

A. COMMON SPECIFICATIONS

1. CIVIL SPECIFICATIONS

a. Foundation and Super Structure:

- i. The Foundation is cast in-situ reinforced concrete pile foundation up to the rock. Super structure consists of reinforced concrete columns, beams and slabs.
- ii. Walls in cement hollow blocks/normal brick.

b. External Wall Finish:

- i. All external walls are finished with semi rough plaster and weather protective paint.

2. SECURITY SYSTEMS:

- a. Electronic key card access.
- b. Security Cameras at key locations

3. TRAFFIC & CIRCULATION SYSTEMS:

- a. Vehicular entry & parking for guests, visitors & residents
- b. Vertical transportation (lifts)

4. ELECTRICAL & PLUMBING:

- a. 24 hours electricity with backup generator
- b. 24 hours water with underground tank and over head tank
- c. Fire safety provisions as per the NBCC
- d. Sewage treatment plant for the full project

B. SPECIFICATIONS AS PER USAGE TYPE

5. RETAIL

a. Common Areas

Completely fitted out, includes

- i. HVAC with plant
- ii. Electricals complete
- iii. Telecommunication:
 1. Telephones & necessary equipments are provided for.
- iv. Plumbing complete
- v. Doors, Windows complete
- vi. All Fire related fixtures complete
- vii. Lobbies are finished with marble and corridors are with vitrified tiles.
- viii. Internal Wall Finishes – Smooth plaster with emulsion paint

b. Retail outlets (shops)

- i. HVAC duct shall be provided upto the shop
- ii. Points for electrical Fixtures including high split A/c shall be provided
- iii. Telecommunication:
 1. Telephone socket outlets are provided for.
- iv. Plumbing points (as per requirement) shall be provided
- v. All Fire related fixtures complete
- vi. Doors & windows complete
- vii. Finishing
 1. Walls – OBD on smooth plaster

2. Floors – *Cement Flooring*

6. OFFICES

a. Common Areas

Completely fitted out, includes

- i. Provision for Natural ventilation
- ii. Electricals complete
- iii. Telecommunication:
 - 1. Telephones & necessary equipments are provided for.
- iv. Plumbing complete
- v. Doors, Windows complete
- vi. All Fire related fixtures complete
- vii. Lobbies are finished with marble and corridors are with vitrified tiles.
- viii. Internal Wall Finishes – Smooth plaster with emulsion paint

b. Offices

- i. HVAC duct shall be provided upto the shop
- ii. Points for electrical Fixtures including high split A/c shall be provided
- iii. Telecommunication:
 - 1. Telephone socket outlets are provided for.
- iv. All Fire related fixtures complete
- v. Doors, Windows - complete
- vi. Finishing
 - 1. Walls – *OBD on smooth plaster*
 - 2. Floors – *Cement Flooring*

7. SERVICED APARTMENTS

a. Common Areas

Completely fitted out, includes

- i. Provision for Natural ventilation
- ii. Electricals complete
- iii. Plumbing complete
- iv. Doors, Windows complete
- v. All Fire related fixtures complete
- vi. Lobbies are finished with marble and corridors are with vitrified tiles.
- vii. Internal Wall Finishes – Smooth plaster with emulsion paint

b. Serviced Apartments

- i. Points for electrical Fixtures including high split A/c shall be provided
- ii. All Fire related fixtures complete
- iii. All internal doors in wood with veneered / laminated finish.
- iv. All the windows and sliding windows will be anodized aluminum /UPVC windows.
- v. Bathroom/Toilet:
 - 1. Shower cubicle with shower mixture tap |
 - 2. Water closet |
 - 3. Counter with wash basin with mixture tap and fitted cupboard |
 - 4. Shaver socket | Hot water via Geyser | Towel Rail | Soap holder |
 - 5. Bathroom / Toilet Wall Finish:

- a. Bathroom walls are finished with glazed ceramic wall tiles up to the ceiling height.

- vi. Pantry:

- 1. Fitted with pantry cupboard and single drain bowl, stainless steel sink and waste disposal is fixed to the sink |
- 2. Space and socket let out for chimney with exhaust fan, integrated dish washer, R.O. and built in microwave oven in the pantry cupboard.

- vii. Balconies:

- 1. Vitrified Tiles | MS Railing as per design

- viii. Telecommunication:

- 1. Telephone socket outlets are provided for living, bedrooms and pantry.

- ix. Ceiling Finishes:

- 1. Living, dining, bedrooms and balconies will have a concrete soffit with emulsion paint | Pantry, bathrooms, drying yard with emulsion paint finish & exposed grid cement board ceiling.

- x. Internal Wall Finish:

- 1. All internal walls are finished with smooth plaster with emulsion paint.

- xi. Floor Finish:

- 1. Marble Stone Flooring in the living and dining. Wooden flooring in the bedroom.
- 2. Pantry and toilets are finished with homogenous anti-skid ceramic tiles.