

SALIENT FEATURES ABOUT SPLENDOUR:

- A Life of Luxury with Green & Comfort.
- Contemporary Architectural Designs.
- Strategic Location, proximity to Schools, Colleges, Hospitals, Bus depot and Railway station.
- Undivided Share on Entire Extent of Land to Buyers.
- Exclusive Club House facilities with fully equipped gym, multipurpose Hall, Indoor Games, Swimming Pool, Library, Yoga Deck, and Party area on Club house Terrace.
- Common Party lawn, multipurpose court, jogging/walking pathway, outdoor fitness area, a cricket net, open air theatre, senior citizen nook & children's play area will be provided in OSR (open space reservation).
- Power back up for 800W in villas & minimum essential points in common area and change over EB/DG. Common meters will be provided for common services in the main/panel board.
- Conduiting for Intercom Facility, Telephone Lines, Internet and Security Systems with CCTV Camera at appropriate locations in common areas for security reasons.
- Pneumatic water supply system and Sump.
- Sewage Treatment Plant, Waste Water Re-cycling, Rain Water Harvesting will be provided.
- Compound wall will be provided at the periphery of the project.
- Open area in-between the buildings shall be landscaped & planted as per architect's design.
- Anti-Termite Treatments wherever applicable during Construction Stage.
- RCC Framed Structure and AAC blocks used for External/Internal walls.
- Earth Quake Resistant Structure to adhere to Seismic Zone III.

GENERAL SPECIFICATIONS

1. TILING

1.1 FLOORING

- Living and dining, Bedrooms – 2' x 2' vitrified tiles.
- Balconies & utility area - terracotta finish or anti-skid ceramic tiles.
- Terrace – weather proof tiles.
- Toilets, kitchen - anti skid ceramic tiles.
- Entrance verandah and staircase - granite.
- Car parking - good quality interlocking paver's block.

1.2 DADO

- Kitchen - first quality ceramic wall tiles up to 2 feet above the platform.
- Toilet - first quality ceramic wall tiles up to 7 feet height from the floor level.
- Utility areas - first quality ceramic tiles up to 4 feet height from floor level.

2. KITCHEN

- 20mm thk Black granite of size 8' x 2' will be handed over to the customer.
- Stainless steel sinks with drain board – NIRALI/FRANKIE/DIAMOND make.

3. DOORS / WINDOWS / VENTILATORS

- MAIN DOOR 7 FEET HEIGHT, frame is made of Engineered Steam Beech Wood, with bottom threshold. Shutter of 35mm thick Both Sides Teak Veneered Flush Door Stained and PU Lacquer Polished and designer hardware of reputed make shall be done.
- BEDROOM DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood with moulded paneled skin door shutter of 32mm thickness and designer hardware of reputed make shall be done.
- TOILET DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood. Flush shutter of 30mm thickness with one side flat skin and other side laminated. Designer hardware of reputed make shall be done.
- UPVC/ANODIZE ALUMINIUM French doors with sliding shutter will be provided.

- UPVC/ANODIZE ALUMINIUM Windows with sliding shutters for all windows & MS grill wherever applicable.
- UPVC/Anodized aluminum Ventilators will be provided.

4. PAINTING FINISHES

- All internal walls will be coated with smooth putty and finished with Asian/Dulux Equivalent emulsion paint.
- All external walls will be finished with weather proof Asian/Dulux Equivalent paint.
- Ceilings will be finished with Emulsion paint.
- M.S. grills & Railing with enamel paint aesthetically designed & fixed to wall.

5. ELECTRICAL FIXTURES/FITTINGS

- Three-phase supply with concealed wiring will be provided. However the services connection shall be from TNEB based on the rules and regulations at the time of energizing the complex.
- Separate meter will be provided for each villa, and the main board will be located outside the villa at the suitable place suggested by architects.
- All switches will be of LITASKI / PHILIPS / LEGRAND / ANCHOR ROMA / MK or equivalent make.
- SPLIT A/C conduiting with electrification will be provided in all bedrooms & Living room.
- 15A plug points will be provided for refrigerator, washing machine, chimney & geysers in toilet.
- 5A socket for Exhaust fan will be provided in kitchen and toilets.
- The wiring for 5Amps points will be of 1.5sqmm rating adequate for equipment's of capacity of 750W and 15A points will be of 2.5sqmm rating adequate for equipment's of capacity of 1500W. AC wiring will be of 4sqmm which can take up a capacity of 2 Tones.

- Power back up for 800W in villas & minimum essential points in common area and change over (EB/DG) will be provided.

5.1. TV AND TELEPHONE CABLE

- Concealed TV and Telephone points will be provided in Living and master bedrooms.
- The cables for TV and Telephone will be provided from a common junction point.
- USB charging port in switchboards will be provided in Living and master bedrooms.

6. PLUMBING & SANITARY

- All sanitary wares in ceramic of superior brands like HINDWARE/PARRYWARE/JAQUAR/KOHLER or equivalent will be provided.
- All plumbing CP fittings of superior brand like HINDWARE/PARRYWARE/JAQUAR/KOHLER or equivalent will be provided.
- Single lever HI – FLOW diverter of HINDWARE/PARRYWARE/JAQUAR/KOHLER makes of hot & cold mixer with overhead shower will be provided in the toilets.
- Concealed CPVC pipelines/UPVC Soil waste lines/sewage pipelines & Rainwater lines of superior brands like AASHIRWAD/ASTRAL/SUPREME/FINOLEX/PRINCE or Equivalent ISI certified will be provided.