

MINIMUM INDICATIVE SPECIFICATIONS

STRUCTURE

- Isolated RCC Footings complying with seismic zone III.
- 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 / marble 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: 2'x2' Vitrified Tile flooring.
- All Toilets: Designer tile concepts upto 7'0" height.
- Balconies & Utility: 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, Roca or equivalent make
- Plumbing: All water supply lines shall be 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: Aluminium openable / 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 Yale 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 finishes 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 with Amphi theatre
- Barbeque counter at terrace
- Air conditioned Association room
- Snooker room and Table tennis room
- Games room / recreation room with equipments
- Children play area with equipments

AIR CONDITIONING

- Provision for High wall split AC with drain piping shall be provided for all bedrooms.
- Unisex Gym, Association room 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.