

Proposed Specifications for 'THE ULTIMA'

- For better safety, structure designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- Air Conditioned apartment, with energy efficient VRV / VRF system excluding kitchen, toilets & S. room.
- Air Conditioned Entrance Halls and Lift Lobbies.
- Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Hot water supply through geysers in Toilets, Kitchens in addition to pre-heated water supply through Solar Water Heaters to geysers in Kitchens.

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint
Wardrobes	Modular wardrobes of standard make in bedrooms (except in S. Room)

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Made in Marble / Granite / Synthetic stone
Fittings / Fixtures	CP fittings, Double bowl single drain board SS Sink, Exhaust fan
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine of reputed manufacturer & make

Balcony

Floor	Terrazzo tiles / Terrazzo cast-in-situ/ Ceramic tiles
Ceiling	Exterior paint

Toilets

Walls	Combination of Tiles, Acrylic Emulsion Paint & Mirror
Floors	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Made in Marble / Granite / Synthetic stone
Fixtures/Accessories	Glass Shower-partition in toilets (7'Ht), Under Counter Cabinet, Exhaust Fan, Towel rail / ring, Toilet paper holder & Soap dish. All of standard make.
Sanitary ware/ CP fittings	Bathtub in Master bed. Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WC of Kohler / Roca / Duravit / Parryware or Equivalent make.

Plumbing

CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms

S. Room

Floor	Grey Mosaic cast-in-situ flooring / Tiles / Terrazzo
Walls / Ceiling	Oil bound Distemper
Toilets	Ceramic Tile flooring & cladding, Conventional CP Fittings, White Chinaware

Doors

Internal Doors & Entrance Doors Painted / Polished / frame with Painted/ Polished flush door / Moulded Skin shutters.

External Glazings

Windows/ External Glazing Single glass unit with tinted / reflective and/or clear glass with powder coated Aluminum / UPVC Frames in habitable rooms and Aluminum / UPVC Glazing with clear / Frosted Glass in all toilets.

Electrical Fixtures/Fittings

Modular switches of North West / Crabtree / MK or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in Balconies.

Power Back-up

100 % DG Power back-up as mentioned below:-

a) 3 BHK & 3 BHK + S. Room – Not exceeding 9 KVA per apartment

b) 4 BHK & 4 BHK + S. Room – Not exceeding 12 KVA per apartment

DG Capacity shall be at 70% of load factor & 70% over all diversity for apartments as well as for common areas

Security System

Secured Gated Community with access Control at entrances. CCTV in driveway of Parking Basements, Ground Floor & Basement Entrance Lobbies & inside the car of elevators.
One intercom point in each apartment.

Lift Lobby

Lifts Passenger and Service Elevators
Lift Lobby Floors Combination of Granite /Marble/Tiles
Lift Lobby Walls Combination of Granite/Acrylic Emulsion Paint on POP Punning/Textured Paint/Glass

Staircases

Floor Terrazzo/Mosaic Tiles/Marble/Kota Stone
Walls Flat oil Paint

Community/ Club Facility

Multi Purpose Hall
Club lounge
Card Room,
Snooker Room
TT Room
Gymnasium with Modern Equipments
Steam & Sauna.
Mini Home Theatre / A.V Room
Beauty Salon
Swimming Pool with Change Rooms
Separate Kids' Pool.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provide with air conditioning. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.