



PROJECT SPECIFICATIONS

■ STRUCTURE

Earthquake resistant RCC Framed Structure with block masonry.

■ PLASTERING

Double coat cement plastering with smooth finish for internal walls and external walls cement plastering along with clay brick dadoing.

■ PAINTING

External :

Textured finish with two coats of weather proof exterior emulsion paint of reputed make.

Internal :

Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over coat of primer.

■ SITOUT / DECK

Wider Deck with Green avenue plantations

■ PARKING AREA

Ample car parking space with three level basement.

■ MAIN DOOR FRAME & SHUTTER

Size: 7'6" height

Frame: Best teak wood with seasoning.

Shutter: 48mm thick flush door shutter made of solid wood with hot pressed veneer aesthetically designed and polished with SS mat finish hardware of reputed make

■ INTERNAL DOOR FRAME & SHUTTER

Size: 7'6" height

Frame: Best teak wood with seasoning.

Shutter: High quality thick waterproof flush door shutter made of solid wood with hot pressed veneer aesthetically designed and polished with premium hardware fittings.

■ BATH ROOM & MAID ROOM DOOR FRAME & SHUTTER

Size: 7'6" height

Frame: Best teak wood with seasoning.

Shutter: High quality thick factory made flush door shutters with teak Veneer on one side and laminate on the other side with premium designer hardware fittings

■ WINDOWS & FRENCH DOOR FRAME & SHUTTER

Anodized aluminium frame for french doors with double glass (DGU) with mosquito mesh of reputed make.

Anodised aluminium frame for windows with double glass (DGU) and mosquito mesh. of reputed make.

Ventilators: UPVC/aluminium ventilator for all toilets, store, wet kitchen, servant room & servant toilet.





■ FLOORING

Foyer, drawing, living, dinning, puja, dry kitchen: Imported marble with skirting.

Master bedroom and all suite rooms with engineered wooden flooring

Living balconies : wooden finish imported quality vitrified tiles.

Wet kitchen: Granite Flooring Utility: Glazed ceramic tiles for wash area.

Toilets: Designer vitrified tiles

■ DADOING

Toilets: Well-designed concept with designer tiles for walls and floor, and dadoing up to lintel level.

Living Balconies/Wet kitchen: Anti-skid imported quality vitrified tiles.

Utility: Glazed ceramics tiles for wash area.

■ STAIRCASES

Service Staircase: Granite as per architect design.

Fire staircase: Tandoor stone.

■ COMMON LOBBY

All lobbies flooring and lift cladding would be of imported marble/Granite/Vitrified tiles as per architect design.

False ceiling in all lobbies.

■ KITCHEN / UTILITY / WASH

Modular kitchen of premium make will be provided for both wet & dry kitchen.

Separate tap connection for municipal water and borewell water.

Double stainless steel sink in the utility and single bowl sink in the kitchen with single lever spout.

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder and aqua water in kitchen.

Provision for dish washer, washing machine with CP fittings.

■ BATHROOMS

All C.P. fittings & sanitary fixtures of reputed make like Villeroy & Boch / Equivalent.

Wall mounted EWC with flush valves.

Wash basins with vanities.

LED glass mirrors

Showers in master bedroom & in all bedrooms.

Shower cubicles in all bath rooms (Except powder room and servant toilets)

Exhaust fans of reputed make in all bathrooms.

Thermostat / Single lever diverter with shower of reputed make.

Bathroom accessories: towel ring, toilet paper holder, towel rod, and soap dish.





■ ELECTRICAL

Elegant designer modular electrical switches of reputed make like Schneider / Equivalent.
Concealed copper wiring of reputed make.
Power outlets for geysers and exhaust fans in all bathrooms.
Power plugs for washing machine and dish washer in utility area.
Three phase power supply for each unit and individual meter boards. Miniature circuit breakers (MCB) for each distribution board of reputed make. Plug pins for TV & audio in living, drawing and all bed rooms.

■ AIR CONDITIONING

VRV system of reputed make in drawing room, living room, dining room and all bedrooms.

■ HOME AUTOMATION

Home automation for controlling lights at specific areas. Gas leak detector with shut-off valve.
Biometric door lock by Yale.
Provision to install Wi-Fi within house.
Meter readings with bill alerts.
Automatic Motion sensor light in bathroom.

■ TELECOM

Telephone points in all bedrooms, living room & drawing room.

DTH provision in all bed room and living areas

Intercom provision within the community.

Wired internet provision in master and children bedrooms and drawing room.

■ LIFTS

High speed automatic passenger elevators and service elevator by Mitsubishi / Schindler / Otis / Equivalent in each block with SS finish.

■ WTP & STP

Fully treated water made available through exclusive water softening of borewell water.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

Treated sewage water will be used for flushing and landscaping

■ CAR WASH FACILITY

Provision for car wash facility in parking area.





■ GENERATOR

100% D.G backup with acoustic enclosure & AMF panel for all flats and common area.

■ LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meters.

■ BMS

Building management software for gas bank, generator power, general power connection.

■ WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass and metals), e-waste (batteries, lamps) and wet waste (organic).

■ LANDSCAPE & WATER BODIES

Landscaping and water bodies in the setback areas wherever feasible and in tot lot areas as per design of landscape consultant.

■ RAINWATER HARVESTING

Rainwater harvesting through recharge wells onsite to improve ground water level.

■ EXTERNAL LIGHTING

LED light posts with lamp fittings, in setback and landscaping areas.

■ SECURITY

Sophisticated round the clock security system.

Video door phone facility at main door.

Intercom from security to all flats.

Panic button and intercom provided in the lift and is connected to security room.

Surveillance cameras at the main security gated, entrance to each tower, passenger lifts and children's play area, common areas, reception area of all the blocks.

Boom barriers at entry for vehicles with mechanical operation.

■ BURGLAR ALARMS/SENSORS

Provision for fixing automatic burglar alarms and IR sensors

■ FIRE AND SAFETY

Fire hydrant and fire sprinklers system in all floors and parking areas as per norms.

■ COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the land with solar fencing.

