

# SPECIFICATIONS

## BUILDING

Two blocks.

## STRUCTURE

Seismic resistant RCC framed structure conforming to ISI specification, designed by highly experienced structural engineers.

Reinforced concrete slab.

## WALL FINISHED

**Internal** Solid bricks walls with plastered and POP finish.

**External** Most modern and elegant permanent outer finish with high quality external paint.

## FLOORING

All rooms will have vitrified tiles, toilet flooring will have anti-skid ceramic tiles.

## KITCHEN

Fitting & Fixtures, superior quality CP fitting, granite working platform with 2ft high glazed ceramic tiles above it, stainless steel sink provision for one exhaust fan (without exhaust fan) All plumbing with concealed pipes for water connection.

## WATER SUPPLY

Round the clock water supply ensured with underground & over head tank.

## ELECTRICAL

All copper wiring in PUC concealed conduit. Provision for adequate light & Power points as well as Telephone & TV outlets. Quality modular switches of ISI marked.

## DOORS

All internal & external door frames in hard wood with flush doors.

## WINDOWS

Sliding glass windows with powder coated aluminium frame.

## FIRE SAFETY

Well equipped with fire alarm/fighting devices /extinguishers. A large water reservoir.

## TOILET

Glazed tiles in white colour on walls up to door level. Provision for hot & cold water supply system on the master bedroom (without geyser). European W.C.'s washbasins in light shade of hindware or equivalent brand. One towel rail, one mirror suitably fitted, water lines with concealed CP fittings.

## FACILITIES

All flats are three side open.

Iron Removal water Filter.

CCTV camera in common areas & linkage of flats with intercom.

Fire Fighting equipments on each floor.

Max Power (Load) of 5kw/2BHK & 6kw/3BHK.

Generator facilities in all common areas and common amenities in both the blocks.

Letter Boxes for all flat owners.

Security Guard Cabin & Common toilets at ground floor for each block.

## EXTRA CHARGES

Registration as per actual.

Ut, service Taxes or any other taxes levied.

Electrical Meter Cost, Transformer, Generator.

Cost of formation of society.

Legal Expenses.

Cancellation Charge 5% of Total Consideration.

Late Payment Penalty @ 2% per month to a maximum of 6 months.

## ADDITIONAL FEATURES AT EXTRA COST

Any sophisticated marble or granite flooring.

Premium quality CP & Sanitary fittings.

Video door phone.

Full power back up for apartments.

## COMPLETED PROJECTS



UTTARRAYAN ENCLAVE



UTTARRAYAN GREENS



UTTARRAYAN HEIGHTS