

SPECIFICATION OF THE PROJECT - IVORY PHASE 1 AT BRIGADE ORCHARDS - RESIDENTIAL PROJECT		
	Description	Proposed
1	FOUNDATION	Isolated/ Combined footing
2	SUPER STRUCTURE	RCC structure
3	FLOORING	
<u>COMMON AREA:</u>	Waiting lounge /reception /GF Lobby /lift lobby	Granite/Vitrified tiles
	Staircases	Cement STEP TILES /Cement FINISH
	Other lift Lobby	vitrified tiles
	Service lift lobby	vitrified tiles/cement tiles
<u>UNITS:</u>	Living / Dining / Family / Foyer/bedroom /kitchen /utility	Vitrified tiles
	Balcony / deck	ceramic tiles
	Toilets	Ceramic tiles
	Maids room and toilet	ceramic tiles
4	WALL DADO	
	Kitchen	provision for modular kitchen(no granite slab/no dado will be provided)
	Toilets	Glazed/ Ceramic tile cladding up to false ceiling
5	KITCHEN	
	a. Counter	provision for modular kitchen (granite Counter and sink will not be provided)
6	TOILETS:	
	CP Fittings	chromium plated fittings in all bathrooms
	Sanitary fixtures	EWC/wash basin of standard reputed make
7	DOORS:	
	Main door /internal doors	Timber Frame with flush shutter
	Balcony door	UPVC/Aluminium
8	WINDOWS	UPVC/Aluminium
9	PAINTING & FINISHES	
	a) Exterior finish	external grade emulsion
	b) Internal wall and ceiling Finish	OBD /Emulsion/cement paint
	c)railings	Enamel paint
10	ELECTRICAL	
	units	Concealed wiring with modular switches , sufficient power outlets for tv , fan and light points
	DG Backup*	50% DG back up for units and 100% for common areas
11	VERTICAL TRANSPORTATION	Lifts provided As per design
12	FIRE	As per fire norms
13	Solar water heater	Only for top 2 floors