

SPECIFICATIONS

PURVA ZENIUM @ Hosahalli, Bengaluru

DECEMBER 2018

Date:

1. STRUCTURE

- 1.1. RCC Structure
- 1.2. Seismic zone compliant
- 1.3. Parking: Basement /Surface as per design
- 1.4. Typical floors to have apartments
- 1.5. Staircases & lifts in each residential block connected to all the levels
- 1.6. Residential Floor to floor height – 3.05 m

2. FINISHES

2.1. FLOORING

- | | | |
|--|---|--|
| 2.1.1. Lobbies at Parking level / Ground floor | : | Vitrified tiles as per architect's design |
| Passages leading to the Lifts | | |
| 2.1.2. Typical floor lobby | : | Vitrified tiles |
| 2.1.3. Foyer /Living/Dining/ Bedrooms / Dress | : | Vitrified tiles |
| 2.1.4. Master bed room | : | Laminated wood - flooring laid on hard Concrete screed |
| 2.1.5. Kitchen | : | Vitrified tiles |
| 2.1.6. Balcony/Sit outs / Utility | : | Anti-skid Ceramic tiles |
| 2.1.7. Toilets | : | Anti-skid Ceramic tiles |

Date:

2.1.8. Staircase - parking level to first Apartment level : Granite

2.1.9. Staircase – typical floors : Kota / Tandoor stone

2.2. WALLS

2.2.1. All Internal walls : Finished with putty and painted in Plastic Emulsion

2.2.2. Kitchen : 2ft Height rough surface - above the level of cooking platform as per architect's design. Dado, Sink, faucet & cooking platform are not provided to enable the customer to install modular kitchen of their choice.

2.2.3. Toilets : Glazed / Matt - ceramic dado tiles up to false ceiling

2.2.4. Lift wall cladding : Granite / Vitrified tile / textured paint / lacquered glass/ GRC jaali
as per architect s design

2.2.5. Exterior Fascia of building : Painted with external grade emulsion paint & Textured painted surfaces / Dry
cladding / GRC members in selective places as per Elevation / Architect's design.

2.3. CEILINGS

2.3.1. All Internal Ceilings : Finished with putty and painted in plastic emulsion

Date:

-
- | | | | |
|--------|-------------------------------------|---|--|
| 2.3.2. | Toilets | : | Modular Grid False Ceiling (Above the false ceiling- putty with OBD finish) |
| 2.3.3. | Entrance Lobby of the Tower / Wings | : | Gyp Board false Ceiling |
| 2.3.4. | Typical floor Lift lobby/Corridor | : | Gyp board false Ceiling |

2.4. HANDRAILS

- | | | | |
|--------|------------------------------|---|--|
| 2.4.1. | Staircases | : | MS Railings as per Architect's design (service staircases) |
| 2.4.2. | Balcony/ Sit out | : | MS Railings as per Architect's design |
| 2.4.3. | Juliet Balcony | : | MS Railing as per Architect's Design |
| 2.4.4. | Internal lobbies / corridors | : | MS Railings as per Architect s design |

3. FIXTURES & FITTINGS

Date:

3.1. DOORS

- | | | | |
|--------|------------------------------------|---|---|
| 3.1.1. | Main door | : | FRAME: Engineered / solid wood frame with architrave –PU lacquer polished in matt finish
SHUTTER: Natural wood veneer finished Paneled shutter with PU lacquer polished in matt finish with Good Quality hardware |
| 3.1.2. | Bed Room Doors | : | FRAME: Engineered /Solid wood frame with architrave- PU polished in matt finish
SHUTTER: Engineered shutter with Natural wood veneer on either side
PU lacquer polished in matt finish with Good Quality hardware |
| 3.1.3. | Toilet Doors | : | FRAME: Engineered/ solid wood frame with architrave - PU polished in matt finish
SHUTTER: Engineered shutter with natural wood veneer on outside with
Waterproof paint laminate inside with Good Quality hardware |
| 3.1.4. | Living/Dining to Balcony / Sit out | : | 3 track glazed Aluminum / UPVC frames with Sliding shutters with insect mesh |
| 3.1.5. | Basement / Lobby entrance door | : | Glazed door in Aluminum / UPVC frames |
| 3.1.6. | Terrace door | : | Frame and shutter in Mild steel |
| 3.1.7. | Staircase doors | : | 2-hour fire rated doors / as per requirements of NBC |

