

Specifications

Structure

Framed Structure - R.C.C Framed structure to withstand wind & seismic loads
Super Structure - 9" thick wall with cement blocks for external walls and 4 1/2" thick wall for internal walls

Doors and Windows

Main Door - 8 ft height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine finish
Internal Doors - 8 ft height hard wood frame & veneered shutters with reputed hardware fittings.
French Doors - High end aluminium/UPVC sections for frames and shutters with float glass of reputed make
Windows - High end aluminium/UPVC sections for frames and shutters with float glass of reputed make

Painting and Cladding

External - As per design with two coats of exterior emulsion.
Internal - Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer/ wall putty.

Kitchen

Bare shell kitchen with provision for fixing water purifier, chimney, taps and adequate power points for misc cooking appliances such as microwave, oven, fridge.. Counter and wall tiling provided as part of seperate modular kitchen package provided by builder design team.

Plastering

Internal - 12mm Sand based cement plastering
External - 18mm Sand based cement plastering

Flooring and Dado

Ground floor reception, common areas and Lift lobby wall, Corridor with large format vitrified tile/ granite border flooring.
Apartment Drawing, living, dining areas with imported marble.
Bedrooms with wooden laminate flooring
Bathrooms with premium vitrified tiles on walls and floor.

Staircase

Common area stairs with natural stone Kota/Tandoor with painted MS pipe railing.
Internal Duplex metal stairs with marble flooring and glass baluster. Also at family lounge cutout overlooking dining.

Utilities/ Wash area

Dish washer & washing machine provision in utility area

Bathrooms

Marble countertop wash basin for master bedroom, dining handwash and powder room; regular sunk washbasin with granite countertop for all other bathrooms
All C.P fitting and sanitary fittings of Toto or equivalent

Centralized Water Supply

Centralized underground sump will be provided for entire community.
The water shall be supplied to individual units by hydro pneumatic pump.

Security

Sophisticated round-the-clock security/surveillance system
Solar power fencing/ Barbed wire all-round the compound wall
Security cameras in identified common areas and clubhouse with monitoring and recording from security office.
Video door phone and digital main door handle for each apartment of reputed make.

Landscaping

Aesthetically designed landscaping with exclusive footpath all around. Activity areas, lighting, children's play area with synthetic surface are provided for the community.

Generator

100% D.G. backup with Acoustic enclosure & A.M.F

Electrical

Concealed copper wiring of Finolex/Lapp /equivalent
High rated Power plug for air-conditioning VRF units in allocated service area. Customers are not to use regular split units with outdoor units.

WTP and STP

Domestic water made available through water softening plant with water meters for each unit. A sewage treatment plant of adequate capacity as per norms will be provided

Communication Systems

Telecom - Telephone points in living room, drawing room.
Cable TV - Provision for cable connection in all bedrooms and living room
Internet - Fiber Internet Conduit Provision in each apartment.

Heat Pump

Heat pump system connected to all bathrooms per unit.