

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 st / 2 nd 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 insulated 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 provided

LANDSCAPE

Front and Rear lawn finish with softscape and hardscape

FACILITIES

Sunken Court	Finished with Sand blasted / leather finish kota
Electrical	Connection form 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.