

SPECIFICATIONS

1.STRUCTURE

- RCC frame structure.
- Solid concrete blocks of 8" & 4"

2.PLASTERING

- All internal walls are plastered and finished with lime rendering
- All external walls to be plastered with cement finish.

3.FLOORING

- Entrance lobbies for each block shall have granite, natural stone etc, as per designs.
- 2' x 2' Vitrified tiles flooring in entire flat with 4" skirting, except bathroom & balcony flooring
- Vitrified tile flooring for all common areas like passage, entrance, lobbies, etc.
- Vitrified tile dado for lift wall cladding
- Stair case- granite flooring.

4.KITCHEN

- Counter top of 19mm thk black granite kitchen platform with single bowl stainless steel sink with drain board (counter provided only for required customers)
- Vitrified Tile dado/Glazed tile up to 2' 0" height for kitchen platform.
- 2' x 2' vitrified flooring.
- Ceramic tiles cladding for utility

5.DOORS

- Engineered Door frame & Shutter with both side veneer/skin, both side polished with beadings – For Main Door.
- Engineered Door frame with both painted shutter, both side polished with beadings – For Internal Doors

6.WINDOWS

- Powder coated Aluminium Windows.

7.TOILETS

- Ceramic Anti skid tiles for toilets flooring.
- Ceramic/glazed tile dado up to false ceiling height.
- White standard sanitary fittings (wall mounted EWC)
- Standard C.P. Fittings.
- Water supply: Best Indian Brand or International Brand.
- Sanitary: CPVC pipes (Astral or equivalent)

8.ELECTRICAL

- All electrical switches are of Modular type all wiring are of standard multistrand copper cables.(Fire resistance preferred from Finolex, Anchor or equivalent)

- Power points will be given as per standards and as suggested by electrical consultant.
 - Telephone points in living and all bedrooms.
 - T.V. point in living and all bedrooms.
- ELCB & MCB for each flat. Electrical fittings like geyser etc., not provided.
(MSDN facility may be looked into for cable TV connections. Decisions can be taken at a later date after studying the cost implications)
MCB as per designs.

9. PAINTING

- All internal walls are painted with Oil Bound Distemper (OBD).
- All external walls are painted with Apex or equivalent paint for textured finish as per elevational designs.
- All M/S like grill, railing are painted with enamel paint.

10. POWER

- Raw power of 3 KW for 2BR/1BR flats, 3 KW for 3BR flats will be provided.

11. COMMON AMENITIES AND SECURITY

- **CLUB HOUSE:**
 - a) Guest Rooms of 4 No's
 - b) Library
 - c) Meeting Room
 - d) Kitchen/Store
 - e) Restaurant
 - f) Reception-Back Office-Reading Lounge
 - g) Common lobby's
 - h) Bar Counter
 - i) Gymnasium
 - j) Table Tennis – 2 No's
 - k) Aerobics @ Multipurpose Hall.
 - l) Billiards
 - m) Steam-Sauna & Spa
 - n) Shower Cubicles.
 - o) Squash Court.
 - p) Indoor games.
 - q) Chess & Carrom.
 - r) Swimming Pool with Pool Deck & Change Rooms.
 - s) Multipurpose Hall.
 - t) Pantry, Spillout Area.
 - u) General Store Room.
 - v) Terrace Garden/Get together Areas.

AMENITIES SURROUNDING THE CLUB HOUSE

- a) Outdoor Seating
- b) Landscaped Area.
- c) Kids Play Area.
- d) Gazebo's

OUTDOOR AMENITIES/FACILITIES

- a) Outdoor activity area
- b) Elders court
- c) Park with Avenue Trees Edging
- d) Landscaped Sculpture.
- e) Arrival Court/Drop off.
- f) Cricket Practice Net.
- g) Badminton court (single).
- h) Main Kid's Play Area.
- i) Gazebos.
- j) Walking/Jagging track.

- All driveways will have Driveway tiles or natural Cement Paving (pavers).
- Main Entrance watchman cabins with 24 hrs security.
- Boom Barrier at the Entrance.
- Common Walk Ways, seating's/gazebo's (as per landscape consultants).

- **ELECTRICAL :**

- a. Street lighting : Main road, driveways will have Solar lighting
- b. DG set back up for each flats (1 KW for 1-BR, 2-BR, 2.5 BR & 3 BR flats). All the common equipments like bore wells, pumps, STPs, WTP, will get back up power as needed. Common area lighting within building, Lifts etc., will also get power back up.

- **Sanitary and Water supply :**

- Water source: From Bore wells.
- Water supply by -Hydro pneumatic systems.
- Sump tank of suitable capacity.
- STP: Treated water to be reused for flushing of Water closets and landscape
- Rain water harvesting

NOTE : Promoter/Developer has decided to develop the proposed project in Two (2) Phases i.e., Phase 1 and Phase 2. So Promoter/Developer will be completing the full and final common amenities, facilities along with the completion of "Raja Ritz Avenue - Phase 2"

