



SOBHA  
CARNATION





Project Name	:	Sobha Carnation
Type of apartment	:	Luxury
Location	:	Sarjapur Outer Ring Road
Land Area / No. of Units	:	2.6 acres - 216 units
No. of Blocks / Floors	:	6 Blocks (B+G+9)
Type of flats	:	3 BR - 1564 - 1726 sq.ft (A1, A2, B1, B2, C1, C2, D1, D2, E1, E2, F1, F2)
Current Rate / sq.ft	:	2740 - 3208/-
Total cost Rs. (approx. all incl)	:	62 - 77 Lacs
Sanctioning Authority	:	BDA
Launch Date	:	July-2005
Banks approved	:	HDFC, ICICI, CITIBANK, IDBI, KOTAK MAHINDRA, HSBC, UTI, CANARA BANK & CENTURION BANK
Amenities	:	Clubhouse with following facilities in (G+5)

### **floors:**

Cafeteria	Bar	Aerobics
Florist	Cards Room	Ladies Parlour
ATM	Super Market	Gents Saloon
Indoor Badminton Court	Library	Clinic
Creche	Squash Court	Meditation Room
Gym	Billiards	Table Tennis
Swimming Pool	Multipurpose Hall	Health Spa



General Specification	: <div>Living &amp; Bedrooms Vitrified tile flooring &amp; skirting Plastic emulsion for walls &amp; ceiling</div> <div>Kitchen Ceramic tile flooring Ceramic wall tiling upto lintel level Plastic emulsion paint for wall above lintel level &amp; ceiling</div> <div>Toilets Ceramic tile flooring Ceramic wall tiling upto lintel level False ceiling with grid panels Plastic emulsion paint for wall above lintel level &amp; ceiling for apt. on top floor</div>
Completion Date	: Early-2008

**SDPL**  
**ARCHITECTURE DEPT.**

<b>PROJECT:</b>	<b>SOBHA CARNATION</b>
<b>PROJECT CODE:</b>	<b>192</b>
<b>SPECIFICATIONS:</b>	ARCHITECTURAL/CIVIL SPECIFICATIONS
<b>SPEC. ISSUED ON:</b>	10.11.05 – R1 26.12.05 – R2
<b>REVISIONS</b>	Joinery details

*Arun Kumar*  
*26/12/05*

Checked by: ARUN KUMAR  
SR. ARCHITECT

*Shantha Sivaraman*

SHANTHA SIVARAMAN  
GM-ARCHITECTURAL AUDIT

*Arun Kumar*  
*26/12/05*  
FOR

GEETHA K. NAIR  
DIRECTOR-ARCHITECTURE

## **SOBHA CARNATION**

**Sobha Developers** takes great pride in delivering international quality standards to its customers. Please find enclosed specifications for **SOBHA CARNATION**.

**Sobha Developers** reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. Please check with our Customer Relations personnel for the latest specifications and changes, if any.

- While the specifications reflect the high quality standards that **Sobha Developers** employs in the project, we would request our customers to note that many of the materials used in the project – including, but not limited to, marble, granite, wood, etc – are natural materials. Being natural materials these materials are subject to variations in tone, grain, texture, colour and other aesthetic features, which are beyond our control. Particularly in case of granite, which is pre-polished, when laid, may result in certain amount of unevenness, due to its inherent property. While we confirm that we will use the appropriate quality materials available, we are unable to guarantee that the products used in the building will exactly match the samples shown with regard to these features.
- We also request you to note that certain manufactured materials such as ceramic/rectified and vitrified tiles, anodized/powder coated aluminum, sanitary ware, etc, are subject to colour variations and warping (in case of vitrified tiles) due to the inherent manufacturing process. The final product used in the building will therefore be subject to these colour variations, which again is beyond our purview.
- **Sobha Developers** relies on manufacturers and suppliers for its raw materials – such as marble, granite, timber, tiles, aluminum, sanitary ware, etc. There are possibilities that the materials specified and shown as samples may not be available at the time of construction. In such instances **Sobha Developers** reserves the right to replace unavailable material with suitable alternatives. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building. It is purely a substitution for unavailable materials.
- We request our esteemed customers to note that **Sobha Developers** will continue to exert maximum effort in ensuring that quality requirements are not only met but exceeded. **Sobha Developers** will attempt to minimize variations to specifications, but customers are informed to expect variations within natural limitations.
- Sobha Developers has a professional team of designers which takes extreme care in design of all services, but at times, due to certain design constraints the common service lines may be taken through private garden/terraces. Customers are requested to allow for the laying and maintenance of the same.
- Customers are also requested to obtain and study the architectural parameters for modifications to understand the scope of modifications that can be carried out from our CRM Executive. These parameters also define the options for various materials that are used in the project.

## **ARCHITECTURAL / CIVIL SPECIFICATIONS**

- Exclusively designed **216 Nos.** of 3-Bedroom Luxury apartments.

### **STRUCTURE**

- Basement & Ground plus **9** storeyed RCC framed structure with concrete block masonry walls.
- Covered car park in Basement, ground floor and surface car park in ground level.

### **FOYER/LIVING/DINING**

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

### **BEDROOMS**

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

### **TOILETS**

- Superior quality ceramic tile flooring.
- Superior quality ceramic wall tiling upto lintel level.
- Plastic emulsion paint for wall above lintel level.
- False ceiling with grid panels.
- Plastic emulsion paint for ceiling for apartments on top most floor.

### **KITCHEN**

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling upto lintel level.
- Plastic emulsion paint for wall above lintel level & ceiling.

### **STAIRCASE**

#### Open Staircase

- Superior quality granite treads & risers.
- MS handrail.
- All walls painted in textured paint.
- Plastic emulsion paint for ceiling.

#### Fire Exit Staircase

- Cement concrete for treads & Risers
- Parapet wall with granite coping
- Textured Paint for Walls.

## COMMON AREAS

- Granite tile flooring and skirting.
- Textured paint for walls.
- Plastic emulsion paint for ceiling.
- 10mm thick granite for parapet/MS handrail as per design.

## BALCONIES/UTILITIES

- Superior quality ceramic tile flooring and skirting.
- 20mm thick granite coping for parapet/MS handrail as per design.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

## JOINERY

- Main door of Lacquered PU finished natural solid wood frame and architraves. Shutter with both side Masonite skin.
- Internal doors of Lacquered PU finished natural solid wood frame and architraves. Shutter with both side Masonite skin.
- High quality ironmongery and fittings for all doors.
- Toilet door of lacquered PU finished natural solid wood frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side.
- Heavy-duty aluminium glazed Sliding windows & French windows made from specially designed and manufactured sections.
- All other external doors to be manufactured in specially designed aluminium extruded frames.

## LIFTS

- Total no. of **12** lifts of reputed make.
- Capacity – 1 no. of 16- passengers & 1 no. of 8-passengers in each block.

## LANDSCAPE

- Designer landscaping.

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Arjun Kumar  
28/12/05  
FOR  
SHEENA K. NAIDU