3.2. WINDOWS & VENTILATORS

Date:

-
- | | | |
|--------------------|---|---|
| 3.2.1. Windows | : | Glazed, 3 track Aluminum / UPVC frames with Sliding shutters with insect mesh and safety bars as per Architect s design |
| 3.2.2. Ventilators | : | Glazed, Aluminum / UPVC frames with Louvers/Open able shutter to access service shafts, with provision for Exhaust fan |

3.3. PLUMBING / SANITARY FITTINGS – (REFER ANNEXURE 1)**ALL TOILETS**

- | | | |
|---------------|---|--|
| - CP fixtures | : | JAQUAR / KOHLER / GROHE / KLUDI fixtures for EWC, Washbasin & shower areas |
| - EWC | : | White colored– JAQUAR / TOTO / KOHLER / DURAVIT wall Mounted EWC with seat cover, Flush Valve & Health Faucet |
| - Wash basin | : | White colored – TOTO / KOHLER / DURAVIT Counter washbasin with basin mixer for master bathroom & wash basin with bottle trap and pillar cock for other bathrooms. |
| - Provisions | : | Provision for geyser (electrical & plumbing lines) |
| - Floor trap | : | Tile topped cockroach trap at health faucet & shower locations |

KITCHEN

Date:

-
- Provisions : for Water Purifier (Electrical & plumbing lines)
(Dado, Sink, faucet & cooking platform are not provided to enable the customer to install modular kitchen of their choice. Only plumbing & electrical points will be provided.)

UTILITY

- Floor trap : Cockroach trap –as per design
- Two-way bib cock : **JAQUAR / KOHLER / GROHE / KLUDI** – Two-way bib cock for washing machine
(Dado & faucet are not provided to enable the customer to install the same.)

3.4. ELECTRICAL WORKS

- 3.4.1. General Electrical works : ISI certified cables, wiring through PVC Conduits concealed in walls & ceilings, with Modular switches – **PANASONIC / SCHNEIDER / LEGRAND / MK HONEYWELL**
- 3.4.2. Provisions for AC : Provision of Power point for AC in Living /Dining & bed rooms
- 3.4.3. DG – power back up : 100% Back up for common area Lighting, pumps, Lifts & fire services based on standard diversity factors. Backup power as in electrical matrix
- 3.4.4. Elevators : **KONE / MITSUBISHI / SCHINDLER / OTIS / TOSHIBA** Lifts with **AUTOMATIC RESCUE DEVICE**
with emergency call Facility to Security cabin.

3.5. OTHER SERVICES / INFRASTRUCTURE

- 3.5.1. Services : STP, WTP & OWC as per Requirements

Date:

3.5.2.	Intercom point	:	Living /Dining of each apartment to Security except EWS units
3.5.3.	CCTV	:	At designated locations – as per design
3.5.4.	Provision for WiFi:	:	Optical Fiber Cable for the Project - FTTH Provision for a point – for connecting to Wi-Fi at living/Dining (modem/device not included)

4. AMENITIES

- 4.1. Project Specific Indoor & Outdoor Amenities - As per **ANNEXURE 3**

ANNEXURE 1

PLUMBING MATRIX –VARIOUS TYPES OF UNITS

Date:

PLUMBING MATRIX – 2 BED ROOM APARTMENTS

PURAVANKARA SAMMY'S- BENGALURU																			
PLUMBING POINTS & FIXTURE - 2 BHK +2T APARTMENTS																			
		EWC				WASH BASIN				SHOWER					KITCHEN			UTILITY	
SL. No.	LOCATION	EWC WALL MOUNTED WITH FLUSH VALVE	HEALTH FAUCET	ANGULAR STOP COCK FOR HEALTH FAUCET	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	SINGLE LEVER BASIN MIXER	PILLAR COCK FOR WASH BASIN	ANGULAR STOP COCK FOR WB	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	RAIN SHOWER WITH ARM	OVERHEAD SHOWER HEAD WITH ARM	ANGULAR STOP COCK FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	ANGULAR STOP COCK FOR MIXER	ANGULAR STOP COCK FOR WATER PURIFIER	ANGULAR STOP COCK FOR INSTANT GEYSER	2 WAY BIB COCK FOR UTILITY WASHING M/C	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	1	1	1	1	0	2	1	1	0	1	1					
3	COMMON TOILET	1	1	1	1	1	0	1	1	1	0	1	1	1					
4	KITCHEN														2	1	1		
5	UTILITY																	1	1

