RESIDENTIAL BUILDING SPECIFICATIONS PURVA ORIENT GRAND



Indicative image

REVISION-RO

PURAVANKARA LIMITED

#130, Ulsoor Road,

Bengaluru, Karnataka - 560 042

March 2020

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PURVA ORIENT GRAND - SPECIFICATIONS - MARCH 2020

REVISION - R0

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DESIGN

Matri

Aswath Prasad VP - Architecture Collogado

Shiva Kumar L Sr. VP – Strl. Design A 10/3/2018

Sreeramachandra Murthy DGM – Design (Services) Colo 3/12 12

Suresh Swamy GM –(Services) 10/02/2020

Raghu.S Manager-Design (Services)

PROCUREMENT & CONTRACTS

Srikanth Srinivasan

President - Procurement & Contracts

SALES

Anil D Kumar VP - Sales

Kartik Kumar

Nani Choksey Joint Managing Director Abhishek Kapoor Chief Operating Officer ASKUNT I TAMARCH 8080



1. STRUCTURE

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

2. FLOORINGS

2.1	Lobbies (Lower & Upper basement)	15	Large Format Vitrified tiles
2.2	Lobbies (Ground floor & Passages		
	leading to the Lifts & Staircase		Agglomerate marble.
2.3	Typical floor lobby	ŧ	Large Format Vitrified tiles.
2.4	Foyer/Living/Dining	:	Large Format Vitrified tiles.
2.5	Master Bedroom	*	Laminated wooden flooring laid on hard concrete screed.
2.6	Bed rooms	*	Large Format Vitrified tiles.
2.7	Kitchen	*	Large Format Vitrified tiles.
			Value of the Control

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2.8	Balcony/Sitout/Utility		Anti-Skid Ceramic tiles	
2.9	Toilets/Powder room		Anti-skid Ceramic tiles	
2.10	Maids room	8	Ceramic tiles	
2.11	Maids room toilet		Anti-skid ceramic tiles	
2.12	Staircase - parking to first residential floor	1	Anti-skid full body vitrified tiles	
	level			
2.13	Staircase - all other levels	;	Concrete tiles with painted skirting -as per architects design	

3. WALLS

3.1	Internal walls	: Gypsum plaster painted with Plastic Emulsion.
3.2	Kitchen	Provision of space for dado tiles.
		(2' above counter space with rough surface/adhesive fixing).
		(Dado, Sink, faucet & cooking Platform are not provided to enable the
		customer to install modular kitchen of their choice)
3.3	Toilets/powder room	Glazed / Matt Ceramic tiles up to false ceiling

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3 4	Maids toilet	: Glazed ceramic tile dado up to 4' al round and OBD.
3 5	Lift wall cladding	: Lacquered glass & Vitrified Tile as per Architect's design.
3.6	Exterior Fascia of building	Painted with external grade weather proof paint/ Emulsion Paint & Textured Painted surfaces / ACP/GRC as per Architect's design.
3.7	Balcony/Sitout/Terrace	: External grade weatherproof Paint
3.8	Utility	: Skirting -with ceramic tiles of 100mm height. Wall above Skirting - Finished with Plastic emulsion.
3.9	Entrance Lobby wall cladding	: Agglomerate marble/ Vitrified Tile/Textured Paint as per Architect's design
4. CEIL	INGS	

4.2

All Internal Ceilings

Coarse putty & Painted with Plastic Emulsion.

Toilets/powder room

4.1

Modular Grid False Ceiling, above false ceiling - With white wash.

4.3 Entrance Lobby & Typical floors Gypsum Board False ceiling

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4.4 Utility : Painted with Plastic emulsion

4.5 Maids toilet : Painted with OBD.

5. HANDRAILS

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

5.2 Balcony /Sitout : SS Railings with Laminated/Toughened glass panels as per Architect's design.

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

DOORS

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

SHUTTER: Natural wood veneer finished shutter with PU polished in

matt finish with required hardware.

6.2 Bedroom Doors : FRAME : Engineered / wood frame - PU polished in matt finish

SHUTTER: Engineered shutter with laminate on either side PU polished

in matt finish with required hardware

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

SHUTTER: Engineered shutter with laminate on either sides with required hardware.

6.4 Living/Dining/bedroom to Balcony/sitout: Single Glazed, 2.5 track UPVC frames with sliding shutters with insect mesh.

6.5 Utility door : UPVC Glazed sliding/ hinged shutter (wherever required)

6.6 Maid room : FRAME : Engineered /wood frame - PU Polished in matt finish.

SHUTTER: Engineered shutter with laminate on either sided with required hardware.

