

PART I - "COMMON AREAS"

1. The foundations, columns, girders, beams along with all structural and other components necessary or convenient for the existence, maintenance and safety of each Tower in the Project.
2. The staircases, lifts, corridors, staircase and lift lobbies, fire escapes, roof, mummy, parapet, lift machine room, entrances and exits of each Tower in the Project.
3. Ground Floor facilities such as entrance lobby, toilets (gents/ladies), fire control room, communication room, electrical meter room, LT/HT room, maintenance/store room, security room, community hall, security booth in each Tower of the Project.
4. Installations of central services such as electrical power supply system, water supply system, sewage collection & disposal system, storm water drainage sanitation system, rain water harvesting system fire-fighting system, solar power system, communication system, power back-up system (DG) and in general, all apparatus connected with installations existing for common use.
5. Overhead water tanks, underground water reservoir, sumps.
6. Fire Refuge Terraces on 8th and 13th Floors and Open Terraces in the 1st Floor of each Tower of the Project.
7. Driveways, ramps and pedestrian pathways.
8. Boundary of the Project Land including entry/exit gates of the Project along with security cabins.
9. Landscaped garden.
10. Visitors' parking areas.
11. All other areas, parts, portion of the Project necessary or convenient for its maintenance, safety etc. and in common use.

PART II - "COMMON UTILITIES, FACILITIES & AMENITIES"

A. Common Utilities & Services

- a) Electrical Power Supply system
- b) Water Supply system
- c) Sewage Collection & Disposal system
- d) Storm water drainage & sanitation system
- e) Rain Water Harvesting system
- f) Fire Fighting system
- g) Solar Lighting system (Select locations)
- h) Communication system
- i) Power back-up system through DG (Limited areas)

B. Common Facilities at Ground Level

- a) Entry Plaza & Lounge
- b) Vertical Transport – lifts, staircases and suitable ramps for people with special needs
- c) Electrical Meter Room
- d) Fire Control Room
- e) Security Room
- f) LT Panel Room
- g) Maintenance cum Store Room
- h) Communication Hub Room
- i) Community Hall with Pantry
- j) Ladies & Gents Toilet
- k) Complex Entrance Gates & Security Booth
- l) Boundary
- m) Parking Spaces for Visitors
- n) Drive ways & Walk ways
- o) Traffic Signages
- p) Ambulance parking space

C. Common Amenities at Ground Level

- a) **Central Green Zone**
 - i) Party Lawn & Dining space
 - ii) Amphi-theatre with performance space
 - iii) Children Play area
 - iv) General Seating

- b) **Club House Complex**
- v) Banquet Space with Guest Rooms, Kitchen & Toilets
- vi) Central Lounge
- vii) Gymnasium
- viii) Yoga & Meditation Centre
- ix) Kids Indoor Play Area
- x) Games Room
- xi) Adda Zone
- xii) Library & Reading Room
- xiii) Mini Theatre
- xiv) Swimming Pool
- xv) Changing Room
- xvi) Ladies & Gents Toilet
- xvii) First Aid Centre

SPECIFICATIONS

A. **Structure**

- a) Sub-Structure- RCC Pile foundation
- b) Super Structure – RCC Frames & suitable alternative

B. **Masonry** (Wherever required)

- a) Brick or Light-Weight Concrete / Fly-ash blocks in Cement Mortar

C. **Plastering**

- a) Cement Mortar (Where ever required)

D. **Painting**

- a) Internal Wall – PoP putty with a coat of Primer
- b) Internal Ceiling – PoP putty with coat of Primer
- c) External Wall & Ceiling – Cement based paint
- d) On metal surfaces – Enamel paint

E. **Tiling – on Floors**

- a) Apartments - Living, Dining, Bedrooms - Vitrified Tiles
- b) Apartments - Kitchen, Balcony & Service – Ceramic tiles
- c) Apartments - Toilets – Ceramic tiles
- d) Common Area Passages -Ceramic tiles
- e) Stairs & Other locations – Cement flooring
- f) Ground Floor Common Facilities – Cement flooring

F. **Kitchen counter**

- a) Granite top

G. **Tiling – on Walls**

- a) Apartments- Kitchen – Up to 2'0" from cooking platform – Ceramic tiles
- b) Apartments - Toilets – Up to 7'0" from floor – Ceramic tiles
- c) Lift fascia at Lobby (Few Select locations) – Granite/Marble/Tiles

H. **Plumbing**

- a) Water supply, Drainage & Sewage – PVC pipes or equivalent
- b) Hot water provision only to shower with a wall mixer in all select toilets
- c) Sewage line – Stoneware or equivalent

I. **Sanitary**

- a) Water closets – EWC of standard quality
- b) Wash Basins – standard quality
- c) Fixtures – CP of standard quality

d) Kitchen Sink – Stainless steel – Single bowl standard quality

J. Joinery

- a) Entrance Door frame – Hard wood or alternative material
- b) Other Door Frames – Hard wood or alternative material
- c) Entrance Door Shutter – Solid core flush with Teak Ply and varnished or alternative material
- d) Toilet Door Shutters & frames - PVC
- e) Balcony Doors & frames – Aluminium swing /PVC
- f) Other Door Shutters – Flush door
- g) Windows – Aluminium sliding shutters
- h) Ventilators – Aluminium frame with Glass louvers

K. Handrail

- a) MS grills with enamel paint

L. Electrical

- a) Fittings of standard quality
- b) Wiring – standard quality

M. Power Back-up (through DG)

- a) Tower entrances
- b) Staircases
- c) Lift
- d) Security check point
- e) Corridor, lift lobby (limited)
- f) Stilt parking (limited)
- g) Internal driveways (limited)
- h) Club (limited)
- i) LGF Parking (limited)
- j) Open areas (limited)
- k) Services/ maintenance rooms (limited)
- l) Community hall (limited)
- m) Within apartments (limited)

N. Lift

2 lifts of standard make in each Tower of the Project – One 10 pax and other 15 pax.