

	Project specification	Version No.	1.0
		Issue Date	21.02.2020
		Ref. No.	SUMADHURA-DM-10

Project Title : Sumadhura LAKESHORE	Project type : Residential project	
Project location: Sy. 47/1, 47/2A, 47/2B, 47/3, 48/3, 48/4, Whitefield village, K.R puram Hobli, Bangaore East Taluk, Bangalore 560066	Project Configuration : 2 Basement + Ground floor + 19 upper floors + Terrace floor.	
Purpose of doc. : ☐ Review ☒ Approval	Revision: R0	Date: 27.04.2021

Structure:

- R.C.C. structure to withstand wind & seismic loads as per IS code with RCC walls (Shear wall technology).

Doors:

- Main doors: Engineered hard wood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.
- Internal doors: Engineered hard wood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.
- Toilet doors: Engineered hard wood frame with designer shutters of 38 mm thickness with enamel paint finish inside & melamine polish finish on out side.
- French doors: UPVC door systems with sliding shutters with provision for mosquito mesh.
- Windows: UPVC window systems with safety grill (M.S) and provision for mosquito mesh. All Hardware of reputed make.

Paintings:

- External: Textured/smooth finish & two coats of exterior emulsion paint.
- Internal: Smooth putty finish & two coats of premium emulsion paint for walls and Acrylic emulsion paint for ceiling over one coat of primer.

Flooring:

- Ground floor lobby (towers) & Club house lounge area: Granite/marble flooring.
- Staircases & corridor: Granite flooring.

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- Master bedroom with laminated wooden flooring, Living, Dining, other Bedrooms & Kitchen: 800 X 800 mm size Double charged vitrified tiles.
- Toilets: Satin finish ceramic tile flooring.
- All Balconies/Utilities: Rustic finish ceramic tile flooring.
- Dadoing in Kitchen: Ceramic tiles dado of to 2' height above kitchen platform level, tile dado up to 3' height in utility.
- Toilets: ceramic tile dado up to False-Ceiling level.
- Basement: cement concrete flooring with power troweled smooth finish.

Hand Railing:

- Balcony: M.S railing with enamel paint finish.
- Staircase (common area): M.S railing.

Kitchen/Utility:

- Provision for softened water inlet in kitchen.
- Sleeve provision for chimney.
- Water inlet/outlet provision in utility area for washing machine.

Toilets:

- Granite counter for wash basin with basin mixer.
- Wall mounted EWC with concealed flush tank.
- Single lever diverter cum shower.
- Sanitary: TOTO or CERA or Equivalent.
- C.P Fittings: Grohe or Equivalent.

Electrical:

- Concealed copper wiring of Havells/Polycab or Equivalent.
- Modular switches: Norysis or northwest make.
- Power socket for air conditioners in all Bedrooms.
- USB port for mobile phone charging in master bedroom.
- Power sockets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer, aquagaurd and for washing machine in utility area.
- Power sockets for geysers and Exhaust Fans in all bathrooms.
- Power supply for 3.5Bhk/3Bhk - 4KW, for 2.5Bhk/2Bhk - 3KW and for 1Bhk - 2KW.
- DG backup for 3.5Bhk/3Bhk -1.5kw, for 2.5Bhk/2Bhk - 1.0kw and for 1Bhk - 0.5KW.

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- 100 % DG backup power for Lifts, Pumps & lighting in common areas.

Plumbing:

- Drainage/sewage: PVC pipes & fittings
- Water supply (Internal & External): CpvC or Upvc pipes & fittings.

Telecom / Internet/ Cable TV:

- Provision for internet, DTH, telephone & intercom.

COMMON AMENITIES AND FACILITIES OF THE PROJECT

Security:

- Round-the-clock security system.
- Intercom facility to all apartments connecting to security room.
- Panic button and intercom is provided in the lifts.
- Solar powered fencing around the compound.
- Surveillance cameras at the main security and entrance of each block.

Lifts:

- In Wing A,B,D & E - FOUR nos. of Eight passenger & TWO nos. of thirteen passenger Lift, In wing- C - TWO nos. of Eight passenger & ONE no. of thirteen passenger Lift with auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)

WTP & STP:

- Softened water made available through an exclusive water treatment plant (in case of bore water).
- Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping / flushing purpose.

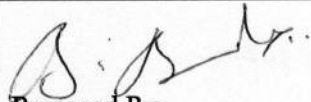
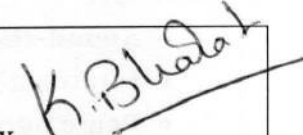
Club house Amenities:

Open Area Amenities: Entry , security cabin, entry water feature, entry feature garden, entry sculpture/solar pavilion, visitor parking, bicycle parking, waiting pavilion, bus bay, bus parking area, entry court yard, Half basketball court, cricket pitch, multipurpose court, Giant chess, Ludo, snake & ladder, bicycle track, sand pit, kids play area, outdoor fitness area, Maidan, skating rink, water collection pond,

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Aromatic garden, courtyard garden, pet park, musical garden, senior garden, kinetic garden, alcove garden, wind sculpture, Amphi-theatre, solar pavilion, youth corner, open lawn, meditation deck, viewing pavilion, walking promenade, reflexology path, Lounge deck, pool pavilion, Half Olympic size adult pool, Day bed, Jacuzzi, Out door plaza, Kids pool, Sunken lounge, Barbeque deck, WIFI pods, sitting alcove, jogging track, DG yard, Transformer yard, Gas bank (provision) & Organic waste converter.

Other features: Car wash area & Electric car/bike charging sockets.

 Prepared By (Signature with Date)	Reviewed By (Signature with Date)	 Approved By (Signature with Date)
Name : Buberh Kumar B.	Name :	Name : Bharat Kumar Kandukuri
Designation : D.G.M - Technical	Designation :	Designation : Director - Operations.

Circulations to:

1. Project team
2. Q.S, planning & contracts dept.
3. MEP dept.
4. Q.A/Q.C dept.
5. CRM – Technical dept.
6. Marketing dept.