

		CONCORDE CRESCENT BAY SPECIFICATIONS:
1	STRUCTURE:	
		Sesmic zone II Compliant RCC structure/concrete walls constructed using aluminium form-work system.
		Cement Concrete block Masonry wherever necessary.
2	FLOORING/DADDOING:	Foyer,living and dining areas-Imported marble flooring.
		Master Bedroom-Engineered wooden flooring/Laminated wooden flooring.
		Kitchen & Other bedrooms- Nano-technolgy double charged good quality Vitrified flooring.
		Anti sked ceramic tile for Toilets/Utlity /Balcony .
		Toilet wall dadoing with high quality ceramic Tiles upto false ceiling height.
		Ground floor/Entrance lobby-Imported marble/granite.
		Staircase and Corridor-Polished Granite flooring.
		Corridor wall cladding with Porcelain/Vitrified tiles.
		Basement 1 and 2 floors ramp-Concrete flooring.
3	DOORS:	Teakwood main door frames with Modular highend shutter or modular frame.
		Modular shutters for all internal doors with hard-wood frame.
		Kitchen/Utility door shall be UPVC.
		UPVC sliding/open doors for balcony/sit out area.
		All door frames and shutters are melamine/veneer polished with superior quality hardware as per design .
4	WINDOWS:	UPVC windows for bed rooms with mosquitoes mesh.
		UPVC ventilators for bath rooms.
		Ventilators will have provision for exhaust fan.
5	TOILET FIXTURES	High end CP fittings from Kohler or equivalent make.
		Imported Wall mounted EWC with concealed tank.

		Granite/Marble counter top with wash basin.
		Health faucet/Exhaust fan.
6	ELEVATION/LANDSCAPING:	As per final approved design from Architects.
7	PARKING:	2-level basement car parking with entry and exit ramps.
		Lower and Upper basement with mechanical stack parking as per final design outcome.
8	Maid's Room	Ceramic tiles for room flooring and glazed tiles in toilet.
		7.0' high door with paint finish
9	COMMON AMENITIES:	Well- furnished high raise entrence lobby with reception desk and visitors seating.
		Water supply from BWSSB/Bore wells with underground sump and over head tanks.
		Powe supply from BESCOM with infrastructure as approved by BESCOM/KPTCL.
		Rain water harvesting.
		Primary water treatment plant.
		Well designed landscaped areas.
		Administrative office.
		Space provision for launderette.
10	CLUB HOUSE:	
		Roof top Infinity pool with Jacuzzi and changing rooms
		Outdoor treace deck with party area.
		80 pax's Banquet hall to cater to family parties, meetings etc. with a food serving counter and toilet.
		Squash Court
		Air conditioned gymnasium with sufficient equipment.
		Children play area and Lawn.
		Indoor games:
		Table tennis.
		Billiards.

		Foos ball.
		Poker Table.
11	ELEVATOR:	2 Automatic passenger lifts from Johnson/OTIS/Kone/Equivalent make.
12	KITCHEN/UTILITY:	
		Granite platform with double bowl steel sink with drain board.
		Provision for washing machine/Dish washer plus single bowl sink with drain board in utility/water purifier point.
		Dadoing above kitchen platform as per design.
13	ELECTRICAL FITTINGS	ISI make materials for conduits etc.
		Switches of Anchor/Legrand/Equivalent make
		Sufficient Lights, TV, AC, Telephone points in all rooms
		Fire resistant electrical cables of Finolex/Anchor/Equivalent make.
		Adequate electrical points in all rooms with MCBs and one ELCB-each 3 BHK flat will be provided with 6 KVA power supply, 4 BHK flat will be provided with 8 KVA power supply.
		Electrical system as per consultant's design.
14	BACK-UP POWER	24x7 power backup for lighting, lifts, pumps in common area
		3 KVA power backup for 3BHK
		4 KVA power backup for 4 BHK
15	SECURITY SYSTEM	
		Round the clock security plan.
		CCTV surveillance in important areas
		EPABX system or intercom facility between flats, reception, security and other common areas as required.
16	PAINTING:	
		Acrylic emulsion paint for internal walls from Asia/Berger/Dulux etc
		Weather proof emulsion for exteriors.
		Textures/Cladding as per Architect's design.

17		Polish for main door and internal doors
	FIRE SUPPRESSION SYSTEM:	Fire protection system shall be In accordance with Fire department norms and approved drawings.
		Each flat will have the fire sprinklers.