6.7 Maid's room Toilet door : FRAME: Engineered /wood frame - PU polished in matt finish.

SHUTTER: Engineered shutter with laminate on either side with required hardware.

7. WINDOWS & VENTILATORS

7.1 Windows : Single Glazed, 2.5/3 track UPVC frames with Sliding shutters with insect

mesh as per Architects design.

7.2 Ventilators : Glazed, UPVC frames with fixed Louvers/Open able with provision for exhaust fan.

(with access to service shaft)

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7.3 Ventilators

Glazed, UPVC frames with adjustable Louvers/fixed shutter- with

(Without access the service shaft)

provision for Exhaust fan.

8. PLUMBING / SANITARY FITTINGS

MASTER BED ROOM TOILET

EWC : White coloured wall Mounted EWC with seat cover, Flush Valve, Health Faucet.

WASH BASIN : White coloured countered washbasin with mixer.

SHOWER : Rain shower with Thermostat mixer.

FAUCET : CP fixtures

PROVISIONS : Provision for geyser (electrical & plumbing lines)

OTHER TOILETS

EWC : White coloured wall Mounted EWC with seat cover, Flush Valve, Health Faucet.

WASH BASIN : White coloured countered washbasin with mixer.

SHOWER : Overhead shower with single lever diverter

FAUCET : CP fixtures

PROVISIONS : Provision for geyser (electrical & plumbing lines)

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POWDER ROOM

EWC

: White coloured wall Mounted EWC with seat cover, Flush Valve, Health Faucet.

WASH BASIN

: White coloured washbasin (small size) with Pillar cock.

FAUCETS

CP fixtures

KITCHEN/UTILITY

PROVISIONS

: Potable water at sink point. (Plumbing lines)

Multifiltered water supply line

: Centralized Multifiltered water supply line (for drinking only)

(Dado, sink, faucet & cooking platform are not provided to enable the customer to install modular kitchen of their choice. Only plumbing and electrical points will be provided.

PROVISIONS

for Washing machine (Electrical & Plumbing lines)

FLOOR TRAPS

COCKROACH TRAPS

: Cockroach trap with SS grating.

MAID'S ROOM TOILET

EWC

: White coloured wall Mounted EWC with seat cover, Flush Valve, Health Faucet.

WASH BASIN

White coloured wall mounted washbasin with Pillar cock.

SHOWER

: 2 nos. of bibcock for hot & cold each.

FAUCETS

: CP fixtures

PROVISIONS

: Provision for geyser (electrical & plumbing lines)

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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 matrix mentioned below.

.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 bedroom, other bedrooms.

10. ELEVATORS

10.1

Elevators : Branded Automatic Elevators with AUTOMATIC RESCUE DEVICE

(ARD) with emergency call Facility to Security.

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11. OTHER SERVICES / INFRASTRUCTURE

11.1 Services : STP, WTP & OWC as per design requirements

11.2 Intercom point : Living / Dining of each apartment connected to Security

(except EWS units)

11.3 CCTV : At locations as per design.

11. 4 Provision for Wi-Fi : Optical fibre cabling (FTTH)- provision for a point at

Living/Dining (modem /device if any - not included)

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								P	LUMBING PO	INTS&FD	TURE - 3	BHK + 3T A	PARTMENT	5					_	
1			EV	wc			WA	SH BAS	IN		1200	SHO	WER					UTILIT	Y	
1.6	LECATION	EWC WALL MEANTED WITH FLISH VALVE	HEALTH FARCET	ANGILAR STOP CDCK FOR HEALTH FAUCET	FLOOR MAP WITH SPATING	WASH HASIN WITH SCITTLE TRAP	SANGLE HEVER HANN HOER	PILLAR COX FOR VACH BASH	ANGULAR STOP CIXX FOR BASIN HOSE!	SIMILE LEVER CONCEALER OWERTOR WITHEATH SPOUT	SHOWER WITH SHOWER ARM	CVERHEAD SHEWER WITH SHOWER ARM	ANGLE AN STOP COCK FOR TOLLET SEYSER	HIB COOK FOR COLD AND HOT WATER	PLOCH TRAP WITH SHATING	ANDLLAR STOP COCK PUR SINK HOKER	AVEILAR STOP COCK FOR MALTI FLITERED WATER	ANGLEAR STOP COCK FOR INSTANT GEYSER	2 WATER COCK FOR URUTY WASHING ME	PLOOP TRAP WITH SPATING
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3	OTHER BEOROOM TOBLET	1.	1	i	1	1	1	0	2	i		i.	1	0	1					
	TOBLET	1	1	1	1	1	4		2	ı	6	1	ı	Ó	1					
4	UTILITY				1											2	1	3.	1	1

