

ANNEXURE – II

SPECIFICATIONS

- For better safety, structure designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- Air Conditioned apartment excluding kitchen & toilets.
- Air Conditioned Entrance Halls on ground floor.
- Eco friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Pre-heated water supply through Solar Water Heaters to Kitchens.

Living / Dining / Lobby / Passage

Floor	Imported Marble
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion paint on POP punning
Ceiling	Acrylic Emulsion paint

Kitchen

Walls	Tiles up to 2' above counter & Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Made in Marble / Granite / Synthetic stone
Fittings / Fixtures	CP fittings, Double bowl single drain board SS Sink, Exhaust fan

Balcony

Floor	Terrazzo tiles / Terrazzo cast-in-situ/ Ceramic tiles
Ceiling	Exterior paint

Toilets

Walls	Combination of Tiles, Acrylic Emulsion paint & Mirror
Floors	Anti-skid Tiles
Ceiling	Acrylic Emulsion paint
Counter	Marble / Granite / Synthetic stone
Fixtures/Accessories	Glass Shower-partition in toilets (7'Ht), Exhaust Fan, Towel rail/ring, Toilet paper Holder, Soap dish. All standard made.
Sanitary ware/ CP fittings	Single Lever CP fittings, Wash Basin, Floor mounted / Wall-hung WC of Kohler / Roca / Duravit / Parry ware or Equivalent make.

Plumbing

CPVC / UPVC / GI piping for water supply inside the toilet & kitchen and vertical down takes.

Fire Fighting System

Fire Fighting System with sprinklers system etc. as per NBC norms

Fire Detection system

Fire System with, smoke/ heat/ multicriteria detectors as per NBC norms

Doors

Internal & Entrance Doors: Frame with Painted/ Polished flush door / Moulded Skin shutters.

External Glazings

Windows/ External Glazing single glass unit with tinted/reflective and/or clear glass with powder coated Aluminum/PVC Frames in habitable rooms and Aluminum / UPVC frames with /Frosted glass in all toilets.

Electrical Fixtures/Fittings

Modular switches of North West / Crabtree / MK or equivalent make, copper wiring and ceiling light fixtures in Balconies.

Power Back-up

100 % DG Power back-up as mentioned below:-
3 BHK – Not exceeding 9 KVA per apartment
DG Capacity shall be at 70% of load factor & 70% over-all diversity for apartments as well as for common areas

Security System

Boom barrier at gate/ramp, Secured Gated Community with access Control at tower and at basement lift lobby entry. CCTV in driveway of Parking Basements, Ground Floor & Basement Entrance Lobbies and basement lift lobbies & inside the car of elevators, one intercom point in each apartment plus at entrance and service areas.

Lift Lobby

Lifts	Passenger and Service Elevators
Lift Lobby Floors	Combination of Granite /Marble/Tiles
Lift Lobby Walls	Combination of Granite/ glass/Acrylic Emulsion Paint on POP punning / Textured Paint

Staircases

Floor	Terrazzo/Mosaic Tiles/Marble/Kota Stone
Walls	Flat oil Paint

Exclusive Community Centre Facility

Multi Purpose Hall with Banqueting Facility, Card Room, Pool Room, Table Tennis, Shops.

Other Facility

Swimming Pools, Changing Room, Gymnasium.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant / Allottee shall not have any right to raise objection in this regard.

X.....
(Sole / First Applicant)

X.....
(Second Applicant)