

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

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

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

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

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

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

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

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.