

RESIDENTIAL BUILDING SPECIFICATIONS

CAPELLA, SAMETHANAHALLI, BANGALORE

PROVIDENT HOUSING PROJECTS

MARCH 2019

PROVIDENT[®]

PROVIDENT HOUSING LIMITED

#130, Ulsoor Road,

Bengaluru, Karnataka – 560 042

1. STRUCTURE

- 1.1. RCC Structure Seismic zone compliant - (As per NBC)
- 1.2. Parking - Basement/ Stilt /Surface as per design
- 1.3. Typical floors to have apartments
- 1.4. Staircases & lifts in each block connected to all the levels.

2. FLOORING

- | | | |
|---|---|---|
| 2.1. Lobbies – (Basement/Stilt floor/ Entrance Floor) & | : | Vitrified tiles Passages leading to the Lifts & Staircase |
| 2.2. Typical floor lobby | : | Vitrified tiles |
| 2.3. Living/Dining, Foyer, Master Bedroom | : | Vitrified tiles |
| 2.4. Bed rooms /Kitchen | : | Vitrified tiles |
| 2.5. Balcony/ Utility | : | Matt finish Ceramic tiles |
| 2.6. Toilets | : | Anti-skid Ceramic tiles |
| 2.7. Staircase – parking to first residential level | : | Granite slabs |
| 2.8. Staircase – all other levels | : | Kota/Tandur/ Concrete tile with painted skirting |

3. WALLS

- | | | | |
|------|-----------------------------|---|--|
| 3.1. | Internal walls | : | Painted with Acrylic Emulsion |
| 3.2. | Kitchen platform | : | Cooking Platform in Granite with 2 ft high dado for wall above
with ceramic tiles with Single Bowl SS Sink with Drain board for 2&3 BHK
homes Single bowl SS sink with no drain board for 1 BHK homes* |
| 3.3. | Toilets | : | Matt/Glazed Ceramic tiles up to false ceiling |
| 3.4. | Lift wall cladding | : | Granite / Vitrified tile / textured paint or as per architect s design |
| 3.5. | Exterior Fascia of building | : | Painted with external grade weather proof paint/ Emulsion Paint &
Textured Painted surfaces in selective places as per Architect's design. |
| 3.6. | Balcony/Terrace | : | External grade weather proof Paint |
| 3.7. | Utility/Dry Balcony | : | Dado – with ceramic tiles for required area |

4. CEILINGS

- | | | | |
|------|-----------------------|---|--|
| 4.1. | All Internal Ceilings | : | Painted with acrylic emulsion |
| 4.2. | Toilets | : | Modular Grid False Ceiling, above false ceiling – painted with OBD |
| 4.3. | Entrance Lobby | : | Gypsum Board False ceiling |

