

THE ICON PROJECT SPECIFICATIONS.

1. Structure

Foundation	:	Foundation appropriately designed to suit the bearing capacity of the soil.
Superstructure	:	RCC framed structure.
Cement	:	43 / 53 grade cement of reputed make like Birla / Grasim or Equivalent.
Steel	:	High yield stress deformed bars [415N/mm ²].
No. of Floors	:	Basement, Ground + upper floors [As per the design concept of the Architect].
Floor Slab	:	Regular beam slab type

2. Walls

Internal	:	100 mm block walls/ brick walls
External	:	150 / 200 mm block walls.

3. Flooring

Entrance Lobby & common area	:	Combination of Granite & vitrified as per the design
Lift face cladding	:	Combination of granite / vitrified to match flooring.
Staircase	:	Combination of granite / vitrified to match Lobby flooring in ground floor and Kota stone in other floors
Living & dining	:	Vitrified tiles
Master B.Room	:	Laminate wooden flooring.
Bed rooms	:	Rectified Ceramic tiles
Kitchen	:	Rectified Ceramic tiles Ceramic Dadq above counter up to 2 ft Granite counter top

Toilets	:	Designer Ceramic tile flooring Ceramic tile Dado upto 7'height
Basement area /Ramps	:	Concrete finish.
Balcony	:	Anti skid ceramic tiles
Skirting / Cladding	:	To match the flooring.
4. <u>Elevators</u>	:	"Automatic Door " lifts of reputed make.

5. **External façade/Landscaping**

Cladding	:	Elevation treatment to design
Landscaping	:	Hard & soft landscaping to design.

6. **Doors & Windows**

Main door	:	Teak-Wood frame with teak Veneered flush shutter door.
Other doors	:	Hard wood frame with Masonite finish Flush shutter's.
Balcony doors & Windows	:	Aluminum windows with sliding Shutter.
Service rooms	:	MS doors.

7. **Plastering**

Internal	:	Smooth plastering with lime rendering.
External walls	:	Plain cement plastering.

8. **Painting**

External walls	:	Maintenance free Permanent texture finish. [As per the scope in conjunction with elevation treatment]
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Internal walls in the flat
L/D & others room : Acrylic Distemper.

Railings & others : Enamel paint.

Cornice : POP cornice for living / dining.

9. Toilets

Sanitary : Sanitary ware of reputed Make.
Granite counter top wash basin.

Fixtures : CP fixtures of reputed make like Jaguar or
Equivalent.
Single lever mixers for shower & wash basin

10. Car parking : Basement & Surface.

11. Communication Systems

Telephones : Telephone incoming cabling from the
feeder to building junction box.
Telephone points in living & master bed room.

Intercom : A fully integrated intercom / Security
System from security office to flat.

12. HVAC

Air-conditioning : A/c Point in Living / Dining and Master Bed room
and other bedrooms shall be provided with PVC
Conduit and dummy points.

13. Fire Fighting System : Fire protection and fighting system for the building
as per requirements.

14. Electrical system

Distribution Board : Main distribution board for each flat

with area wise MCB's.

Cabling & Wiring : Concealed PVC conduits with copper Wiring.
Geyser points in all the toilets.

Switches : Modular type switches.

T.V. : Points in L/D & master bed room

Generator : 100% back up for common area & services.
Back up of 1.5 KW to each flat.

Fixtures : Exhaust fans in all toilets.

15. Water & Sanitary System

Piping : PVC soil pipe and CPVC water supply line.
Fittings & Fixtures : Reputed make Water treatment plant as per the requirement.

16. Cable TV : Cable TV Points In L/D and Master Bed room

17. Common Amenities : Extensive Hard & soft landscaping with a "Mini Forest", a Well equipped Health club with full Fledged Gymnasium, Sauna, indoor and outdoor Swimming Pool with Children play area and Jogging track, etc.

18. Environment Friendly Measures : Sewage treatment plant with recirculation of water
Rain water Harvesting.
Solar water heater panels for Club House.
Motion sensor lights for staircase, etc.