

## SPECIFICATIONS

### STRUCTURE

V.R.C.C. Framed Structure

### SUPER STRUCTURE

First class solid masonry with 8" external wall and 4" internal wall with Red Bricks/Cement Blocks.

### PLASTERING

Two coats of cement plastering with sponge finishing.

### PAINTING

Internal: Smooth Putty finish with two coats of emulsion paint of Asian or ICI over a coat of primer.

External: Textured finish with two coats of weather proof exterior emulsion paint of Asian or ICI.

### FALSE CEILING

Lobby, Lift Entrance and Amenities area as per Architect's design.

### DOORS

Main Door: NCL Dura doors or Teak Wood door frame and Shutter of Hunsur ply or equivalent with both sides Veneer, aesthetically designed with PU polishing, hardware of reputed make with night latch, safety lock and Eye view.

Internal Doors: NCL Dura doors or Teak wood door frames, water resistant & termite proof flush doors with Veneer and Hardware of reputed make.

### WINDOWS AND FRENCH DOORS

UPVC Windows of Fenesta or equivalent make with 3 track sliding doors and provision for Mosquito Net.

### FLOORING

1000mm'X1000mm' Double Charged Vitrified tiles of RAK or equivalent for living, dining and bedrooms.

Flooring of RAK or equivalent for Kitchen.

Antiskid tiles of RAK or Equivalent for bathroom's.

Granite for lobby area as per Architect's design.

### TILES CLADDING & DADOING

Toilets: Tiles of RAK or equivalent up to Ceiling level.

Utilities/Wash: Tiles up to 4'0" height.

Kitchen: Tiles of RAK or equivalent up to 2'0" height above Kitchen Platform.

### KITCHEN

Black Granite Platform with Stainless Steel Sink.

Tiles up to 2'0" height above Kitchen Platform.

Separate water connection for Kaveri water and Bore water.

Power outlets for Cooking Range, Chimney, Refrigerator, Mixers and Microwave oven etc., in Kitchen.

### SANITARY

Washbasin with half pedestal of Grohe, Kohler or equivalent make.

Wall mounted EWC with flush valves of Grohe, Kohler or equivalent make.

Hot and Cold water mixer with shower.

Provision for exhaust fan and geyser in all toilets.

All C.P Fittings are of Grohe, Kohler or equivalent make.

### ELECTRICAL

Fire resistant concealed Copper Wiring of Finolex or equivalent make.

Switches are of LEGRAND or equivalent make.

Power outlets for Air-conditioners in all Bedrooms.

Power outlets for Chimney, Refrigerator, Mixers and Microwave oven etc., in Kitchen.

Power outlets for TV & Audio Systems etc.

### COMMUNICATION

Telephone point in Living area.

Intercom Connectivity.

Provision for Internet Connection in all apartments.

### ELEVATORS

High speed elevators of Johnson, Schindler or equivalent make for Passenger Elevator and Service Elevator.

### GENERATOR

100% DG Set Backup for apartments.

### SECURITY

CCTV surveillance.

Video door phone at Main door.

All around solar fencing.

Fire equipment to be provided as per government norms.

Boom barrier at Entry.

- AMENITIES
  - Grand Reception with Coffee Lounge
  - Gym
  - Banquet Hall
  - Children's Play Area
  - Terrace Party Area
  - Badminton Court
  - Jogging Track
  - Solar Lighting all around the Complex and EV Charging Points at Parking Area.
- LANDSCAPING
  - Landscape to be provided all around the Building
  - Lobby Area
  - Front Entrance