RAJA RITZ AVENUE - PHASE 1

Sy.No - 184 & 185/1, KHATA NO. 1086, HOODI, K R PURAM HOBLI, BANGALORE

PHASE - 1 (BLOCKS - 5,6,7,8,9 & CLUB HOUSE)-CARPET AREA STATEMENT

TYPE OF INVENTORY - 1 BHK

TYPE	No. of Units	Carpet Area in Smt	Total Carpet Area in Smt	Area of Exclusive balcony/ Verandah in Smt	Total Area of Exclusive balcony/Verandah in Smt.	Area of Exclusive Utility in Smt	Total Area of Exl Utility in Smt	Total Exclusive Area of Balcony/Utility in Smt.	Area of Exclusive Open Terrace if any in Smt.
A	1	44.38	44.38	4.26	4.26	3.4	3.4	7.66	Not Applicable
B	1	44.98	44.98	8.82	8.82	3.64	3.64	12.46	Not Applicable
C	1	44.24	44.24	4.36	4.36	3.3	3.3	7.66	Not Applicable
D	1	45.4	45.4	8.85	8.85	0	0	8.85	Not Applicable
E	2	55.11	110.22	3.87	7.74	3.56	7.12	14.86	Not Applicable
F	1	55.11	55.11	8.05	8.05	3.05	3.05	11.1	Not Applicable
G	2	55.27	110.54	3.87	7.74	3.56	7.12	14.86	Not Applicable
H	1	55.27	55.27	8.05	8.05	3.56	3.56	11.61	Not Applicable
Total 1 BHK	10		510.14		57.87		31.19	89.06	

TYPE OF INVENTORY - 2 BHK

TYPE	No. of Units	Carpet Area in Smt	Total Carpet Area in Smt	Area of Exclusive balcony/ Verandah in Smt	Total Area of Exclusive balcony/Verandah in Smt.	Area of Exclusive Utility in Smt	Total Area of Exl Utility in Smt	Total Exclusive Area of Balcony/Utility in Smt.	Area of Exclusive Open Terrace if any in Smt.
A	9	73.22	658.98	9.19	82.71	3.64	32.76	115.47	Not Applicable
B	10	69.29	692.9	9.19	91.9	3.64	36.4	128.3	Not Applicable
C	1	69.47	69.47	9.04	9.04	0	0	9.04	Not Applicable
D	4	69.47	277.88	9.04	36.16	3.64	14.56	50.72	Not Applicable
E	4	73.16	292.64	9.19	36.76	3.64	14.56	51.32	Not Applicable
F	4	69.48	277.92	9.04	36.16	3.64	14.56	50.72	Not Applicable
G	5	73.24	366.2	9.19	45.95	3.64	18.2	64.15	Not Applicable
H	10	69.25	692.5	9.19	91.9	3.64	36.4	128.3	Not Applicable
I	1	69.27	69.27	9.04	9.04	3.64	3.64	12.68	Not Applicable
J	4	69.27	277.08	8.96	35.84	3.64	14.56	50.4	Not Applicable
K	4	69.8	279.2	8.79	35.16	3.64	14.56	49.72	Not Applicable
L	28	82.01	2296.28	8.05	225.4	3.56	99.68	325.08	Not Applicable
M	2	82.01	164.02	3.87	7.74	3.56	7.12	14.86	Not Applicable
N	24	82.9	1989.6	8.05	193.2	3.56	85.44	278.64	Not Applicable
Total 2 BHK	110		8403.94		936.96		392.44	1329.4	

TYPE OF INVENTORY - 2.5 BHK

TYPE	No. of Units	Carpet Area in Smt	Total Carpet Area in Smt	Area of Exclusive balcony/ Verandah in Smt	Total Area of Exclusive balcony/Verandah in Smt.	Area of Exclusive Utility in Smt	Total Area of Exl Utility in Smt	Total Exclusive Area of Balcony/Utility in Smt.	Area of Exclusive Open Terrace if any in Smt.
A	5	81.32	406.6	8.92	44.6	3.81	19.05	63.65	Not Applicable
Total 2.5 BHK	5		406.6		44.6		19.05	63.65	Not Applicable

TYPE OF INVENTORY - 3 BHK

TYPE	No. of Units	Carpet Area in Smt	Total Carpet Area in Smt	Area of Exclusive balcony/ Verandah in Smt	Total Area of Exclusive balcony/Verandah in Smt.	Area of Exclusive Utility in Smt	Total Area of Exl Utility in Smt	Total Exclusive Area of Balcony/Utility in Smt.	Area of Exclusive Open Terrace if any in Smt.
A	5	92.9	464.5	12.56	62.8	3.56	17.8	80.6	Not Applicable
B	5	93.24	466.2	12.57	62.85	3.56	17.8	80.65	Not Applicable
C	2	93.29	186.58	12.56	25.12	3.56	7.12	32.24	Not Applicable

D	8	93.29	746.32	12.55	100.4	3.56	28.48	128.88	Not Applicable
E	5	93.19	465.95	12.65	63.25	3.59	17.95	81.2	Not Applicable
F	5	92.83	464.15	12.69	63.45	3.59	17.95	81.4	Not Applicable
G	5	93.39	466.95	12.51	62.55	3.59	17.95	80.5	Not Applicable
H	60	105.87	6352.2	13.05	783	3.8	228	1011	Not Applicable
Total 3 BHK	95		9612.85		1223.42		353.05	1576.47	

GRAND TOTAL OF PHASE 1

TYPE OF INVENTORY	No. OF INVENTORY		Total Carpet Area in Smt					Total Exclusive Area of Balcony/Utility in Smt.	
1 BHK	10		510.14					89.06	
2 BHK	110		8403.94					1329.4	
2.5 BHK	5		406.6					63.65	
3 BHK	95		9612.85					1576.47	
	220		18933.53					3058.58	