4.4. Utility/Dry balcony : Painted with acrylic emulsion

5. HANDRAILS

5.1. Staircase : MS Railings as per Architect's design

5.2. Balcony/terrace : MS Railings as per Architect's design

5.3. Juliet balcony (where applicable) : MS Railings as per Architect's design

5.4. Corridor/lobby (where applicable) : Parapet wall/MS Railings as per Architect's design

6. DOORS

6.1. Main door : FRAME: Engineered / wood frame – PU polished in matt finish

SHUTTER: Natural wood veneer finished shutter with PU lacquer polished

in matt finish with required hardware

6.2. Bed Room Doors : FRAME: Engineered / wood frame -polished in matt finish

SHUTTER: Engineered shutter with laminate on either side with required

hardware

6.3. Toilet Doors : FRAME: Engineered /wood frame - polished in matt finish

SHUTTER: Engineered shutter with laminate either side with required hardware

6.4 Living/Dining to Balcony/Terrace : Glazed 2.5 track UPVC frame with sliding shutters and provision for insect mesh

6.5 Juliet balcony (where applicable) : 3 track UPVC frames with Sliding shutters

7. WINDOWS & VENTILATORS

7.1. Windows : Glazed, 2.5 track UPVC frames with Sliding shutters and provision for Insect mesh

7.2. Ventilators : Glazed, UPVC frames with Louvers/Openable (where applicable)– with With provision for exhaust fan

8. PLUMBING / SANITARY FITTINGS

8.1. All sanitary & Plumbing Fixtures : As per ANNEXURE 1

9. ELECTRICAL WORKS

9.1. General Electrical works : ISI certified cables, FRLS wiring through PVC Conduits concealed in walls

& ceilings with Modular switches

- 9.2. Electrical points : As per ANNEXURE 2
- 9.3. DG – power back up : 100% Back up for common area Lighting, pumps, Lifts & fire services based on Standard Diversity factors, For Residential units –as per ANNEXURE 2
- 9.4. Provision for AC : Provision of power point for AC in living/dining & master bed room

10.ELEVATORS

- 10.1. Elevators : Branded Automatic Elevators with AUTOMATIC RESCUE DEVICE (ARD) With emergency call Facility to Security.

11.OTHER SERVICES / INFRASTRUCTURE

- 11.1. Services : STP, WTP & OWC as per design requirements
- 11.2. CCTV : At locations as per design

12.AMENITIES

- 12.1. Project Specific Indoor & Outdoor Amenities :As per ANNEXURE 3

ANNEXURE 1 - PLUMBING / SANITARY FITTINGS

MASTER BED ROOM TOILET

- EWC - White coloured wall Mounted EWC with seat cover, Flush Valve, Health Faucet
- WASH BASIN - White coloured washbasin on counter with Faucet
- SHOWER - shower with single lever divertor
- FAUCETS - CP fixtures
- PROVISIONS - Provision for geyser (electrical & plumbing lines)

OTHER TOILETS

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- SHOWER - shower with single lever divertor
- FAUCETS - CP fixtures
- PROVISIONS - Provision for geyser (electrical & plumbing lines)

KITCHEN

- PROVISIONS - for Water Purifier (Electrical & plumbing lines)

UTILITY

- PROVISIONS - for Washing machine (Electrical & Plumbing lines)

FLOOR TRAPS

- COCKROACH TRAPS - locations as per matrix

MATRIX OF PLUMBING & SANITARY FIXTURES

PLUMBING POINTS AND FIXTURES –PODS, CONDOS, 1BHK, 2 BHK & 3BHK UNITS																	
SL. N o.	LOCATION	EWC				WASHBASIN			SHOWER				KITCHEN			UTILITY	
		WALL MOUNTED EWC - WITH FLUSH VALVE	HEALTH FAUCET	ANGULAR STOP COCK (HEALTH FAUCET)	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	PILLAR COCK	ANGULAR STOP COCK FOR PILLAR COCK	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	OVERHEAD SHOWER WITH SHOWER ARM	ANGULAR STOP COCK - PROVISION FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	SINGLE BOWL SINK *	SINK FAUCET	CP BLIND PLUG FOR WATER PURIFIER	2 WAY BIB COCK FOR UTILITY WASHING MACHINE	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	TOILET	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0
2	KITCHEN	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
3	UTILITY BALCONY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

ANNEXURE 2 – MATRIX OF ELECTRICAL POINTS

PODS, CONDOS, 1BHK, 2 BHK & 3BHK UNITS																					
SL. No	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	WALL LIGHT	CEILING LIGHTS	FAN	WASH BASIN - MIRROR LIGHT	DATA POINT - FTTH	2 WAY SWITCH - FOR LIGHT	6 A SOCKETS	6 A - SOCKETS TV	6A - SOCKET - EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - WATER PURIFIER	6A/16 A - SOCKET - FRIDGE + MW	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	TV - POINT	TELEPHONE POINT
1	ENTRANCE (OUTSIDE)		1																		
2	FOYER (WHEREVER APPLICABLE)	1				1															
3	LIVING/ DINING (EXCEPT PODS/CONDOS)			1	3		2		1		1	1					1			1	1
4	BALCONY (WHEREVER APPLICABLE)					1															
5	KITCHEN					1					1		1	1	1	2					
6	UTILITY (part of Kitchen)					1												1			
7	LIVING/DINING/ BED (FOR PODS/CONDOS)			1	3		2		1		3	1					1			1	1
8	MASTER BED ROOM				2		1			1	2	1					1			1	1
9	MBR TOILET				1			1			1		1						1		
10	BED ROOM/S (WHEREVER APPLICABLE)				1		1			1	1										
11	COMMON TOILET				1			1			1		1						1		
12	PASSAGE (WHEREVER APPLICABLE)					1															

