

SPECIFICATIONS FOR RESIDENTIAL APARTMENT

SAROJ IRIS

@ GUNJUR, BENGALURU.

STRUCTURE:	R.C.C. Framed structure with M-25 Grade concrete and Fe 500 grade TMT Steel, designed as per relevant BIS Codes for Earth Quake Resistance (Seismic Zone-II).
WALLS:	External walls with 6" Solid concrete blocks and internal walls with 4" Solid concrete blocks.
PLASTERING:	Double coat sponge finish for external walls and internal walls.
DOORS:	Teak wood for Main door frame and Sal wood for other Door frames, Designer paneled main door shutter and molded skin shutters for other Doors.
WINDOWS:	UPVC windows with clear glass and safety grills.
FLOORING:	600 X 600 Vitrified Tiles flooring with 3" skirting all around. 12" X 12" Anti skid ceramic tiles flooring in Balconies and Toilet.
KITCHEN:	30 mm thick Granite top Kitchen platform with FUTURA stainless steel sink, Glazed tiles dado up to 2'-0" height above platform.
TOILETS:	12" X 12" anti-skid ceramic tiles for flooring and Glazed ceramic tiles dado up to 7'-0". JAGUAR C.P. fittings and HINDWARE / PARRYWARE sanitary fixtures and Master Control Cock.
PLUMBING:	Astral Flow Guard CPVC/UPVC Plumbing system.
ELECTRIFICATION:	ANCHOR or equivalent concealed copper wiring and modular switches with adequate light, fan, geyser and power points, Provision for AC in all bed rooms , 4/5 kv power supply to each flat.
PAINTING:	Premium Plastic emulsion over Birla Care wall putty for internal walls, Exterior emulsion paint for external walls, Enamel paint/polish for doors.
WATER SUPPLY:	Adequate usage water supply through bore well.
COMMUNICATION:	Telephone and DTH Points in Master Bedroom and living room, Ethernet cabling in living room.
LIFT :	8 Passenger Capacity Kone Automatic Lift.
SECURITY:	INTERCOM & CCTV Surveillance for Basement and Ground floor Areas.
GENERATOR:	1 KVA Generator power backup for each flat.
FAÇADE:	Exposed brick cladding along with autoclaved wood grain siding. Birla white texture as per the architects specification.
OTHER AMENITIES:	Swimming pool, Multipurpose hall, Well Equipped Gym, Children's Play area, Acoustically enclosed Generator Power Backup for Lift and Common Facilities Ample covered Car Parking.