

**:SPECIFICATIONS:**

	DESCRIPTION	PROPOSED
<b>1</b>	FOUNDATION	Isolated/Combined Footing
<b>2</b>	SUPER STRUCTURE	RCC Frame structure
<b>3</b>	BLOCK WORK	Cement solid block Masonry
<b>4</b>	FLOORING	
<b>COMMON AREA:</b>	Waiting lounge /reception /GF Lobby /lift lobby	Matt finish Vitrified tiles 600mmx600mm, GF lobby- Marble or Granite flooring. And SS Grab bars in the common area.
	Staircases	Cement step tiles
	Other lift Lobby and corridors (upper)	Matt finish Vitrified tiles 600mmx600mm
	Service lift lobby	Matt finish Vitrified tiles 600mmx600mm
	MEP rooms	IPS floor with smooth finish
	Terrace	Clay tiles with membrane water proofing
	Basement	VDF/IPS with smooth finish
<b>RECREATION HOUSE (club):</b>	Lobby	Matt finish Vitrified tiles/ Restile or equivalent.
	Gym	Laminated Wooden Flooring/vinyl flooring
	Multi purpose hall	Matt finish vitrified tiles
<b>UNITS:</b>	Living / Dining / Family / Foyer	Matt finish Vitrified tiles 600mmx600mm or 450mmx450mm.
	Master Bed room	Laminated wooden flooring or Matt finish vitrified tiles 600x600mm or 450x450mm as a option.
	Other Bed rooms	Matt finish Vitrified tiles 600mmx600mm or 450mmx450mm.
	Balcony / deck	Anti-skid ceramic tiles 300mmx300mm
	Master Bed room Toilet	Anti-skid ceramic tiles 300mmx300mm
	Other Bedroom Toilets	Anti-skid ceramic tiles 300mmx300mm
	Kitchen	Same as Living
	Utility	Anti-skid ceramic tiles 300mmx300mm
<b>5</b>	WALL DADO	
	Kitchen	Modular kitchen with Glazed tile upto 2' height above platform

	Master bedroom toilet	vitrified tile 300x450mm cladding up to false ceiling height.
	Other Bedroom Toilets	vitrified tile 300x450mm cladding up to false ceiling height.
<b>6</b>	<b>KITCHEN</b>	
	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, dishwasher point, hob point, chimney point, mixer point.
<b>7</b>	<b>TOILETS:</b>	
	CP Fittings	Jaguar/Ess Ess or equivalent
	Sanitary fixtures	EWC: 1. Other Bedroom Toilet-Wall mounted EWC with exposed flush tank (Cera/Hindware/equivalent). 2. Master Bedroom Toilet(senior friendly toilet)-Wall mounted EWC with exposed flush tank.
		WASH BASIN: Wall mounted wash basin in all toilets with lever handle faucet.
	Accessories	Mirrors , Soap tray, 2 in1 wall mixer, toilet paper holder, basin mixer, robe hook, towel rod, health faucet. - (Jaquar or equivalent). Emergency pull chord to operate call system and grab bars for Master Bedroom toilet (senior Friendly toilet).
	Master bedroom toilet-shower partition	Shower partition at extra cost as per client request.
	Shower	Telephonic hand held shower with adjustable hose, wall mixer for shower. SS/PVC Foldable shower seat to be provided in Master Bedroom Toilet(senior friendly Toilet).
	False Ceiling	calcium silicate boards
<b>8</b>	<b>DOORS:</b>	
	Main entry door - to unit	Teak/ hard wood frame with designer shutter and melamine polish (masonite /equivalent). ('D' style lever handle, wall mounted door stoppers, 2 nos peep hole fitted at 1100mm & 1400mm for the main door and push plate for main door, no threshold, 250mm SS metal kick plate).

	Bedroom doors	Hardwood frame with painted flush shutter. D handles for all doors.
	Toilet door	Hardwood frame with flush shutters and both side laminate finish .with indicator lock which can be operated from outside. MBR toilet with sliding/pivot door.
	Utility	UPVC/Aluminium
	Balcony door	UPVC/Aluminium with bug screen 2 1/2 track
	Shaft door	MS powder coated door frame with shutter.
<b>9</b>	RAILING	
	Balcony railing	MS railing
	Stair Railing (Common areas)	MS railing
<b>10</b>	WINDOWS	UPVC/anodised Aluminium with bug screen and safety grill.
<b>11</b>	PAINTING & FINISHES	
	a) Exterior finish	combination of External texture paint / scratch coat with exterior emulsion.
	b) Internal ceiling	
	common area ceiling	Oil bound distemper
	lift Lobby ceiling	Oil bound distemper
	basement ceiling	Cement paint
	unit ceiling	Acrylic emulsion paint
	c) Internal wall	
	common area walls	Acrylic emulsion paint
	lift Lobby walls	Lift granite portal and texture paint on walls
	staircase, utility area and service area walls	Oil bound distemper
	basement walls	Oil bound distemper
	unit walls	Acrylic emulsion paint
	d) steel works	synthetic enamel paint- Berger/Asian Paints or equivalent
	e) woodwork	Main door melamine polish, other doors enamel/PU paint

12	WATER SUPPLY/DRAINAGE	
	a) Sewage Line	UPVC
	b) Water supply	WTP
	External piping	UPVC
	Internal piping	CPVC
	For Flushing	STP treated water
	c) Drainage	
	External piping	PVC
	Internal piping	PVC
	d) Borewell	No
13	AIR CONDITIONING	
	Living	16A switch & socket point with wiring for split AC
	Master Bedrooms	16A switch & socket point with wiring for split AC
	Other Bedrooms	16A switch & socket point with wiring for split AC
14	ELECTRICAL	
	1BHK	4 KW
	2 BHK	5 KW
	Transformer capacity	As per load calculation
	DG	As per load calculation
	Modular switches	Anchor/Roma/Panasonic or equivalent make.
	DG Backup	
	Common area	100% for lifts, pumps and lighting in common areas
	1BHK	2 KW
	2 BHK	3 KW
15	VERTICAL TRANSPORTATION	As per design

16	SECURITY SYSTEM & AUTOMATIONS	Intercom Facility/ video door phone (in living or next to main door)
17	LANDSCAPING	Yes
18	GAS SUPPLY	Only shaft provision
19	WARDROBES	Not Applicable
20	SUSTAINABILITY	
	Solar water heater	Provided only for top 2 floors
	Solar Light	Solar street lights and common areas light.
	Organic waste converter	Yes
	Ground water recharging	Yes
	Rain water storage	Yes
	Street light	LED
	STP	Yes
	DTH/ Television connection	Yes
	Internet/Broad Band services	Yes
21	Car parking	As per local authorities requirement
*At additional cost		