

SYNERGY SPECIFICATION

STRUCTURE

- Isolated RCC Footings complying with seismic zone 3
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10'.6 to top of slab (3250 mm)

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/Fining, 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:** Black Galaxy granite counter with dadoo above counter upto 2'0" ht

SANITARY & PLUMBING

- **Sanitary Fittings:** EWC wall-hung of Roca / Hind ware or equivalent
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Gibret or equivalent make
- **Faucets:** All Faucets shall be single lever brass CP, Grohe/Roca 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 & Service Area:** 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 open able / Sliding windows with plain glass
- **Main Door:** Frame and shutter of solid teakwood with Handle set cylinder lock of Dorset 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 wing 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, 15Amps 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

- Cement paint 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 primers
- **Main door:** Melamine finish on both sides
- **Internal Grills & Balcony Railing:** Enamel paint over 1 coat zinc primer

ELEVATOR / S

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

FACILITIES & AMENITIES

- Covered car park for each apartment
- Generator for all points except 15 amps with acoustic enclosure of Kirloskar or equivalent make
- Intercom connecting dining area of every apartment, amenity, security room
- Spacious entrance lobby
- DTH cabling in living & M.Bed
- Separate rest room for staff and drivers
- Entire water supply to each apartment shall be treated through centralized water treatment plant
- Rainwater harvesting for the project
- Reticulated gas supply for each apartment
- Fully equipped Unisex Gym
- Roof top and barbeque counter with rest room

AIR CONDITIONING

- Provision for High wall split AC with drain piping shall be provided for all bedrooms
- Unisex Gym shall be air conditioned

AUTOMATION

- Access control entry to the apartment
- Automatic DG changeover facility for all apartments
- Water level controller – treated water sump to OHT
- CCTV surveillance in common areas

LANDSCAPING

- Adequate landscape shall be provided
- Interlock Pavers to be laid in driveways