



SPECIFICATIONS

RCC STRUCTURE

- R.C.C shear wall framed structure to withstand wind & seismic loads
- High-quality Laterite for external walls & 6' & 4' solid blocks for internal walls wherever required

PAINTING

- External: Textured finish with 2 coats of weather proof external Asian/Berger paint or reputed make
- Internal: Smooth putty finish with 2 coats of premium Acrylic emulsion Asian/Berger paint or reputed make over a coat of primer

DOORS, WINDOWS, RAILING & FRENCH DOORS

- Main Door: Manufactured teak wood door frame & shutters melamine spray finish with reputed hardware
- Internal Doors: Engineered/hard wood door frame with melamine polish & laminate shutter with hardware of reputed make
- French Doors/Windows/Ventilators: Anodized/Powder coated Aluminium glazed French Doors/Windows & provision for mosquito mesh
- Window Grills: Aesthetically designed, mild steel (m.s) window grills with enamel paint finish
- Balcony Railings: GI Railing with enamel paint finish

FLOORING & WALL CLADDING

- Living & Dining: 800*800 mm size double charged vitrified tiles of Kajaria/Simpolo/RAK or reputed make with spacer joints
- All Bedrooms & Kitchen: 800*800 mm size double charged vitrified tiles of Kajaria/Simpolo/RAK or reputed make with spacer joints
- All Balconies, Laundry & Utility: Anti-skid ceramic tiles of

Kajaria/Simpolo/RAK or reputed make with spacer joints

- Bathrooms: Acid resistant, anti-skid ceramic tiles of Kajaria/Simpolo/RAK or reputed make with spacer joints
- Corridors: Vitrified tiles of Kajaria/Simpolo/RAK or reputed make with spacer joints
- Staircase: High-quality Granite stone
- Corridor & Elevator Lobbies: Vitrified tiles/Granite combination as per architect's design with designer false ceiling
- Dadoing in kitchen: Glazed ceramic tiles dado of reputed make up to 2'0" height above Kitchen platform (in case granite platform is being taken as part of extra cost)
- Bathrooms: Glazed/matt finish ceramic tiles dado up to 8' height/ceiling touch
- Utility Area: Ceramic tiles dado upto 4' height and flooring with matt finish

PLUMBING AND CP FITTINGS

- Municipal water provision by MCC along with well water
- All CP fitting & sanitary fixtures of JAQUAR/TOTO/HINDWARE/KOHLER or equivalent make
- Wash basins of premium brands like JAQUAR/TOTO/HINDWARE/KOHLER or equivalent make
- Wall mounted EWC with concealed flush tank and health faucets in all bathrooms. The fixtures are of premium brands like JAQUAR /TOTO/DURAVIT or equivalent make. Concealed flush tank of GEBERIT/KOHLER or equivalent make
- Overhead shower in all washrooms
- Provision for geyser & exhaust fans in all washrooms
- Kitchen Counter: Granite platform with stainless steel sink (shall be provided at extra cost)

ELECTRICAL FIXTURES

- Elegant designer modular electrical switches of Legrand/Havells/Schindler/Panasonic or equivalent make
- Concealed copper wiring of premium make like Havells/RR/Polycab or equivalent make
- Power outlets for air conditioners in all bedrooms/living/drawing rooms
- Plug points for TV in drawing, living & master bedroom
- Power plugs for cooking hob, chimney, refrigerator and water purifier
- Plug points to cater for microwave oven, mixer grinders or juicer in kitchen
- Power plugs for washing machine in dry yard areas

- Three phase power supply for each unit
- Miniature Circuit Board (MCB) for each distribution boards of reputed make

CABLE TV & INTERNET

- Telephone points in drawing room & master bedroom

Cable

- Provision for DTH/Cable connection for TV in Drawing room & Master bedroom

Internet

- Wired internet provision in drawing room and master bedroom

WTP/STP

- Domestic water made available through an exclusive water softening plant (not RO Plant)
- Sewage treatment plant of adequate capacity as per norms will be provided; treated sewage water will be used for landscaping & flushing purposes
- UG sump tank

SECURITY

- Sophisticated round the clock security system
- Boom barriers at entry gate with mechanical operation
- Round the clock CCTV surveillance

FIRE AND SAFETY

Fire systems will be provided at common areas & parking areas with fire hydrant system, fire safety equipment and water sprinkler system wherever required based on the fire department norms

ELEVATORS /LIFTS

- High speed 2 lifts of 13 passengers & 1 service lift shall be provided of Mitsubishi/Johnson or equivalent make

GENERATOR

- 100% DG set backup with enclosure and AMF Panel for all apartments and common areas
- Smart DG meter to be given for each unit and the power usage charges are to be paid

LPG

- Provision for GAIL gas connection for all flats (shall be provided at extra cost)

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks with parking signages and equipment at strategic locations to ease traffic flow
- Parking Area – VDF/Paver block flooring



BENGALURU | MANGALURU | HUBBALLI

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