PLUMBING MATRIX – 3 BHK COMPACT BED ROOM APARTMENTS

Date:

PLUMBING POINTS & FIXTURE - 2.5 BHK+2T+PR APARTMENTS																			
SL. No.	LOCATION	EWC				WASH BASIN				SHOWER					KITCHEN			UTILITY	
		EWC WALL MOUNTED WITH FLUSH VALVE	HEALTH FAUCET	ANGULAR STOP COCK FOR HEALTH FAUCET	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	SINGLE LEVER BASIN MIXER	PILLAR COCK FOR WASH BASIN	ANGULAR STOP COCK FOR WB	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	RAIN SHOWER WITH ARM	OVERHEAD SHOWER HEAD WITH ARM	ANGULAR STOP COCK FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	ANGULAR STOP COCK FOR MIXER	ANGULAR STOP COCK FOR WATER PURIFIER	ANGULAR STOP COCK FOR INSTANT GEYSER	2 WAY BIB COCK FOR UTILITY WASHING M/C	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	1	1	1	1	0	2	1	1	0	1	1					
2	BEDROOM1TOILET	1	1	1	1	1	0	1	1	1	0	1	1	1					
3	POWDER ROOMTOILET	1	1	1	1	1	0	1	1										
4	KITCHEN														2	1	1		
5	UTILITY																	1	1

Date:

PLUMBING POINTS & FIXTURE - 3BHK + 3T APARTMENTS																			
		EWC				WASH BASIN				SHOWER					KITCHEN			UTILITY	
SL. No.	LOCATION	EWC WALL MOUNTED WITH FLUSH VALVE	HEALTH FAUCET	ANGULAR STOP COCK FOR HEALTH FAUCET	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	SINGLE LEVER BASIN MIXER	PILLAR COCK FOR WASH BASIN	ANGULAR STOP COCK FOR WB	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	RAIN SHOWER WITH ARM	OVERHEAD SHOWER HEAD WITH ARM	ANGULAR STOP COCK FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	ANGULAR STOP COCK FOR MIXER	ANGULAR STOP COCK FOR FOR WATER PURIFIER	ANGULAR STOP COCK FOR INSTANT GEYSER	2 WAY BIB COCK FOR UTILITY WASHING M/C	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	1	1	1	1	0	2	1	1	0	1	1					
2	BED ROOM TOILET	1	1	1	1	1	0	1	1	1	0	1	1	1					
3	COMMON TOILET	1	1	1	1	1	0	1	1	1	0	1	1	1					
4	KITCHEN														2	1	1		
5	UTILITY																	1	1

Date:

ELECTRICAL POINT MATRIX – VARIOUS TYPES OF UNITS**ELECTRICAL MATRIX – 2 BED ROOM APARTMENTS**

ELECTRICAL POINT MATRIX - 2 BHK + 2 TOILET APARTMENTS , EB LOAD : 4 kW , DG - BACK UP : 2kW, EB-SUPPLY- 3-PHASE																								
SL. No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	CEILING LIGHT	WALL LIGHT	2 WAY LIGHT	WASHBASIN - MIRROR LIGHT	CEILING FAN	TELEPHON E/DATA POINT	TV POINT	INTERCOM	6A - SOCKET - EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - GAS LEAK DETECTOR	6A - SOCKET- WATER PURIFIER	6 A SOCKETS	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	6/16A SCOKET FOR FRIDGE	6A SOCKET FOR TV	6/16A SOCKET FOR KITCHEN	6A SOCKET FOR DATA
1	ENTRANCE (OUTSIDE)		1																					
2	FOYER	1			1																			
3	LIVING				2	2			1	1	1	1					2	1				1		
4	DINING			1		2			1								1							
5	LIVING BALCONY				1																			
6	KITCHEN				1								1	1	1	1	1						2	
7	UTILITY				1														1		1			
8	MASTER BED ROOM					2	1		1	1	1						2	1				1		1
9	MBR TOILET					1		1					1				1			1				
10	BED ROOM-2					1	1		1	1	1						2	1				1		1
11	COMMON TOILET					1		1					1				1			1				
12	PASSAGE				1																			
	Total(64 Nos.)	1	1	1	7	9	2	2	4	3	3	1	3	1	1	1	10	3	1	2	1	3	2	2

