

Apartment Specification

	Flooring	Walls & Ceiling	Windows & Extenal Doors	Doors & Door Frames	Plumbing	Electrical
Drawing / Dining Area	Vitrified Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	UPVC door frame with sliding shutter with glazing.	Main Door will have Moulded door shutter with frame of hard wood. Duly polished, with mortice lock & anodized/ powder coated aluminium hardware.	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches (for details refer to the attached Annexure A).
Bed Rooms	Vitrified Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	Master Bed room will have UPVC door frame with sliding shutter with glazing. Other Bed rooms will have UPVC window frame with sliding shutter with glazing.	Moulded door shutter with frame of hard wood. Duly painted in 2 coats of synthetic enamel paint, with mortice lock & anodized/ powder coated aluminium hardware.	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches (for details refer to the attached Annexure A).
Toilets	Ceramic Tiles	Ceramic Tiles upto 7 feet height. Balance Wall area & Ceiling will be plastered with POP/ Putty finish. Walls and Ceiling will be painted with Acrylic Oil Bound Distemper (OBD) paint in white colour.	UPVC window frame with openable shutter with glazing.	Moulded door shutter with frame of hard wood. Duly painted in 2 coats of synthetic enamel paint, with baby latch lock.	CPVC pipe line for hot & cold water supply. CP Fittings & White Colour Vitrous Ceramic Sanitary ware along with Mirror & Towel rail shall be provided.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for geyser will be provided with modular switches (for details refer to the attached Annexure A).

	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
Kitchen	Ceramic Tiles	Ceramic Tiles upto 2 feet above counter. Balance Wall area & Ceiling will be plastered with POP/ Putty finish. Wall area will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint. Working platform with granite counter.	UPVC window frame with sliding shutter with glazing.	Hardwood door frame only, painted in 2 coats of synthetic enamel paint.	CPVC pipe line for hot & cold water supply with CP fittings. Single bowl stainless steel Sink with Drain board.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for geyser, aqua guard & refrigerator will be provided with modular switches (for details refer to the attached Annexure A).
Washing Machine Area	Vitrified Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Walls will be painted with Acrylic Oil Bound Distemper (OBD) paint in pastel colour. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	N.A	N.A	Water supply inlet point & drainage point provision will be made	Copper wiring in concealed PVC conduits. 1 No. power point for washing machine will be provided with modular switch (for details refer to the attached Annexure A).
Balconies	Ceramic Tiles	Wall & Ceiling will be plastered with POP/ Putty finish. Wall area will be painted in External acrylic emulsion paint in plain finish. Ceiling will be painted in white colour Acrylic Oil Bound Distemper (OBD) paint.	Balcony may have service shaft with shutter for maintenance purpose	N.A	N.A	Copper wiring in concealed PVC conduits. Light & Fan point will be provided with modular switch (for details refer to the attached Annexure A).

Electrical Load Connection	Provision for Electrical load of 5 KW in 3 Bed room & 4 KW in 2 Bed room apartment shall be made in each unit. Based on suitable diversity factor as allowed by the State Electricity regulations. Electrical load sanction, supply & meter connection charges will be payable extra.
Power Back up	1KW power back up provision shall be made at extra cost in each 2 & 3 bed room apartments. Based on suitable diversity factor as allowed by the State Electricity Regulations. Monthly recurring charges towards running of Power back up shall be payable extra.
Water Supply	Filtered water supply through centralised water filtration plant. Please note that currently Municipal Supply of drinking water is not available in the area. Developer has applied at Public Health Engineering Department (PHED) for water connection. Cost as and when demanded for providing water connection by the department shall be borne and paid proportionately by all the allottees. Till such time water supply connection provision is not made by PHED, water shall be arranged through water tankers procured through external sources. In such situation cost incurred for procuring drinking water, shall be borne and paid proportionately by all the Flat Owners.
Pipe Cooking Gas System Installation	Provision for Pipe Cooking Gas supply connection at an extra cost shall be made in each Apartment. Gas supply alongwith pipe cooking gas system maintenance shall be outsourced to a third party specialised vendor. Allottee shall be billed by the authorised gas vendor for recurring gas consumption as per his monthly consumption alongwith a fixed monthly cost for monthly maintainance by the Vendor. Please note supply of Gas facility may not be available until 50 % of the Apartments are occupied in Phase I (Tower T1, T2 & T3) of the Project.
Inter com	Inter com facility provision in each apartment shall be made.

