

23 JUNE 2019 - R0

PROJECT: SKYWALK APARTMENT

CLIENTS: NCORP INFRATECH PVT. LTD.

AMENITIES AND GENERAL SPECIFICATIONS

STRUCTURE

- RCC Framed structure using Ready Mix Concrete
- External walls of 6" thick, Internal walls of 6" or 4" Solid Concrete Block Masonry,
- Plastering: Internal: 12 mm thk. c. plaster, putty & plastic emulsion paint
- External Plaster: 20 mm thk. c. plaster, sponge finish applied with superior quality anti fungal paint & texture paint

BUILDING ELEVATION AND ENTRANCE

- Specially designed contemporary elevations
- Exterior design with aesthetically composed colour and texture schemes
- Entrance gates and property walls
- Contemporary landscape design of main entrance and common areas
- Security guard's space

LIFT, STAIRCASE and FOYER LOBBY

- 2 Automatic passenger lifts
- Well appointed lobby & entrance foyers
- Unique, inviting design of staircases and railings
- Durable & elegant surface cladding for lift walls
- Italian marble/Granite flooring for Lift lobbies
- Anti-skid vitrified staircase treads and passage-ways
- Professional lighting design for common area & landscape

APARTMENTS:

FLOORING, WALL CLADDING AND PAINTING

- High quality vitrified flooring and skirting
- Anti-skid Vitrified tile flooring for toilets, balconies and utility areas
- Designer tiles for wall cladding of toilets up to 7' height
- Designer tiles for wall cladding above kitchen platform (2' high)
- Basic tile cladding near wet area, or 2' above counter.
- All internal room walls 12 mm thk. cement plaster, putty and acrylic emulsion paint
- All external and balcony walls with 20 mm thk. cement plaster, sponge finish and cement paint.

PLUMBING FITTINGS AND FIXTURES

- Concealed Plumbing with quality fixtures and fittings
- Provision for exhaust fans and geysers for bathrooms.
- Provision for exhaust chimney in kitchen

KITCHEN & UTILITY

- High quality galaxy black granite counters for kitchen or utility
- Stainless Steel sink & drain board in kitchen or utility
- Provision for water purifier point in kitchen
- Provision for washing machine in utility

DOORS AND WINDOWS

- Good quality and appropriately designed doors and hardware for main entrance and all rooms
- Granite frame with shutters laminated from inside for toilets
- UPVC windows with provision for mosquito mesh

ELECTRICAL

- Concealed wiring using quality cables and modular switches
- TV point for Living room and Master Bed room.
- Adequate number of lights and sockets with 2 way switches for lights and fans in bedrooms.
- One MCB for each room, one ELCB for each flat with BESCOM power connection of 4 KW for 2 BHK and 5 kW for 3 BHK.
- DG power backup through ACCL for the flats: 0.75 kW for 2 BHK and 1 kW for 3 BHK connecting all the lights, fans and 5 Amp sockets.
- Air-conditioning points for Living and all the bed rooms

SECURITY & COMMUNICATION

- Intercom from security to flat and club house.
- Video door phone for each flat.
- CCTV cameras at main gate, building entrance and terrace.
- Provision for Landline phone points in living and master bedroom.
- Provision for High speed data connections in living and master bedroom.

GENERATOR BACK-UP

- 100% Diesel Generator back-up for common lighting, lifts, pumps and all amenities.

WATER SUPPLY

- Adequate water storage in both under-ground and over-head tanks
- Separate water storage tanks for Kaveri and Bore-well
- Softening plant for Bore Well water

AMENITIES

- Playful and large court yard for good light and ventilation, badminton court, landscape and ample sitting areas, children's play area
- Visitors lounge & Security desk at ground level
- Party/ aerobics/ yoga area- with attached pantry, members lounge, TT, cards and other board games
- wading pool for children
- Steam and Jacuzzi facility
- common toilet facility

CAR PARKING

- Adequate Covered car park provided in 2 levels
- 4 electric charging stations with prepaid meters.

OTHER FACILITIES

- Sewage Treatment Plant
- Up-to-date Rain Water Harvesting system