

ANNEXURE

AJMERA LUGAANO-PROJECT SPECIFICATION

GENERAL

- Seismic Zone II resistant RCC Shear Wall structure (MIVAN).
- Elegant ground floor entrance lobby.

PLASTERING

- All internal walls rendered with water proof putty / punning.
- All external walls coated with textured finish.

PAINTING

- Interiors: Acrylic Emulsion for ceiling & walls.
- Exterior: Weather proof exterior emulsion.

FLOORING

- Vitrified tiles for living, dining & bedrooms.
- Anti-skid tiles for utilities, balconies & terraces.

TOILET: Fittings & Accessories:

- Hard wood door frames in toilets.
- Branded EWC and wash basin in all toilets.
- Designer ceramic tiles for flooring& walls
- Branded hot and cold water mixer unit for shower in all toilets.
- Branded CP fittings in all toilets.
- Large sized toilet ventilators made up colored & anodized Aluminum louvered glass with provision for exhaust fan.
- Syntax false ceiling.
- Provision for horizontal geyser above false ceiling & exhaust fan in all toilets.

DOORS & WINDOWS, GRILLS & RAILING

- Main door frame in seasoned hard wood.
- All other door frames in seasoned hard wood.
- Flushed Main door shutters.
- Laminated Flush doors for bedroom, balcony, terraces& toilets.
- MS Railing in all balconies.
- MS grills in all windows.
- Living room provided with anodized Aluminum sliding French doors for balcony with provision of mosquito mesh.
- Anodized Aluminum sliding windows with 5mm float glass with provision of mosquito mesh.
- Openable casement anodized Aluminum door between kitchen & utility.

KITCHEN

- Granite Kitchen platform with stainless steel sink with single bowl.
- Granite platform with stainless steel sink with single bowl & single drain board in utility.
- Cladding with designer tiles up to 2ft height above kitchen platform.
- Provision for water purifier point above sink
- Provision for washing machine in utility area.
- Concealed piped gas connection having provision to place cylinder in utility area
- Provision for exhaust fan or chimney outlet.

ELECTRICAL

- TV points in the living room & master bedroom.
- Fire resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in master bedroom & living provision for installing intercommunication facility within each apartment.
- A/C point for master bedroom and living room active.
- Each flat will be provided with adequate BESCOM power i.e., 2 to 3 KW.
- Power back up to light circuits only through the DG.
- 100% power back up for lifts & common areas & all essential services
- Provision for broadband internet connection.

- Provision for DTH connection.

LIFT

- One passenger & one service lift per tower with ARD (Automatic Rescue Device) / suitable to fire norms.
- 100% power backup from DG.

CABLE TV

- An exclusive satellite TV network will be provided (users to pay monthly charges)

SECURITY SYSTEMS

- Access control Door systems in entrance lobbies at basement / ground level & for all amenities access.
- Boom barrier system with RFID at entry & exit points.
- CCTV coverage for security at main entrance, lift lobby at basement level & common areas where ever required.
- Individual Resident ID cards.
- Individual Car sticker for owned cars.

BACKUP GENERATOR

- 1KW D. G. power backup for each apartment for lighting points only, with automatic changeover switches.
- 100% power back up through DG for lighting in common areas, lifts and pumps.

WATER TREATMENT PLANT

- Treated soft water through an exclusive water treatment plant within the complex.
- STP treated water for flushing of toilets and for gardening purpose.

COMMON AMENITIES (ALL SHOULD BE AS PER GFC)

- Swimming pool with toddler pool
- Futsal court
- multipurpose court
- Landscaped gardens
- Hopscotch
- Children's play area
- Passive court
- Jogging path
- Seating pavilions
- Fabric covered pool deck
- Party lawn
- Viewing deck
- Tree plaza

- Clubhouse comprising of
 - I. Administration office place
 - II. Multipurpose hall
 - III. Lounge
 - IV. Office
 - V. Kids zone
 - VI. Gym
 - VII. Yoga meditation
 - VIII. Reading room/library
 - IX. Home theatre
 - X. Squash
 - XI. Table tennis
 - XII. Shuttle court