

## **SPECIFICATION**

### **STRUCTURE:**

- RCC Framed Structure
- Solid Concrete Block masonry for walls

### **FLORINGS:**

- Italian Marble for Living, Dining, Foyer, Entrance area and Granite for Staircase.
- 800 x 800mm Vitrified floor for GF Bedroom, Kitchen, First Floor family, and Kids bed room.
- Laminated Wooden Flooring for Master bed room, Home theater/Gym.

### **KITCHEN:**

- Granite worktop or solid surface worktop.
- Sink Mixer of Grohe/Jaguar/Kohler or equivalent quality.
- Provision for water purifier.
- Double bowl SS sink in the utility and single bowl SS sink in the kitchen with single lever spout.

### **MASTER BEDROOM TOILET:**

- Italian Marble finish designer ceramic wall tiles and floor tiles of Kajaria/Somany or equivalent.
- Granite Marble counter for wash basin.
- Wall hung water closet with cistern of Roca/Kohler/TOTO or equivalent make.
- CP fixtures of Grohe Jaguar/Kohler/ToTo equivalent make.

### **OTHER BEDROOM TOILET:**

- Designer ceramic tiles for walls and floor of kajaria/somany or equivalent make.
- Granite Marble top for wash basin.
- Wall-hung water closet with cistern of Roca/Kohler/TOTO or equivalent make.
- CP fixtures of Grohe or equivalent make.

### **TV & BROAD BAND CONNECTION**

- TV and telephone points in the living, dining and all bedrooms.

### **OPEN TERRACE, BALCONIES AND TERRACE DECK.**

- Anti – skid ceramic flooring on open terraces and balconies Doors.

### **DOORS/WINDOWS/VENTILATORS:**

- Single leaf main door in solid timber bed rooms doors.
- Bedroom door Flush doors with timber veneer
- 3-track UPVC frames and shutters with mosquito mesh.

### **PAINTING/WALL FINISH:**

- Acrylic emulsion/luster paint on all internal walls and ceilings' with choice of color.
- Texture paint on external walls.

### **ELECTRICAL:**

- EB Connected power of 8 KW (60X40) and 10 KW(40X75 & 50X80).
- 100% DG Back-up.

### **ADDITIONAL FEATURES:**

- Video Door Phone System.
- Exclusive toilets for Drivers/Servants in select locations.
- Well-designed landscaping.
- CCTV surveillance.

- Solar lighting.
- Solar water heater for every villa.

#### **AMENITIES**

- Project entry/exit court.
- Signature water feature.
- Commercial complex.
- Security entrance arch.
- Park-1 with informal seating, water feature, sculpture court and nature trail.
- Park-2 sculpture court.
- Park-2 informal seating court.
- Park-2 interactive water feature.
- Visitor's parking and nature park.
- Club house entry court with sculpture and water feature.
- Pool deck area with main pool, kid's pool, pergola covered lounge deck and informal seating.
- Pool party deck area with pergola covered and informal seating.
- Barbeque area with extended party lawn.
- Central Park typical entry.
- Water splash park.
- Informal seating plaza.
- Sculpture court with water feature and island planting.
- Multi-Purpose play ground with pergola covered and informal seating.
- Toddler's play area with integrated play equipment.
- Children's play area with integrated play equipment.
- Tennis Court.
- Basketball court.
- Skating Court.
- Skating rink.
- Jogging track.
- Amphitheater.
- Elder's plaza.
- Multipurpose hall.

#### **CLAUSES FOR USE AND ENJOYMENT OF FACILITIES**

- 1** The ownership and possession of all the Facilities referred to above and the Additional Facilities to be provided including movable assets therein shall remain absolutely and exclusively with the Developers and/or their associate concerns, agents, nominees, assignees and/or transferees including and they alone shall be entitled to:
  - 1.1 Admit persons as members either individual, corporate, patron, life, honorary and/or such category as they decide. Such members may be the owners and to owners of adjoining and nearby properties to be developed by Developers as aforesaid and to general public and others. The Members shall have no right, title or interest whatsoever therein.
  - 1.2 Refuse/reject applications for memberships and expel/suspend members either on account of failure to observe the rules and regulations and/or non-payment of subscription and other dues or for misuse of Facilities/Additional Facilities or for other reasons.
  - 1.3 Fix the Entrance Fees, Subscriptions, Rates and Charges for use of its facilities and amenities and to revise the aforesaid from time to time.
  - 1.4 Frame the rules and regulations regarding usage of all the Facilities and Additional Facilities.

- 2** The Purchaser/s as long as he/she/they remain owner in 'NCC URBAN GREEN PROVINCE', shall be entitled to use the Facilities along with the owners/occupants and others referred to above, subject to:

  - 2.1 Strict observance of the rules framed by the Developers, their agents/assigns, from time to time;
  - 2.2 The payment of the subscriptions as may be fixed from time to time by the Developers and/or their agents/assigns;
- 3** The payment of charges for usage as may be fixed from time to time by the Developers and their agents/assigns and are entitled for the following:

  - 3.1 The Purchaser/s and his/her/their immediate family are entitled to be enrolled as members to use the Facilities without payment of any additional consideration.
  - 3.2 Membership of each of the various Facilities and of the Additional Facilities, if any, entitles a member to use and enjoy the same, subject to strict observance of rules framed by the Developers and their agents/assign and subject to the payment of the subscriptions as may be fixed by them and subject to payment of charges for usage of each of the Facilities.
  - 3.3 Members will only have a right to use the Facilities and have no interest, right or title whatsoever to any of the assets, movable or immovable.
  - 3.4 The Purchaser/s is/are entitled to be enrolled as member/s of each of the various Facilities/Additional Facilities on payment of enrolment and other fees.