

PROJECT SPECIFICATIONS

FOUNDATION

Reinforced concrete raft foundation

SUPER STRUCTURE

RCC shear walls - framed structure, resistant to wind and earthquake (Zone-2).

Transverse slab introduced at Level 1 to have more column free space and unhindered view at Ground level leading to efficient car parking management at basement.

WALLS

External Wall: Reinforced shear wall and/or solid cement concrete blocks
Internal Wall: Reinforced shear wall and/or solid cement concrete blocks/pre-cast concrete members

ROOF

Reinforced concrete roof with appropriate water proofing wherever applicable

CEILING FINISHES

For all Apartment Types

A. Living / Dining, Bedroom, Family, Study, Kitchen and Balcony:
Smoothly finished with putty & Oil Bound Distemper

B. Bathroom, Powder room:
Calcium silicate board / equivalent water resistant board smoothly finished with Oil Bound Distemper / enamel paint

C. Utility, Maid room:
Neatly finished with Oil Bound Distemper

For Common Area

A. Lift Lobby:
Designer ceiling smoothly finished

B. Basement Car Park:
Concrete surface finished with dry distemper and/or oil Bound distemper

C. Staircase, Corridor and Fire Rescue area:
Finished with Oil Bound Distemper / Dry Distemper

WALL FINISHES

For All Apartment Types

A. Living / Dining, Bedroom, Family, Study, Private Lift Lobby etc.
Smoothly finished with putty & Oil Bound Distemper

B. Utility (Maid room):
Neatly finished with Oil Bound Distemper

C. Common Lift Lobby:
Natural Stone cladding and / or homogenous tile cladding, finished with putty and Oil Bound Distemper and / or textured paint with Oil Bound Distemper

For Common Area

A. Entrance Lobby and Lift Lobby:
Natural Stone cladding and / or homogenous tile cladding, finished with putty and Oil Bound Distemper and / or textured paint with Oil Bound Distemper

B. Staircase:
Neatly finished with dry distemper and / or Oil Bound Distemper

C. Driveway, Car park and Ramp:
Concrete surface / smoothly finished with enamel or OBD / Dry Distemper

D. Corridors:
Smoothly finished with Oil Bound Distemper

FLOORING

For All Apartment Types

A. Living / Dining:
Textured Homogenous tile / vitrified tile

B. Family area / Study:
Textured Homogenous tile / vitrified tile

C. Bed rooms:
Textured Homogenous tile / vitrified tile

D. Kitchen:
Homogenous / vitrified tiles of Kajaria / Johnson / Nitco or Equivalent make

E. Balcony / Private terrace:
Anti skid homogenous / vitrified / ceramic tile

F. Maid room and Utility room:
Anti skid ceramic tiles

For Common Area

A. Entrance Lobby and Lift Lobby:
Natural Stone and / or Homogenous tile and / or vitrified tile

B. Corridors
Natural Stone and / or Homogenous tile and / or ceramic tile

PROJECT SPECIFICATIONS

WINDOWS

All windows are of Aluminium alloy frames and glazed sliding shutters OR hollow multi chambered UPVC Window systems with EPDM gaskets and steel reinforcement with an outer wall thickness of 2 mm

DOORS

A. Main door:

Frame: Aesthetically designed FIRE RATED TIMBER finished with melamine spray polish

Shutters: Fire rated machine made teak finished flush shutters and / or European style moulded shutters of 35 mm thickness

B. Internal Door:

- Teak Wood Frame and / or factory made wooden frames with enamel paint or Aluminium Frames
- 30mm moulded shutters and / or flush finished with enamel Paint

C. Balconies:

Aluminium alloy / UPVC glazed French doors

D. Toilet / Maid room:

- Timber or factory made wooden frames with enamel paint
- Flush shutter with KPF putty and enamel paint
- Accordion / sliding door

TOILETS

- Walls: Designer ceramic tiles cladded upto ceiling height
- Flooring: Anti skid ceramic tiles
- Ceiling: Calcium Silicate board or equivalent with Oil Bound Distemper finish
- Provision for Jacuzzi in sky villas
- Sanitary ware by Durawit / Parryware / Cera or equivalent
- Bath fittings by Jaquar / Parryware or equivalent

