

PROVIDENT DEANS GATE-IVC ROAD

SEPTEMBER 2023

Indicative image
REVISION R0

PURAVANKARA

PURAVANKARA
PURAVANKARA LIMITED
NO.130/1, Ulsoor Road,
Bengaluru, Karnataka – 560 042

DEANS GATE- TOWN HOUSE-RESIDENTIAL BUILDING SPECIFICATIONS – SEPTEMBER 2023

DESIGN



Nirupa. R
Manager – Architecture



Sainath babu Reddy
GM – Structures



Shivakumar B S
DY GM -Services



Uddappa Doddanagappa
DY GM -Services



Jatin Ujjini
Sr.Executive Legal



Sowmya Prakash
Sr.VP-Design



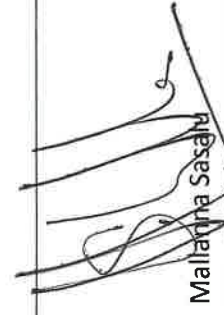
Karthikeyan
Ex.VP -Technical



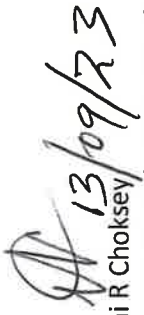
Pounacha B M
Sr.VP – Sales



Dhruva Gosh
Ex.VP-Marketing



Mallanna Sasani
CEO -Provident Housing Ltd



Nani R Choksey
Director- Provident Housing Ltd

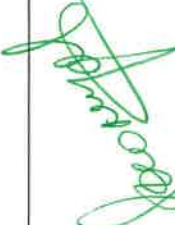
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1. STRUCTURE

- 1.1. Conventional Column beam Structure with masonry walls- Seismic zone compliant (As per NBC).

2. FLOORING

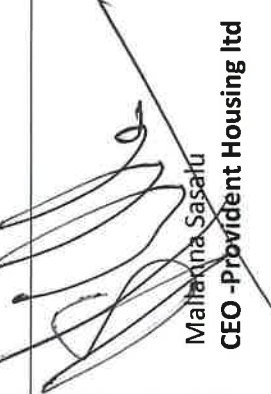
- 2.1. Common Entrance Lobby-Ground & First floor Staircase. : Granite.
- 2.2. Foyer, Living/Dining, Bed rooms/ Kitchen with utility : Large format Vitrified tiles
- 2.3. Balcony : Vitrified tiles
- 2.4. Toilets : Vitrified tiles with granite transition strip between dry and wet Area
- 2.5. Duplex internal Staircase : Vitrified tile flooring
- 2.6. Private Terrace Area : Anti-skid Ceramic tiles


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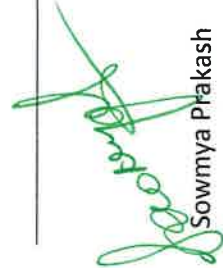

Mallikarjuna Sasalu
CEO -Provident Housing ltd


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3. WALLS

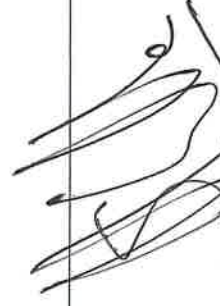
- 3.1. Internal walls : Cement plastered, finished with putty and Acrylic Emulsion paint
- 3.2. Kitchen platform : Platform and sink to be part of kitchen interiors(Customer scope), provision for dado up to 2 ft high above counter level.
- 3.2. Toilets : Vitrified tiles up to sunken slab/ false ceiling.
- 3.3. Lift wall (where applicable) : Granite jamb / textured paint/brick cladding.
- 3.4. Exterior Fascia of building : Brick cladding surfaces in selective places with combination of texture paint/ Exterior Emulsion paint.


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4. CEILINGS

- | | | | |
|------|-----------------------|---|---|
| 4.1. | ALL Internal Ceilings | : | Finished with Acrylic Emulsion paint. |
| 4.2. | Toilets | : | Sunken slab/ Modular Grid False Ceiling |
| 4.3. | Utility/Balcony | : | Finished with Acrylic Emulsion paint. |

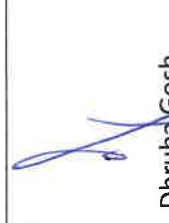
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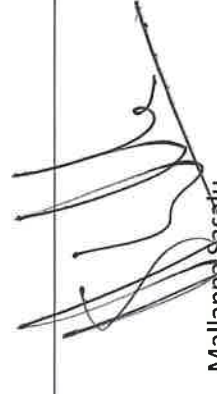
- | | | | |
|------|---------------------------|---|-------------------------------------|
| 5.1. | Common Staircase | : | MS Railings as per design detail |
| 5.2. | Duplex internal Staircase | : | Glass railings as per design detail |
| 5.3. | Balcony/Terrace | : | Parapet wall with MS Pipe |


