

PROJECT SPECIFICATION

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE COMMERCIAL UNIT / PROJECT)

Structure	RCC framed structure with consideration for safe zone as stipulated by the code.
Finishes	
External Facade	Appropriate finish with mix of Glass with double glazing, Stone/Tiles & External paint.
Flooring	<ol style="list-style-type: none"> 1. Atrium: Italian Marble / Granite / Superior Quality Glazed vitrified tiles. 2. Entrance & Lift Lobbies: Italian marble / Granite / Glazed vitrified tiles in main lobbies. 3. Basement: Concrete with non-metallic floor hardener / IPS / Kota Stone. 4. Common Toilets: Floor & Walls in Marble / Granite / Superior Quality Glazed vitrified tiles / Anti – Skid ceramic tiles. Chinaware and Sanitary-ware of make Kohler/ Duravit / Roca / Vetra / Jaguar or Equivalent.
Common Lobbies /Area	Marble / Granite flooring/ Superior quality vitrified tiles and plastic emulsion paint.
Shop / Office	Bare Shell with plastered walls.
Electrical	
Power Back - up	100% power back up would be available for common area through Gen sets with PLC based auto synchronization load Management.
Load available for Allottee /User	System has been planned to provide adequate load.
Critical /Emergency Lighting	Emergency lights has been provided for all common areas, staircases, escape routes, lift lobbies, basement driveways, utility rooms etc.
Elevators	6 Nos. of Elevators 3rd basement to 36th floor, 1 Nos. of Stretcher Elevators 3rd basement to 36th floor, 6 Nos. of Elevators 3rd basement to 5th floor, 1 Nos. of Escalator (Up & Down) 1st basement to 4th floor.
HVAC system	<ol style="list-style-type: none"> 1. Water Cooled Chiller with heating systems in the building. 2. Individual Allottee(s) / Tenant billing as per CAM charges. 3. Individual Indoor duct-able unit of suitable capacity up to each unit (Ducting inside the unit to be done by Allottee(s) /tenant at his/their cost). 4. Emergency Smoke Extraction system in Basement and all Common areas of building as per norms.
Security	<ol style="list-style-type: none"> 1. Electronic Surveillance: 100% friendly complex with state of art perimeter video surveillance& CCTV systems 2. Guards: At Entrance gate and Ground Floor reception lobby.
Fire Fighting	<ol style="list-style-type: none"> 1. Staircase: One main staircase and one fire escape staircase at each floor level from 3rd basement to 36th floors. And one main staircase and one fire escape staircase at each floor level from 3rd basement to 5th floors. 2. Travel Distance: Maximum travel distance - 30mtr. 3. Wet Riser / Hose Reels: Wet Riser/Down comer System with Fire Hose Cabinets at each emergency fire escape staircase. 4. Sprinklers: Automatic upright/ pendent/ sidewall sprinklers on each floor as per National Building Code of India-2016. Provision for Allottee(s) / tenants to lay their independent sprinklers line after false ceilings in each Unit/ Shop at the allottee/tenant cost as per norms. (Inside the Units). 5. Intelligent Fire Detection and Alarm System in the entire building. 6. Emergency Voice Evacuation System.
Water Supply	Water supply point would be available through overhead tanks up to each Unit.

Sewage	Sewage Treatment and Recycling Plant in the complex as per norms.
Parking	Parking space is available in three levels of basements with mechanical car parking system installed.
Communication System	Provisions at every floor along with necessary P&T lines, each user can opt for broadband, Fiber optic cables etc. to meet the communication requirements on chargeable basis.
EV Charging Station	EV charging facility available in all three basements. (20% of total number of parking.)