

# SPECIFICATIONS

## Salient Features

- ◆ Strategic location, close to schools, colleges, hospitals with multiple access to the city
- ◆ Undivided share on entire extent of land to buyers
- ◆ Exclusive club house facilities with fully equipped gym, multipurpose hall, indoor games room, rooftop swimming pool, reading lounge, yoga deck, terrace party area
- ◆ Children's play area
- ◆ Landscape as per architect's design
- ◆ Elevators and common area with 100% power back-up
- ◆ Power back-up - 400 Watt for regular apartments
- ◆ Provision for integrated solution/ telephone lines, DTH lines, internet and security systems with CCTV camera
- ◆ Anti-termite treatments wherever applicable during construction stage
- ◆ Water storage capacity - 2 days storage in sump and 1 day storage in over head tank
- ◆ Sewage treatment plant, waste water re-cycling, rain water harvesting

## Structure

- ◆ AAC block work and plastering
- ◆ RCC framed structure
- ◆ Earthquake resistant structure conforming to Seismic Zone III requirements

## Joineries and Locks

- ◆ Main Doors: Door frame is made of good quality seasoned and chemically treated wood with molded paneled skin door shutter of 35mm thickness with good quality lock
- ◆ Bedroom Doors: Door frame is made of good quality seasoned and chemically treated wood with molded paneled skin door shutter of 32mm thickness with good quality lock
- ◆ Toilet Doors: Door frame is made of good quality seasoned and chemically treated wood with one side flat skin and other side laminated flush shutter
- ◆ Windows: Powder coated aluminium/ UPVC, sliding shutters
- ◆ Ventilators: Powder coated aluminium/ UPVC frame with louvers
- ◆ French Doors: Powder coated aluminum/ UPVC

## Floor Finishes

- ◆ Living, Dining & Bed Rooms: Vitrified tiles of suitable sizes
- ◆ Kitchen, Toilet, Balcony & Utility / Service: Antiskid ceramic tiles of suitable sizes
- ◆ Common Area & Staircase: Granite for staircase, antiskid tiles for lobby
- ◆ Car Park: PCC / Granolithic flooring / Paver
- ◆ Kitchen, Toilet Dado: Ceramic tiles of suitable sizes
- ◆ Trims & profiles in PVC will be used to protect the edges of the ceramic tiles
- ◆ Railing: M.S railing with handrail for staircase, balcony area as per Architect Design

## Kitchen

- ◆ Black granite slab for kitchen counter
- ◆ Sink - Stainless Steel with drain board in kitchen area (Nirali/ Diamond or equivalent)

## Plumbing and Sanitary

- ◆ Concealed CPVC pipeline in bathrooms: Aashirwad/ Astral/ Prince or equivalent (ISI certified)
- ◆ Supreme/ Astral/ Finolex/ equivalent UPVC soil, waste and rain water line in open ducts. Sewage pipeline - ISI certified for underground drainage.
- ◆ CP Fixtures: Jaquar/ Parryware/ Kohler or equivalent
- ◆ Sanitary Fittings: Hindware/ Parryware/ Jaquar/ Kohler or equivalent white fittings
- ◆ WC: Wall mounted in all the toilets

## Painting and Finishing

- ◆ Ceiling: Oil bound distemper
- ◆ Walls: Living, Dining & Bedrooms – Tractor emulsion
- ◆ Wooden doors/ Frames (wherever applicable) - Enamel paint
- ◆ Exterior: Asian paints

