

Specifications

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Structure : RCC Framed Structure

Super Structure : 9" Thick brick walls for external and 4.5" thickness for internal walls with cement mortar.

Doors : Main Door Frames & Shutter in Teak wood and all other door frames non teak wood with flush shutters.

Windows : Non-Teak windows Frames with safety grills and Teakwood window shutters.

Flooring : Marble Stone 3' X 1.6" size in living & dining and 1' x 1' size in other rooms with 4" skirting

Kitchen : Granite platform, dadoing of glazed ceramic tiles upto 2' height above the platform and one shelf is provided.

Toilet : One IWC and one EWC in each house and one white washbasin in hall, glazed tiles dado in toilets upto 5' height.

Geyser provision in toilet.

Water Supply : Water from individual overhead tank is supplied through under ground piping system

Electrical : Concealed, PVC conduit, copper wiring with all necessary light and fan points, one TV and telephone point will be provided in hall.

Painting : Oil bound distemper for internal walls and water proof cement points for external walls, enamel paint for all wood and MS grills.



Specifications

Super Structure

R.C.C. framed structure: R.C.C. framed structure to withstand wind & seismic (Zone II) loads.

Walls: Reinforced shear walls and/or cement concrete blocks.

Doors And Windows

Main door: Teak wood frame with veneered flush shutter, finished with melamine polish and reputed hardware

Internal doors: Hard wood frame with veneered flush shutter, finished with melamine polish and reputed hardware

Toilet/Utility doors: Granite frame with veneered/ laminate flush shutter, finished with melamine

polish and reputed hardware

Sliding door: UPVC/Bronze anodised aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make

Windows: UPVC/Bronze anodised aluminium alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track

Grills: Aesthetically-designed Mild Steel (MS) grills with enamel paint finish

Wall Finishes

External: Textured/Smooth finish with two coats of exterior emulsion paint of reputed make

Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer

Ceiling Finishes

Drawing, dining, living, bedrooms, and kitchen: Plain gypsum board false ceiling

Toilet/Utility: Grid ceiling to cover service lines

Flooring

Blocks B to F:

Drawing, living, and dining: Imported marble flooring

Bedrooms, multipurpose and kitchen: 1200x600 mm Polished glazed vitrified tiles of reputed make

Blocks G to K:

Drawing, living, dining, Bedrooms, multipurpose and kitchen: Imported marble flooring

Bathrooms: Glazed vitrified tiles of reputed make

Staircases: Natural stone

Corridors: Glazed vitrified tiles of reputed make

Balconies: Glazed vitrified tiles of reputed make (wooden finish)

Utilities: Ceramic/vitrified tiles of reputed make

Tile Cladding/Dadoing

Kitchen : Polished glazed vitrified tiles (PGVT) of reputed make up to 2 feet height above kitchen platform

Bathrooms: Dado up to lintel height using glazed ceramic/vitrified tile of reputed make

Utilities: Ceramic tiles dado up to 5' height

Kitchen

Granite platform with Stainless steel sink.

Piped LPG gas connection with gas meter Provision for Water purifier.

Bathrooms

Counter top washbasin (vanity type) with single lever mixer

EWC with flush valve of Villeroy & Boch

Single-lever wall mixer with bath spout and shower of premium brand

Provision for geyser in all bathrooms

Chrome-plated faucets of premium brand

Electrical

Concealed copper wiring of premium brand

Power outlets for geysers in all bathrooms

Power Plugs for Cooking range and appliances (chimney, refrigerator, microwave oven, mixers/ grinders, geyser, and water purifier) in kitchen.

Power outlets for washing machine & dishwasher in utility area

Three-phase supply for each unit, with individual prepaid meter

Miniature Circuit Breakers (MCB) of premium brand for distribution boards

Modular switches of reputed make

Power back up: 100% DG set back up, with acoustic enclosure and AMF

Centralised Air Conditioning

Centralised air conditioning with water cooled chillers of reputed make

FCU/Cassettes in each room, with individual remotes

Pre-paid BTU meters for each unit, for individual consumption metering

Two-hour power back up for air-conditioning through thermal storage

Telecom

Telephone points in drawing and master bedroom

Intercom facility for all apartments

Cable TV

Provision for Cable TV connection in drawing, Living and all bedrooms

Internet

Wi-Fi internet provision for all apartments

Lifts

High-speed automatic passenger lifts with rescue device and V3F for energy efficiency

Granite/marble cladding entrance

One service lift, with V3F for energy efficiency, for each tower

WTP & STP

Treated water made available through an exclusive water softening and purification plant (in case of bore water), with water meters for each unit

Sewage Treatment Plant of adequate capacity (as per norms) to be provided; treated sewage water to be used for landscaping/ flushing purpose/cooling towers

Security/BMS:

Round-the-clock security system

Panic button and intercom facility provided in lifts connected to security

Comprehensive security system with cameras at necessary locations

Parking management: Intelligently-designed car parks; signage boards and equipment at strategic locations, for the ease of driving

Fire & Safety:

Fire hydrant and fire sprinkler system on all floors and in basements

Fire alarms, smoke detectors in all apartments.

Public address system in all floors and parking areas (basements), Control panel at main security

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