

# 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
- Anti-termite treatments wherever applicable during construction stage
- 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
- 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
- Water storage capacity is 2 days storage in sump and 1 day storage in over head tank
- Landscape as per architect's design
- Sewage treatment plant, waste water re-cycling, rain water harvesting



## Joinery 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 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 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 aluminium/ UPVC



## Painting and Finishing

- Ceiling: Oil bound distemper
- Walls: Living, Dining & Bedrooms – Tractor emulsion
- Wooden doors /Frames (wherever applicable) - Enamel paint
- Exterior: Weather proof exterior paint from Asian or equivalent



## Structure

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



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## Flooring

- 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 up to 2' and 7' height respectively
- 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 Fittings

- Concealed CPVC pipeline in bathrooms: Aashirwad/ Astral/ Prince/ 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.



## Electrical

- Concealed Wiring – Polycab / Power Flex / RR Cables or equivalent (ISI Certified)
- Switches – Philips/ MK/Anchor Roma/Litaski or equivalent. Adequate light, fan and power points.
- Electrical provision for air conditioner in all the bedrooms.
- Telephone & T.V Point in living and master bedroom
- High speed lifts by Johnson or equivalent

