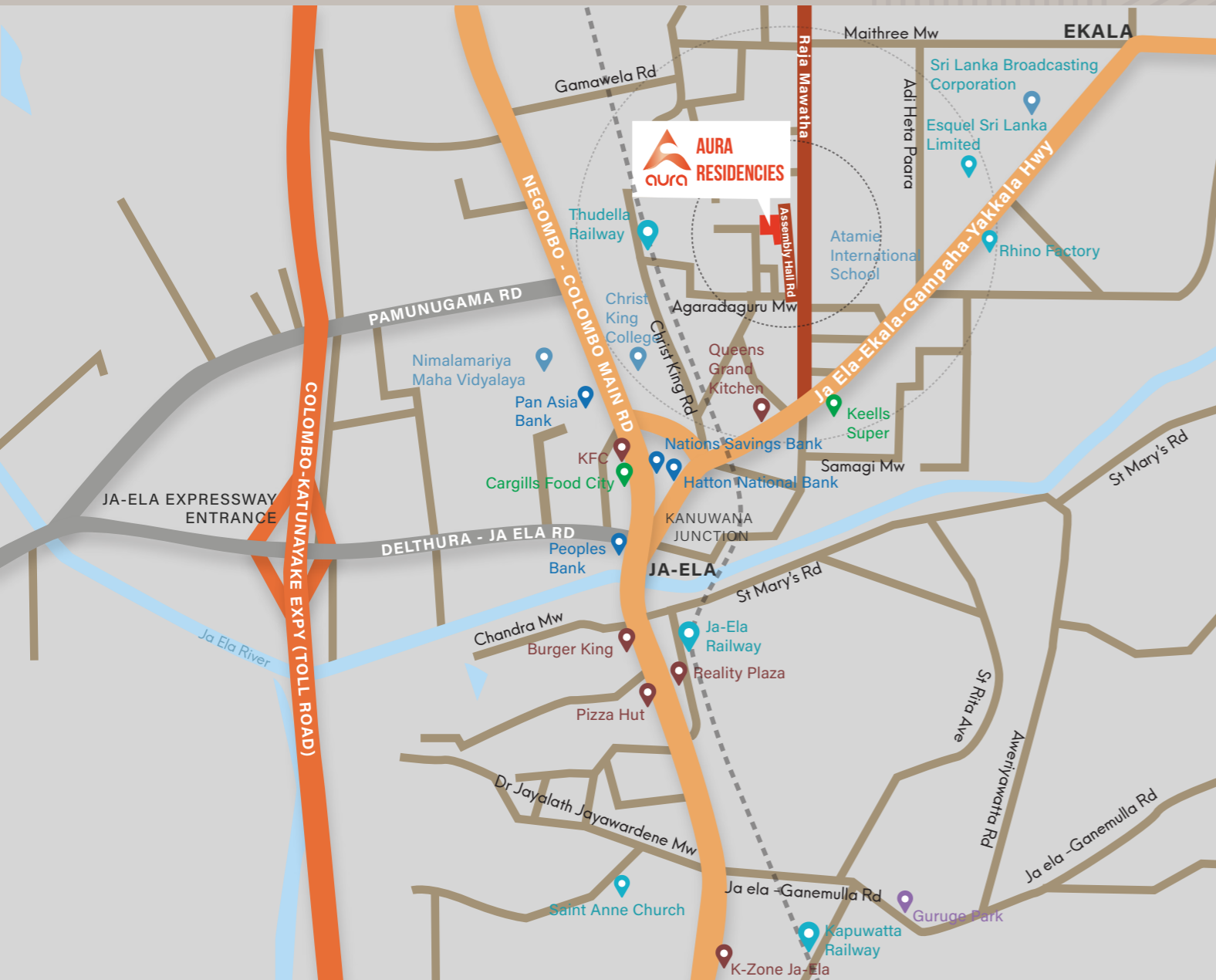


# THE AURA OF GREAT CHOICES

There is an aura of success around you. And when you look back at your accomplishments you know it is all because of the great choices you have made. Aura Residencies is a great opportunity not to be missed. A home designed just for you reflects who you are. It is compact, elegant and matches your aspirations. With only 27 houses within the complex situated in a prime central location such as Ja-Ela, you have the privacy you value and there is an aura of exclusivity. Aura Residencies is the latest project of Regent Homes built with passion, care, and fervent attention to detail.

