

AYNA 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.

Flooring & Tiling

- Lift Lobby's: Wall & floor Polished 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: 2'x2' Vitrified Tile flooring.
- All Toilets: Design tile concepts upto 7' height.
- Balconies: Rustic antiskid tiles with MS railings.
- Service Area: 3 '0" ht dado tiles on all sides.
- Kitchen counter: Black Galaxy granite counter with dado 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, Jaquar or equivalent make
- Plumbing: All water supply lines shall be 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 / Aluminium open able / Sliding windows with plain glass.
- Main door – Teak wood Frame and shutter 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, 6Amps, 16 Amps and AC points in the Apartment.
- Switches: All switches shall be Anchor /MK or equivalent make.
- Generator: Power backup will be provided for all common services and all lighting load points inside apartment except 15 amps and AC
- Common area and external Light fittings would be provided

Wall Ceiling and Joinery Treatment

- OBD 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 / Texture finish
- 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 chromate primer

Elevator/s

- Automatic Elevators: 6 passenger capacity 1 no per block

Facilities & Amenities

- Car park for each apartment.
- Generators for all lighting load points except 15 amps and AC with acoustic enclosure of Kirloskar or equivalent make.
- Intercom connecting dining area of every apt, amenity, security room.
- Satellite / DTH TV Cabling to service 3 service providers.
- Separate Rest Room / Changing room for Staff and Drivers
- Entire water supply to each apartment shall be treated through centralized Water Softener Treatment Plant.
- Beautifully Landscaped Gardens with Outdoor seaters
- Rainwater harvesting for the project.
- Reticulated Gas supply for each apartment
- Fully equipped Unisex Gym with equipments.
- Air conditioned Home theatre
- Swimming pool
- Children's play area
- Air conditioned Party hall
- Indoor Games with Table Tennis & Snooker

Air Conditioning

- Provision for High wall split AC with drain piping shall be provided for all bedrooms.
- Unisex Gym and Home theatre room shall be air conditioned.

Automation:

- Access control entry to the ground floor lobby of each block.
- Automatic DG changeover facility for all apartments.
- Water level Controller - treated water sump to OHT
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment

Landscaping

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