

PROJECT SPECIFICATION

Structure	Earthquake-resistant RCC Frame Structure. Concrete Block Masonry. All internal walls are smoothly plastered with lime rendering.
Flooring	Vitrified Tiles for Living, Dining, Kitchen, & Bedrooms. Ceramic Tiles for Toilets.
Flooring: Common Area	Common Area Lobby– Ceramic/ Vitrified Tiles Staircase - Tiles/Indian Granite.
Lifts	Four suitable elegantly designed automatic Lifts.
Doors	Main Door - Teak Wood Frame with Both side teak flush shutter door. Internal doors - Flush doors.
Windows	All windows shall be glazed with UPVC windows.
Kitchen	Glazed tile dado up to 2' above platform in Ceramic tiles.
Toilets	Ceramic Tiles and dado upto 7 feet. White colour wall mounted EWC with exposed flush tank, wall mounted wash basin with pillar cock and Divertor for shower area for all the toilets CP Fittings and Sanitary ware of Parryware or equivalent. Health Faucet in all the toilets.
Painting	Distemper for walls & ceiling for interiors, Ace exterior emulsion for exterior and common areas.
	Elegant modular electrical switches Anchor/Roma or equivalent. One Miniature Circuit Breaker (MCB) for each room provided at the main Distribution Box in each flat.

Electrical	One T.V. point in living & Master Bedroom
	Telephone points in Living area & Master Bedroom
	For each flat 3KW power for 2 Bedroom and 4KW power for 3
	Bedroom.
	A/C Points provision in Master Bedroom only Geyser points in all bathrooms Aqua guard and chimney Points in Kitchen
Water Supply	Adequate capacity underground sump & Overhead Tanks
Intercom facility	1 line Telephone cabling for each flat.
	Dedicated Local Intercom facility in each apartment.
Cable TV	Cable TV Network / Broadband connectivity (only provision, wiring at customer/service provider scope) only in Master Bedroom & Living room.
Generator / Back-up power	100% back-up through generators for common area lighting, lifts and pumps.
	1 KW power only for lighting for each apartment.
Common Amenities & Facilities	Gymnasium, Club House cum-multi-purpose Hall, Children's Play Area and Swimming Pool.
Security Systems	Installation of CCTV in the security room to screen visitors.

Note: The specifications if changed would be with Equivalent Quality.

Taxes are Subject to change as per Government Norms