

## Structure

Earthquake resistance:

Seismic zone II compliant RCC framed structure

Block Masonry:

Solid Concrete block Masonry

Clear height (height from floor to false ceiling):

10'5" Clear Height

## Finishes

Plastering

Internal walls:

All internal walls will be smoothly plastered with gypsum / POP punning to give even finish.

Cornices:

False ceiling will be provided as required for concealing the AC FCUs. Other areas cornice are provided to hide sprinkler pipes.

## Painting

Interior:

2 coat Acrylic emulsion paint with roller finish.

Exterior:

Maintenance free texture paint or other equivalent solution.

## Flooring

Living, dining and family:

Italian marble flooring.

MBR:

Solid wooden flooring.

Other bed room:

Italian Marble flooring.

Kitchen:

Granite flooring.

Utility:

Anti skid Vitrified tile flooring matching the flooring in the interiors of the apartment.

Balcony:

Anti skid Vitrified tile flooring matching with the room flooring of the apartment.

Private Terrace:

Combination of anti skid vitrified tiles, landscape and swimming pool as per architects design.

GF Lift lobby:

Designer ground floor lift lobby with Italian marble flooring and cladding.

Other floor lift lobbies:

Flooring and Cladding in good quality vitrified tiles (on lift side wall).

## Toilets

Master Bed Room:

Italian marble flooring and cladding up to false ceiling.

Other bed room toilets:

Expensive designer ceramic tiles flooring and cladding up to false ceiling.

EWC:

White imported EWC in all toilets of V & B or equivalent make.

Wash basin with counter top:

Italian Marble counter top with White imported Wash Basin of V & B or equivalent make and mirrors in all toilets.

Shower cubicle:

Shower Cubicle or Shower Partition in all toilets.

Bath tub:

Acrylic Bathtub and to be provided in MBR toilet.

Hot and cold water mixer:

Single lever hot and cold water mixer unit for shower of Grohe/toto or equivalent make in all the toilets.

Health Faucet:

Will be Provided in all toilets.

Master control Cock from outside the toilet:

Will be Provided in all toilets.

Geyser:

24 hours hot water supply through heat recovery chillers.

Toilet ventilator:

Large sized toilet ventilators made of UPVC / Powder coated aluminium with translucent glass fitted with exhaust fan.

## **Doors and Windows**

**Main door**

Frame:

8 feet high Engineered wood doorframe equivalent to wall thickness.

Shutter:

35mm thick Veneered Designer door shutter.

Main door:

Lacquer finish on both sides for main door.

Hardware:

Premium quality German or Imported chrome finished hardware.

## **Other Doors and Windows**

**Frame**

Frame:

8 feet high engineered wood doorframe equivalent to wall thickness.

Shutter:

Designer engineered wood door shutters.

Toilet door:

Designer engineered wood door shutters with PU coat.

MS Railings:

Enamel paint.

Hardware:

Good quality German/imported chrome finish hardware.

Balcony door:

Living room and Bedrooms will be provided with UPVC / aluminium powder coated sliding doors for balcony.

Windows:

UPVC / Powder coated aluminium sliding windows with tinted glass and provision for mosquito mesh.

## **Kitchen**

Electrical and plumbing points:

Provision for electrical & plumbing points for modular / Island kitchen (granite platform with sink and drain board will be provided on request and at an extra cost).

Aqua guard:

Provision will be given.

Washing machine, dishwasher in utility:

Provision will be given.

Piped gas through gas Bank:

will be Provided.

## **Electrical**

TV point:

One TV point to be provided in each bedroom and living room. (Containment/Conduiting for TV Point for all Bedrooms & Living upto TV Shaft).

Electrical wires:

Fire resistant electrical wires of R R Kabel make or equivalent.

Switches:

Elegant designer modular electrical switches of reputed make.

MCB:

One miniature circuit Breaker(MCB) for each circuit provided at the main distribution box within each flat.

ELCB:

For safety, one Earth Leakage circuit Breaker(ELCB) will be provided for each flat.

Telephone points:

To be provided in all bedrooms, living room, family room and kitchen with provision for installing your own mini EPABX. The entire telephone wiring will be done in CAT 5 grade cable (suitable to carry data @100 Mbps)(Containment/Conduiting for Telephone Point for all Bedrooms & Living upto Telephone Shaft).

AC point:

Central Air-conditioning in all rooms of the apartment including kitchen. Entrance lobby at ground floor -to be air conditioned & above level lift lobbies will not be air conditioned .Club house will be centrally air-conditioned.

Power:

5 kW (3 Phase) for 3 BHK, 5 kW (3 Phase) for 3.5 / 4 BHK,

6 kW (3 Phase) for 5 BHK(DUPLEX & PENT HOUSE).

HT/LT POWER:

LT power for residential units and HT power for Common areas.

## **Lifts and entrance lobby**

Number of passenger lifts:

Two automatic lifts in each block of Mitsubishi / Otis make or equivalent.

Biometric security system:

All passenger lifts will be equipped with biometric systems.

Service lift:

One Large service lift in each block of OTIS make or equivalent.

## **Security systems**

Security personnel:

Trained security personnel will patrolling the project round the clock.

Video phones:

Video phones will be provided inside each apartment to screen the visitors from the Ground floor lobby/entrance gate.

CCTV camera:

Complete coverage by CCTV cameras will be provided in the common areas and security gate.

Access Control Doors:

Entry to the building will be restricted through Access Control Doors at the ground floor lobby.

Vehicle entry exit:

Entry of Vehicles to the project will be controlled with boom barriers and security screening for visitors.

Movement sensors:

Periphery of the compound will be protected by electrical Perimeter fence.

Water treatment/softening plant:

Treated water through an exclusive water purification/softening plant within the project will be provided.