

Specification for Phase 2 – Leaves & Lives

CIVIL

1. STRUCTURE:

Seismic resistant RCC structure using system formwork with concrete walls for Row houses & RCC framed structure using concrete blocks.

ARCHITECTURE

2. DOORS: Engineered Wooden Doors

2.1: Main Door: Engineered wooden doors with veneer finish.

2.2: Internal & Toilet Doors: Engineered wooden doors with laminate finish.

Note: WPC doors for maid's room.

3. WINDOWS

3.1: 3 track UPVC windows with SS Mosquito mesh.

3.2: Living Room :8 feet height 3 track UPVC Sliding doors with SS Mosquito mesh.

4. FLOORING AND WALL CLADDING: Digital Vitrified Tiles or equivalent flooring.

4.1: Living, Dining and Kitchen: Vitrified tiles

4.2: Bedrooms:

First Floor Bedroom – Vitrified Tiles

Upper Floor Bedrooms – Laminated Wooden Flooring

4.3: Bathroom:

Floor – Slip resistant ceramic tiles /wood finished ceramic tiles.

Walls - Ceramic tiles

4.3: Balcony: Wooden finish ceramic tiles

4.4: Staircase flooring (internal): Granite Flooring

4.5: Maids and Utility room: Vitrified Tiles

5. INTERNAL RAILINGS

5.1: Balcony: MS Railings with enamel paint finish.

5.2: Staircase (internal): MS Railings with enamel paint finish and SS railing with toughened glass panels.

6. PAINT

6.1: Internal Walls - acrylic emulsion

6.2: External Walls – Exterior grade acrylic emulsion

6.3: Ceiling - Acrylic emulsion

7. FALSE CEILING

Grid false ceiling with PVC coated tiles or calcium silicate tiles in all bathrooms.

PLUMBING, ELECTRICAL & SERVICES

8. CP AND SANITARY FITTINGS AND FIXTURES

- 8.1: Jaquar or equivalent water efficient CP Fittings and sanitary fixtures
- 8.2: Jaquar or equivalent make dual flush system.
- 8.3: Soft close seat covers for EWC.

9. ELECTRICAL FITTINGS

- 9.1: Schneider switches or equivalent
- 9.2: Provision for Data & Telephone through FTTH (Infrastructure to be provided by Developer and connectivity by the service provider)
- 9.3: Schneider or equivalent make distribution Boards
- 9.4: RCCB Incomer with overload & earth leakage protection.

10. GRID POWER AND BACK UP POWER

- 10.1: EB Power - 4 BHK - 8KW
- 10.2: DG Power backup - Units - 50% of EB & common areas - 100% back up for lighting circuits and utilities.

11. SERVICES

- 11.1: Piped Natural Gas (PNG) provision
- 11.2: Water Treatment Plant
- 11.3: Sewage Treatment Plant
- 11.4: Organic Waste Convertor

12. SAFETY AND SECURITY: Common Area surveillance

GREEN FEATURES

13. WATER CONSERVATION

- 13.1: Dual Piping system & Dual Flush system for sanitary.
- 13.2: All landscape maintained through recycled water.
- 13.3: Water efficient fixtures.
- 13.4: Rainwater harvesting.
- 13.5: Ground water recharge.

14. ENERGY CONSERVATION

- 14.1 Solar heated water provision for select bathroom.
- 14.2 Energy efficient lights in common areas.
- 14.3 Timer adjusted streetlights.

15. SOLID WASTE MANAGEMENT

- 15.1 Segregation at source
- 15.2 Organic waste convertor room

COMMON AMENITIES: LEAVES & LIVES Phase 2

Health & Sports	Others
Badminton court - 3 Nos ¹	Creche ¹
Squash court ¹	Indoor ³ and outdoor ¹ workspace
Gymnasium - 2 Nos ²	Bus bay ³
Table tennis - 2 Nos ¹	Kids play area ¹
Basketball court ³	Party hall with pantry ¹
Yoga deck ¹	Provision for salon & spa ¹
Pool table – 2 Nos ¹	Terrace with seating & provision for barbeque ¹
Cycling & walking path ¹	Dedicated organic farming space ³
Swimming pools – 3 regular & 2 kids pool ¹	Amphitheatre ³
Aerobics studio ¹	Provision for retail ³
Billiards – 2 Nos ¹	• ATM • Laundromat • Store & etc.
Steam & changing rooms ¹	Multi-utility furnished space ³
Futsal court ³	• Provision for Grocery store • Planned for board games • Planned for library space
Tennis court ³	
Skating rink ³	
Volleyball court ³	

Notes:

¹ Amenity to be provided with the handover of phase 2 – Leaves & Lives.

² Only one gymnasium to be provided with the handover of phase 2 – Leaves & Lives.

³ Amenity to be provided with later project phases of 63⁰ East.