

SCHEDULE "G"**:SPECIFICATIONS:**

SPECIFICATION OF THE PROJECT: RESIDENTIAL PROJECT - M/S.AADTHYA SERENE, BANGALORE.		
	Description	Proposed
1	FOUNDATION	RCC framed structure with solid block
2	SUPER STRUCTURE	
3	BLOCK WORK	
4	FLOORING	
<u>COMMON AREA:</u>	Waiting lounge /reception /GF Lobby /lift lobby	19mm thk granite of architect choice
	Staircases	Granite flooring
	Other lift Lobby and corridors (upper)	Granite
	Service lift lobby	Granite
	MEP rooms	Granolithic with Epoxy paint over it
	Terrace	Concrete screening with water proof
	Basement	VDF flooring
<u>RECREATION HOUSE (club):</u>	Lobby	Granite flooring
	Gym	vinyl flooring
	Multi purpose hall	vittrified tiles
<u>UNITS:</u>	Living / Dining / Family / Foyer	Vitrified tiles
	Master Bed room	Vitrified tiles
	Other Bed rooms	Vitrified tiles
	Balcony / deck	outdoor patio & planter in matt finish vitrified tiles
	Master Bed room toilet	Ceramic tiles flooring and for wash basin polished granite counter.
	Other Toilets	Antikid Vitrified tiles
	Kitchen	Large Size Vitrified tiles (same as living)
	Utility	same as kitchen
	Servants room and toilet	Not applicable
5	WALL DADO	
	Kitchen	Modular kitchen with tile upto 2' height above platform
	M. bedroom toilet	ceramic tile cladding up to false ceiling ht.
	Other toilets	ceramic tile cladding up to false ceiling ht.
6	KITCHEN	
	a. Counter	provision for modular kitchen
	b. Plumbing/Electrical	plumbing and electrical point provision for water purifier, refrigerator, microwave, washing machine and dish washer. Hot & cold mixer with long body bib cock. Sink provision in kitchen area.
7	TOILETS:	
	CP Fittings	Jaquar or equivalent
	Sanitary fixtures	Duravit/ Kohler/Roca/ Hindware/ American std. or equivalent

	Accessories- Soap tray, robe hook, Toilet paper holder, towel rod	Grohe/Jaquar or equivalent
	Bath tub in M.bedroom	Not Applicable
	Shower	overhead shower + telphonic hand shower and glass partition in MBR toilet.
	Countertop wash basin	not available
	Wall mounted EWC	not available
	False Ceiling	only in toilets
8	DOORS:	
	Main entry door - to unit	Teak wood frame with designer shutter (BST Shutter)
	Bedroom doors	Pre-Engineered frames/Pre-engineered shutters
	Toilet door	Pre-Engineered frames/Pre-engineered shutters & painted
	Utility	Anodized aluminium/UPVC (wherever applicable)
	Balcony door	UPVC/Aluminium with bug screen 3 track
	Shaft door	MS door frame with steel shutter
9	RAILING	
	Balcony railing	MS railing -vertical only and spacing to be not more than 150mm
	Stair Railing(Common areas)	
10	WINDOWS	Fenesta / Aparna (or) equivalent
11	PAINTING & FINISHES	
	a) Exterior finish	External texture paint / scratch coat with exterior emulsion
	b) Internal walls	
	common area	premium emulsion paint / scratch coat
	lift Lobby	Granite / vitrified tile cladding on the lift side only(other walls texture+emulsion)
	staircase, utility area and service area	primer plastic emulser
	basement	Oil bound distemper
	unit walls	primer plastic emulser
	c) Internal ceiling	
	common area	Acrylic emulsion paint
	lift Lobby	
	staircase, utility area and service area	primer plastic emulser
	basement	Oil bound distemper
	unit ceiling	Acrylic emulsion paint/ ICI dulux
	d) steel works	synthetic enamel paint- Berger/Asian Paints or equivalent
	e) woodwork	Main door melamine polish, other doors enamel paint
12	WATER SUPPLY/DRAINAGE	
	a) Sewage Line	UPVC
	b)Water supply	Treatment- WTP
	External piping	UPVC/GI
	Internal piping	CPVC
	Flushing	UPVC

	c) Drainage	Treatment- STP
	External piping	PVC
	Internal piping	PVC
	d) Borewell	Yes
13	AIR CONDITIONING	
	Living	not available
	master Bedrooms only	Points provision for split AC
14	ELECTRICAL	
	1BHK	2 KW
	2 BHK	3 KW
	2.5 BHK	3KW
	3BHK	4 KW
	Transformer capacity	As per load calculation
	DG	As per load calculation
	Modular switches	Panasonic or equivalent make
	DG Backup*	100% for lifts, pumps and lighting in common areas & 50% for apartment.
	1BHK	2 KW
	1.5 BHK	3 KW
	2 BHK	3 KW
	3BHK	4KW
15	VERTICAL TRANSPORTATION	As per design
16	SECURITY SYSTEM & AUTOMATIONS	Intercom Facility/ video door phone(in living or next to main door). CCTV for common areas.
17	LANDSCAPING	Yes
18	GAS SUPPLY*	Provision for additional cost
19	WARDROBES	NA
20	SUSTAINABILITY	
	Solar water heater	provided only for top 2 floors
	Organic waste converter	Yes
	Ground water recharging	Yes
	Rain water storage	Yes
	Street light	LED
	STP*	Yes