List Of Electrical Points

Annexure - A

2 Bed Room Apartment - Type B1 (1)/B1(2)/B1(3)/B1(4)

Sr. No.	Point	Location									
		Drawing/ Dining Area	Entry Lobby	Balcony (attached with Drawing/ dining area)	Master Bed Room	Toilet (attached with Master Bed Room)	Balcony (attached with Master Bed Room)	Kids Bed Room	Common Toilet	Kitchen	Washing Machine Area/ Passage
1	Wall Light	5			3	1		2	1	2	
2	Ceiling Light	2	1	2			2				1
3	6/16 Amp Socket	1				1			1	5	1
4	6 Amp Socket	2			2	1		2	1	2	
5	TV	1			1			1			
6	Telephone	1			1			1			
7	Window AC							1			
8	Split AC	1			1						
9	Ceiling fan	2		1	1		1	1		1	
10	Wall fan					1			1		
11	Exhaust Fan					1			1	1	
12	Mirror light					1			1		
13	Door Bell		1								

3 Bed Room Apartment - Type A1(1)/A1(2)/A1(3)/A2/A3

Sr. No.	Point	Location											
		Drawing/ Dining Area	Entry Lobby	Balcony (attached with Drawing/ dining area)	Master Bed Room	Toilet (attached with Master Bed Room)	Balcony (attached with Master Bed Room)	Guest Bed Room	Toilet (attached Guest Bed Room)	Kids Bed Room	Common Toilet	Kitchen	Washing Machine Area /Passage
1	Wall Light point	5			3	1		2	1	2	1	2	
2	Ceiling Light	2	1	2			2						1
3	6/16A Socket	1				1			1		1	5	1
4	6 Amp socket/plug	2			2	1		2	1	2	1	2	
5	TV Point	1			1			1		1			
6	Telephone Point	1			1			1		1			
7	Window AC Point							1		1			
8	Split AC Point	1			1								
9	Ceiling fan	2		1	1		1	1		1		1	
10	Wall fan					1			1		1		
11	Exhaust Fan					1			1		1	1	
12	Mirror light					1			1		1		
13	Bell point		1										

Disclaimers

	For Natural Materials (Wooden elements / Stone elements)
1	Door Frames : Door frames are made of solid hard wood. Solid hard wood, being a natural material will vary in texture, knots and would have seasonal behavior depending on the ambient temperature. Expansion and contraction is inherent to hard wood and may lead to surface cracks.
2	Granite/ Marble/ Sandstone : Granite/ Marble / Sandstone any other stone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.
3	Wall and Ceiling Cracks: Due to large temperature variance between summer months and winter months expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls or at the junction of RCC members and Brick masonry. Such cracks could appear despite taking all engineering precautions.
4	Normal wear & tear: Equipments and products within the apartment and /or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the manufacturer/ vendor of such products, then the rate of deterioration/ degeneration would be faster. The Developer is not a manufacturer of such products directly and hence depends on the warranty provided by the manufacturer/ vendor of such products. The warranty on all such products/ equipments/ materials shall be the warranty provided by the original equipment manufacturer only.
5	Door Shutters : Door shutters are hollow core door shutters. The frame of the shutter is made of such as Rubber Wood, Canadian Pine, Miranti or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter the top moulded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not utilized.
6	Vitrified tiles and Ceramic Tiles : Tiles are sourced from the tile manufacturing Companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour minor undulation in the surface is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
7	Any specific technical detail for any material may be sought by the buyer from the developer.