

Annexure B

Specifications & Amenities in the said SOUTH TOWER

- 1) **Foundation:** Foundation system consists of Conventional RCC Raft.
- 2) **Structure - R.C.C :** RCC frame structure as per norms has been designed.
Habitable floor slabs & Parking floor slabs are designed as conventional slabs.
Mixed used shuttering system i.e Conventional & Mivan shuttering systems are being used.
- 3) **Plastering:** Internal plastering shall be done in kitchen & toilets shall be in cement mortar as Gypsum finish walls inside apartment.
- 4) **Doors & Windows:** All door frames shall be of red Meranti frame.
Two side Veneer finish main door & Servant door with Red Meranti + Teak door frame. Fire rating as per CFO requirements.
All internal flush doors with two side laminate finish.
Openable aluminium doors/windows in toilets. Powder coated Aluminium sliding windows – 3 glass (DGU) shutter
1.2 mts glass railing at openable window location for all rooms (Living & bedrooms). 1.2 mts glass railing for Balcony.
- 5) **Flooring:** Imported Marble flooring and skirting shall be provided in lobbies. Habitable areas/flats shall be provided with Imported marble flooring & skirting. Servant room shall be provided with vitrified tile flooring & skirting. Lift lobby, lifts in the said Tower shall have Marble/ Tiles. Staircases shall be with Granite & Kotah flooring at some floors. Parking area flooring will be of water proof Tremix. Service floor and refuge area shall have IPS flooring.
- 6) **Waterproofing:** Waterproofing system has been adopted in basement area, all wet areas such are toilets & kitchen, podium area, all water storage tanks & terrace floor as per standard India waterproofing specifications. Cement polymer based waterproofing shall be provided in the toilet area of each floor. Terrace flooring of the said Tower shall be of IPS/ Marble Mosaic Chips.
- 7) **Painting:** The Internal painting proposed in flats & lift lobby is OBD paint with Gypsum finish and staircase will be of OBD paint. Parking area will be of Oil paint.
- 8) **Electrical:** Electrical system consists of concealed Conducting, wiring, cables (LT Cables) and from distribution boards till switches & sockets, VDP for All flats. Distribution boards shall be provided to serve LT power effectively. Switches & Sockets shall be provided in all flats and lobbies. Provision for lights shall be kept in apartments. Decorative/Architectural light fixtures shall be provided in lobby only.
- 9) **Plumbing & Sanitary Works:** Efficient water supply & drainage system shall be made. Water supply & drainage shall be brought up to each toilet. The said Tower shall have a Sewerage Treatment Plant of adequate capacity. High end pipe materials as CPVC UPVC & GI pipes shall be used.
- 10) **U.G.Tank:** Tanks shall be provided as per Municipal requirements.
- 11) **Lifts:** High speed elevators shall be provided. In each bank of elevators, 1 elevator shall be of Fire elevators are per CFO Norms. In addition one service elevator is also provided. Fireman's elevator to be provided as per CFO norms.

- 12) **Fire Fighting:** Pressurized wet riser shall be provided in the ducts with Hose reel and landing valves at each floor as per CFO's requirements. All habitable, staircase area & parking areas shall be provided with pressurized firefighting system which consists of sprinklers & fire hydrants as per CFO Norms.

(I) Schedule of finishes and amenities to be provided in the Apartment/Flat in the said South tower

Living/Dining/Bedroom

Living & Bedrooms – Imported Marble Flooring

Gypsum finished walls .OBD paint for internal walls & ceiling.

Balconies are finished with Vitrified tiles.

PDVF coated aluminum window section with sliding/fixed panel window has been provided.

Provision for Fan points and Light points as per design.

Concealed Electrification with RCCB.

Gypsum False ceiling & HVAC as per design.

Kitchen

Flooring – Imported Marble walls are with OBD paint finish and plumbing provision for sink.

Provision for Piped Gas till outside the apartment at the terms of the service provider (e.g. Mahanagar Gas) has been kept.

Gypsum False ceiling as per design. Exhaust fan provision.

Geysers as per design.

Bathroom

Bathroom Flooring – Marble flooring and dado

Servant Bathroom Flooring – Vitrified Tiles

Premium Sanitary ware

PVDF aluminum windows.

Provision for Exhaust Fan.

Alucobond board false ceiling as per design.

Geysers in toilets as per design.

Shower cubicle as per design

Plumbing

Concealed plumbing.

Electrical/Telecom

Intercom connectivity with security room shall be provided.

Firefighting as per statutory requirements.

HVAC equipment including ducting and distribution for the Apartment/ Flat

Parking

1 (One) Single and 1 (One) Tandem car parking space shall be provided as parking space and shall be earmarked by the Developer for the 5BHK Flat holder, this will enable the Flat holder to park 3 (Three) number of cars.