

SPECIFICATION		
VITA-C INFORMATION		
Construction Methodology	Aluminium Formwork	
Structure Vetted By	IIT	
Services Designed By	CESPL	
Structure Consultant	Optimum Design Pvt. Ltd.	
Structure Proof Consultant	Isha Consultants Pvt. Ltd.	
Design Architect	Hafeez Contractor	

LECRATIVE FEATURES	
Air Contitioning	VRF AC System in Living /Dining . Family Lounge and all Bedrooms (Make Carrier/LG/LTYOD/Samsung or Equivalent)
Ceiling Height	3450 mm (11'-3") Floor Finish t floor finish level and approx. 3170mm (10'-4") finished floor to bottom to slab
Ceiling	POP Punning with cove as per design ; OBD paint (make: ICI Dulux/Asian/Berger or equivalent)
UPVC Doors	2 track UPVC, both side sliding (make lessso, okotech/NCL, Wintech/AMD/Prominence or equivalent),5mm thick toughened and performace glass.
Internal Walls	RCC/ Prickwork With Plaster (Fly ash, POP Punning, OBD point(make: ICI Dulux/Asian/BERGER or equivalent)
Partition Wall	1800mm (5'-11") high RCC/Brickwork with plaster (Fly ash brick), Plastic between 2 balconies OBD paint (make: ICI Dulux/Asian/Berger or equivalent
Facilities	Provision for PNG connection
Tower Entrance Lobby	lobby for all the three towers Airconditioned Reception area with (make: Carrier/LG/Llyed/samsung or equivalent)waiting area having round the clock CCTV Camera surveillance. Imported marble (Crema/Dyne/Botto chino or equivalent. Stone being natural material, variation in colour, texture and cracks shall be acceptable. Gypsum false ceiling as per design with trap door, dedicated 2 lifts from ground to club level.club on terrace having state of the art
D'RiO Club	facilities with panoramic view of city skyline, VRF airconditioning . gymnasium with latest equipments : Party/Banquet Hall. 5.1 channel surround sound A/V systems picturesque landscaped terrace. Infinity Swimming pool with kids pool steam and sauna. Designated Smoking Zone. Multipurpose hall, Yoga, Aerobics, Pool table, Cards and TT Table etc.SPA (only space will be provided, to be operated by third party agency on chargeable basis)

Common	online up technology In each Tower (make: Otis/Schindler/Thyssen Krupp/kone or equivalent) Cricket net practice and Skation Bank. Kids' play area and space for elderly seating at stilt level as per design. Access controlled 3 tier security at Main entry gate, Tower and Apartment Entry. RFID based Boom Barrier. basement parking only for residents (make: Carne/Park & Secure/Billy/FAAC or equivalent) Open Parking for visitors at still level. Washrooms for Drivers and Maids !
Core Areas	(shivakashi gold/Sardarali/Black/Steel Grey/green or equivalent), Stone being natural material, variation in colour, texture and cracks shall be acceptable. LV/MV/Fire shaft Doors as per fire authority requirement and approval. MS

Living & Dining Room	
Flooring	Imported marble (Crema/Dyna/Botto chino or equivalent). Stone being natural material, variation in color texture & cracks shall be acceptable
Main Door	section with 2450mm height in Trek wood (preferably ghana trek or equivalent with 100mm wide polished molding. Flush door in 1100mm * 2350 mm size with 32 mm thickness and both side laminated. Accessories: SS night latch with and 12th high main door handle & SS Tower bolt (make: Harrison/Dorset/Godrej or equivalent)
External Balcony Door	2700 mm to 3000 mm high UPVC/Alluminium door frame in 63mm * 46mm Size (make: schuco/lesso /Okotech/NCL Wintech/AMD/Prominence or equivalent)
External Finish	Texture Paint (make: ICI Dulux/Asian/Berger or equivalent quality)

Master Bedroom	
Flooring	wooden flooring. (Quickstop/Eager/Lamiwood or equivalent)
Wardrobe	Up to 2100 (w) * 2450 (h) as per design ! Masonry opening: 1000mm (w) * 2450 mm (w)
Door	Frame: 150mm * 60mm section with 2450 mm height in Red Meranti wood. Flush door in 900 mm * 2350 mm Size with 32 mm thickness and both side laminated. Accessories: 8" martice lock and 12" tower bolt (make: Harrison/Dorset/Godrej or equivalent)
External Balcony Door	2450 mm high UPVC door frame in 63 mm * 46 mm size (make: lessso/ Okotech/NCL Wintech/AMD/Prominence or equivalent)
External Finish	Texture Paint (make: ICI dulux/Asian/Berger or equivalent quality)

