

SPECIFICATIONS

within the apartments



All specifications, design, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest Inch. 1 sq. mtr. = 10.764 sq. ft., 504.8 mm = 1'-0"

STRUCTURE

Earthquake resistant frame structure with shear walls and all internal and external walls are of RCC (no brickwork and plaster) using international construction technology designed by experienced structural engineers and proof checked by reputed engineering college.

FLOORING

- Digital vitrified tiles (600 x 1200 mm) in living, dining, kitchen and entrance lobby.
- Wooden Flooring in Master Bed Room.
- Digital vitrified tiles (600 x 600 mm) in all bedrooms.
- Ceramics tiles (500 x 500 mm) in toilet and balconies.

WALLS, CEILING & WOODWORK

- **Designer** False ceiling in corners of living room.
- POP/Gypsum plaster finish walls with OBD in pleasing shades.
- Wardrobe (laminated partical boards): one in all bedrooms.

KITCHEN

- Modular kitchen with accessories and granite working top along with stainless steel sink with drain board.
- Individual RO water unit 1 No. having storage capacity of 8 ltr.
- Ceramics tiles on 600 mm dado above working platform and 1450 mm from floor on remaining walls.

DOOR AND WINDOW

- Outer doors and windows aluminium powder coated/LPVC of 2100 mm height.
- Internal wooden frames made of Marandi or equivalent wood.
- All **door** shutters are both side veneer laminated flush shutters of **2400 mm height**.
- All **Wooden door** Fittings in Godrej, IPSA, Doorset or equivalent.

SAFETY AND SECURITY

- **Video phone on main door.**
- Provision of optical fibre network, video surveillance system with CCTV cameras on boundary, entrance lobbies and main gate.
- Fire prevention, suppression, detection and alarm system as per fire norms.
- Intercom in all bedroom

MASTER + OTHER TOILET

- Plumbing done with Prince/Supreme/or equivalent CPVC/PVC Pipe.
- **Wall-mounted** EWC. Make Hindware/Perrywear or equivalent.
- **Washbasin Vanity.**
- Provision of Looking Mirror and light.
- **Shower area separated by fixed glass.**
- Jaguar, Somany, Hindware, Supreme or equivalent CP fitting.
- Wall tiles (300 x 600 mm) up to ceiling height.

ELECTRICAL

- Adequate point in wall and ceiling.
- ISI marked copper wire in PVC conduits with MCB. Modular switches, Conduits for DTH connection.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Only provision for split AC points in all bedrooms and drawing room.
- **100% Power Back-up in Common Area**

WATER CONSERVATION

- Rain water harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimise potable or ground water usage.

ENERGY EFFICIENCY

- LED based lighting in common areas.

WASTE MANAGEMENT

- Multi-colors bins for waste segregation at source.
- Organic waste composter on site for composting.

BALCONY

- All Balcony S.S. Railing 304 Grade with Toughened Glass

LIFTS

- 5/4. Spacious decorative lifts in all Towers. (Otis, Kone, Fujitec, Schindler, Mitsubishi & Johnson or Equivalent)