PLUMBING POINTS & FIXTURE - 4 BHK + 3T APARTMENTS

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51. 840	LECATION	EVE WALL MELATED WITH FLUGH VALVE	HEALTH FALKET	SFOP DOX FOR HEALTH FALCET	FLOOR TRAP GRATING WITH CESSIPEAC HITEAP	WASH MASH WITH BOTTLE THAP	SASSE E CEVER GASIN MIXER	PLLAR COCK FOR WASH BASIN	MIGULAR STOP COOL FOR WR	SMELE LEVER CONTACO SWEETCR WITH BATH SPOUT	RUN SHOUER WITH SHOWER ARM	SHOVER HEAD SHOVER WITH GROWER ARM	AMELILAN STOP COCK PER TOLLET GEYSER	BIB COCK FOR COLD AND HOT WATER	PLOOR TRAP GRATING WITH COCKRONCH TRAP	ANGILARI STOP CLEX FOR SINK HORR	ANGILAR STOP COCK FOR MILTI FLTERED WATER	ANGULAR STOP COCK FER INSTANT BEYISER	2 WAY BIG COLA FISH URLITY WASSING NC	FLOOR TRAP SPIATING WITH COOKREACH TRASP
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MACHINE PROPERTY.	DOMESTIC & CONTINUE.	A BUIL . AT ADADTHENTS
PERMISTRES	POINTS M FIXTURE	4 BHK + 4T APARTMENTS

			EV	WC .			WA	SH BAS	IN			зно	WER					UTILIT	Y	
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4	UTILITY															2	- 1	1	1	1

PLUMBING POINTS & FIXTURE - 5 BHK + ST APARTMENTS

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4	MAIDS TOILET	1	i	1	r	1	0	3.	1	0	0	0	- 24	2	1.					
5	UTILITY															2	1	1	1	1

Nani Choksey Joint Managing Director Abjective Kapoor Chief Operating Officer Bohond 114 MARCHEORO

MATRIX OF ELECTRICAL POINTS

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		BUNEX HO	ME PEATURES - SAISE		
	EA Socket	USB Pet	Ries	Occupancy General	Nochale back been with plate
Frayer	1 No. of sA Social Indick the OVI has			1 No. of Occupancy Sensor for Foyer light control	
Duing / Dining	1 Ne. of SA Sector for voice Additionce device (field Telephone point) 1 No. of SA Social Str Automation nerve centre (field fiv point) 1 No. of SA Sector for WITH Access point (field fiv point) 1 No. of SA Social for Royter (Near TV point)	T Hs. of USB Fart (Hear IV point)	1 No. of \$345 for Wift (Near TV point) 1 No. of \$345 for Automotion (Near TV point)		1 No. of 3MocLin book from for Clayse 1 No. of 3 MocLin book bo for VDM
Maxter bed room	1 No. of SA Societ for voice Aditionce device (Necr Telephone point) I No. of SA Societ for WPI Access point (Neor Typoint)	1 Ng. of USB Fort Please TV points	1 No. of RJ45 for Wift (Near Tripoint)		1 No. of SMooture track box for Geyser
MSK Tolled				No. of Occupancy Sensor for Solet woll fight control. 1 No. of Occupancy Sensor for Exhaust fon control.	
Bed room-1	1 No. of (A Social for WIFLAcces point (New TV point)	I No. of USB Port (Near TV point)	1 No. of Rs45 for Wiff (Near Trippint)		1 No. of 3Module black bar for Geyser
loter				I No. of Occupancy Sensor for Tollet wall light control	
IATO	1	3		The state of the s	4

