

THE 42

SPECIFICATIONS OF THE TOWER

FOUNDATION

R.C foundation resting on cast-in-situ reinforced concrete bored piles complying with IS – 2911 and Pile Raft

SUPERSTRUCTURE

Reinforced concrete framed structure using minimum M50 grade concrete complying with IS-456 and Fe 500/Fe 600 Steel reinforcement complying with IS-1786

WALLS

A. External Walls: Reinforced concrete walls with glazing on facade

B. Internal Walls: Drywall with infill of Rock Wool for the rooms and Light weight concrete blocks for the staircase and shafts. Toilets are done with MR (Moisture Resistant) Boards.

ULTIMATE ROOF

Reinforced concrete roof with appropriate waterproofing

CEILING

1. APARTMENT

- **Living, Dining, Entrance, Foyer, Bedrooms, Study:** Gypsum/POP False Ceiling duly finished
- **Wet Kitchens, Bathrooms, WC:** Gypsum/POP False Ceiling duly finished
- **Servants Quarter, Store, Other Areas:** Cement and Sand Plaster with POP punning

2. COMMON AREAS

- **Lift Lobby:** POP/Gypsum Board False Ceiling with or without drops with plastic emulsion paint
- **Staircases:** Cement and Sand Plaster with punning. Staircases finished with two coats of Plastic Emulsion Paint
- **Services rooms/shaft:** Cement and Sand Plaster

FINISHES

1. WALLS

a) APARTMENT UNITS

- **Living, Dining, Entrance, Foyer, Bedrooms, Study, Store, Other Areas:** Inner faces of periphery walls and Internal partition walls – Dry Walls with POP punning and duly finished with two coats of Plastic Emulsion Paint
- **Kitchens, Bathrooms, WC:**
Kitchen – Combination of high quality Granite/Imported Marble/Vitrified Tiles

- Bathrooms – Blend of Imported Marble/Vitrified Tiles upto the false ceiling level
- **Servants Quarter:** Cement and Sand Plaster with POP punning & Paint Finish

b) EXTERNAL COMMON AREAS

Texture paint finish/ or weather shield paint finish on RCC finish
Double Glazing as per architectural drawings at designated areas

c) INTERNAL COMMON AREAS

- **Corridors, Staircases, Landing and Other Common Areas:** Paint Finish
- **Typical Lift Lobbies:** Paint Finish in combination with Imported Marble or Granite cladding/Timber panelling/Wall paper as per Interior Designer
- **Ground Floor Main Entrance Lobby:** Imported Marble with decorative panelling, wall paper and paint at designated areas

2. FLOORS

a) APARTMENT UNITS

- **Entrance Foyer, Living and Dining:** Imported Marble
- **Bedrooms, Study and Internal Staircase:** Imported Marble
- **Master Bedroom:** Imported Marble
- **Bathrooms, WC:** Imported Marble
- **Wet Kitchen:** Imported Marble/Imported Vitrified Tiles
- **Store and Servants Quarter:** Quality Vitrified Tiles/Indian Marble Flooring
- **Balconies:** Granite Floor/Artificial Green Turf on Tiles

b) COMMON AREA

- **Staircases including landings and corridors and typical floors:** Finished in polished Granite
- **Ground Floor Main Entrance Lobby:** Imported Marble
- **Ground Floor Service Entrance Lobby:** Marble/Granite/Vitrified Tiles
- **Lift Lobby:** Imported Marble with or without inlay works at designated areas
- **Other Common Areas:** Screed concrete or VDF for common areas.

WINDOWS/FAÇADE

Double glazed fully unitized Aluminium windows/Glazing system (anodised) with partially fixed and partially openable shutters

Balcony Railing: 1.4m high laminated glass railing with Stainless Steel balustrade and hand rail at balcony

FITTED DOORS

1. **Living, Dining, Entrance, Foyer, Bedroom, Toilets, Study:** Seasoned hardwood door frames; Elegantly designed door shutters will be of seasoned hardwood fitted with quality hardware and duly finished with high quality spray paint/lacquer polish or as per Interior Designer

- 2. Servants Quarter, Servants Toilets, Wet Kitchens and Other Services Areas:** Phenol bonded hot pressed Flush doors shutters with seasoned hard wood frames duly finished in high quality spray paint and fitted with quality hardware
- 3. Staircases and Services Areas:** Secured with Fire Resistant Doors

SANITARY WARE, CP FITTINGS, SHOWER CUBICLES

- 1. SANITARY WARE:** Kohler/American Standard/Duravit/Roca/Dornbracht/Ideal Standard/Devon & Devon/Ceramica Dolomite or equivalent fitting and fixtures
- 2. CP FITTINGS:** Concealed pipe with Hot and Cold water line
Dornbracht/Ideal Standard/IB Rubinetteria/Kohler/Roca/
Grohe/Hansgrohe/or equivalent fittings and fixtures

SHOWER CUBICLE: Dornbracht/Ideal Standard/Devon & Devon/Hafro Dorma/Hafle or equivalent.

ELECTRICAL INSTALLATION

Fire Resistant Low Smoke cables and wires with quality switches/sockets by Legrand/Anchor/Schneider or equivalent

Fully automated lighting controls in the apartment by Lutron/Creston/Honeywell or equivalent

VRV Air Conditioning system with Temperature Control

Provision for motorised Curtain controls in each room

Motion sensor lighting in toilet.

WATER PROOFING

Water proofing to floors of Toilet, Planter Boxes, Sky balconies and Ultimate Roof using advanced technology

SPECIFICATIONS OF MLCP (Multi Level Car Parking)

CEILING

RCC with Paint Finish

FINISHES

1. WALLS

INTERNAL COMMON AREAS

- **Multi-Level Car Parking:** Paint Finish

2. FLOORS

COMMON AREA

- **MLCP:** VDF for MLCP driveway and car park

VERTICAL TRANSPORTATION

- 2 Nos Passenger lifts in parking, 2 Nos dedicated Passenger lifts for Banquet Guests + 1 Nos dedicated lift for Residents for Club and 1 Nos dedicated Service lift for Banquet

DRIVEWAY

- VDF for carpark
- Carpark ramp/driveway in MLCP

SALIENT FEATURES

- **Car Parking:** Separate 2B+G+5 level car parking facility at MLCP
Reserved space in MLCP for parking upto 2 cars for visiting doctors
Reserved space in MLCP for parking upto 15 cars for visitors to residents and the recreation club
- **Landscape, Waterscape:** Landscaped garden at roof of MLCP as designed by Landscape Architect