

SPECIFICATION

1. Structure : R.C.C framed structure with Porotherm / Cement block walls.

2. Flooring & Dado :

a. Common area:

- Ground floor Entrance & Lift lobbies: Granite/ Vitrified flooring
- Basement lift lobby : Vitrified tile flooring
- Upper floor lift lobbies: Vitrified tile flooring
- Staircase : Restile / equivalent flooring
- Corridors : Vitrified tile flooring
- Lift jamb will be of granite / Tiles

b. Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master bedroom : Vitrified Tiles
- Other Bedrooms : Vitrified Tiles
- Balcony : Anti skid ceramic tiles
- Utility : Antiskid Vitrified tiles
- Kitchen : Vitrified tiles

C. Cladding

- Kitchen dado : ceramic tiles 600 mm above the counter
- Toilet dado : Ceramic tile dado up to 2200 mm height

3. Toilets:

- Chromium plated fittings for all toilets
- Single Lever Diverter with CP shower units in bath area for all toilets
- Health Faucet for all the Toilets.
- Wall mounted EWC with exposed flush tank for all toilets
- Granite Counter with counter top washbasin in master toilets and Wash basin in all other toilets
- Antiskid Ceramic tiles flooring

4. Kitchen:

- Electrical Provision for water purifier
- Reticulated Gas piping connection –At extra cost
- Tile dado of 2 feet above kitchen counter level (kitchen granite counter & sink would not be provided.)
- Hot and cold wall mixer.
- Provision for exhaust fan.

5. Utility:

- Inlet & Outlet for washing machine

6. Doors:

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

7. Windows:

- UPVC / Aluminium windows with mosquito mesh (Liv/Din, All Bedrooms)

8. Painting:

- Exterior walls with weather coat texture paint as per design.
- Internal walls with plastic Emulsion and ceilings with oil bound distemper.
- Enamel paint on all MS railings/ grills

9. Lift:

- Automatic passenger lifts

10. Security Systems:

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

11. Electrical:

- One TV point & telephone point in living room & Master bedroom.
- AC provision for Master bed room and Living room (AC not in scope of Sattva).
- Intercom facility from each apartment to the security room, club house & other apartments
- VDP only conduit provision
- Individual apartments to have a BESCOM power of 2BHK is 4 KVA and 3BHK+2T & 3BHK+3T is 5 KVA

12. 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)

13. Back-up Generator (at extra cost)

- 1.25KVA FOR 3 BHK+3T
- 1KVA FOR 2BHK & 3BHK+2T
- 0.5KVA FOR 1BHK

