Misty Charm - Specification

1. Structure:

R.C.C. framed structure with Porotherm/cement blocks walls.

2. Flooring:

a. Common area:

- ground floor lobby with vitrified tiles/marble / granite flooring
- Typical Lift lobby: Granite Flooring / Vitrified tiles flooring
- Staircase: Tandoor/kota stone / step tiles
- Corridors: Vitrified tile flooring

b. Apartment:

• Foyer	:	Vitrified Tiles
• Living & Dining	:	Vitrified Tiles
• Master Bedroom	:	vitrified tiles
• Bedrooms and Kitchen	:	Vitrified Tiles
• Balcony	:	Antiskid Ceramic tiles

c. Toilets:

- Antiskid Ceramic tiles flooring
- Glazed / Ceramic tile dado up to 7’ height.

3. Toilets:

- CP fittings
- Single lever mixer for all toilets and wash basin
- Health Faucet For all the Toilets.
- Granite counter with counter top washbasin in master toilets and pedestal wash basin in all other toilets
- Wall mounted EWC for all toilets

4. Kitchen:

- Provision for water purifier
- Hot and cold wall mixer
- Centralized Gas Distribution (at Extra cost)
- Cladding with Glazed Tiles 2’0” above the Kitchen Platform. (kitchen platform and sink will not be provided)

5. Utility:

- Inlet & Outlet for washing machine

6. Doors:

- Main door of woodenised wooden frame.
- Main door shutter with one side veneer with melamine polish and other side paint finish
- Internal doors of wooden frame/stone frame
- Internal shutters flush doors with paint finish.
- Toilet – same as internal doors

7. Windows:

- Two/Three track UPVC/aluminium windows with mosquito mesh.
- Balconies for living, dining and bedroom – Glazed Full windows with UPVC/alumimium frames with sliding/ hinged shutters and mosquito mesh
- Ventilator – UPVC/aluminium frames with glazed, louvered/hinged/ fixed shutters and provision for exhaust fan

8. Painting:

- Internal with plastic emulsion paint
- Ceilings with oil bound distemper.
- External with cement paint/ and texture finish as per design

9. Electrical:

- One TV point in the living room & master bedroom.
- Fire resistant electrical wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical modular switches of Reputed make
- Split AC point in Master Bedroom and Living room. (split AC & copper piping not under the scope of Sattva)
- Individual apartments to have a BESCOM power of 3KVA, 4 KVA and 5KVA for 1BHK, 2BHK and 2.5 &3 BHK respectively.
- Video door phone conduit provision.

10. Cable TV:

• An exclusive network of Cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on a monthly basis)

11. Telephone/ Intercom Facility:

- Telephone point in living room
- Intercom facility from each apartment to the security room and other apartments.

12. Lift:

• Automatic passenger lifts of reputed make

13. Power Back- up: (at extra cost)

- Stand-by generator for lights in common areas, lifts & pumps.
- Individual apartments to have a backup of 1KVA, 1.5KVA and 2KVA for 1BHK, 2&2.5 BHK and 3BHK respectively.

14. Security Systems:

Round the clock security
Trained security personnel
A CCTV camera installed in the Lobby/ Security Room /Periphery Vital Points.

15. Reticulated Gas Piping Connection : At extra cost.