



PROJECT NAME: RADIANCE GARDENIA

PROJECT ADDRESS: Survey Number - 48/1, 48/2, 49/1, 49/2 & 50/2, Chikkagubbi
Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru - 562149

GENERAL SPECIFICATIONS

1. STRUCTURE

- RCC Framed Structure and AAC blocks/Solid Block used for External/Internal walls
- Earth Quake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

2. TILING

2.1 FLOORING

- Living, dining, Kitchen and Bedrooms & family – 2' x 2' Premium vitrified tiles.
- Master Bedroom will be wooden coloured vitrified tiles.
- Toilets, Balconies & utility area - Antiskid ceramic tiles.
- Terrace – weather proof tiles.
- Staircase – 18mm granite.
- Car park – Tiles.

2.2 DADO

- Kitchen - 2 feet ceramic tile above the counter.
- Toilet - Glazed ceramic wall tiles up to 7 feet height from the floor level.

For RADIANCE REALTY DEVELOPERS INDIA LTD.

Authorised Signatory

Radiance Realty Developers India Ltd.,

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web : www.radiancerealty.in

CIN : U45201TN2007PLC062662

3. DOORS / WINDOWS / VENTILATORS

- MAIN DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated Wood. Shutter of 35mm thick Both Sides Teak Veneered Flush Door Stained and PU Lacquer Polished and designer hardware's of GODREJ / YALE or equivalent make.
- BEDROOM DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood with skin moulded paneled door shutter of 32mm thickness and designer hardware's of GODREJ / YALE or equivalent make.
- TOILET DOOR 7 FEET HEIGHT, frame is made of good quality seasoned and chemically treated wood. Skin moulded paneled door shutter of 30mm thickness with one side skin and other side laminated. Designer hardware's of GODREJ / YALE or equivalent make.
- UPVC French doors with sliding shutter will be provided.
- UPVC Windows with sliding shutters for all windows will be provided.
- UPVC Ventilators will be provided.

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4. PAINTING FINISHES

- All internal walls will be coated with smooth putty, primer with 2 coats of tractor emulsion paint of Asian/Dulux or Equivalent make.
- All external walls will be finished with 2 coats of weather proof Exterior emulsion paint as per architect design of Asian/Dulux or Equivalent make.
- Ceilings will be finished with smooth putty, primer 2 coats of tractor emulsion.
- MS Railing for staircase will be provide.
- MS Railing for Balcony finished with enamel paint aesthetically designed & fixed to wall as per architecture design.

5. ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of ANCHOR or equivalent make.
- Cables & wiring will be of Great white or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room and all bedrooms.
- Geyser provision with electrification will be provided in all Toilets.
- Power back up for 1000W in villas & minimum essential points.
- 100 percentage Power backup for common area / STP / WTP.
- CCTV for common area

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5.1 TV AND TELEPHONE CABLE

- Concealed TV points will be provided in Living and all bedrooms.
- USB charging port in switchboards will be provided in Living and in Master bedroom.

6. PLUMBING & SANITARY

- a) All sanitary wares in ceramic of superior brands like American standard or equivalent will be provided
- b) EWC (European Water closet) with health faucet of superior brand like American standard or equivalent will be provided.
- c) All plumbing CP fittings of superior brand like American standard or equivalent will be provided.
- d) Single lever HI – FLOW concealed diverter of American standard makes of hot & cold mixer with overhead shower will be provided in the toilets.
- e) CPVC pipelines/UPVC Soil waste lines/sewage pipelines & Rainwater lines of superior brands like ASTRAL/SUPREME/PRINCE or Equivalent ISI certified will be provided.
- f) Data point will be provide each floor one point

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