SANITARY & BATH FITTINGS

Master Bathroom

- Vanity top complete with wash basin and pillar cock
- A bath tub with designer shower mixer set or shower compartment with screen & shower mixer set

- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 health faucet

Other Bathrooms

- Designer wash basin and pillar cock
- Wall mixer & shower with screen
- 1 water closet
- 1 health faucet

Powder Room

- Designer wash basin and pillar cock
- 1 water closet
- 1 health faucet

KITCHEN

- Modular Kitchen platform: Natural stone / Granite counter with Stainless steel sink and drain board fixed with anchor fasteners (nut / bolt system)
- Above the counter wall cladding with ceramic tiles upto 2 ft. height
- Walls: Smoothly finished with putty and Oil Bound Distemper OR Satin (Matt) enamel
- Piped LPG gas connection
- Reverse Osmosis system for drinking water and softener for raw water
- Provision for chimney

ELECTRICAL

POWER BACKUP

- 100% power backup for all flats
- Sound proof (in acoustic enclosure) Auto start generator with auto change over switch

WIRING

Concealed copper wiring in PVC conduits as per Bureau of Indian Standards
Adequate power plugs in kitchen and dining areas
Three phase power supply

PROJECT SPECIFICATIONS

TV / TELEPHONE

Points in Living and Master Bed room

WATERPROOFING

Waterproofing shall be provided to floors of bathrooms, powder room, roof terrace and utility

RECREATION FACILITIES

Indoor

- Swimming pool
- Super market
- Squash court
- Shuttle court
- Basketball court
- Pistol shooting range
- Pool, Table Tennis, Carroms, Chess
- International standard Gym equivalent to Reebok / Gold's Gym Standard
- Spa with Sauna / Jacuzzi, Yoga & Meditation hall
- Library / Reading room, Clubhouse with Multi-purpose room & function room
- Male and Female changing rooms with steam room
- Studio
- Sky Gardens

Outdoor

- Golf driving range
- Swimming pool
- Cricket nets
- Tennis courts
- Skating rink
- Jogging Track
- BBQ Pavilions
- Children's Play Areas
- Amphitheatre
- Plaza
- Water Features

HOME AUTOMATION

Lifestyle:

- Remote controlled switches, fully integrated automation systems for:
 - Mood Lighting
 - Appliance controls (On / Off)
 - E-commerce for in-campus facilities
- Remote Access to the automation system - the facility to operate any electrical fixtures or security system in the flat from anywhere in the world, using the internet
- Shopping

Security:

- Access Control: Video Streaming of visitors from main gate; visitor picture or video sent to inbox of resident

- The luxury of attending the visitors only for the specified profile without disturbing others in the family. Intended recipients can be reached via email, mobile or SMS
- Biometric locking system to enable authentications for inhabitants & service personnel and the timing of their access
- Video Surveillance: Comprehensive security system with motion sensor cameras
- Intercom & video door phones
- Electrical fencing

Utilities:

- Automated billing of water, power & gas usage
- Lift button in each apartment
- EV Ready Car Parks (Electric Vehicle charging facility in each car park)
- Wi-Fi Internet
- Maid Mode: Alert about maid logging in or logging out of the flat, and tracking of maid

Safety:

- Gas leakage detection system - Auto shut off gas supply to the apartments
- Smoke detection system, Fire alarm, wet sprinklers (As per Fire Authority regulations)
- Rescue areas for every 5 floors
- Child tracking system
- Child Lock for the home automation system that can be varied depending on the child's age

ADDITIONAL FEATURES

Shuttle Service:

- Connectivity to cardinal routes

Elevators:

- V3F drive high speed lifts of speed anywhere ranging from 1.5 - 3 Mtrs / sec
- Brush steel SS Finish for lift interiors
- Mitsubishi / Kone or equivalent
- Elevator button inside the flat
- 39 passenger lifts + 13 Fire / Service lift in addition to 22 staircases

Water Management:

- Water softener to prevent scaling and for healthy hair and skin
- Reverse Osmosis and UV treated water for drinking

Eco Friendly complex:

- Rain water harvesting
- Sewage Treatment Plant (STP), Recycled water for flushing and gardening
- Garbage chutes
- Sky gardens & Pocket gardens
- Recharge pits

