

## Annexure II : Specifications

### SPECIFICATIONS/ FINISHES

Structure designed for the higher seismic considerations for Zone-V, against Zone-IV as stipulated by the code , for better safety.

Air conditioned Apartments with Energy Efficient VRV System/Split Ac's.

Environment friendly with Rain Water Harvesting system, and use of treated water from Central STP for flushing.

Air conditioned Lift Lobbies and Entrance Halls.

| Sl. No. | Description   | Specifications w block  | Doors | Specifications   |
|---------|---|---|-------|--|
| 1       | LIVING/DINING   |   |       |  |
|         | Floor   | Imported marble.  |       |  |
|         | Walls   | Acrylic emulsion paint on POP punning.  |       |  |
|         | Ceiling   | Gypsum board ceiling painted in Acrylic emulsion paint.   |       |  |
|         | Doors   | Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.  |       |  |
|         | Fittings/<br>Fixtures   | concealed down lights /cove lights of standard make.  |       |  |
| 2       | BED ROOMS   |   |       |  |
|         | Floor   | Imported marble.  |       |  |
|         | Walls   | Acrylic emulsion paint on POP punning.  |       |  |
|         | Ceiling   | Gypsum board ceiling painted in Acrylic emulsion paint.   |       |  |
|         | Doors   | Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.  |       |  |
|         | Modular<br>Wardrobes  | Imported wardrobe in wood with satin finish duco paint.   |       |  |
|         | Fittings/<br>Fixtures   | concealed down lights /cove lights of standard make.  |       |  |
| 3       | KITCHEN   |   |       |  |
|         | Walls   | Combination of tiles and acrylic emulsion.  |       |  |
|         | Floor   | imported marble.  |       |  |
|         | Counter   | imported marble   |       |  |
|         | Fittings/<br>Fixtures   | CP fittings & Double bowl SS Sink, Exhaust fan.   |       |  |
|         | Kitchen<br>Appliances   | Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine & geyser.   |       |  |
|         | Cooking<br>Gas  | Piped and individually metered natural gas (PNG) for hob.   |       |  |
| 4       | BALCONY   |   |       |  |
|         | Floor   | Imported marble.  |       |  |
| 5       | TOILETS   |   |       |  |
|         | Walls   | Combination of imported marble, acrylic emulsion and mirror.  |       |  |
|         | Floors  | Imported marble.  |       |  |
|         | Counters  | Imported marble.  |       |  |
|         | Fixtures/<br>Accessories  | Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks.   |       |  |
|         | Sanitary<br>ware/ CP<br>fittings                                      | Jacuzzi in Master bath, CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet. (China ware of Villeroy-Boch and CP fittings of Grohe).   |       |  |
|         | Doors   | Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.  |       |  |
| 6       | FIRE FIGHTING SYSTEM  |   |       |  |
|         | Sprinkler, smoke detector and alarm system provided as per NBC norms. |   |       |  |
| 7       | SERVANT'S ROOM  |   |       |  |
|         | Floor   | Anti-skid ceramic/vitrified tiles.  |       |  |
|         | Walls   | Acrylic emulsion paint on walls.  |       |  |
|         | Toilets   | Combination of ceramic tiles, acrylic emulsion and mirror in walls; Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks; Conventional CP fittings, Wash Basin & WC. |       |  |
|         |   |   | 8     | EXTERNAL GLAZINGS  |
|         |   |   |       | Windows/<br>External<br>glazings   |
|         |   |   |       | Energy Efficient, Sound insulated Double glass units with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets.   |
|         |   |   | 9     | ELECTRICAL   |
|         |   |   |       | Fixtures/<br>Fittings  |
|         |   |   |       | Modular switches and copper wiring, ceiling fans in all Rooms . light fittings in Toilet, Kitchen, Corridor and Passages.  |
|         |   |   |       | Power<br>Back-up   |
|         |   |   |       | 100 % DG Power back-up for all the Apartments and Common areas.<br>for size 2700 -3250 sqft Not exceeding 15 KVA per Apartment.<br>for sizes 4950-5600 sqft Not exceeding 25 KVA per apartment.<br>for sizes 6000-7500 sqft Not exceeding 30 KVA per apartment.<br>for sizes 9000 - 10000 sqft Not exceeding 35 KVA per apartment. |
|         |   |   | 10    | SECURITY SYSTEM  |
|         |   |   |       | Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entranace Lobby at Ground Floor.  |
|         |   |   | 11    | LIFT LOBBY   |
|         |   |   |       | Floor Imported marble.   |
|         |   |   |       | Walls Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror.  |
|         |   |   | 12    | STAIRCASES   |
|         |   |   |       | Floor Granite.   |
|         |   |   |       | Wall Flat oil paint.   |
|         |   |   | 13    | EXTERIOR FINISHES  |
|         |   |   |       | Combination of plaster, paint and stone.   |
|         |   |   | 14    | COMMON RECREATIONAL FACILITIES   |
|         |   |   |       | "Gym.Multi purpose hall. Reading lounge/ library. Swimming Pool."  |
|         |   |   | 15    | "* INTERNAL STAIRCASES OF THE TOWN HOUSE"  |
|         |   |   |       | IMPORTED MARBLE.   |
|         |   |   |       | Floor Imported marble.   |
|         |   |   |       | Walls Acrylic emulsion paint.  |
|         |   |   | 16    | * ROOF TERRACE OF TOWN HOUSE   |
|         |   |   |       | Antiskid tiles.  |
|         |   |   | 17    | * FAMILY LOUNGE OF TOWN HOUSE  |
|         |   |   |       | Floor Imported marble.   |
|         |   |   |       | Walls Acrylic emulsion paint on POP punning.   |
|         |   |   |       | Ceiling Gypsum board ceiling painted in Acrylic emulsion paint   |
|         |   |   | 18    | * STORE OF TOWN HOUSE  |
|         |   |   |       | Floor Anti-skid ceramic/vitrified tiles.   |
|         |   |   |       | Walls Acrylic emulsion paint on walls.   |
|         |   |   |       | Ceiling Ceiling with acrylic emulsion paint on POP punning.  |
|         |   |   |       | Doors Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.   |