



CAPSTONE
PROPERTIES

SCIENTIFICALLY CRAFTED LIVING

Project Name: Ventara Residences

Project Address: Sy No 131, Chambenahalli Village, Sarjapur Hobli, Anekal Taluk,
Bengaluru Urban, Karnataka - 562125

Specification

1. STRUCTURE

Structural System: Monolithic Shear wall structure designed for seismic compliant

2. WALL/CEILING FINISH

Internal walls

Finished with 2 coats of putty, 1 coat of primer & 2 coats of Premium Emulsion

Ceiling

Finished with 2 coats of putty, 1 coat of primer & 2 coats of Premium Emulsion

Exterior walls

Finished with 1 coat of primer & 2 coats of Exterior Texture paint with exterior Emulsion colour as per architect's design

Bathroom

Dado: Vitrified tile of size 1200x600mm till false ceiling height & above will be finished with a coat of primer

Make

Exxaro or Equivalent

Utility

1200mm height dado of 600mm x 1200mm vitrified tiles of Exxaro or Equivalent

Bathroom ceiling

Grid type false ceiling of reputed Make

3. FLOOR FINISH WITH SKIRTING

Living/Dining and Kitchen

Double charged Vitrified tiles of size 1200mm X 1800mm

Flooring

with 2mm spacer joints, Exxaro or Equivalent

Rest of bedrooms

Double charged Vitrified tiles of size 1200mm X 600mm

Flooring

with 2mm spacer joints, Exxaro or Equivalent

For





Master Bedroom

Wooden Texture Tiles of Size 1200*200 with SS Inlay.

Bathroom

Anti-skid Vitrified of size 600x600mm with 2mm spacer joints, Exxaro or Equivalent

Utility

Anti-skid vitrified of size 450*450mm with Spacer joints

Balcony

Anti-skid_vitrified Tiles of size 450*450mm with Spacer joint, Exxaro or Equivalent

4. KITCHEN & DINING

Electrical Power Points

For chimney, Hob & water purifier, dishwasher & water purifier

CP fitting

Kohler/equivalent

Sink

Provision for Sink, Long bib tap with Drain out Provision for Instant geyser.

Dining

Provision for wash basin with supply water & drain out.

5. BALCONY

Handrail

SS Handrail with glass as per architect's design

6. BATHROOMS

CP fittings & sanitary fixtures

Kohler or Equivalent

Master Bed bathrooms

Wall mounted WC with flush valve, Health faucet, Single lever diverter, Rain shower, Granite counter top wash basin, pest free drain

Other bathrooms

Wall mounted WC with flush valve, Health faucet, Single lever diverter, Granite counter top wash basin, pest free drain





7. JOINERY

A. DOORS

Main door

8' x 4' height African teak Wood frame, finished with Golden Teak veneer solid flush door shutter Shobha or equivalent make Digital lock for main door of Yale or equivalent, tower bolts, door viewer

Bedroom Doors

7' x 3' height Beachwood/Engineering wooden frame, solid flush doors finished with Laminate and necessary reputed hardware of Yale or equivalent make

Bathroom Doors

7'x2.5' Beachwood/Engineering wooden frame, solid flush doors finished with Laminate and necessary reputed hardware of Yale or equivalent make

Balcony Doors

UPVC Glazed French Sliding Door with 3 track and mosquito mesh provision Fenesta or equivalent

B. WINDOWS

Windows

UPVC windows sliding shutter with 2.5track see through plain glass with mesh provision - Fenesta or equivalent

Sliding Door

UPVC door with sliding shutters with 3 track toughened glass mesh provision

Ventilators

UPVC Ventilators with fixed louvers openable - Fenesta or equivalent shutter for ODU access (wherever applicable) – Fenesta or equivalent

8. ELECTRICAL POINTS

Power Supply

Safety device

MCB (Miniature Circuit Breaker & RCCB (Residual Current Circuit Breaker

Switches & sockets

Modular box, modular switches & sockets of good quality of legrand myrius or equivalent





Wires

FRLS (Flame Retardant Low Smoke) copper wire of a good quality finolex or equivalent

TV

Provision in Living & Master bedrooms.

Data

Provision in Living room

Split- air conditioner

Provision in Living/Dining and all bedrooms

Exhaust fan

Provision in all bathrooms

Geyser

Provision in all bathrooms

Back-up

100 % power back up with 50% diversity factor.

SPECIFICATIONS COMMON TO BUILDING

COMMON FEATURES

Lift

:

High speed Automatic passenger lift with rescue device with V3F for energy efficiency and one service lift per tower Schindler/ Equivalent.

Back -up

100% Power backup for common amenities such as Clubhouse, Lifts, STP, WTP & common area lighting

Owner's Directory

Apartment owner's name directory will be placed in ground floor

Lift fascia

Granite/vitrified tile cladding for a threshold of 300mm

Lift Lobby

Granite/marble flooring at ground level & Vitrified tile flooring at other levels

Corridor

1200mm x 1800mm Anti-skid Vitrified tile flooring of Exxaro or Equivalent with granite highlighter





Staircase floor

Granite flooring at first 4 levels & Kota Stone Finished other level

Staircase handrail

MS handrail with enamel paint finish.

Terrace doors

Good quality Fire resistant doors with paint finish with hardware

LPG

Provision for reticulated piped gas system.

Fire & Safety:

Fire hydrant and sprinkler system in all flats, corridors basements. Fire alarms and public address system

External Plumbing lines

Water supply lines

Drainage/Sewage: PVC Pipes and PVC Fit Internal and External CPVC or UPVC pipes and fittings

OUTDOOR FEATURES

Water storage

Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvest

Rain water harvesting system as per site requirement

STP

Centralized Sewage Treatment plant with SBR technology or equivalent

Safety

CCTV surveillance cameras will be provided all-round the building at pivotal Locations at ground floor

Walkway

Walkway spaces well defined as per landscape's design intent

Security

Security booth will be provided at the project entry/exit

Compound wall

Site perimeter fenced by compound wall with entry gates for a height of 1500mm & barbed fence of 300mm over it as per design intent

Landscape

Suitable landscape at appropriate places as per landscape's design intent





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Driveway

Convex mirror for safe turning in driveway at in / out

External Driveway

Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent



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