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6. DOORS

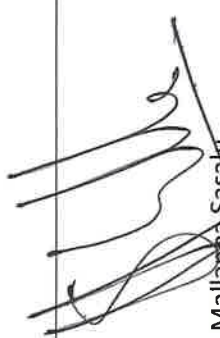
- 6.1. Main door - : FRAME: Engineered/solid wood frame with matt finish polish with Veneered Jamb Architraves on both sides.
- SHUTTER: Engineered Wood with Veneer both sides, polish in matt finish with good quality hardware.
- 6.2. Bed Room Doors : FRAME: Engineered/solid wood frame finish to match Veneer on shutter.
- SHUTTER: Engineered wood shutter with Veneer finish both sides, with good quality hardware.

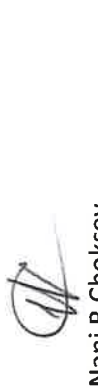

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6.3. Toilet Doors

: FRAME: Engineered/solid wood frame- PU polish with matt finish

SHUTTER:: Engineered wood shutter with laminate inside and Veneer outside finish,
with good quality hardware.

6.4 Living/Dining to Balcony/Terrace

: Floor to lintel, glazed, 2.5 track UPVC/Aluminium frame with sliding shutters
and insect/mosquito mesh (Nylon).

7. WINDOWS & VENTILATORS

7.1. Windows

: 2.5 track Glazed UPVC/Aluminium Frames with Sliding shutters
and Insect/mosquito mesh (Nylon)

7.2. Ventilators

: UPVC/Aluminium frames- Louvers/Hinged shutters with exhaust fan.


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8. PLUMBING / SANITARY FITTINGS

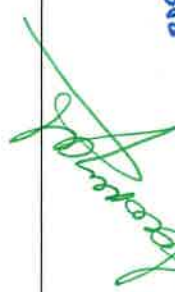
8.1. All sanitary & Plumbing Fixtures : As per ANNEXURE 1

9. ELECTRICAL WORKS

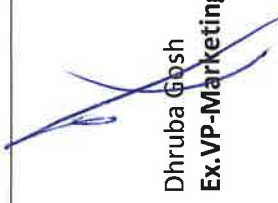
9.1. General Electrical works : ISI certified cables, FRLS wiring through PVC Conduits concealed in walls & Ceilings with Modular switches. Light Points, Fan points, Exhaust points, Power sockets, Video Door Phone (VDP), Geyser points, TV points, Telephone points, Data points, USB port at master bedroom.

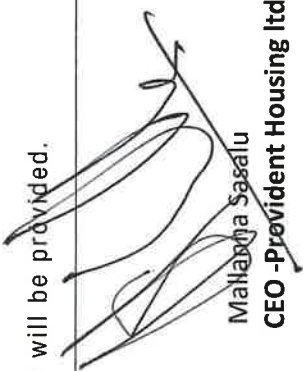
The Electrical room to have panel boards & meters as per BESCO standards.

Adequate EB power will be provided.


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- 9.2. DG – power back up : 100% Back up for common area lighting, pumps, Elevators & fire services based on Standard Diversity factor. Up to 50% back up power for units based on standard diversity factor.
- 9.3. Provision for AC : Provision for VRV AC in Living-Dining & All bedrooms.

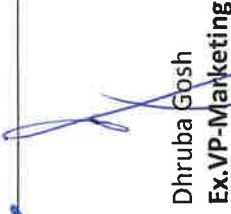
ELEVATORS

- 9.4. Elevators-(Where Applicable) : 4 pax passenger Elevators-MRL (Customer scope)


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10. OTHER SERVICES / INFRASTRUCTURE

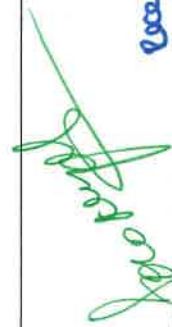
- 10.1. Services : STP, WTP & OWC as per design requirements
- 10.2. Car charging points : Power outlet provision for EV charging equipment for all car parks
EV charging equipment under Customer scope.

