



GENERAL SPECIFICATIONS

- RCC framed structure
- Concrete solid block masonry (internal / external)
- Imported marble cladding for lobby, staircase treads & landing and skirting
- Gyp board false ceiling and concealed lighting for lift lobby areas

Residential Units

- Interior: Plastic Emulsion for internal walls and ceilings
- Exterior: Water resistant texture paint
- Pergolas in wooden finish (for selected units)
- Flooring: Living / Dining / Master bedroom – Italian marble or equivalent laid with paper joints and finished with 8 coats (mirror) polish
- Other bedrooms - Wood finish vitrified tile / laminated wooden flooring
- Composite timber flooring / wood finish superior quality vitrified tile flooring for living room and master bedroom sit outs
- Ceramic tiles high skirting for all other balconies / terrace / sit-outs
- Italian marble flooring in master bedroom toilets and partial bisazza tiles on the wall up to false ceiling
- All other toilets (except servant toilet) will have high quality vitrified tile for flooring and cladding up to false ceiling
- Kitchen: 2*2 anti-skidding vitrified tiles; Glazed tiles above the counter up to a height of 2 ft

Utility:

- Ceramic tile da dong
- Basement flooring in VDF / Equivalent

DOORS AND WINDOWS

- Entrance door height to be 8' x 4'
- Frames: All door and solid wood window frames shall be in finger jointed solid wood with veneer finish; Good quality UPVC doors / windows
- Bathroom doors to be Water Resistant Flush type with one Side Veneer
- Window Shutters: All windows and French window shutters shall be of good quality UPVC or equivalent
- Door Shutters: All door shutters shall be in solid core flush (blockboard); shutters provided with a natural wood veneer
- Finish: The internal door shutters and frames shall be provided with a melamine matte finish
- Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock
- Door Stoppers: Magnetic / concealed doorstopper of Hafele or equivalent make shall be provided for the main door and bedroom doors
- Windows with retractable mosquito mesh
- Living room and master bedroom windows would be foldable and all other windows would be sliding



ELECTRICAL

- Power - 12 KVA shall be provided for each residential unit
- Wiring: All wiring shall be of Finolex / Havel's or equivalent make, concealed in 19mm diameter, 2mm thick PVC conduit
- Earthing: 1/18 Copper wire shall be used for earthing using the loop system; One Earth Leakage Circuit Breaker and MCB shall be provided in each unit
- Switches: All switches shall be of MK / Crabtree or equivalent make

FIRE SAFETY AND SECURITY SYSTEM

- Security system like intruder alarm, gas leak detector, video surveillance
- Centralised security system with audio / video surveillance to control the movement of vehicles / visitors / guests in the property
- Sprinklers in basement
- Fire extinguisher in each lobby and external yard hydrants



OTHER UNIQUE FEATURES

- Each residential unit is provided with a private garden / terrace
- Maximum ventilation / natural light ensured in each residential unit
- Privacy between adjoining blocks
- No vehicular traffic movement in the property
- All lifts in the individual blocks capable of taking stretcher for medical exigencies
- Staircase / balcony / terrace railings in stainless steel and toughened glass

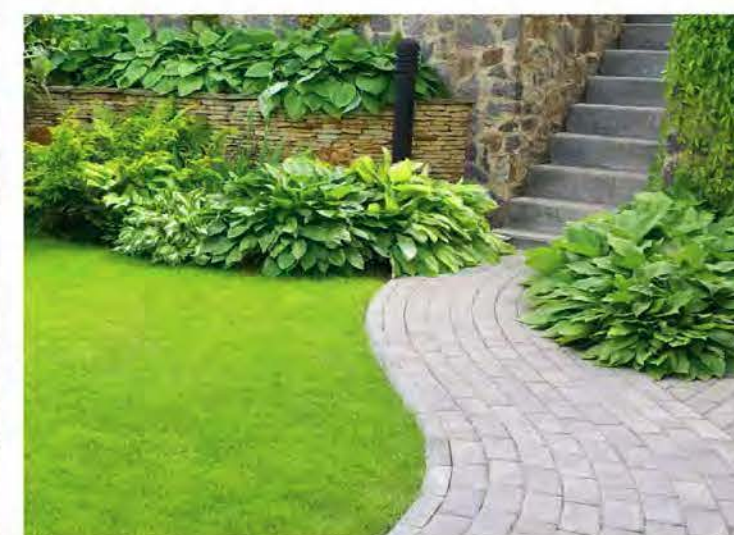


TELEPHONE AND DATA CONNECTION

- TV outlets in bedrooms, living room and family room
- Telephone point in bedrooms, living room, family room and master bed room toilet
- Broadband connection and intercom facility for each unit and club house and common areas

LANDSCAPING

- Soil: Good quality soil and sand mixture with manure shall serve as the base layer for landscaping
- Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas
- Soft Landscaping: Grass, shrubs and bamboo etc., shall be provided and all garden areas shall be completely landscaped. Expensive exotic plants shall be provided at an additional cost



UTILITIES / SERVICES

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, etc. 6 KVA backup power per residential unit
- The generators have acoustic enclosures and an AMF panel with an automatic change-over switch
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems
- Elevators: 13 passenger capacity elevator shall be provided with automatic doors and stainless steel finish inside the cabins. Elevators shall be provided with multi-beam sensors for door operation and down collective system
- Three car parking space per residential unit

GREEN LIVING

- Designed for IGBC Green Homes Gold Certification
- Optimised water consumption as per National Building Code recommendation
- Water drainage & rain water harvesting as per KSPCB / BWSSB / MOEF
- Solar based hot water system
- Zero water discharge project
- Garbage composting system
- Battery operated cart for inside movement
- Solar lighting for common areas