EB LOAD AND D.G. BACK UP MATRIX

EB LOAD & D.G. BACK UP MATRIX														
UNIT TYPES	LOCATION													
	BANGALORE		PUNE		MUMBAI		GOA		HYDERABAD		CHENNAI		KOCHI	
	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP	EB LOAD	D.G. BACK UP
PODS/CONDOS	3 KW	500 W	3 KW	500 W	3 KW	500 W	3 KW	500 W	3 KW	500 W	3KW	500W	3 KW	500 W
1 BHK	3 KW	500 W	3 KW	500 W	3 KW	500 W	3 KW	500 W	3 KW	500 W	3KW	500W	3 KW	500 W
2 BHK	3 KW	500 W	4 KW	500 W	4 KW	500 W	4 KW	500 W	3 KW	500 W	6.7 KW	500 W	3 KW	500 W
3 BHK	5 KW	1 KW	5 KW	1 KW	5 KW	1 KW	5 KW	1 KW	5 KW	1 KW	8.3 KW	1 KW	5 KW	1 KW

ANNEXURE 3 – AMENITIES IN THE PROJECT

CLUB HOUSE – consisting of

ENTRANCE LOBBY
 CRECHE
 GYMNASIUM
 TUTORIAL ROOM
 TABLE TENNIS
 ASSOCIATION ROOM
 LIBRARY/READING ROOM
 MULTIPURPOSE HALL
 TERRACE PARTY AREA WITH BARBEQUE
 GUEST ROOMS
 SWIMMING POOL WITH KIDS POOL
 CHANGE ROOM & TOILETS

MASTER PLAN FACILITIES

ENTRANCE PORTAL
 WATER FEATURE
 JOGGING TRACK
 MULTI COURT- HALF
 BASKETBALL/VOLLEYBALL/TENNIS
 CRICKET PITCH.
 CHILDREN PLAY AREA WITH
 SAND PIT
 HERB GARDEN
 AROMA GARDEN
 VEGETABLE GARDEN
 SKATING RINK
 KABADDI COURT
 FUTSAL & HOBBY COURT
 OPEN AIR THEATRE & STAGE
 YOGA LAWN
 OUTDOOR GYM
 MEDITATION PAVILLION

OTHER FACILITIES

CAR WASH POINTS
 CAR CHARGING POINTS

DISCLAIMER IN SPECIFICATIONS

1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, MS/SS railings, block work, etc. are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with kitchen.
3. The developer shall only provide electrical points as indicated in the electrical matrix. The actual electrical fixtures/fitting inside the apartments including but not limited to wall/ceiling light, geyser, water purifier, chimney, exhaust fans, Washing machines, buzzer/door bell, fans shall be the responsibility of the buyer.
4. In the event, this document mentions a specific brand to be offered against any given specification and in the event such manufacturer of that specific brand (i) ceases production/manufacture of these brands; or (ii) ceases its business operations as a consequence of which the relevant products aren't available; or (iii) inordinately delays the supply of products/materials which, in the opinion of the

promoter, may delay completion of the project; or (iv) causes quality changes which in the opinion of the promoter does not suit its quality metrics; or (v) increases the purchase cost of its products/materials by 10% or more which, in the opinion of the promoter, may delay completion, then the promoter shall procure and install products of any one or more of the brands as per promoters choice, which shall be a brand with equivalent features

5. In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale shall prevail and be final and binding.
6. The specifications enclosed here are to be read along with the relevant unit / apartment plan.
7. CHANGES FROM ABOVE DOCUMENT – IF ANY ARE AS PER ANNEXURE 4