

SCHEDULE - II
PROPOSED SPECIFICATION

Zone IV seismic considerations for structural design.

PART A – INSIDE THE INDEPENDENT FLOOR

Living, Dining, Lobby, Foyer, Office/Study

Floor	Marble/Engineered Marble/Laminated Wooden Flooring (In Study/Office)
Walls	Emulsion Paint
Ceiling	Emulsion Paint/OBD/Limited False Ceiling

Bedrooms

Floor	Laminated Wooden Flooring
Walls	Emulsion Paint
Ceiling	Emulsion Paint/OBD/Limited False Ceiling
Wardrobes	Modular Wardrobes of standard make

Kitchen

Walls	Tiles/Paint up-to 2' above counter & Emulsion Paint/OBD . in balance area
Floor	Tiles/Stone
Ceiling	Emulsion Paint/OBD/Limited False Ceiling
Counter	Marble/ Granite / Engineered Stone
Fittings / Fixtures	CP fittings, SS Sink, Exhaust fan, Geyser
Type	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (in balcony) of reputed make

Balcony

Floor	Tiles
Ceiling	Emulsion Paint/ OBD
Railings	MS/Glass

Master Toilet

Walls	Marble/Tile/Mirror
Floors	Marble/Tile
Ceiling	Emulsion Paint/OBD/Limited False ceiling

X _____
Sole/First Applicant

X _____
Second Applicant

X _____
Third Applicant

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Counter	Marble/Granite with Modular Vanity
Fixtures/Accessories	Glass Shower-partition in toilets, Exhaust Fan, Geyser, Toilet Paper Holder, Wall-hung rimless WC (Semi-Smart Seat), Wash Basin, Shower, Health Faucet, Medicine Cabinet with Mirror, Sanitary ware/ CP fittings

Toilets

Walls	Tile/Mirror
Floors	Marble/Tile
Ceiling	Emulsion Paint/OBD/Limited False ceiling
Counter Room)	Marble/Granite with Modular Vanity (Except Powder)
Fixtures/Accessories	Exhaust Fan, Geyser, Toilet Paper Holder, Wall-hung rimless standard WC, Wash Basin, Health Faucet. Sanitary ware/ CP fittings & mirror. Shower, Glass Shower-partition, Medicine Cabinet in all toilets (except Powder Room).

Plumbing

CPVC & uPVC piping for water supply in toilet & kitchen and vertical down takes.

S. Room

Floor	Tiles/IPS Flooring
Walls / Ceiling	OBD
Toilet	Tile (Flooring) & Cladding/Paint, Conventional CP Fittings, Chinaware

Doors

Internal Doors	Painted/Laminated/Polished Flush Door/Skin Door
Entrance Doors	Painted/Laminated/Polished Flush Door/Skin Door, with 1 hour fire rated door shutter

External Glazing

Windows/ External Glazing	Single/Double Glass Unit with Glass in uPVC/Aluminium & mosquito mesh shutter (in bedroom, living & dining). Single/Double Glass Unit with Glass in uPVC/Aluminium/MS in other areas.
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Electrical Fixtures/Fittings

Modular fittings & Modular touch switches in select areas. Home automation with control device in select areas. Ceiling fans in all rooms (except toilets & store rooms) and ceiling light fixtures in balconies, kitchen and toilets.

X _____
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Air Conditioning

VRV/VRF Air Conditioning system with high wall indoor units in Living, Dining, Bedrooms & in study/office rooms (if any)

PART B – COMMON AREAS IN THE BUILDING

Power Back-up (per apartment)

Back-up by DG set upto 8 KVA in 269 -300 sqyds plots. Back-up by DG set upto 10 KVA in 300 - 450 sqyds plots.

Back-up by DG set upto 12.5 KVA in 460 -585 sqyds plots.

Back-up by DG set upto 15 KVA in 600 sqyds plots onwards

(Overall diversity of 80 % will be applied)

Fire detection system (addressable fire alarm panel, fire detector and hooters) – Gas leakage detectors in Kitchen & Fire Detectors in Rooms.

Security System

CCTV for driveway of parking, ground floor entrance lobby, basement & terrace.

Video Door Phone, Electro-mechanical/magnetic lock on main apartment entrance door.

Lift Lobby

Lifts Capacity of 6/8 persons

Stilts lift lobby finishes, combination of Imported and Indian Marble

Staircases

Floor Indian Marble / Granite / Stone/ Paint

Walls Acrylic Emulsion / OBD

Terraces

Terrace Garden with Tile/ Softscape/ Seating space in select areas.

Conversion Scale

1 ft = 304.8 mm

DISCLAIMER: Marble/Granite being natural material have inherent characteristics of color and grain variations. S.room shall not be provided with air conditioning. Specifications are indicative and are subject to change as decided by the **Promoter** or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the **Promoter** in accordance with applicable law.

X _____
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X _____
Second Applicant

X _____
Third Applicant