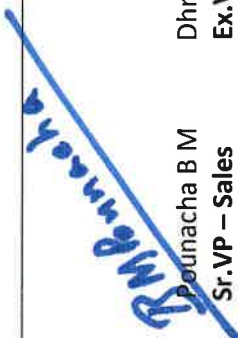
11. ROADS & PAVEMENTS

- : Pavers/ Concrete (White topping)

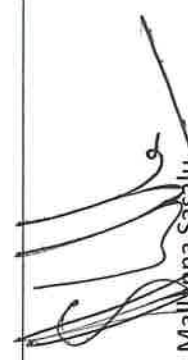
12. AMENITIES

- 12.1. Project Specific Indoor/Outdoor amenities : As per ANNEXURE 2
- 12.2. CCTV : At selected locations as per design


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ANNEXURE 1 - PLUMBING / SANITARY FITTINGS

MASTER BEDROOM TOILET

- EWC
 - Wall Mounted EWC with seat cover, Flush Valve, Health Faucet
- WASH BASIN
 - Washbasin with Marble counter with faucet
- SHOWER
 - Rain shower with hand shower
- FAUCETS
 - Water Efficient CP fixtures

OTHER TOILETS

- EWC
 - Wall Mounted EWC with seat cover, Flush Valve, Health Faucet
- WASH BASIN
 - Washbasin with Marble counter with faucet
- SHOWER AREA
 - Shower with Single Lever diverter & spout.
- FAUCETS
 - Water Efficient CP fixtures


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KITCHEN

- PROVISIONS - for Water Purifier (Electrical & plumbing lines)

UTILITY

- PROVISIONS - for Washing machine (Electrical & Plumbing lines)

SOLAR

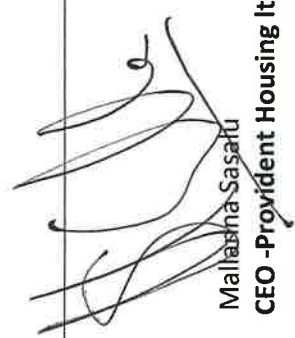
- SOLAR WATER HEATER - 100 litres for Each unit
- PROVISION FOR SOLAR POWER FOR UNITS – 4 KW per Unit.
- 50 KW Solar power for Clubhouse will be provided.


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ANNEXURE 2 – AMENITIES

Outdoor Amenities

- Play lawn
- Lawn with Informal seating
- Pet Park
- Elder's plaza with shade structure
- Amphitheatre with Stage
- Outdoor gym
- Children's play area with Trampoline.
- Main Swimming pool
- Kids pool
- LAP pool
- Nature trail with Informal seating
- Multipurpose Lawn with stage

Club house Amenities

- Multipurpose hall
- Gym
- Sports lounge and TT
- Badminton court
- Squash court
- Bowling Alley

Sports Amenities

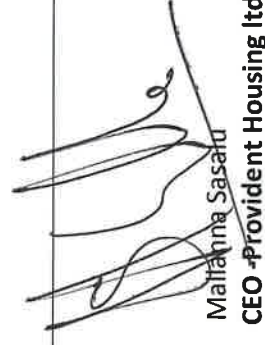
- Jogging track
- Cricket practice net
- Multipurpose court
- Mini soccer field


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DISCLAIMER IN SPECIFICATIONS

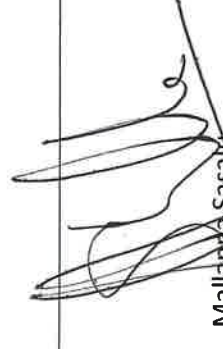
1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, MS/SS railings, block work, etc. are applicable exclusively to units with balcony/terrace and/or utility. Units not designed with a specific utility area are not equipped with any amenities related to utility. Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to units with kitchen.
3. The developer shall only provide electrical points. The actual electrical fixtures/fitting inside the units including but not limited to wall/ceiling light, water purifier, chimney, washing machines, fans shall be the responsibility of the Purchaser.


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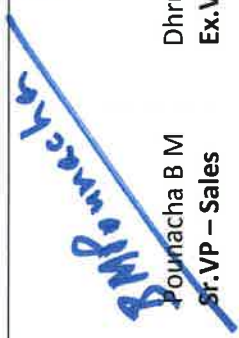

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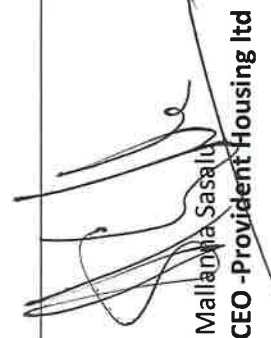
4. In the event, any document mentions a specific brand to be offered against any given specification and in the event such manufacturer of that specific brand (i) ceases production/manufacture of these brands; or (ii) ceases its business operations as a consequence of which the relevant products are not available; or (iii) inordinately delays the supply of products/materials which, in the opinion of the Promoter, may delay completion of the project; or (iv) causes quality changes which in the opinion of the Promoter does not suit its quality metrics; or (v) increases the purchase cost of its products/materials by 10% or more which, in the opinion of the Promoter, may delay completion, then the Promoter shall procure and install products of any one or more of the brands as per promoters choice, which shall be a brand with equivalent features and quality.
5. 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.
6. The specifications enclosed here are to be read along with the relevant unit plan.

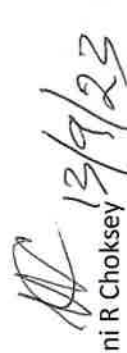

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