# NOW YOUR DESTINATIONS HAVE GOT CLOSER

The school, the workplace, the supermarket, the highway and trunk roads that connect the rest of the island have suddenly got closer to your home.



**A LOCATION  
THAT ENRICHES  
YOUR AURA**



**aura**  
Residencies Ja-ela  
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# THE AURA OF YOUR PERSONALITY

Who you are is reflected by the style of your home. You take great care of how you project yourself. We understand your discerning tastes and therefore we have taken great care in designing your home. Every element of your home has been thought of with you in mind. So brick by brick, tile by tile we have designed a home exclusively to suit your sense of aesthetic pleasure.





# THE AURA OF YOUR CHARACTER

Who you are within, is what makes you special. To you, the interior must look even better than the exterior. Our interior designs reflect the elegance and simplicity that you admire and appreciate.



# THE AURA OF SWEET REST

In the most private place of your home where you unwind, relax and rest, the atmosphere that is built through careful planning and design, mirror exactly what your heart desires.





# AN AURA OF NOURISHMENT

This is the heart of your home. Our design and fittings will complement your appetite for the fine things in life.

# AN AURA OF REJUVENATION

Designed with international standard bathroom fittings you will always be refreshed and renewed to face the challenges of life.



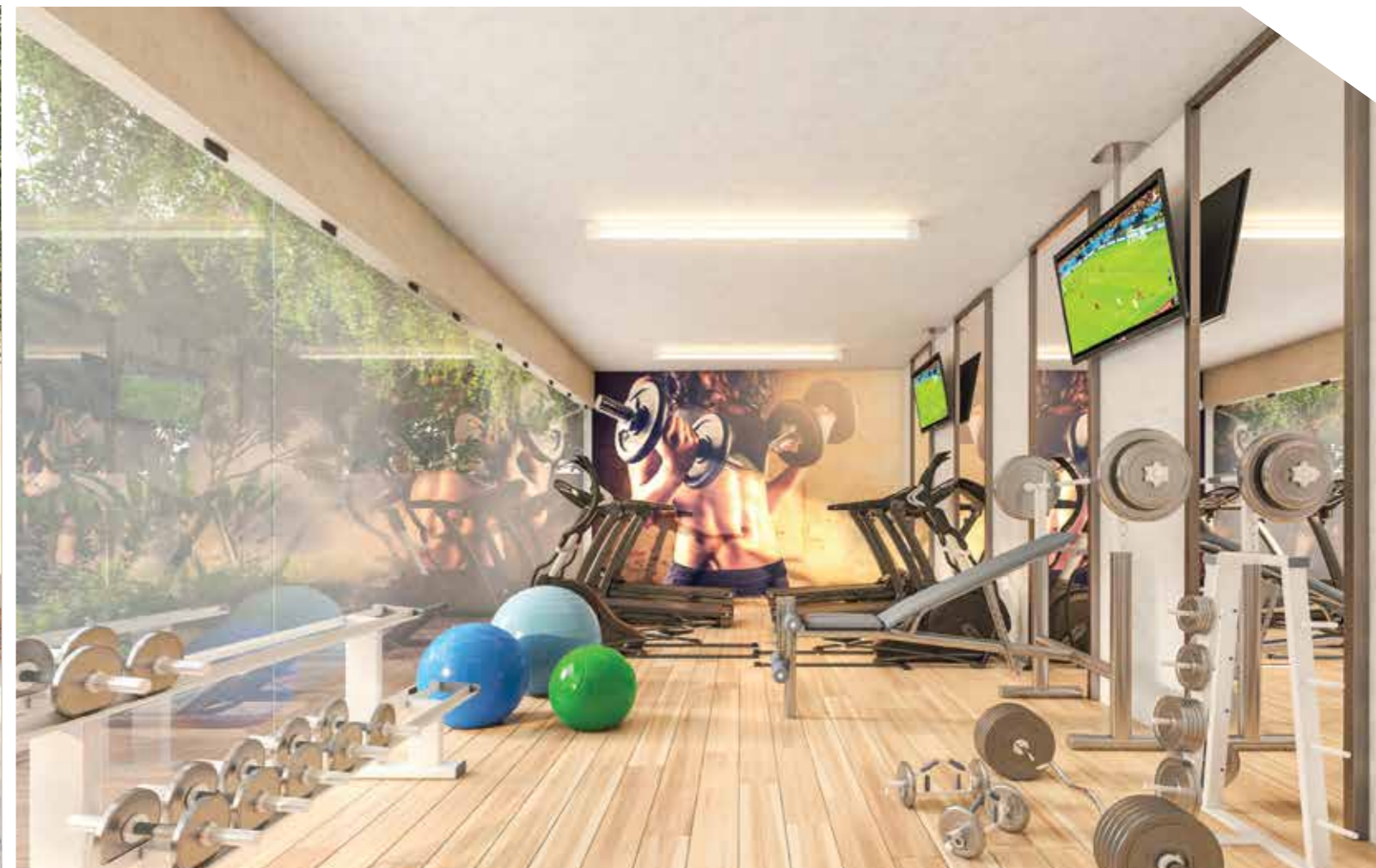
# REFLECTING SUBLIME LEISURE

As you dive in and relax in your pool, you will wash away the day's worries and anxieties.



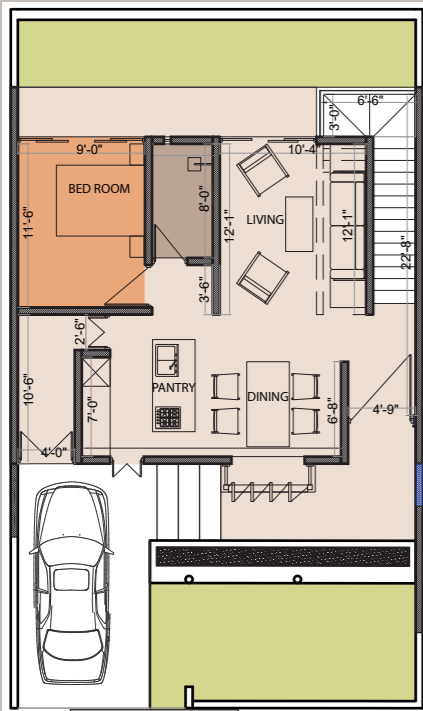
# AN AURA OF FITNESS AND WELLBEING

Your modern, state of the art gymnasium will keep you fit and healthy and your whole being will be a picture of health and vigour.

