

Schedule G-Specifications of Eden Brigade Cornerstone Utopia, Bangalore

Sr. No	Description	Proposed
1	FOUNDATION	Isolated/ Combined footing/Raft
2	SUPER STRUCTURE	RCC structure using Aluminium formwork.
3	BLOCK WORK	
4	FLOORING	
COMMON AREA:	Waiting lounge /reception /GF Lobby /lift lobby	Marble /Granite/Vitrified Tiles
	Staircases	Concrete Step tiles
	Other lift Lobby and corridors (upper)	vitrified tiles 600mmx600mm (Matt Fiish)
	Service lift lobby	vitrified tiles 600mmx600mm (Matt Finish)
	MEP rooms	IPS floor with smooth finish
	Terrace	clay tiles Over water proofing
	Basement	VDF/IPS with smooth finish
UNITS:	FLOORING	
	Living / Dining / Family / Foyer	Vitrified tiles 600mmx600mm (double charged)
	Master Bed room	laminated wooden flooring
	Other Bed rooms	Vitrified tiles 600mmx600mm (double charged)
	Balcony / deck	Anti skid ceramic tiles.
	Master Bed room toilet	Ceramic tiles
	Other Toilets	Ceramic tiles
	Kitchen & Utility	Vitrified tiles 600mmx600mm (double charged)
5	WALL DADO	
	Kitchen	Provision for modular kitchen.
	M.bedroom toilet	Glazed/Ceramic tile cladding up to false ceiling bottom.
	Other toilets	Glazed/Ceramic tile cladding up to false ceiling bottom.
6	KITCHEN	
	a. Counter	Provision for modular kitchen
	b. Plumbing/Electrical	Plumbing: Provision for Aqua Guard/sink,washing machine Electrical: 16 amps - 2 no.s (washing machine,microwave oven), 6amps - 6 no.s(Fridge/hob/chimney/aquaguard/mixer,Instant Gyser)
7	TOILETS:	
	CP Fittings	Jaguar/ Ess Ess or equivalent
	Sanitary fixtures	wall mounted white EWC (Hindware/equivalent) with exposed flush tank of standard make including health faucet.
	Accessories-	Soap tray, concealed diverter,toilet paper holder,basin mixer, robe hook,towel rod,health faucet.
	Shower	Wall Mixer for shower (Jaguar/ Ess Ess or equivalent);
	Countertops	M.Bathroom- Granite counter, other bathrooms- Ready made counter with wash basin
	False Ceiling	Calcium silicate/Sintex
8	DOORS:	

	Main entry door - to unit	Hardwood frame with designer shutter (masonite or equivalent)
	Bedroom doors	Hardwood frame with painted flush shutter
	Toilet door	Hardwood frame with painted flush shutter
	Utility	N.A.
	Balcony door	UPVC/Aluminium with bug screen 2 1/2 track
	Shaft door	MS door frame with steel shutter
9	RAILING	
	Balcony railing	MS railing
	Stair Railing (Common areas)	MS railing
10	WINDOWS	UPVC/anodised Aluminium with bug screen and safety grill
11	PAINTING & FINISHES	
	a) Exterior finish	External texture paint with external grade emulsion
	b) Internal ceilings	
	common area	OBD
	lift Lobby	OBD
	staircase, utility area and service area	OBD
	basement	cement paint
	unit ceiling	OBD
	c) Internal walls	
	common area	emulsion paint
	lift Lobby	emulsion paint
	staircase, utility area and service area	OBD
	basement	cement paint
	unit walls	acrylic emulsion paint
	d) steel works	synthetic enamel paint
	e) woodwork	Enamel Paint
12	WATER SUPPLY/DRAINAGE	
	a) Sewage Line	UPVC
	b)Water supply	Treatment - WTP
	External piping	CPVC/UPVC
	Internal piping	CPVC
	Flushing	STP treated water
	c) Drainage	Treatment -STP
	External piping	PVC/UPVC
	Internal piping	PVC/UPVC
13	AIR CONDITIONING	
	Living	Provision (16A switch & socket point with Wiring for Split AC.)
	M.Bedroom	Provision (16A switch & socket point with Wiring for Split AC.)
	Other Bedrooms	Provision (16A switch & socket point with Wiring for Split AC.)
14	ELECTRICAL	
	3 BHK	6KW
	2.5 BHK	5KW
	2 BHK	4KW
	1 BHK	3KW
	Transformer capacity	As per design
	DG CAPACITY	As per design
	Modular switches	Anchor Roma or equivalent make

	DG Backup*	3-KW for 3 BR, 3 KW for 2.5 BHK, 2KW - 2BR ,1KW - 1BHK
15	VERTICAL TRANSPORTATION	Lifts provided As per design
16	SECURITY SYSTEM & AUTOMATIONS	provision for Intercom Facility/ CCTV as per design
17	LANDSCAPING	yes
18	GAS SUPPLY*	On subscription basis
19	WARDROBES	NA
20	SUSTAINABILITY	
	Solar water heater	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 Byelaw