

Schedule G- Specifications		
	Description	Proposed
1	FOUNDATION	Isolated/ Combined footing
2	SUPER STRUCTURE	RCC Framed structure
3	BLOCK WORK	solid concrete block work masonry walls
4	FLOORING	
<u>COMMON AREA:</u>	Waiting lounge /reception /GF Lobby /lift lobby	Marble/Granite
	Staircases	Cement step tiles/Vitrified tiles
	Other lift Lobby and corridors (upper)	Vitrified tiles 600 x600 mm
	Service lift lobby	vitrified tiles
	MEP rooms	IPS floor with smooth finish
	Terrace	clay tile with membrane water proofing
	Basement	VDF/IPS with smooth finish
<u>RECREATION HOUSE (club):</u>	Lobby	vitrified tiles/ restile or equivalent
	Gym	vinyl flooring
	Multi purpose hall	vitrified tiles
<u>UNITS:</u>	Living / Dining / Family / Foyer	Vitrified tiles 600 x600 mm
	Master Bed room	laminate wooden flooring
	Other Bed rooms	Vitrified tiles 600 x600 mm
	Balcony / deck	anti skid ceramic tiles
	Master Bed room toilet	anti skid ceramic tiles
	Other Toilets and powder room	anti skid ceramic tiles
	Kitchen	Vitrified tiles 600 x600 mm(same as living)
	Utility	same as kitchen
5	WALL DADO	
	M.bedroom toilet	ceramic tile cladding up to false ceiling height.
	Other toilets and powder room	ceramic tile cladding up to false ceiling height.
6	KITCHEN	
	a. Counter	provision for modular kitchen
	b. Plumbing/Electrical	Plumbing point provision for water purifier/sink, washing machine. Electrical point provision for water purifier point, refrigerator point, microwave point, washing machine point, electrical point for instant geyser, hob point, chimney point, mixer point.
7	TOILETS:	
	CP Fittings	Jaguar/Ess Ess or equivalent
	Sanitary fixtures	Parryware or equivalent
	Accessories- Soap tray, robe hook,Toilet paper holder, towel rod	soap tray, concealed diverter, toilet paper holder, basin mixer, robe hook, towel rod, health faucet
	Master Bathroom	Glass partition for shower at extra cost as per client request.
	EWC	Wall mounted WC of Hindware/ Parryware or equivalent
	False Ceiling	Calcium silicate/syntex
8	DOORS:	
	Main entry door - to unit	Teakwood frame, Natural PU lacquer polish shutter and architrave
	Bedroom doors	Hardwood frame, enamel paint shutter and architrave
	Toilet door	Hardwood frame, enamel paint shutter and architrave
	Balcony door	UPVC/Aluminium with bug screen 3 track
	shaft door	Powder coated MS door
9	RAILING	
	Balcony railing	MS railing
	Stair Railing (Common areas)	MS railing
10	WINDOWS	UPVC/ Aluminium with bug screen and safety grill
11	PAINTING & FINISHES	
	a) Exterior finish	External texture paint
	b) Internal ceilings	
	common area	emulsion paint
	lift Lobby	emulsion paint
	staircase, utility area and service area	Oil bound distemper
	basement	economy range emulsion
	unit ceiling	acrylic emulsion paint
	c) Internal walls	
	common area	emulsion paint
	lift Lobby	emulsion paint
	staircase, utility area and service area	Oil bound distemper
	basement	Cement paint
	unit walls	acrylic emulsion paint
	d) steel works	synthetic enamel paint
12	WATER SUPPLY/DRAINAGE	
	a) Sewage Line	UPVC
	b)Water supply	CPVC for water supply
	External piping	UPVC
	Internal piping	CPVC
	Flushing	STP treated water
	c) Drainage	Treatment- STP
	External piping	PVC
	Internal piping	PVC
	d) Borewell	Not applicable
13	AIR CONDITIONING	
	Living	16A switch & socket point with wiring for spilt AC
	Master Bedroom	16A switch & socket point with wiring for spilt AC
	Bedrooms	16A switch & socket point with wiring for spilt AC
14	ELECTRICAL	
	Apartment	
	3 bhk	6KW
	2 bhk	5KW

	Modular switches	Anchor Roma/Viola or equivalent make
	DG Backup	3-KW for 3 BR, 2KW - 2BR ; Emergency power for lifts, pumps & lighting in common areas – 100%
15	VERTICAL TRANSPORTATION	Lifts provided as per design- OTIS / kone or equivalent
16	SECURITY SYSTEM & AUTOMATIONS	Intercom facility to be provided(in living area or next to main door). Handset in customer scope. Cable TV/DTH or internet on subscription basis.
17	LANDSCAPING	Yes
18	GAS SUPPLY*	Only shaft provision
19	WARDROBES	Not applicable
20	SUSTAINABILITY	
	Solar water heater	provided only for top 2 floors
	Organic waste converter	Yes
	Ground water recharging	Yes
	Rain water storage	Yes
	Street light	Yes
	STP*	Yes
21	CAR PARKING	as per local authroity requirement
*At additional cost		