

SPECIFICATIONS:

SUPER FRAMEWORK:

Reinforced cement concrete framed structure.

SUPER STRUCTURE:

Solid Cement bricks in cement mortar with plastering inside & outside with 43 grade cement.

JOINERY:

- a. Entrance door: Teak wood frame & teak veneer flush door as per Architect's design with accessories.
- b. Bedroom Door / Toilet Door / Utility Door: Teak wood/WPC frame and flush door shutters.

- c. Windows: uPVC windows with mosquito mesh and sliding shutters of reputed make.
- d. Grills: Aesthetically designed mild steel grills with enamel paint finish.

FLOORING:

600 x 600mm high quality vitrified tiles in drawing, living, dining, bedroom, kitchen and puja room.

UTILITIES / WASH:

Provision for washing machine and wet area for washing utensils etc.

KITCHEN:

- a. Kitchen platform in granite and glazed tile dado. Above platform up to 2 ft. with stainless steel kitchen sink.
- b. Provision for Water Purifier.

BATHROOMS:

- a. Anti-skid Ceramic tile flooring and Dado of glazed tiles up to door height.
- b. Provision for geyser and exhaust fan.
- c. Single lever fixtures with wall mixer cum shower.
- d. Fixed ventilation with mesh.
- e. High quality EWC of reputed make.

ELECTRICAL:

- a. Concealed copper wire of reputed make in PVC conduits of reputed make.
- b. Power outlets for Air Conditioners (AC) in all the bedrooms.
- c. Power outlets for geysers in all the bathrooms.
- d. Power plug for cooking range chimney, refrigerator, microwave oven, mixers/grinders in kitchen, washing machine in utility area, plug points for TV and Audio system etc.
- e. Miniature Circuit Breakers (MCBs) for each distribution board of reputed make.
- f. Modular switches of reputed make.

SANITARY:

All C.P. fittings are of reputed make, CPVC pipes for water lines, SWR pipes for waste water and sanitary lines.

PAINTING:

External: External walls with 2 coats of exterior emulsion paint of ASIAN or equivalent make over a coat of primer.

Internal: Smooth finish with putty 2 coats of acrylic emulsion paint of ASIAN make or equivalent over a coat of primer.

LIFT:

Automatic 8-passenger capacity lift in each block with rescue device with V3F for energy efficiency of reputed make. Each tower's entrance cladded with vitrified tiles / granite.

POWER BACK-UP:

- a. Power back-up facility.
- b. 3 (Three) light points to each flat.
- c. 3 (Three) fan points to each flat.
- d. 2 (Two) plug points to each flat.
- e. Back-up for all common lights & lifts.

OTHERS:

- a. Energy efficient LED lighting for common areas.
- b. Letter box and designer nameplate for each apartment.

CAR PARKING:

Parking shall be in 2 levels and 1 or 2 cars' parking for each flat.

SECURITY:

- a. Round the clock security / surveillance system.
- b. The entire building will be provided with a building management system with all facilities.

- c. Panic button is provided in the lifts connected to the Security system.

INTERNET:

Provision for one Internet connection in each apartment.

CABLE TV:

Provision of cable connection for Cable TV.