



## SPECIFICATION AND COMMON FACILITIES

|                     |   |
|---------------------|---|
| STRUCTURE           | RCC framed structure with masonry wall partitions. The structural surface, including masonry walls shall be cement plastered / gypsum plastered / putty plastered. The structure shall be Designed and built as EARTHQUAKE RESISTANCE STRUCTURE.  |
| FLOORING            | Elegant vitrified tile flooring of size 60 x 60 cms for the entire apartment, ceramic tiles for Toilets.  |
| DOORS               | Decorative Hardwood entrance door, flush- Door for bedrooms and kitchen. Flush door with water resistant coating inside for Toilets. Internal door shutters shall be of PU/lacquered polished.  |
| WINDOWS             | Powder coated aluminum sliding windows, glazed sliding shutters and safety grills, with two coat enamel paint   |
| GRILLS AND RAILINGS | Window safety Grill- Mild steel for sliding windows, handrails and balcony rails.   |
| KITCHEN             | Superior quality granite for counter top and ceramic glazed tiles, height up to 45 cm. Single bowl stainless steel sink with single drain board in the kitchen and single bowl stainless steel sink in work area. Provision for water purifier.   |
| PAINTING            | Putty and emulsion finish for all internal walls, 2-coat exterior anti fungal emulsion for outside walls. Double coat emulsion for ceiling. Two coat enamel paint for grills.   |
| ELECTRICAL          | Concealed wiring with superior quality PVC insulated copper cables, Adequate light, fan, 16 Ampere power plug points controlled by ELCB and MCB. Independent Energy meter for each Apartment. Switches - Good quality Modular Switches of make Crabtree / Equivalent. Provision for washing machine in work area. |

|                         |  |
|-------------------------|--|
| PLUMBING AND SANITATION | Grohe or equivalent brand premium quality CP fittings. Provision for water Heater except servants Toilet.  |
| TELEPHONE               | Concealed wiring for telephone in living and master bedroom.   |
| CABLE                   | Provision for cable TV connection in Living & Master bedroom.  |
| AIR CONDITION           | Provision for A/C conducting for all bed rooms.  |
| INTERNET                | Internet connection in Living area.  |
| WATER SUPPLY            | Water Supply through underground sump tank and overhead tank of sufficient storage capacity.   |
| CAR PARK                | Covered / open car parking at extra cost.  |
| FIRE FIGHTING           | Fire Fighting arrangements as per the National Building Code and Kerala Fire Fighting Department Norms. Fire escape stair shall be provided.                                   |
| RETICULATED LPG GAS     | Reticulated LPG GAS with individual consumption metering system subject to the government rules prevailing that time at extra cost.  |
| POWER BACKUP            | For lift, water pump, common area lighting, lights, fans, TV and telephone charging points in apartments. Bio-metric access for residents supported with automatic change over |

## **COMMON FACILITIES**

- Well appointed Lobby
- Bio-metric Entry
- Health Club Roof top party area
- Game Room Caretaker's room and drivers' rest room.
- Two Passenger lift & two bed lift
- Solid Waste Management
- Garbage treatment arrangements by aerobic microbial; composting system using Bio Bin
- Round the clock security
- Intercom facility connecting all apartments, lifts, security guards and service area
- STP as per KSPCB
- Rain water harvesting system as per KMBR