

## SPECIFICATIONS - GENERAL

### STRUCTURE

RCC framed structure to withstand wind and seismic loads as per IS code with RCC walls(Shear wall technology) Solid cement concrete masonry.

### DOORS

- **Main doors:** teak wood frame with flush shutter: 38 to 40 mm both side teak veneer with polish finish.
- **Internal, toilet and utility doors:** engineered hard wood frames with flush shutters 38 mm thickness with lamination on both side.
- **French doors (for balconies):** UPVC door system with sliding shutters and provision for mosquito mesh track.
- **Windows:** UPVC window system with safety MS grills and provision for mosquito mesh track.

### PAINTING

- **External:** textured/smooth finish and two coats of exterior emulsion paint.
- **Internal:** smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

### TELECOM / INTERNET / CABLE TV

Provision for Internet , DTH, Telephone & Intercom.

### PLUMBING LINES

1. **Drainage/Sewage:** PVC Pipes & Fittings
2. **Water supply:** Internal and External CPVC or UPVC Pipes and fittings.

### LIFTS

1. High speed automatic passenger lifts with automatic rescue device with granite/marble/tile cladding and one service lift (Schindler or equalent).
2. **In tower 1:** 4 lifts (2 + 2) of capacity 16 passengers each and 1 service lift of capacity 20 passengers.
3. **In tower 2:** 3 lifts (2 + 1) of capacity 16 passengers each and 1 service lift of capacity 20 passengers.

### WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

1. A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.
2. Rain water from the terrace will be collected in storage tanks and used for domestic purposes. Excess rain water and open areas will be collected through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.

### SECURITY/BMS

1. Sophisticated round-the-clock security system.
2. Intercom facility to all apartments connecting to security rooms.
3. Surveillance cameras at the main security, entrance of each block and club house.
4. Panic button and intercom is provided in the lifts.

### PARKING MANAGEMENT

1. Entire parking is well designed to suit the number of car parks required. Parking signages and equipment at required place to improve driving comfort.
2. Provision for car charging and car washing will be provided.

### FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all flats, corridor and basements.
- Public address system.

### LPG

- Supply of gas from centralized gas bank to all individual apartments with prepaid gas meters.

### BILLING SYSTEM

- Dual source prepaid energy meter for DG power and EB power billing system.

## SPECIFICATIONS - INTERIOR

### FLOORING

- **Ground floor lobby:** Italian marble/granite/ vitrified tiles
- **Staircase/corridors:** vitrified tile
- **Living, dining, bedrooms and kitchen:** 800 x 800 mm size double charged vitrified tiles with spacer joint.
- **Master bedrooms:** laminated wooden flooring.
- **Bathroom:** anti skid/satin finish ceramic tiles with spacer joint.
- **All balconies utilities:** mat/anti skid ceramic tiles with spacer joint
- **Basements:** cement concrete flooring with trowel finish.

### TILE CLADDING

- **Kitchen:** ceramic tiles dadoing up to 2 feet high above platform with spacer joint.
- **Bathrooms:** glazed ceramic tile dado up to door level with spacer joint.
- **Utility:** glazed ceramic tile dado upto 3 feet height with spacer joint.
- **Lift Lobby:** granite tiles combination flooring as per design.

### HAND RAILING

- **Balcony:** MS railing / glass railing as per elevation.

### BATHROOMS

- **Sanitary fittings:**

Granite counter for wash basin in master bedroom.

Wall mounted EWC with concealed flush tank/valve.

Single liver wall mixer cum shower.

Provision for geyser and exhaust fans in all bathrooms.

Sanitary: TOTO or Jaquar or Cera.

CP fittings : Grohe or Jaquar or Hindware.

### ELECTRICAL

- **Cables:** concealed copper wiring of Havells / Polycab
- **Modular switches:** Schindler or Norisys make.
- **Kitchen:** power outlet in kitchen. Hob, chimney, refrigerators, microwave ovens, mixer provision.
- **Utility:** power plug for washing machine
- **Toilets:** power outlets for geysers and exhaust fan in all bathrooms. 6 amp socket near mirror.
- **DG back-up:** 100% back-up.