

Proposed Specifications

PART A — INSIDE THE APARTMENT

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD

Bedroom/Study

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion / OBD
Ceiling	Acrylic Emulsion / OBD
Wardrobes	Modular wardrobes of standard make in bedrooms (except in utility & Study)

Kitchen

Walls	Tiles up-to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion / OBD
Counter	Granite / Marble / Engineered Stone
Fittings / Fixtures	CP fittings, Double bowl single drainboard SS Sink, Exhaust fan
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher Refrigerator, Washing Machine (at utility balcony) of reputed make

Balcony

Floor	Tiles
Ceiling	Exterior grade paint / OBD

Toilets

Walls	Combination of Tiles, stone, Acrylic Emulsion Paint & Mirror
Floor	Marble / Granite / tiles
Ceiling	Acrylic Emulsion Paint / OBD
Counter	Granite / Marble / Engineered stone

Fixtures/Accessories

Glass Shower-partition with door in toilets (7'Ht), Vanity & Medicine cabinet, Exhaust Fan, Towel rail / ring, Geyser, Toilet paper holder, all of standard make.

Sanitary ware/CP fittings

CP fittings, Wash Basin, Floor mounted / Wall-hung WCs

Plumbing

CPVC piping for water supply & UPVC piping for RWP, Soil waste & Vent

Fire Fighting System

Fire Fighting System with sprinklers, smoke detection system etc.

Utility

Floor

Tiles / IPS

Walls / Ceiling

Oil bound Distemper/Whitewash

Toilet

Flooring & walls in Tile/ plaster/ mirror/ cladding, Conventional CP Fittings and Chinaware

Door

Internal Doors

Painted/Polished frame with Painted/laminated/ Polished/Veneered flush doors.

Entrance Doors

Painted/Polished frame with Painted/laminated/ Polished/Veneered flush door.

External Glazing

Windows/ External Glazing

UPVC / Aluminium / MS Frames with Single/ double glass unit with clear glass in shutters and Wire mesh shutters in habitable rooms. UPVC / Aluminium / MS Frames with Frosted / Clear Glass in toilets.

Electrical Fixtures/Fittings

Modular touch switches with copper wiring, standard ceiling fans in all rooms (except toilets). Exhaust fan in toilets & kitchen and ceiling light fixtures in Balconies. Home Automation for selected services as per design.

Power Back-up

1. For Typical apartment of 4 BHK+Utility load not exceeding - 12 KVA
2. For Penthouse load not exceeding - 16 KVA

DG capacity shall be at 70% of load factor of individual apartment and 70 % overall diversity for total diversified load of apartments as well as diversified load of common areas.

PART B — COMMON AREAS IN THE BUILDING

Security System

Secured gated community with access control at entrances. CCTV surveillance.

Passenger Lift Lobby

Lifts lobby floors	Tile/ Marble/ Granite/ Engineered Stone
Lifts lobby Walls	Combination of marble/ Acrylic Emulsion Paint/ Wallpaper/ Veneer/ Films / mirror

Service Lift Lobby

Lifts lobby floors	Tile/ Stones/ IPS
Lifts lobby Walls	Flat oil paint OBD

Staircase

Floor	Indian Stone / Tile/ Coated surface
Walls	Flat oil Paint / OBD

- For better safety, structure designed for India's highest seismic considerations of Zone V against Zone IV as stipulated by the Indian codes.
- Air-Conditioned apartment, with energy efficient VRV/VRF system excluding toilets
- Air-Conditioned Entrance halls and Main passenger lift lobbies
- Eco friendly environment with Rainwater Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.

Conversion Scale

1ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the **Promoter** or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the **Promoter**. **Applicant/Allottee** shall not have any right to raise objection in this regard.