

BREN NORTHERN LIGHTS - BUILDING SPECIFICATIONS

Structure

- Earthquake resistance - Seismic zone II compliant RCC structure using pre-engineered Aluminium wall forms

Flooring Finishes

- Living / Dining / Master Bed room / Children Bedroom / Kitchen -Vitrified Tiles (600 x 600 mm)
- All Balconies / Utility - Rustic Ceramic Tiles (300 x 300 mm)
- All Toilets - Ceramic Tiles (300 x 300 mm)
- Entrance Lobby - For Ground Floor - Granite / For Upper floors - Rustic Vitrified Tiles (600 x 600 mm)
- Staircase - Granite for all floors

Dadoing Finishes

- All Toilets - Ceramic Tiles (600 x 300 mm) up to 7' height
- Kitchen - Ceramic Tiles (600 x 300 mm) - up to 2' height from counter level

Counters

- For Kitchen - 20 mm Granite platform with Single bowl & Single drain board of Futura / Nirali / Equivalent

Doors & Windows

- Main Door - Air Dried African Teak, BS Veneered Tubular Core Flush Door
- Windows - Powder coated Aluminium with Mosquito mesh in Living / Bedrooms
- Ventilators - Powder coated Aluminium with provision for exhaust

MS Railing & Grills

- All Balconies **-MS Railings as per design**
- Staircases - MS Railing as per design
- Window / Balcony - Safety MS Grills for all Ground Floor Flats only **Painting**
- Living / Dining / Bedrooms / Toilets - Oil Bound Distemper
- Staircase / Lobbies / All Ceilings including inside flats - Oil Bound Distemper
- Exterior walls / Balconies - Weatherproof Cement Paint
- Bedrooms / Toilet doors - Enamel paint
- MS Grills - Enamel paint

Hardware's

- Premium Quality Hardware - Godrej / Equivalent

Plumbing & Sanitary

- Sanitary wares - Jaguar / Hindware / Cera /equivalent
- CP Fittings - Jaguar / Cera / equivalent
- Hot & cold water provision - For all washbasins in Toilets / **for Powder room - only cold water**
- Kitchen Sink - Only Cold water provision **Electrical**
- Power for each flat - **2 BHK - 4 KW / 1 BHK - 3 KW**
- DG Backup for each flat - 2 / 1.5 / 1 BHK - **1 KW / 100% for Common areas**
- Fire resistance Electrical wires - Anchor / Salzar / Polycab
- TV & Telephone points for Living & all Bedrooms
- AC points for all Bedrooms
- Switch Plates / Switches - Modular Switches - Anchor / Salzer
- Exhaust fan provision in all toilets
- Geyser provision in all toilets
- Aqua guard provision in Kitchen
- Washing machine provision in Utility
- Chimney / Hob point provision in Kitchen
- One light point in front of all Main door of the flats

Landscape

- Avenue trees / flower beds / lawns / Play area etc.

Elevators

- Two Nos. of 10 Passenger lift of Kone / Johnson / OTIS / Equivalent per block **Clubhouse**

Specifications

- 6 Nos. Treadmill / 5 No. Cross Trainer / 5 Nos. Cycles / 3 No. Bench press with weights / 2 No. Multigym of reputed brand
- Party hall with Pantry / 2 Nos. Shuttle Court / 2 No. Table Tennis / 1 No. Billiards table / Indoor games for Kids
- Swimming pool with Toddler pool - Max 4' depth