

GENERAL SPECIFICATIONS

- STRUCTURE** : a) RCC frame structure with masonry partitions. The height of each floor shall be 10'-0" from slab top to slab top.
b) Masonry walls - 8".
- Flooring & Tilling** : a) Stilt Floor Parking: Granolithic Flooring.
b) Lobby & Foyer : Vitrified Tiles / Granite.
c) Living & Dining: Italian Marble Flooring (Promoters choice)
d) Bedrooms : Vitrified Tiles.
e) Kitchen : Anti-Skid Vitrified Tiles.
f) Bathrooms : Ceramic Tiles to ceiling height on walls, flamed granite floor.
g) Corridor & Stairs : Polished Granite with Tile inlay.
h) Balconies : Anti Skid Tiles.
i) Kitchen Counters : 20mm thick Polished Granite.
- Sanitary & Plumbing** : a) Sanitary Fitting : EWC Wall Hung, Concealed Gabriel Cisterns, Counter Wash Basin. All Sanitary Fittings Shall be of Duravit / Roca / Toto.
b) Faucets : All Faucets Shall be single lever CP, heavy body metal fitting Grohe. Hot water connection shall be provided for the shower and wash basin in each bathroom and to the sink in the Kitchen.
c) Plumbing : All concealed water supply lines shall be in CPVC pipes and external lines shall be in UPVC. Drainage lines and storm water drain pipes shall be in PVC.
d) Kitchen Sink : Stainless Steel Sink with drain board of Franke / Nirali * shall be provided in the Kitchen.
- Door & Windows** : a) Window Shutters : Good quality wood framed with glazed Shutters.
b) Bedroom & Bathroom Doors: Panelled Skin Doors
c) Main Door : Good quality wood Frames with Panelled door shutter.
d) Hardware : All hardware shall be in SS Finish. Locks shall be mortise of Dorset / Dorma*

Electrical : a) Adequate light, fan and power points for each apartment.
b) Concealed Copper Wiring of Power Flex/Anchor/Finolex make with modular plate switches, centralized cabling system for centralized DTH and telephones.
c) Wiring shall be done for lighting, 5amps, 15amps and Ac Point.
d) Switches : All Switches shall be Anchor / Legrand* /CLIPSAL.
e) Internal and external light fitting would be provided for common areas and balconies.
d) Exhaust fan provision for all toilet and kitchen.

Paint & Polish : a) Internal Walls : Putty with Emulsion Paint Finish for walls.
b) Main Door : Melamine Polish finish.
c) External Walls : Exterior grade Emulsion, Texture Paint.

Elevators : a) Elevators of Johnson with automatic doors.

Facilities & Amenities : a) Generator Backup : 100 % for common areas-35 KVA (Cummins / Kirloskar).

Landscaping : Interlock Pavers to be laid in driveways and landscape as Per Consultant's Design.

Miscellaneous : a) Access Control Entry with Video Entry Phone.
b) Railings : SS for Staircase, SS with Glass for Balconies.

*-Equivalent

#All the above Specifications are of Promoter's Choice.