

Structure

- RCC framed structure , walls with brick masonry

Flooring & Tiling

- Lift Lobbys : Wall & floor Colored granite as per Architect design
- Staircases : Granite flooring with SS hand Railing as per Architect design.
- Car park Area : Grano Flooring with grooves
- Foyer, Living/dining ,Bedrooms , Kitchen & Utility: Vitrified Tile flooring
- All Toilets : Design tile concepts upto 7' height
- Balconies : Rustic antiskid tiles with MS railings.
- Service Area : 3 '0" ht dadoo tiles on all sides
- Kitchen counter : Galaxy Black granite counter with dadoo above counter upto 2' 0" ht.

Sanitary & Plumbing

- Sanitary fittings : EWC wall-hung of Roca /Hindware or equivalent Make
- Concealed Cistern : Dual Flush wall mounted concealed cistern of Gibret or equivalent make.
- Faucets : All Faucets shall be single lever brass CP, Grohe /Rocca or equivalent make.
- Plumbing : All water supply lines shall be schedule 40 CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen : Wall mounted Faucet would be provided and 1 no SS sink

- with drain board of Nirali or equivalent would be provided.
- Pressurized water Supply shall be provided.

Doors & Windows

- Window Shutters : UPVC Sliding windows with plain glass.
- Main door : Frame and shutter of solid Teakwood with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- Internal doors : Teak wood frame with flush door shutters with cylindrical locks of Dorset /Yale /Godrej or equivalent make and aluminum hardware.

Electrical

- Concealed Copper wiring of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches : All switches shall be Anchor Woods /Le Grand /MK or equivalent make.
- Generator : Power backup will be provided for all common services and all points inside apartment except Air conditioning and Geyser points.
- Common area and external Light fittings would be provided .

Wall, Ceiling and Joinery Treatment

- OBD Distemper for ceiling.
- Internal walls : Putty finish and plastic emulsion over primer.
- External walls and stilt floor Columns and walls - Weather coat emulsion over primer.
- Joinery : All Internal doors enamel paint over primer.
- Main door : Melamine finish on both sides.
- Internal Grills & Balcony Railing: Enamel paint over 1 coat zinc primer.

Elevators

- Elevators : 6 passenger capacity 1 no lift in each core with automatic doors & spray paint finish to match building Scheme.

Air Conditioning

- Provision for High wall split AC with drain piping shall be provided for all bedrooms.
- Unisex Gym, Party hall and Indoor Games room shall be air conditioned.
- Access control entry to entry lounge of each block in the Apartment complex.
- CCTV in common areas with DVR recording facility to be viewed in Security cabin and living area of every apartment.
- Automatic DG changeover facility for all apartments.
- Water level Controller - treated water sump to OHT.

Landscaping

- Adequate landscape shall be provided.
- Interlock Pavers to be laid in driveways
- Children play area with Play equipment.

Facilities & Amenities

- Covered Carpark for each apartment.
- Generator for all points except 15 amps with acoustic enclosure of Kirloskar or equivalent make.
- Intercom connecting dining area of every apt, amenities and security room.
- Satellite TV Cabling to service 3 service providers
- Spacious entry lounge for every block.
- 50 seater equipped party hall /Association Room.
- Separate Rest Room / Changing room for Staff and Drivers.
- Entire water supply to each apartment shall be treated through centralized Water Treatment Plant.
- Beautifully Landscaped Gardens with Outdoor seaters
- Swimming Pool.
- Rainwater harvesting for the project.
- Reticulated Gas supply for each apartment.
- Fully equipped Unisex Gym with equipments.
- Roof top Party Zone with Barbeque Counter & Rest room.

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