Date:

ELECTRICAL MATRIX – 3 BED ROOM APARTMENTS COMPACT

ELECTRICAL POINT MATRIX - 3 BHK COMPACT + 2 TOILET APARTMENTS , EB LOAD : 4 kW , DG - BACK UP : 2kW, EB-SUPPLY- 3-PHASE																								
SL. No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	CEILING LIGHT	WALL LIGHT	2 WAY LIGHT	WASHBASIN - MIRROR LIGHT	CEILING FAN	TELEPHON E/DATA POINT	TV POINT	INTERCOM	6A - SOCKET - EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - GAS LEAK DETECTOR	6A - SOCKET - WATER PURIFIER	6 A SOCKETS	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	6/16A SCOKET FOR FRIDGE	6A SOCKET FOR TV	6/16A SOCKET FOR KITCHEN	6A SOCKET FOR DATA
1	ENTRANCE (OUTSIDE)		1																					
2	FOYER	1			1																			
3	LIVING				2	2			1	1	1	1					2	1				1		
4	DINING			1		2			1								1							
5	LIVING BALCONY				1																			
6	KITCHEN				1								1	1	1	1	1						2	
7	UTILITY				1														1		1			
8	MASTER BED ROOM					2	1		1	1	1						2	1				1		1
9	MBR TOILET					1		1					1				1			1				
10	BED ROOM-2					1	1		1	1	1						2	1				1		1
11	COMMON TOILET					1		1					1				1			1				
12	STUDY ROOM					1	1		1	1	1						2	1				1		1
13	PASSAGE				1																			
	Total(74 Nos.)	1	1	1	7	10	3	2	5	4	4	1	3	1	1	1	12	4	1	2	1	4	2	3

ELECTRICAL MATRIX – 3 BED ROOM APARTMENTS

Date:

ELECTRICAL POINT MATRIX - 3.0 BHK + 3 TOILET APARTMENTS , EB LOAD : 5 kW , DG - BACK UP : 3kW, EB SUPPLY- 3-PHASE																								
SL. No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	CEILING LIGHT	WALL LIGHT	2 WAY LIGHT	WASHBASIN - MIRROR LIGHT	CEILING FAN	TELEPHON E/DATA POINT	TV POINT	INTERCOM	6A - SOCKET - EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - GAS LEAK DETECTOR	6A - SOCKET - WATER PURIFIER	6 A SOCKETS	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	6/16A SCOKET FOR FRIDGE	6A SOCKET FOR TV	6/16A SOCKET FOR KITCHEN	6A SOCKET FOR DATA
1	ENTRANCE (OUTSIDE)		1																					
2	FOYER	1			1																			
3	LIVING				2	2			1	1	1	1					1	1				1		
4	DINING			1		2			1								2							
5	LIVING BALCONY				1																			
6	KITCHEN				1								1	1	1	1	1			1		2		
7	UTILITY				1														1					
8	MASTER BED ROOM					2	1		1	1	1						2	1				1		1
9	MBR TOILET					1		1					1				1		1					
10	BED ROOM-2					1	1		1	1	1						2	1				1		1
11	TOILET-2					1		1					1				1			1				
11	BED ROOM-3					1	1		1	1	1						2	1				1		1
12	TOILET-3					1		1					1				1			1				
13	PASSAGE				1																			
	Total(79 Nos.)	1	1	1	7	11	3	3	5	4	4	1	4	1	1	1	13	4	1	3	1	4	2	3

ANNEXURE 3 -**AMENITIES**

Date:

1. CLUB HOUSE / COMMUNITY BUILDING

- *Exclusive club house Building on the podium floor*
- *Lobby / Reception*
- *Cafeteria as space provision only*
- *Convenience Store*
- *Crèche*
- *Squash Court*

2. OTHER FACILITIES

- *Children s play area with EPDM*
- *Tennis Court*
- *Outdoor Gymnasium*
- *Meditation deck*
- *Mini Forest with pathway*
- *Amphitheatre*
- *Play Enclosure*

3. FACILITIES AT PODIUM LEVEL

- *Swimming pool including toddlers pool associated with shower & change room*

Date:

1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, MS/glass railings, block work, etc. are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with kitchen.
3. In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale shall prevail and be final and binding.
4. The specifications enclosed here are to be read along with the relevant unit / apartment plan.