

The 42 Foundation

The R.C foundation is resting on cast-in-situ reinforced concrete bored piles complying with IS-2911 and Pile Raft.

The 42 Superstructure

The reinforced concrete framed structure using minimum M50 grade concrete complying with IS-456 and Fe 500/Fe 600 Steel reinforcement complying with IS-1786 forms the 42 superstructure.

Walls at the 42

The External wall are made from reinforced concrete whereas the Internal walls are drywall with infill of foam concrete for the rooms and light weight concrete blocks for the toilets and staircase.

The 42 Ultimate Roof

The room is a reinforced concrete roof with appropriate waterproofing and proper insulation system as would be required for a building of this height.

Ceilings

At the 42 Apartment:

- The ceilings of the living, dining, entrance, foyer, bedrooms and the study are designed with Gypsum/POP False Ceiling and duly finished with plastic emulsion paint.
- The wet kitchens, bathrooms, WC areas are designed with Gypsum/POP False Ceiling and duly finished with plastic emulsion paint.
- The servant's quarter, store and other areas have cement & sand plaster with POP punning for a smooth look and feel.

In the Common Areas

- The lift lobby is designed with POP / Gypsum Board false ceiling with or without drops and with finished with plastic emulsion paint.
- The multi-level car park will comprise of a paint finish.
- The staircases, M&E services rooms/ shaft and utilities are going to be finished with cement & sand plaster with a neat POP punning. The staircases will also be finished with two coats of plastic emulsion paint.

The 42 Finishes

A. Walls

1. Apartments:

The living, dining, entrance, foyer, bedrooms, study, store, other areas and most of the inner faces of periphery walls will have high quality paint finish as recommended by the interior designers.

The wet kitchens will be a combination of high quality granite, imported marble and vitrified tiles. The bathrooms will be a blend of the same up to the false ceiling levels.

The servants' quarter will have a paint finish.

2. The external common areas:

These will be done in texture paint finish or weather shield paint finish or RCC form finish with Double glazing as per architectural drawings at designated areas or as decided by architect.

3. The internal common areas:

The corridors, staircases, landing and other common areas will have paint finish. Multi-level car park will have cement & sand plastering subsequently finished with paint. The general lift lobbies will have paint finish in combination with imported marble and granite cladding, timber panelling, wall paper as per the interior designer's recommendations.

Lastly the ground floor entrance lobby will also have a paint finish in combination with imported marble or granite cladding/timber panelling/wall paper at designated areas as per the interior designer's recommendations.

B. Floors

1. The Apartments:

- The entrance foyer, living and dining will be fitted with imported marble or engineered wooden flooring to give it a homely feeling.
- Bedrooms, study and internal staircases shall also have imported marble or engineered wooden flooring to continue the look, whereas the
- Master bedroom will be fitted with imported marble or engineered wooden flooring.
- The bathrooms and WC will consist of high quality granite, imported marble or imported vitrified tiles.
- The wet kitchens are to be fitted with imported vitrified tiles, imported marble or granite.
- The store and the servants' quarters will be fitted with vitrified tiles and Indian marble flooring.
- And the balcony and the terrace would sport imported marble or granite flooring.

2. The Common areas @ The 42

- The staircases including landings and corridors at car park level, and typical floors shall have a floor finish in polished kota stone or green marble.
- Lift lobbies and vestibules shall sport a finish of imported marble with matching skirting with or without inlay works at designated areas as designed by the interior designer.
- Other common areas and the multi-level car park shall have screed concrete as per industry standards.

Windows & the 42 façade

The unique building height of the 42 demands specialised solutions when it comes to the windows and the façade. Double glazed, high precision aluminium windows and glazing system (powder coated / anodised / PVDF coated) with partially fixed and partially openable shutters form the overall structure.

The balcony railing is uniformly designed at 2m high with a glass balustrade and stainless steel hand rail for safety purposes.

Fitted Doors

The living, dining, entrance, foyer, bedrooms, toilets and study doors are going to be made of solid hardwood for longevity and design.

The servants' quarters, servants' toilets, wet kitchens and other services areas will have phenol bonded, hot pressed, flush doors shutters with seasoned hard wood frames duly finished in high quality spray paint and fitted with quality hardware.

And lastly, the stairways and services areas shall be provided with fire resistant doors. All doors, shall lead to the comforts of the 42!

Sanitary, CP & Shower fittings

The 42 team plans to use only the best when it comes to fittings that will give the 42 apartments a unique look, quality finish and long lasting products. The brands listed per category of fixtures are the family which the 42 intends to use across the project:

- For Sanitary Ware we plan to use Kohler / American Standard / Duravit / Roca / Dorn Bracht / Ideal Standard / Devon & Devon / Ceramica Dolomite or simliar fitting and fixtures.
- For CP Fittings we plan to use concealed pipe with hot and cold water line and DornBracht / Ideal Standard / IB Rubinetterie / Kohler / Roca / Grohe / Hansgrohe / or similiar fittings & fixtures.
- For Shower Cubicle the brands to be used are Dorn Bracht / Ideal Standard / Devon & Devon / Hafro Dorma / Hafle or similar.

For Plumbing & Water Management

The efficient water distribution with water geysers in all bathrooms and the kitchen rainwater harvesting system as well as the sewage treatment plant adopt the latest technology for efficient handling of sewage / waste water within the building premises.