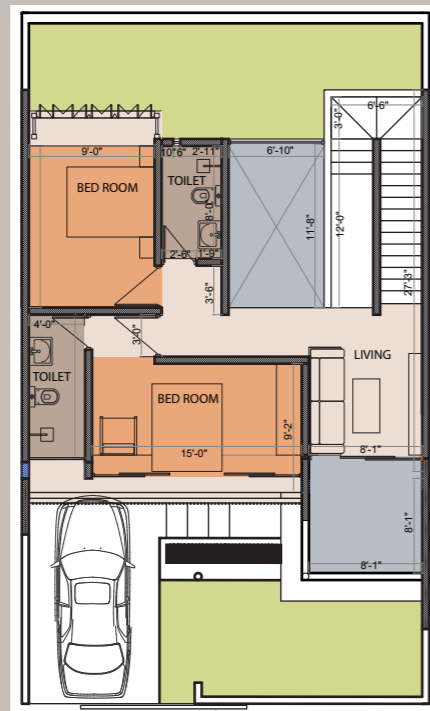




# AURORA



GROUND FLOOR

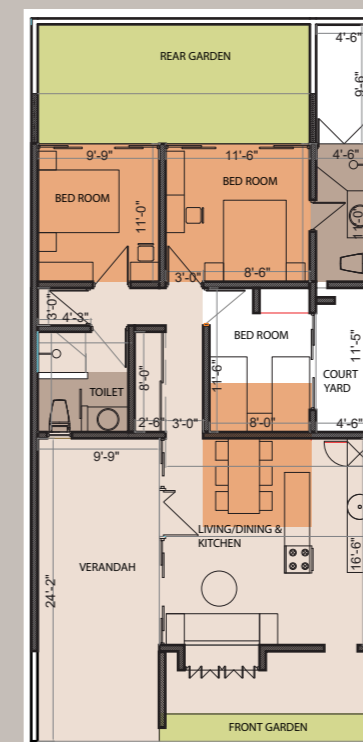


UPPER FLOOR

## A

3 BEDROOMS  
LIVING/ DINING  
3 BATHROOMS  
PANTRY

# AURELIA



GROUND FLOOR

## B

3 BEDROOMS  
LIVING/ DINING  
2 BATHROOMS  
PANTRY

# AURUM

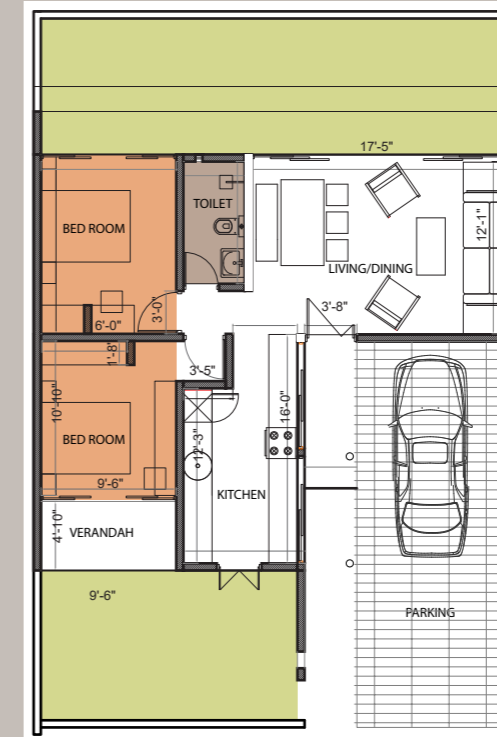
# ARGENTA



GROUND FLOOR

**C**

3 BEDROOMS  
LIVING/ DINING  
2 BATHROOMS  
PANTRY



GROUND FLOOR

**D**

2 BEDROOMS  
LIVING/ DINING  
1 BATHROOM  
PANTRY

# SPECIFICATIONS

**1.00 Plinth Area** : As per drawing.

**2.00 Foundation** : RCC Plinth Beam on random rubble masonry foundation and RCC column footing with columns to satisfy the design requirements.

**3.00 Superstructure** : RCC Columns, Beams, Slab etc., brick walls 9" tk. For load bearing and 4 1/2" tk. For partition walls to satisfy the design requirements. (Refer the Architectural Drawings)

**4.00 Roof** : Asbestos Sheet fixed on "Kempus" Rafter structure with (1"x9") Valance Board/Barge Board, Ridge Tile, (RCC beam to be accommodated wherever necessary)

**5.00 Ceiling** : Asbestos angle ceiling with exposed rafter

## Frames

6.01 Main Door : To be made out of 5"x3" Nominal Size Timber "TEAK"

6.02 Other Door : To be made out of 4"x3" Nominal Size Timber "Thulang"

6.03 Sliding Window : To be made out of Powder Coated 75 mm Sliding Window Section

6.04 Other Window : To be made out of Powder Coated 75 mm Sliding Window Section

6.05 Fan Lights : To be made out of Powder Coated 75 mm Sliding Window Section

## Sashes

6.06 Main Door : Timber Paneled door sashes to be out of 1 1/4" tk. "TEAK"

6.07 Internal Doors : Plywood door sashes to be out of 1 1/4" tk.

6.08 Other Door : Timber Paneled door sashes to be out of 1 1/4" tk. Mahogany

6.09 Sliding Window : Glass Paneled to be out of 6mm tk. Tempered Glass

6.10 Other Window : Glass Paneled to be out of 6mm tk. Plain Glass

6.11 Fan Lights : Glass Paneled to be out of 6mm tk. Plain Glass

## Door Locks

6.12 Main Door : Mortice door lock with a handle (Color-Silver)

6.13 Other Door : Good Quality cylindrical lock with key (Color-Silver)

6.14 Internal Toilet Door : Good Quality cylindrical lock with key (Color-Silver)

## 7.00 Finishes

7.01 Floor Finishers

Living & Dining : Tiles

Pantry : Tiles

All Bed Rooms : Tiles

Internal Toilets : Tiles

Staircase : Tiles

Varrendah : Interlocking paving

Car pouch : Interlocking paving

7.02 Wall Finishers

Internal Walls : Smooth Plaster and Painted with emulsion paint. (Dulux)

External Walls : Rough Plastered and painted with weather shield paint (Dulux)

Internal Toilets Walls : To be with ordinary ceramic wall tiles (Rocell wall tile) as per the design (Wall Tile rate 150.00 per Sq.ft)

