

Executive Apartment Specification

	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
Living Room & 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 sliding door (1 side) with glazing.	Main Door will have door shutter with frame of hard wood. Duly polished / painted/laminate, with Mortice Lock & Aluminium Hardware with SS finish (Towerbolt and magic eye)	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches.
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.	UPVC Sliding / Openable Door / window with glazing.	Moulded door shutter with frame of hard wood. Duly painted in 2 coats of synthetic enamel paint, with Mortice Lock.	N.A	Copper wiring in concealed PVC conduits. Light, Power, TV & Telephone Point will be provided with modular switches.
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 Openable Window / Ventilator 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 (without geyser). CP Fittings & White Colour Vitrous Ceramic Sanitary ware of reputed brand (Hindware, Parryware, Somany, Prayag or equivalent) along with Mirror shall be provided.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for geyser will be provided with modular switches.
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 sliding (1 side) window with glazing.	Hardwood door frame only, painted in 2 coats of synthetic enamel paint.	CPVC pipe line for hot & cold water supply (without geyser) with CP fittings of reputed brand (Hindware, Parryware, Somany, Prayag or equivalent). Single bowl stainless steel Sink with Drain board.	Copper wiring in concealed PVC conduits. Light, Power & Electrical point for Geyser, RO & Refrigerator will be provided with modular switches .

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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. MS Railing will be painted in Enamel Paint.	Service shaft Door Shutter (if any) made of Aluminium / MS / Ply/ Cement Board. It may open in balcony for maintenance purpose.	N.A	N.A	Copper wiring in concealed PVC conduits. Light & Fan point will be provided with modular switch .
Electrical Load Connection	Provision for Electrical load of 4 KW in each 2 Bed Room Apartment shall be made, based on suitable diversity factor. Individual Apartment metering shall be applied with Jaipur Vidyuth Vitran Nigam Limited (JVVNL) by the Allottee itself. All cost for individual apartment metering shall be borne and paid by the allottee directly to JVVNL.					
Power Back up	1KW power back up provision shall be made at extra cost in each apartments, based on suitable diversity factor. Monthly recurring charges towards running of Power back up shall be payable extra.					
Water Supply	Filtered water supply through centralised water filtration plant. If water is being supplied through Tubewell, additional Tubewell Connection Charges shall be payable at the time of Possession as determined by the Developer. For ground water extraction Central Ground Water Authority (CGWA) shall charge annual fees, which shall be payable by all the allottees' proportionately along with all other miscellaneous expenses incurred towards obtaining this annual ground water extraction permission. In case if Ground Water Extraction permission is not being granted by Central Ground Water Authority (CGWA), in such case 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. For your information Municipal Supply of drinking water is not available in the area. Developer has also 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.					
Intercom	Intercom facility provision in each apartment shall be made.					
Applicable only for Ground Floor Apartment						
Exclusive Right of Use of Rear Courtyard	Only Ground Floor Apartment Owner shall have Exclusive Right of Use of Rear Courtyard as limited area. It shall always be kept as Open Area, he is neither permitted nor shall construct any structure whether temporary or permanent as they are part of limited common areas and shall always be kept open.					
Tower / Building Common Area Specification						
Structure		RCC framed structure with infill brick work.				
Tower External Finish		Shall be painted with external graded paint.				
Corridor Area	Wall & Ceiling	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.				
Stair Case	Flooring	Stone (Kota / Green Marble or equivalent) / Tile Flooring				
	Railing	MS Railing				
	Wall & Ceiling	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.				
Lift		Each Building will have 1 No. Passenger Lift.				
Power Back up	Common Area	Provision for Power backup load as required shall be made available in Common areas including load for recurring charges towards running of Power back up shall be payable extra.				1 No lift in each Building. Monthly recurring charges towards running of Power back up shall be payable extra.