

TECHNICAL SPECIFICATIONS

DOORS: Salwood door frame with 35mm thick flush shutters having spirit polish teak veneer finished on both faces except for kitchen and toilets doors which will have commercial faced inners painted with matching enamel paint. The shutters will be hung with brass barrel bolts. Entrance door shall have Godrej night latch, and also door knocker and a magic eye of local make. Bedroom and kitchen doors shall have mortise lock and doorstopper and the toilet doors will have bathroom latch.

WINDOWS: All windows will be of standard aluminum section aluminum with glass inserts in each shutter fitted with matching fittings.

FLOORING: The flooring of the entire flat/ Unit will be finished in vitrified tiles of approved make.

TOILETS:

- (a) Designer ceramic tiles on the walls upto door height.
- (b) Porcelain sanitary wares of Kohler brand.
- (c) Standard hand basin with ceramic pedestal.
- (d) Concealed piping system for Hot and cold water line.
- (e) Geysers in all toilets.
- (f) Glass Shower Partition in master toilet.
- (g) CP fittings of Kohler make.
- (h) Glass mirror, shelf, soap tray and towel rail of standard rake.
- (i) Sunk bathing tray

KITCHEN:

- (a) Black granite top cooking platform with one stainless steel sink and drain board.
- (b) Walls of kitchen will be covered with ceramic tiles upto a height of two feet above the counter.
- (c) Water Filter.

DECORATION WORK: Inside walls will be finished with plaster of paris punning and exterior surface of wall will be finished with combination of texturous paint, stones and glazing as per architectural drawings.

ELECTRICAL WIRING & FITTINGS AND GENERATION POWER:

- (a) All bedrooms fitted with ceiling fans
- (b) Concealed electrical wiring for all the rooms
- (c) Air-conditioning plug point in all the bedrooms.
- (d) Geyser point in all toilets and kitchen.
- (e) Stipulated light and plug point in dining/ drawing and bedrooms, as per architectural drawings.
- (f) Electrical call bell at main entrance door.
- (g) Telephone point in living room and all bedrooms.
- (h) Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms.
- (i) Connection of Intercom/EPAX with the Reception & Security, and with all other apartments of the complex.
- (j) Through Generator power will be provided in the said Unit during power failure for lighting and other domestic purposes to the extent of 1 (one) watt per Square foot of the built-up area of the said Unit controlled by electric circuit breaker.

FOUNDATION & STRUCTURE:

The Said Building/s' designed and is being built on R.C.C. foundation resting on deep bored piles and R.C.C. frame & shear wall structure with necessary brick work and wood works

SECURITY SYSTEM:

- (a) Closed Circuit Television (CCTV) in typical common lobby only.
- (b) Video door phone at the entrance of the flat/unit.

Common Areas and Installations

- (a) Entrance and exit gates of the said Premises
- (b) Paths passages and driveways in the said Premises other than those reserved by the Owners and/or the Developer for their own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Owners and/or the Developer for exclusive use of any Co-owner.
- (c) Exclusive Entrance Lobby in the Ground Floor of each Block.
- (d) All staircases of the building complex alongwith their full and half landings with stair covers on the ultimate roof.
- (e) Ultimate roof of the building with decorations and beautification.
- (f) Residents' Club with well-equipped gymnasium, swimming pool, Steam, space for library, card's room, pool table room.
- (g) Landscaped area with well decorated water body at the ground level on the Northern side of the said Premises and on the First Floor with Kids play area, Chess Court Area.
- (h) Air-conditioned community hall on the Ground Floor.
- (i) For each Block there will be 2 (two) automatic lifts (Kone or Equivalent) make and center opening sliding stainless steel doors alongwith lift shafts and the lobby in front of it on typical floors and Lift machine room.
- (j) Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s.
- (k) Security Room for darwan / security guards in the ground floor of the building.

- (l) Common toilets in the Ground Floor.
- (m) Requisite arrangement of Intercom / EPABX with connections to each individual flat from the reception in the ground floor.
- (n) Boundary walls.