

Specifications

Floor-to-floor height - 3.2 m

(Approx. 10 ft, 6 in)

Specifications/ Finishes

Structure designed for the highest seismic considerations of zone-V, against zone-IV as stipulated by the BIS codes, for better safety.

Air conditioned apartments with energy efficient VRF or VRV system including the kitchen and the utility room but excluding the toilets.

Air conditioned entrance halls and lift lobbies.

Eco friendly environment with proposed rain water harvesting system to recharge aquifer, and proposed use of metered treated water from STP for flushing and horticulture.

Proposed metered water supply for individual apartments.

Heated water supply through geysers/ boilers in toilets, kitchens and additionally through solar water heaters in the kitchens.

High speed passenger elevators with additional service elevator in each core.

Pressurized staircases, lift lobbies and lift shafts, for better fire safety.

Air conditioning in the utility room.

Double-glazed tinted windows to minimize demands on air conditioning and eliminate sound pollution.

As a special security feature, shuttle elevators from the basement can only access the lobby.

Living/ Dining/ Lobby/ Passages

Floor: Imported marble/ stone/ tiles

Walls: Acrylic emulsion paint finish.

Ceiling: Acrylic emulsion paint with false ceiling. (extent as per design)

Bedrooms

Floor: Laminated wooden flooring.

Walls: Acrylic emulsion paint finish.

Ceiling: Acrylic emulsion paint with false ceiling. (extent as per design)

Modular wardrobes: Modular wardrobes of standard make in all bedrooms except utility room.

Kitchens

Floor: Anti-skid tiles.

Walls: Tiles up to 2'-0" above counter and acrylic emulsion paint in the balance areas.

Ceiling: Acrylic emulsion paint with false ceiling (extent as per design).

Counter: Marble/ granite/ synthetic stone.

Fittings & fixtures: CP fittings, Double bowl sink with single drain board, exhaust fan.

Kitchen appliances: Fully equipped modular kitchen with hob, chimney, oven, microwave, dishwasher, refrigerator and washing machine of a standard make.

Master Toilet

Floor: Marble/ granite/ synthetic stone/ anti-skid tiles.

Walls: Marble/ tiles/ acrylic emulsion paint & mirror.

Ceiling: Acrylic emulsion paint on false ceiling.

Counters: Marble/ granite/ synthetic stone.

Fittings & fixtures: Shower partitions/ vanities/ exhaust fan/ towel rail/ ring/ toilet paper holder/ robe hook of standard make.

Sanitary ware/ CP fittings: Single lever CP fittings, health faucet, wash basin & EWC of standard make.

Common Toilet

Floor: Anti-skid tiles.

Walls: Tiles/ acrylic emulsion paint and mirror.

Ceiling: Acrylic emulsion paint on false ceiling.

Counters: Marble/ granite/ synthetic stone.

Fittings & Fixtures: Shower partitions/ vanities/ exhaust fan/ towel rail/ ring/ toilet paper holder/ robe hook of standard make.

Sanitary ware/ CP fittings: Single lever CP fittings, health faucet, wash basin & EWC of standard make.

Utility Rooms

Floor: Tiles.

Walls & ceiling: Oil bound distemper.

Toilets: Anti-skid tile flooring and combination of oil bound distemper and limited tiled walls, with conventional CP fittings & sanitary ware.

Air-conditioning in utility room.

Balconies

Floor: Tiles/ stone.

Walls & ceiling: Exterior paint.

Doors

Main apartment doors: Polished veneer flush door/ solid core moulded skin door.

Internal doors including utility room door: Painted flush door/ moulded skin door.

External Glazing

Windows/ external glazing: Energy efficient, double glass units with tinted/ reflective or clear glass with aluminum/ UPVC frames in habitable rooms and aluminum/ UPVC frames with single pinhead/ tinted/ clear glass in all toilets and utility rooms.

Electrical Fixtures & Fittings

Modular switches of Legrand/ Crabtree/ Norsys or equivalent make, all internal wirings (complete) and ceiling light fixtures in balconies.

Power back-up

Blocks – A, B & C: Proposed 13KW to 24KW (depending upon the size & the type of apartment).

Blocks – D, E & F: Proposed 11 KW to 18 KW (depending upon the size & the type of apartment).

Air Conditioning Loads

Proposed 8 HP to 14 HP for all types of typical apartments & 16 HP to 24 HP for the pent-houses (depending upon the size and the type of the apartment).

Security System

Secured gated community with access control at entrances and CCTV for parking area and entrance lobby at ground floor and basements.

Lift Lobby

Lift lobby walls: Granite/ stone/ tiles/

Acrylic emulsion/ wall paper/ textured paint finish.

Lift lobby floor: Granite/ stone/ tiles.

Lift lobby ceiling: Acrylic emulsion paint finish.

Fire Fighting System

Synchronized fire fighting system with sprinklers, smoke and heat detection system as per norms.

Community recreational facilities

Multi-purpose hall.

Health facilities like gymnasium with modern health equipments.

Swimming Pool with change rooms, kids' pool. Library/ reading room.

Indoor games facility like cards' room, pool table, etc.