		BLUNEX HO	ME PEARIRES - 4815T		
	4A Socket	UIS Fort	8148	Openpancy Sensor	Module book box with plate
Foyer	8 No. of aA Secker Inside the Onli box			The of Occupancy Sensor for Feyer light control	
thing / Dring	T No. of At Social for value Asistance device (Near Telephone point) 1 No. of At Social for Automation nerve centre (Near Ty point) 1 No. of At Social for You'ld No. of At Social for You'ld Access point (Near Ty point) 1 No. of At Social for Router (Near Ty point)	1 No. of USB fort place IV point	Enter of EjaSter Wife (Near for point) 1 No. of EjaSter Automation (Near for point)		1 No. of 3Module book box for Ceyser 1 No. of 2 Module book box for VDM
Marier bed room	1 No. of AA Socked for voice Assidence device (Next Telephone point) 1 No. of AA Socked for Wift Noises paint (Next Tripoint)	I No. of USE fort prece IV point	This of Rind for Will (Hear IV point)		1 No. of SMockie book box for Geyser
ARR Tolet				No. of Occupancy Jersor for Tafet wall light control. Title, of Occupancy Sensor for Ethaust fon control.	
fled room-1	1 No. of 6A Societ for WIFI Access point (Nect TV promi)	t No. of USB Fort (Near TV point)	1 No. of R145 for WIR (Near IV point)		1 No. of SMock/in block box for Geyser
Yoshul				1 No. of Occupancy Sensor for Tallet wall agrit control	
TOTAL				4	

Nani Choksey Joint Managing Director

Abbishek Kapoor Chief Operating Officer Bohont HUMBELH2020

PURVA ORIENT GRAND - SPECIFICATIONS - MARCH 2020

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		SUNEX HOS	AE PEATURES - 4844T		
	#A Socket	USE Fact	EHI .	Occupancy Sensor	Medule back bax with plate
Form	1 No. of AA Sockel Inside the ONE box			1 No. of Occupancy Jersar for Foyer light control	
U-ling/Dining	1 No. of AA Social for voice feliationos device (Nece feliaphonie point) 1 No. of AA Social for Automotion nerve centre (Nece TV point) 1 No. of AA Social for With Access point (Nece TV point) 1 No. at AA Social for flouter (Nece TV point)	f No. of USB Fort (Near TV point)	I No. of RUS for VIIII (Near TV point) If No. of RUS for Automation (Near TV point)		1 No. of 3Module Exact box for Ceyver 1 No. of 2 Module back box for VSM
Moster bed room	This, of AA Social for veice Assistance device Piece Neighbors point) E.No. of SA Social for WIT Access point (Neor N/ point)	1 Ha, of USB Fort (Near Tripolnit)	1 No. of E343 to WFI (New IV point)		1 No. of 3Module brack box for Deyster
MER lister				1 No. of Occupancy Fersor to foliat wall light control 1 No. of Occupancy Sensor for Ethourt fan control	
Sed room (1 No. of 6A local for WPI Access point (Near for point)	8 No. of USB Port (Next IV point)	The of F,45 to WPI (Nect IV point)		1 No. of 36Andule track box for Geyser
Toler				1 Ho, at Occupancy Sersor for Tailet wait Ratif control	
TOTAL					

		BUINEY HON	TE-62 - ESSUTASS BA		
	éA Socket	USB Post	2,45	Gorupanes Lensor	Module back bar with plate
Foyer	1 No. of 64 Socket Inside the OHF box	155,0837715	0.000	1 No. of Occupancy Sensor la Payer light control	
Uning / Dining	1 No. of 64 Socket for voice Jestiance centre (Near Jespinine point) 1 No. of 64 Socket for Automotion nerve centre (Near TV point) 1 No. of 64 Socket for With Access point (Near TV point) 1 No. of 64 Socket for With Access point (Near TV point)	1 No. of USE Port (Near Nipoint)	Etics of \$143 for Wift (Near N point) Eva, of \$145 for Automotion (Near N point)		1 No. of 3Medule back box for Ceyear 1 No. of 2 Nockee back bax for VDM
violer bed room	I his of AA Social for voice Assistance clavice (Neor Assestance point) I his of AA Social for WIFI Access point (Neor TV point)	1 No. of USB Port (Near N point)	1 No. of RUS for WITI (Near fit point)		I No. of State duck box for Geyser
MBR Tolled				I No. of Occupancy Senior for Total will light control. I No. of Occupancy Senior for Enfourt fun control.	
fied room t	1 No. of 6A locked for WFI Access point (Near N point)	Na. of USEPort (Near Niports)	THo. of RMS for WFI (Hecz f/ point)		I No. of 3Medicle back box for Geyeer
Solari				I No. of Ciccuptoncy Server for folial wall light control	
OTAL			4		



Nani Choksey Joint Managing Director Abhishak Kapoor Chief Operating Officer Bohond 114 MARCH2020

DISCLAIMER IN SPECIFICATIONS

- 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.
- 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.
- 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.
- 4. The specifications enclosed here are to be read along with the relevant unit / apartment plan.

Abhishek Kapoor Chief Operating Officer Balasubramanya C J President - Design

Nani Choksey Joint Managing Director