Other Bedroom	
Flooring	600mm * 600mm vitrified tiles (+/- 5% variation in size,colour and texture) (make:
Wardrobe	One wardrobe as per design.
Door	section with 2450 mm height in Red Meranti wood Flush door in 900mm * 2350mm size with 32mm thickness and both side laminated. Accessories: 8" mortice lock and 12" tower bolt (make:
External Balcony Door	2450mm high UPVC door frame in 63mm * 46mm size (make: Lessso/Okotech/NCL
External Finish	Texture point (make: ICI Dulux/Asian/Berger or equivalent)

Kitchen	
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Flooring	Imported marble (Crema/Dyna/Botto Chino or equivalent). Stone being natural material, variation in colour, texture & cracks shall be acceptable.
Counter	Granite marble . Stone being natural material, variation in colour, texture & cracks shall be acceptable.
Dado	Designer ceramic Tile up to 2'-0" above the kitchen counter (+/- 5% variation in size, colour and texture) (make: RAK/Kajaria/Nitco/orient/somany or
Sink	1350*500mm (+/- 5% variation in size SS sink having two bowls and a drain board (make: Franke/Hindware/Anupam/Lotus/Jindal or equivalent)
External Balcony Door	63*46mm UPVC door frame and 825*2400 mm UPVC casement door (make: Ilesso/Okotech/NCL Wintex/AMD/Prominence or equivalent)
External Finish	Texture paint (make: ICI Dulux/Asian/Berger or equivalent quality)
Dado	nic tiles (+/- 5% variation in size, colour and texture) (make: RAK/Kajaria/Nitco/ori
Ceiling	Gypsum false ceiling as per design at 2800 mm height with trap door. 300*300 mm antiskid ceramic tiles (+/- 5% variation in size, colour and
Door	Masonry opening: 750 mm (w) * 2400 mm (h) Frame: 150*60 mm section with 2450 mm height in Red meranti wood . Both side laminated, Flush door in 650*2350 mm size with 32mm thickness

Washrooms

Ventilator	Openable in UPVC 300 mm (make: Ilesso/Okotech/NCL Wintex/AMD/Prominence or equivalent) with 5 mm thick plain glass and 300
Fittings	CP Fittings: Kohler/Roca/Grohe/Duravit/jaquar or equivalent quality. Divertor with single lever mixture, rain shower and hand shower in washroom attached to master bedroom. Chinaware: Kohler/Reca/Grohe/Duravit/jaquar or equivalent. EWC: Wall mounted WC with concealed cistern and Health faucet. Washbasin: Counter top washbasin with bottle trap, Mirror and provision for mirror light and shaver point in all washrooms. Openable SS Floor jali (make:

Balconies

Railing	SS railing with laminated toughened glass as per design
Ceiling	Weather coat paint (make: ICI Dulux/Asian/Berger or equivalent)
Flooring	300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) (make: RAK/Kajaria/Nitco/somany/orient or equivalent). 100-200mm * 600-1200mm wooden plank type ceramic tile in biggest balcony. (+/- 5%
Plumbing Pipes	Covered with framework and WPC jali/MS Louvers
Exterior Finish	Texture Paint (make: ICI Dulux/Asian/Berger or equivalent)
Accessories	Openable SS Floor jali (make: Chilli/jayna/Continental or equivalent)

Utility Room and Balcony

Railing	MS Railing as per design
Flooring-Utility Room	300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture)
Flooring Utility Balcony	300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) Balcony (make: RAK/Kajaria/Nitco/orient/somany or equivalent)
Plumbing Pipes	Covered with framework and WPC Jali/MS Louvers
Interior Finish	OBD on walls and ceiling (make: ICI Dulux/Asian/Berger or equivalent)

Exterior Finish	Texture paint (make: Dulux/Asian/Berger or equivalent)
Accessories	Openable SS floor jali (make: Chilli/jayna/Continental or equivalent)

Other Fittings

CP Fittings/ Chinaware	Bathing Tap, Pillar cock for washbasin (ISI Mark), floor mounted WC and Washbasin (make: Parryware/Cera/Varmora/Hindware/somany or equivalent)
Flooring	300*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) (m
Dado	300*450 mm glazed ceramics tiles 1500mm high (+/- 5% variation in size, colour and texture) (make: RAK/Kajaria/Nitco/orient/ somany or equivalent)
Interior Finish	OBD on walls and ceiling (make: ICI Dulux/Asian/Berger or equivalent)
Exterior Finish	Texture paint (make: ICI Dulux/Asian/Berger or equivalent)
Accessories	Openable SS floor jali (make: Chilli/Jayna/Continental or equivalent)

Utility Washroom

Electrical Fittings	Modular switches, sockets and MCBs, TV/Telephone point in living and all bedrooms (make: Crabtree/Havels/Philips/Anchor or equivalent)
Electrical Wires	ISI Mark copper wiring (make: Havels/Polycab/KEI/RR Kabel or equivalent)
Fire Fighting	Sprinkler, Smoke/Heat detector in each flat as per fire approval.

NOTES

All opening sizes are approx, Opening Sizes | Doors and windows frames mentioned are approx sizes