**Features / Facilities :**

* All the flats are as per vastu
* All-round compound wall with gates where ever necessary
* Stilt floor with car parking,with security room
* Underground drainage system
* Water supply with bore well water stored in UG sumps and OHT distribution in addition to municipal/BWSSB/Cauvery water
* Termite treatment right from foundations
* Water proofing treatment for toilets area
* Corrosion resistant plumbing
* 24 hours power backup with generator for common area, lift, pumps and for flats(Lighting, fans and tv)
* Separate Cauvery water line for Master bedroom toilet and Kitchen.

**SPECIFICATIONS :**

**a)Structures :**

RCC framed structure suitably designed for foundations, columns, beams and slabs.

**b)Walls :**

6” thick cement solid blocks for external walls and 4” thick cement solid blocks for internal walls.

**c)Doors :**

Main door – Teakwood frame with teakwood laminated shutter and remaining all doors will be redwood frame with flush shutters along with reputed make hardware fittings.

**d)Windows :**

UPVC fully glazed sliding windows with mosquito net (for hall and bedrooms windows).

**e)Flooring :**

Flooring and 4” skirting with good quality vitrified tiles from KHAZARIA/JOHNSON/NITCO or equivalent for all rooms, balconies flooring will be proposed with antiskid ceramic tiles and common areas with granite slabs/antiskid tiles.

**f)Kitchen Platform :**

20 to 30 mm thick Black granite platform with stainless steel sink and ceramic glazed tiles dadooing upto 2 ½ ft height above platform.

**g)Toilets :**

Good quality glazed ceramic tiles from JOHNSON/NITCO/KHAZARIA or equivalent make for walls up to 7ft height,flooring will be proposed with antiskid ceramic tiles and and **sanitary ware** from HINDWARE/PARRYWARE or equivalent make and **CP fittings** from PARRYWARE/ESS/JAGUAR or similar make.

**h)Wall Finishing :**

Internal walls and ceiling with two coats of BIRLA or similar putty followed with one coat of primer and two coats of emulsion paint . Exterior walls and elevation with plain cement and texture combination finish with weather shield/weather coat paints. (apex).

**i)Electricals :**

a)Best quality concealed copper wiring with PVC conduits from FINOLEX or similar make.

b)Reputed make modular switches and sockets of LEGRAND/HAVELLS/ANCHOR/CRABTREE or similar.

c)Adequate and required light, fan and plug points in all rooms and TV, telephone points in master bedroom and living room, and one A.C. point in MBR.

d)3KWA KPTCL supply and 0.75KW DG backup for each flat.

e)One MCB (Miniature circuit breaker ) for each room provided at the main distribution box in every flat.

**j)Lift :**

One Six passenger capacity of auto lift of KONE/JOHNSON/OTIS/HEMADRI/SURYA or similar make with ARD(automatic rescue device).

**k)Cupboards and chajjas :**

Cupboards and Chajjas will be provided at extra cost on prior intimation by the buyer.

**NOTE :**

1. This Boucher is purely conceptual and for easy presentation of the project and it does not constitute as a legal document. The developers reserves the right for any alteration or changes in any features / specifications as per necessity at there sole discretion.
2. The Dimensions are not to scale and approximate from unfinished surfaces.
3. For Any alterations/additional works other than the work which is not in the scope of builder will be charged extra.