Electrical Installation

The list of specifications is really quite specific! The electrical installation includes fire resistant low mmoke cables and wires with quality switches and sockets along with fully automated lighting controls in all the apartments by Lutron /Creston /Honeywell or similar.

The air conditioning control with temperature set provision as well as motorised curtain controls in each room along with motion sensor lighting in the toilets and passageways completes the 'smart home' experience as well at the 42.

Television & Telephone

The telecom systems within any environment are fast becoming the life blood of its residents. Thus the television as well as the telephonic set up at the apartments at the 42 include compatible wiring for cable television and a centralised satellite dish provision takes care of the other channels through the living areas and all bedrooms.

Telephone points are omnipresent in the living room and all bedrooms. There, you are all sorted!

The Lightening Protection & Earthing

42's lightning protection is in compliance with IS 2309 which is the industry standard and meant for buildings of this stature.

Water proofing

The water proofing of the floors of the toilets, planter boxes, terraces and the ultimate roof is done using the latest technology on this front.

Air conditioning

The fully air-conditioned apartments at 42 use imported VRV /VRF systems with complete temperature control arrangement in each room adapting a state of the art technology in this space.

Fire detection, alarm & suppression

The critical systems are well planned and in place for the utmost safety of the residents... specific details include:

- The Fire Protection Strategy where the fire protection system is being met as per fire authority norms with a hydrant and sprinkler system.
- External Fire Hydrant or the external yard hydrant comes with the hose cabinet located at strategic locations.
- The addressable fire detection and alarm system with fire detection and control panel comes with a multi-sensor type smoke detector for all common areas.
- The manual call points and hooters are placed at strategic locations and integrated with the control panel that is centrally located and monitored around the clock.
- The public address system is a 2-way talk-back public address system and is located on all floors connected with a fire alarm control panel.
- The emergency evacuation maps are provided in the common areas.

Power & Backup

The 42 comes with 24/7, 100% power backup. There is instant change overs between the mains and an auto synchronized DG set up using the PLC system.

Safety, security and access control

The 42 provides a 24 x 7 vigilance facility with CCTV cameras covering maximum ground.

Proximity card readers with boom barrier/bollard control ensure further control of access in the premises.

Usage of swipe card controls access to entrance lobby and lifts as per international standards.

To add to the smart home experience, biometric front door locks and video door phones help monitor the main access points and all visitors.

Vertical transportation, also known as lifts.

The 42 will sport 4 high-speed passenger lifts and 1 service-and-fireman lift as well as 1 goods lift for all the apartments. There are 3 passenger lifts at the multi-level-car-park and 1 dedicated service lift for the multifunctional kitchen area. All in all, all areas are well covered with 'vertical transportation'.

Driveway

The driveways at the 42 are designed with reinforced concrete slabs with hardener in order to provide fire tender access. It also consists of RCC with PU technology for the car park ramp/driveway in the multi-level car park. The technical specifications are designed based on industry standards.

Elegant greens surround the external drivers and the multi-level car park which have a finishing of stone and/or paver blocks.

Fun facilities @ The 42

The 42 is designed to take care of most of your needs and can fun be far behind? Apart from the standard facilities found in most residential buildings, the 42 commitment for high-end luxury begins with each space being designed to suit a luxury hotel... for example, the 42 sports the following:

- 1) An exclusive reception area cosily designed for the Residents' Club.
- 2) Multi-purpose rooms with dedicated kitchen area for fresh food and live kitchens.
- 3) Fitness facilities with a state-of-the-art gym, yoga room, changing & locker rooms.
- 4) An all-weather, temperature controlled pool with a lazy pool deck

- 5) Club spaces such as games room, private dining area and a lounge bar, right at your doorstep. Really.
- 6) Outdoor lawns at The Club Terrace and also at the ground level.
- 7) No, we did not forget the children's' play area....enjoy that at the ground level!

Data networking

The 42 will provide access to always-on Wi-Fi access along with signal boosters for uniform access.

The 42 USP

If the specifications above are not unique enough, there are many other elements of the 42 which makes it stand out as a stellar residential building in Kolkata. Some of them include:

- 1) The Green Building Certification: The 42 aims to be LEED Gold Rating certified as per the IGBC standards. Some of the requirements for this certification include the use of :
 - a. Specific materials with recycled content
 - b. Regional or local material
 - c. Certified Wood
 - d. Low emitting material
 - e. Energy efficient material
 - f. Thermal and day lighting control with the use of efficient electrical fittings
 - g. High performance, low E and U value glass
 - h. Low flush water fixtures
 - i. Water recycling with STP for the landscapes and toilet flushing
- 2) A separate multi-level car park for The 42 and the Club spanning G+6 for the residents and their visitors as well as emergency contacts like doctors and so on.
- 3) With the unique height of The 42, the façade glazing is critical both from safety and aesthetics point of overview. High performance, external glazing with double glazed glass with a low U factor and shading coefficient ensures maximum light and minimum heat radiation.

- 4) The Club at The 42 is a talking point for most visitors. Read more about it [here](#).
- 5) The 42's aesthetics is designed to make it stand out in everyday life. Be it the landscape and water features that act as a balm at the end of a long day or the façade lighting designed by a lighting designer to highlight the beauty of the structure, and your home.

The 42 at the Highest Sustainability Standard

The 42 will be constructed to follow the Indian Green Building Council standards. IGBC is a Government scheme which seeks to improve the sustainability of new developments, focusing on environmentally friendliness and power efficient design and construction thus improving the environmental impact of buildings.