

## **SPECIFICATION**

### **1, COMPOUND WALL & ENTRANCE GATE :**

Designed compound wall as per architectural design based on the building theme.

Attractive entrance gate as well as covered security cabin.

Guest parking.

Reception/concierge assistance service with visitors air-conditioned waiting lounge in foyer.

### **2, LANDSCAPING/GARDEN :**

Lush green landscape, water body and beautiful boulevard.

Place for social gathering & party.

Special landscape features such as sculptures, plants, waterscapes and gazebo.

Dedicated children play area.

Well designed foyer for each apartment.

### **3, IRRIGATION SYSTEM :**

Irrigation system for entire landscaped areas.

Provision for appropriately sized water tanks & pumps.

Water efficient techniques & rain water harvesting.

### **4, PARKING & INTERNAL ROADS :**

Multi level Basement + ground level parking.

2 Car parking For each apartments.

Landscape edges on side of the internal roads.

### **5, SECURITY SYSTEM :**

24 x 7 security within the campus.

Intercom facilities in each block.

CCTV cameras in parking areas & common facilities such as club house entrance.

### **6, LIGHTING DESIGN ;**

Dynamic lighting design by professional lighting consultant for façade, landscape street light common area, lift porch, stairs etc.

**7, GYM :**

Gymnasium with quality equipments.

**8, ELEVATORS :**

Two high speed elevators for each foyer.

**9, ENTRANCE FOYER :**

Elegant & specious air conditioned entrance foyer for each tower.

Air Conditioned waiting lounge for each tower with reception/concierge service.

**10, STRUCTURE :**

Structural design for seismic conditions as per regulations and codes.

**11, FIRE FIGHTING :**

Fire fighting system as per regulation of urban local body.

**12, PLUMBING :**

Concealed toilet fittings & sanitary ware of jaquar,kohler or equivalent.

Concealed CPVC fitting.

**13, ELECTRIFICATION/LOW VOLTAGE SYSTEM :**

Distribution board with ``MCB`` & ``ELCB`` to ensure maximum safety.

Society intercom facilities.

FRLS cables of RR cables,polycab or equivalent brand.

Modular switches of reputed brand.

Appropriate earthing & lighting protection.

**14, INTERNAL WALL FINISHES :**

Gypsum plaster with wall putty.

**15, SWIMMING POOL :**

Infinity pool on ground floor.

Pool side wooden deck with pool side lounge chairs.

**16, DOORS :**

**Decorative main door with teakwood frame & shutter.**

**Wooden flush doors in each apartment.**

**Water proof flush door for bathrooms/toilets.**

**17, WINDOWS :**

**Alluminium section window frames with glass.**

**18, POWER :**

**DG Power back up for elevators,water pumps & lighting in common areas.**

**19, WATER SUPPLY :**

**Over head and under ground water tank.**

**Concealed lines with PVC/CPC/UPVC/PPRC pipes.**

**Bore well water.**

**Energy efficient hydro pneumatic system for water supply.**

**20, FLOOR HEIGHTS :**

**Each apartment has Drawing room,dining,kitchen has 9`-10``ft and  
bed room 10`-00``ft for better air circulation within the flat.**

**21, KITCHEN & STORAGE :**

**Kitchen platform with quatz equivalent granite stone with S S Sink.**

**Dado tiles or artificial stone up to lintel level.**

**22. FLOORONG :**

**Premium Vitrified tiles flooring in all rooms.**

**Tiles up to lintel level in bathrooms and kitchen.**

**Drawing,Dining & kitchen Italian marble with polish.**