

TECHNICAL SPECIFICATIONS

DOORS:

Wooden 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 standard Hinges, Entrance door shall have night latch and a magic eye. Bedroom and kitchen doors shall have mortise lock and doorstopper and the toilet doors will have bathroom latch.

WINDOWS: Anodised/ powder coated standard section aluminum or UPVC sliding windows with glass inserts and matching fittings.

FLOORING:

- (a) The flooring of the Living & Dining, Bedrooms will be finished in vitrified tiles.
- (b) Ground Floor lift lobby will be laid with Italian marble with matching skirting's.
- (c) Other common area floored with screed concrete.
- (d) Typical floor lobby finished with quality vitrified tiles .

TOILETS:

- (a) Designer ceramic tiles on the walls upto door height and Anti-Skid ceramic tiles on the floor.
- (b) Porcelain sanitary wares of Hindustan/Parryware or equivalent brand.
- (c) Concealed piping system for Hot and cold water line,
- (d) Sleek CP fittings of Jaguar or equivalent make.
- (e) Matching glass mirror, shelf, soap tray and towel rail..

KITCHEN:

- (a) 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 cement/textured paint, stones and glazing as per architectural drawings.

ELECTRICAL WIRING & FITTINGS AND GENERATION POWER:

- (a) Total concealed electrical wiring for all the rooms.

- (b) Air-conditioning plug point in all the bedrooms and Living Room.
- (c) Geyser point in all toilets.
- (d) Stipulated light and plug point in dining/ drawing and bedrooms, as per architectural drawings.
- (e) Electrical call bell at main entrance door.
- (f) Telephone point in living room and all bedrooms.
- (g) Compatible wiring which can be hooked up to a cable television network.
- (h) Video door phone at the entrance of the flat/unit.
- (i) 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 concrete piles and Reinforced Concrete structure complying with IS code.

External & Internal walls: The External and the internal walls will be built with a combination of Common clay Bricks/fly ash bricks and Reinforced concrete walls.

Common Areas and Installations

1. Entrance and exit gates of the said Premises.
2. Paths passages driveways and ramps 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 the land comprised in the said premises attributable to the Designated Unit. 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.
3. Tugged up Entrance Lobby in the Ground Floor of the Building
4. Two staircases with full and half landings and with stair covers on portions of the ultimate roof.
5. Ultimate roof of the building with Plunge pool, decorations and beautification, subject to the exceptions and reservations contained in Clause 11 and its sub-clauses hereto.
6. Residents'Club with well-equipped gymnasium and play area.

7. There will be 2 (two) automatic with central opening sliding doors alongwith lift shafts and the lobby in front of it on typical floors and with lift machine room and stair from the ultimate roof leading to the machine room.
8. Electrical installations with main switch and meter and space required therefore in the building.
9. Concealed Electrical wiring and fittings and fixtures for lighting the staircases, lobby and landings and operating the lifts and separate electric meter/s for the same.
10. Stand-by Diesel generator set of reputed make of sufficient capacity for lighting the lights at the Common Areas, for operation of lifts and water pump and for supply of power in the Said Unit to the extent of quantum mentioned herein and/or in the other units during power failure.
11. Underground Water reservoir.
12. Water pump with motor and with water supply pipes to the overhead water tanks for each block and with distribution pipes therefrom connecting to different units.
13. Ion removal plant.
14. Water waste and sewerage evacuation pipes from the units to drains and sewer common to the Building and from there to the municipal drain.
15. Fire fighting system.
16. Fire pump room.
17. Security Room for darwan / security guards in the ground floor of the building.
18. Common toilets in the Ground Floor.
19. Requisite arrangement of Intercom / EPABX with connections to each individual flat from the reception in the ground floor.
20. CCTV camera to be installed in the entrance lobby at the ground floor of the buildings.
21. Boundary walls.