7.03 Door Frames/ Sashes : Water based paint (JAT - Sayerlack)

7.04 Ceiling : Emulsion paint (Dulux)

7.05 Color scheme : The Color scheme would be as per the recommendation given by the architect

## 9.00 Toilet Fittings to be "Rocell" for internal toilets

9.01 Commode with cistern : Aqua + Rocell

9.02 Wash Basin (Vanity) Rocell with pillar tap (Hansgrohe) : Summer Blue 40 (Rocell)

9.04 Telephone Shower and concealed stop valve : Logis 7140 (Hansgrohe)

9.05 BIB Tap : Logis 7107 (Hansgrohe)

## 10.00 Toilet Accessories

10.01 Consisting Bevel Edge Mirror (2'-6"x3'-2"), Towel Rail, Soap Holder, toilet Paper holder, Tooth Brush Holder : 01 no's

## 11.00 Electrical Works

11.01 Supply - 230v 30amp Three Phase distribution

11.02 40A/TPN/MCCB

11.03 40A/TPN/ELCB

11.04 MCB Consumer Unit

11.05 Ceiling Fans (KDK or Equivalent)

11.06 Lamp Points : 30 no's

11.07 Water Proof Bell push (at gate post) and bell

11.08 15 amp Socket outlets

11.09 13 amp Socket outlets

11.10 TV/Telephone Socket outlet

All Socket & Switches "Orange"

11.11 Supply of light fittings up to LKR 100,000.00 selected by architect.

## 12.00 Plumbing Work

Water Supply

12.01 All cold water pipes are T1000 PVC solvent socketed pipes unless otherwise specified. (S Ion, Anton)

12.02 Hot water connection CPVC (S-Ion) pipe pn20 20mm Dia hot water piping.

12.03 1000Ltr best Quality Plastic water tank "Dolphin" with Gate valves, & all necessary fittings & accessories.

12.04 Sewer disposal : System of internal sewer network to be connected to the precast RCC septic tank, precast soakage pit and waste : 01 no's

12.05 Strome water disposal system : Internal strome water disposal system to be provided including necessary manholes, gully's etc. connected to the main drain

12.06 Gutters, Down Pipes : Zinc Aluminum 4" inch, (powder coated)

12.07 Garden Tap : 02 Nos Garden taps to be provided

12.08 Hot Water Geyser : Supply and Installation of 15L Capacity Geyser (01 Nos)

## 13.00 Air Condition System

13.10 Supply And Fixing of 12000 btu Capacity air conditioner for Master Bedroom

## 14.00 Kitchen Equipment's

14.01 Supply And Fixing of Inbuilt oven, 4 burner with hob for the kitchen

## 15.00 Landscaping

15.10 Interlocking for Car pouch and varrendah as per the drawing

15.20 Laying of turfing layer as per the architectural drawing

## 16.00 Metal Works

16.10 Supply, Fabrication & Installation of Enterance Gate as per the architectural drawing

## Note

1.00 Subject to revision depending on the changes to the layout of the building

2.00 The cement to be incorporated in all works shall conform to BS 12 of 1978 or SLS 107:2002

3.00 All electrical Wiring to be incorporated in all works shall confirm to SLS 733 of 1986.

4.00 The PVC pipe material to be incorporated in works shall confirm to SLS 147 of 1993

5.00 The Aluminum sections are extrude from 6060 alloy T5 temper Equivalent to BS 1470-1972 the Extrusions will 60-80 microns power coated sections.

6.00 Anti termite treatment to be done and guarantee to be given to the client.

\* These details and the attached house plan supersede all other detailed stated earlier.

\* The Architect Reserves the right to amend the plan due to practical conditions at site.

\* Incorporation any specified brands are subject to availability, otherwise the company reserves the right to claim the additional cost for the respective replacement at the time of the relevant construction is carried out.

\* The Structural Engineer reserves the right to amend all types of foundations subjected to the under the ground Soil Conditions

# PROMOTING CULTURAL AND FAMILY VALUES



**REGENT LIVING (PVT) LTD.**

We at Regent Homes appreciate and hold in high esteem cultural and family values of Sri Lanka and we endeavour to adhere to these principals when we design your home.



**REGENT HOMES - PELAWATTA**



**REGENT HOMES – NUPEGODA**



**REGENT HOMES – WATTALA**