

## RIVERWOOD ESTATE - PROPERTY SPECIFICATIONS

### CONSTRUCTION DETAILS

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#### Structure:

- RCC framed earthquake-resistant structure
- M25 grade concrete for columns and beams
- M20 grade concrete for slabs
- Anti-termite treatment for foundation
- Waterproofing for terrace and bathrooms

#### Walls:

- 9" external walls
- 4.5" internal walls
- Machine cut bricks with proper curing
- Plaster with finishing coat

### FLOORING & FINISHES

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#### Living & Dining:

- Vitrified tiles (2x2 ft) in premium finish
- Brand: Johnson/Kajaria
- Skirting height: 4 inches

#### Bedrooms:

- Vitrified tiles (2x2 ft)

- Wooden flooring option available (at extra cost)

#### Kitchen:

- Anti-skid ceramic tiles
- 2 ft high dado above platform
- Granite platform with stainless steel sink

#### Bathrooms:

- Anti-skid ceramic tiles
- Full height dado (up to 7 ft)
- Concealed plumbing
- Premium quality sanitary fittings

#### Balconies:

- Anti-skid tiles
- MS railing with powder coating
- Washing machine point

#### DOORS & WINDOWS

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#### Main Door:

- Teak wood frame with laminated flush door
- Godrej premium lock
- Magic eye and door stopper

#### Internal Doors:

- Sal wood frame with laminated flush doors

- Good quality locks and handles

#### Windows:

- Aluminum sliding windows with mosquito mesh
- Glass: 5mm clear/tinted glass
- Provision for curtain rods

#### KITCHEN SPECIFICATIONS

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#### Layout:

- Modular kitchen with overhead and base cabinets
- Platform: Black granite (20mm thick)
- Dado: 2 ft height ceramic tiles
- Sink: Stainless steel single/double bowl

#### Provisions:

- Water purifier point
- Chimney exhaust point
- Microwave point
- Refrigerator point (15A socket)
- Washing machine point in balcony

#### ELECTRICAL FITTINGS

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Brand: Anchor/Havells/Legrand

#### Power Points:

- Living Room: 8 points (5A), 2 points (15A), 2 fan points, 2 AC points
- Master Bedroom: 6 points (5A), 1 AC point, 2 fan points
- Other Bedrooms: 5 points (5A), 1 AC point, 1 fan point
- Kitchen: 6 points (5A for appliances), 1 chimney point
- Bathrooms: 2 points (5A), 1 geyser point (15A)

#### Features:

- Modular switches
- MCB distribution board
- Earth leakage circuit breaker (ELCB)
- Video door phone provision
- TV & telephone points in living and bedrooms

#### PLUMBING

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#### Water Supply:

- Concealed copper piping
- Hot and cold water mixer in all bathrooms
- Quality CP fittings
- Individual water meters

#### Drainage:

- PVC/UPVC pipes for drainage
- Proper slope and ventilation

#### PAINTING

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#### Internal:

- 2 coats of primer + 2 coats of plastic emulsion
- Brands: Asian Paints/Berger
- Pop putty finish for smooth surface

#### External:

- Exterior emulsion/texture paint
- Weather proof coating

### SAFETY & SECURITY

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#### Fire Safety:

- Fire extinguishers on each floor
- Fire hose reels in common areas
- Emergency exit signage
- Smoke detectors in common areas

#### Security:

- CCTV cameras at entry/exit and common areas
- 24x7 security personnel
- Intercom facility
- Video door phone in each apartment
- Access control system

### COMMON AREA SPECIFICATIONS

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#### Lifts:

- 2 automatic elevators per building
- Capacity: 8-10 persons
- Emergency backup power
- ARD (Automatic Rescue Device)

#### Staircase:

- Granite steps with MS railing
- Well-lit with natural light
- Anti-skid nosing

#### Lobby:

- Vitrified tiles
- Designer false ceiling
- Decorative lighting

#### Parking:

- Paver blocks in open parking
- Adequate lighting
- Clear marking for each slot

#### AMENITIES SPECIFICATIONS

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#### Swimming Pool:

- Size: 25m x 12m

- Depth: 3.5 ft to 6 ft
- Separate kids pool (1.5 ft depth)
- Changing rooms and showers
- Pool deck with seating

#### Gymnasium:

- Area: 1500 sq ft
- Modern cardio and strength equipment
- Air-conditioned
- Trainer available

#### Clubhouse:

- Multi-purpose hall (2000 sq ft)
- Kitchen facility
- Indoor games room
- Library corner
- Seating capacity: 100 persons

#### Children's Play Area:

- Swings, slides, see-saw
- Soft rubber flooring
- Shaded seating for parents

#### Gardens:

- Landscaped with seasonal flowers
- Walking/jogging track
- Outdoor fitness equipment
- Meditation zone

## SUSTAINABILITY FEATURES

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### Water Conservation:

- Rainwater harvesting system
- Sewage treatment plant (STP)
- Drip irrigation for gardens

### Energy Efficiency:

- LED lighting in common areas
- Solar panels for common area lighting
- Motion sensor lights in lobbies

### Waste Management:

- Organic waste composter
- Separate bins for wet/dry waste
- Tie-up with recycling agency

## WARRANTY & MAINTENANCE

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Structural Warranty: 5 years

Waterproofing Warranty: 5 years

Electrical/Plumbing: 1 year

Painting: 1 year

Annual Maintenance Contract (AMC):



- Lift maintenance
- Water pump maintenance
- Generator maintenance
- Swimming pool maintenance
- Clubhouse equipment maintenance

## ADDITIONAL FEATURES

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### Smart Home Ready:

- Provision for home automation
- Wi-Fi enabled common areas
- Digital notice board
- Visitor management system

### Pet Friendly:

- Designated pet walking area
- Pet waste disposal bins

### Handicap Friendly:

- Ramps at building entrance
- Wider corridors
- Lift buttons at accessible height

### Green Building:

- Natural light and ventilation
- Energy-efficient appliances in common areas
- Low VOC paints

- Eco-friendly materials

## IMPORTANT NOTES

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1. Specifications may vary based on availability of materials
2. Company reserves right to make minor changes
3. All branded materials will be of equivalent quality
4. Color and design variations may occur
5. Customization available during construction (at extra cost)

For detailed specifications or customization requests, contact our sales team.