

CONSTRUCTION SPECIFICATIONS OF OCEANUS VISTA 2

1	Structure	Seismic II compliant RCC framed structure.
2	Walls	6" concrete block masonry for external walls and 4" concrete block masonry for internal walls.
3	Doors	Main Door: Teakwood main door with polish on both sides, lock with latch, handle, Brass hinges, Tower Bolt, stopper and magic eye. Other Doors: Wooden frame with Molded wooden door with 30mm block board shutter with both side enamel paint with powder coated fittings.
4	Windows	UPVC Sliding windows three track frames with glass in two tracks and mosquito mesh in one track with MS grill protection. UPVC French windows in drawing and dining room.
5	Flooring	Quality Vitrified flooring for drawing, dining, bedrooms, Kitchen & Ceramic tiles for Balconies with 4" skirting, Antiskid ceramic tiles flooring in toilets.
6	Kitchen & Utility	17mm to 20mm thick polished granite counter top platform with Stainless steel sink and 2' ceramic dadoing above the granite counter top. Provision for Aqua guard point. Provision for washing machine in utility area. Provision for Modular Kitchen.
7	Toilets	Ceramic glazed tiles dado up to false ceiling height. White EWC with flush tank of make Hindware / Paryware / Cera. Health faucet will be provided in toilets. One hot & cold mixer unit for shower and all other fittings and fixtures of make Crab Tree/jaguar/ Ess Ess/marc in toilets. Wash basin with pedestals. Concealed master control cock in each toilet shall be provided from inside. All sanitary and rain water pipes shall be suitable thickness for 6 Kg/Cm2 pressure out let pipes. Provision for Geyser & Exhaust fan.
8	Painting	Emulsion paint for internal walls - roller finish. Cement paint for external walls over plastered surface.
9	Terrace	Overhead tank, parapet wall, staircase headroom, lift machine room and water proof treated terrace.
10	Basement	Concrete flooring for parking, underground sump, electrical room, Generator room, and lift well.
11	Electrical	One T.V / Telephone point in the living and master bed room. Provision for Broad Band Connection in Guest B/R or Study Room. Provision for One Split AC in Master Bed Room. Modular electrical switch of Anchor- Roma/ M.K/Schinedair/ equivalent make. I.S.I mark P.V.C conduits concealed in the walls, Quality copper cables. Light, fan, 5 amps – 15 amps plug points shall be

		provided. MCB for each room and ELCB for the flat shall be provided.
12	Common Area	Staircase and lift. Flooring in lobby/common area will be Vitrified tiles/granites. MS handrails for staircase and corridor.
13	Power	5 KW power supply from BESCOM and 1 KVA generator backup for each Apartment.
14	Water Supply	Potable Bore well/Municipal water, pump, sump, overhead tank provided with concealed pipeline
15	Sanitary / RWP	Disposal to the STP/ Municipal line; internal soil and waste water and rain water pipes are PVC lines.
16	Lift	One 8 passengers lift & One Service Lift (13Passenger) of reputed make with generator backup in each Block
17	Common area light fittings	One time.
18	Security	CCTV for periphery Surveillance

List of Common Amenities:

1. **Club House with**
 - a) Swimming Pool
 - b) Multipurpose Hall
 - c) Steam, Sauna & Jacuzzi
 - d) Gymnasium
 - e) Indoor Games
2. Children play area
3. Tennis court or Badminton court
4. Video Door Phone with intercom facility.
5. Provision for Broad Band Connection
6. Backup Generator
7. Rain Water Harvesting
8. Disabled friendly access
9. Solar lighting for basement driveway and staircases
10. Facility for Car wash
11. General Toilet for servants / security