

## **ANNEXURE-2**

### **TECHNICAL SPECIFICATIONS - BOLLINENI ELANZA - KOGILU**

#### **1. STRUCTURE**

- Foundation & Super structure : RCC framed / Shear Wall structural System, Seismic zone II Compliant
- Internal Walls : Solid concrete blocks
- External Walls : RCC /Solid concrete blocks
- Roof slab : Reinforced Cement Concrete slab with waterproofing
- Plastering : Internal - smoothly plastered with lime rendering.  
External - with sponge finish

#### **2. FLOORING FINISHES**

- Living, Dining, Foyer , Kitchen : Granite flooring with skirting
- Master Bed rooms : Engineered Wooden flooring
- Other Bed Room :Vitrified tiles
- Toilets : Designer ceramic tiles
- Balconies : Matt finish Vitrified tiles
- Lobbies : Granite
- Staircases : Granite - Ground to first , others – cement tiles

#### **DADOING**

- Toilets : Designer ceramic tiles
- Kitchen & Utility : Imported Designer tiles for 2' above counter

#### **3. JOINERY**

##### **DOORS**

- Entrance Door/ Main Door : Teak wood frame with Teak wood veneered solid flush door shutters

- Internal doors : Hard wood frame with solid core Flush Shutters
- Balcony : UPVC sliding doors with Plain Glass with mosquito mesh
- Toilet Doors : Hard Wood frame with solid core flush door  
With water resistant laminate / PU Coating

#### WINDOWS AND VENTILATORS

- All Windows & Ventilators : UPVC sliding windows with Clear glass and mosquito Mesh

#### 4. RAILINGS :

- Balcony : M.S railing with Matt finish enamel paint
- Staircase : M.S Railing with Matt finish enamel paint

#### 5. PAINTING:

- Interior walls & ceilings : Acrylic Emulsion paint.
- Exterior walls : Weather proof paint with texture finish

#### 6. KITCHEN:

- 2' wide Granite counter with bull nosing, SS sink with single bowl drain board will be provided not fixed by the developer

#### 7. ELECTRICAL WORKS

- A/C - power Points in Living room & All bed rooms
- Modular switches and socket (Havells / Anchor or equivalent)
- One Telephone & TV point each in living room and in Master Bedrooms
- Provision for water purifier, Microwave, Chimney & Fridge
- Fire resistant electrical wires of Anchor/Polycab/Finolex/KRI or equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Three phase meter with Power supply provision – 4KW for 2 BHK, 5KW for 3 BHK and 6 KW for 4 BHK
- 1KW Backup power from DG for all types of units

8. **SANITARY & BATHROOM FIXTURES**

- White colored wall mounted sanitary ware in all toilets of jaguar or equivalent make.
- Granite Counter top wash-basin in MBR toilets
- Jaguar or equivalent brand fixtures in toilets for faucets
- Shower partitions in toilets.

9. **ELEVATORS**

- Suitable capacity high speed Automatic passenger elevators with SS car (OTIS or Equivalent)

**CLUB HOUSE AMENITIES (INDOOR)**

1. Lounge/Reception
2. Multipurpose Hall
3. Gymnasium
4. Aerobics/ Yoga Studio
5. Health club – separate for Male & Female
6. Indoor Games with Carom, Chess, board games
7. Table Tennis
8. Pool Table
9. Barbeque area

DISCLAIMER: SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT ANY PRIOR NOTICE