

# SPECIFICATIONS SEMI-FINISHED



## STRUCTURE

|                         |                                                                                                             |
|-------------------------|-------------------------------------------------------------------------------------------------------------|
| Super structure         | Framed structure conforming to the seismic norms (Zone- 4)                                                  |
| Ceiling Height          | Floor to ceiling height of 13 feet for Ground floor and 11 feet for 1 <sup>st</sup> / 2 <sup>nd</sup> floor |
| Basement retaining wall | RCC retaining wall with water proofing                                                                      |
| Roof water Proofing     | Brick bat coba                                                                                              |

## EXTERNAL FACADE

External masonry walls with Bricks / blocks with external plaster and exterior grade textured paint. Complete elevation with all finishes and features.

## LIVING SPACES (Villa Internal areas)

|                |                                  |
|----------------|----------------------------------|
| Walls          | No internal walls or plaster     |
| Flooring       | Bare concrete slab               |
| Ceiling        | Bare concrete slab               |
| Water proofing | No waterproofing in wet areas    |
| Staircase      | Civil structure with no finishes |

## DOORS & WINDOWS

|                          |                                                           |
|--------------------------|-----------------------------------------------------------|
| Main Entrance door       | Teak wood paneled door/skin moulded doors with design     |
| Internal doors           | No internal door frames or door shutters will be provided |
| External Glazing/Windows | UPVC / Aluminum with toughened glass                      |

## BALCONY

|          |                                               |
|----------|-----------------------------------------------|
| Flooring | Anti-skid vitrified tiles                     |
| Wall     | Weather-proof external texture paint          |
| Ceiling  | Plastered with POP and acrylic emulsion paint |
| Parapet  | As per elevation                              |

## FLOOR TERRACES

|          |                          |
|----------|--------------------------|
| Flooring | Anti-skid vitrified tile |
| Railing  | As per elevation         |

## LIFT

Lift at the additional cost to customer, only provision to be made

## LANDSCAPE

Front and Rear lawn finish with softscape and hardscape

## FACILITIES

|                    |                                                                                                                                                                                                                                                                |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sunken Court       | Finished with Sand blasted / leather finish kota                                                                                                                                                                                                               |
| Electrical         | Connection from feeder pillar to DB space and PVC conduit only in the ceiling, no light points, fixture/switches or DB will be provided                                                                                                                        |
| Air - conditioning | No AC system to be provided                                                                                                                                                                                                                                    |
| Plumbing / Sewer   | Vertical stacks for water supply and sewer will be provided in the shafts with connecting points provided for toilets/kitchen. Internal distribution of water supply & drainage will be done by the customer according to the internal layouts at his own cost |
| Power back-up      | Minimum 20 KVA back up capabilities                                                                                                                                                                                                                            |

## CLUB

Exquisite recreational club spread over 2 acres, with a heated indoor pool, outdoor and kids' pools, jogging tracks, space for outdoor activities, gymnasium, multi-cuisine restaurant, conveniently located shopping centre, business centre, banquet hall, state-of-the-art theatre, multiple sports facilities and a high-end spa

## EXTERNAL SPACES

Manicured green areas to ensure the township is peaceful and serene. Well lit avenues leading to comfortable nooks and alcoves.