

SPECIFICATIONS



STRUCTURE

- RCC framed structure building with Seismic Zone-II compliance.
- Porotherm bricks/concrete blocks masonry for walls.



DOORS

- Main Door - Polished teakwood frame with readymade door with teak veneer.
- Toilet Door - Polished quality wood frame with flush door. Teak veneer-finish on front face side and white finish on bathroom side.
- Internal Doors - Polished quality wood frame with commercial moulded shutter or flush door with teak veneer.
- Balcony Door - UPVC frames and sliding shutters with mosquito mesh.
- Windows - UPVC frames and shutters with clear glass and mosquito mesh.



FLOORING - GENERAL

- Main Lobbies - Granite / marble flooring
- Common Lobbies & Corridors - Granite / marble flooring.
- Staircases - Main Entry Level - Granite / Indian marble.
- All Other Staircas - Polished kota stone / Sadarahalli granite.



APARTMENT FLOORING

- Living & Dining Rooms - Superior quality large vitrified tiles.
- Bedrooms - Hardwood bamboo flooring.
- Kitchen & Utility - Superior quality anti-skid vitrified tiles.
- Toilets - Anti-skid ceramic tiles.
- Balconies - Anti-skid ceramic tiles / terracotta tiles.



KITCHEN

- Granite counter with stainless steel sink — Single bowl of reputed make. Hot & cold water mixer for sink. Sink with drain board in utility area.



DADO

- Lift Lobbies Ground Floor - Combination granite / Indian marble. Lift Lobbies — Other Floors: Granite.
- Toilets - Glazed ceramic tiles up to 8'.
- Servants' Toilets - Glazed ceramic tiles. Kitchen: Glazed ceramic tiles up to 2' height above counter.



TOILETS

- Granite top with under counter wash basin of Kohler Roca or equivalent make in all toilets.
- Wall mounted EWCs of Kohler / Roca or equivalent make in all toilets.
- Hot & cold water wall mixer of Kohler or equivalent make with shower arm & head shower areas in all toilets. Rain shower with bath cubicle in master bathroom. Concealed cisterns or flush tanks in toilets.
- Health faucet in all toilets.



PAINTING

- Internal Walls & Ceilings: Plastic emulsion. External Finish: Exterior emulsion texture paint. MS Grills & Railings: Enamel paint.



ELECTRICAL OUTLINE SPECIFICATIONS

- 3 BHK Apartment - 7KW power supply & 1.0 KW DG backup for light points and refrigerator.
- 4 BHK & Penthouse - 8KW power supply & 2.0 KW DG back up for light points and refrigerator.
- 100% DG backup for lifts, pumps & common area lighting. All electrical wiring is concealed and uses PVC insulated copper wires with modular switches of Legrand or equivalent make.
- ELCB and individual meter to be provided for all apartments.



AC POINTS

- Master Bedroom - Provision for split AC (wiring and external socket point only).
- All Other Bedrooms & Living Room: Provision for split AC (wiring and external socket point only).



TV POINTS

- Living Room & Master Bedroom - Complete with wiring & outlet.
- All Other Bedrooms - Complete with wiring & outlet.
- DTH Connection - DTH conduits shall be provided in the ducts from terrace to the individual units. TV wiring upto the ducts from the bedrooms shall be done.



TELEPHONE POINTS

- Living Room & Master Bedroom - Complete with wiring & outlet.
- All Other Bedrooms - Complete with wiring & outlet provision (only conduits - no wiring & outlet)
- Data Point - Master bedroom / living room / children's bedroom.
- Exhaust Fan Point - Complete with wiring & outlet in all toilets & kitchen including exhaust fans.
- Water Purifier Point - Complete with wiring & outlet in kitchen.



WASHING MACHINE POINT

- Complete with wiring & outlet in utility.
- Water Heater Point - Complete with wiring & outlet in kitchen. All other necessary light & other points: Complete with wiring & outlet.
- Geyser Point - Complete with wiring & outlet in all toilets including geyser of Racold or reputed make.
- Copper Piping for Gas - From utility to kitchen shall be provided.



SECURITY SYSTEM

- Digital door lock for the main door in each apartment. CCTV at the main entrance security cabin with video display in each apartment. Intercom from main security cabin to all apartments.



CLUBHOUSE AND AMENITIES

- Gymnasium, Swimming pool, Squash court, Health club, Multipurpose hall, Indoor sports area.