

## The Center Court (Low Rise Apartments)

### Phase - II

#### Project Specifications

SI	Description	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical	
1	Structure	<b>Earth Quake Resistant RCC framed structure designed for seismic zone IV with infill brick walls / AAC Blocks. Design approved by IIT or equivalent. Anti Termite Treatment at various stages of construction as</b>						
2	Living Room & Dining Area	Large Format Vitified tile	Acrylic emulsion paint	UPVC / powder coated Aluminum windows / doors of reputed make	8' ht. Laminated designer flush door. Frame to be of hard wood (main door only) Brass hardware	NA	- Copper wiring of reputed make in concealed PVC conduits for light points, fan points, power points and air conditioning points. - Modular switches of reputed make like legrand / Havells / Crabtree or equivalent	
3	Master Bedroom	Vitified tile	Acrylic emulsion paint	UPVC / powder coated Aluminum windows / doors of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass hardware	NA	- Copper wiring of reputed make in concealed PVC conduits for light points, fan points, power points and air conditioning points. - Modular switches of reputed make like legrand / Havells / Crabtree or equivalent	
4	Other Bedrooms	Vitified tile	Acrylic emulsion paint	UPVC / powder coated Aluminum windows / doors of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass hardware	NA	- Copper wiring of reputed make in concealed PVC conduits for light points, fan points, power points and air conditioning points. - Modular switches of reputed make like legrand / Havells / Crabtree or equivalent	
5	Kitchen	Anti Skid vitified	Ceramic Tiles up to 2' above counter, balance area in acrylic emulsion paint. Modular cabinets above & below the counter. Counter shall be of granite.	UPVC / powder coated Aluminum windows / door of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass hardware	Concealed PPR/ CPVC pipelines for hot & cold water. SS sink with single bowl & drain board & swivel Spout	- Copper wiring of reputed make in concealed PVC conduits for light , fan, exhaust and power points. Modular switches of reputed make like legrand / Havells/ Crabtree/ equivalent. - Electrical provision for fixing RO / Geyser / Chimney shall be made	
6	Master Toilet	Anti Skid Ceramic Tiles	Ceramic Tiles up to 7' height. Balance area in acrylic emulsion	UPVC / powder coated Aluminum windows of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass hardware	- Concealed PPR/ CPVC pipelines for hot & cold water supply. - Single lever C P Fitting of reputed brand (Grohe / Kohler / Rocca / Jaguar / equivalent) - WC with cistern (Rocca /Kohler / American Standard/ equivalent) - Health Faucet - Granite Counter with Wash basin (Rocca /Kohler / American Standard) and large mirror -Glass partition in shower area - Towel Rail	- Copper wiring of reputed make in concealed PVC conduits for light , fan, exhaust and power points. Modular switches of reputed make like legrand / Havells/ Crabtree/ equivalent.	
7	Toilets (all except Master)	Anti Skid Ceramic Tiles	Ceramic Tiles up to 7' height. Balance area in acrylic emulsion	UPVC / powder coated Aluminum of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood.	- Concealed PPR/ CPVC pipelines for hot & cold water supply. - C P Fitting of reputed brand (Grohe / Kohler /Rocca / Jaguar / equivalent) - WC with cistern (Rocca /Kohler / American Standard/ equivalent) - Health Faucet - Granite Counter with Wash basin (Rocca /Kohler / American Standard) and large mirror - Towel Rail	- Copper wiring of reputed make in concealed PVC conduits for light , fan, exhaust and power points. Modular switches of reputed make like legrand / Havells/ Crabtree/ equivalent.	
8	Balcony	Anti Skid Ceramic Tiles	External texture paint				Electrical points for fan and lights shall be provided.	

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9	Service Balcony	Anti Skid Ceramic Tiles	External texture paint			Concealed PPR / CPVC Piping for water inlet and out let for washing machine shall be provided	Electrical points for fan, lights and washing machine shall be provided.
10	Balcony Railings	Decorative MS Railings with paint finish					
11	Lifts	Passenger lifts (8 Pax) in each building of reputed make such as Otis / Kone / Schindler					
12	Ground Floor Lobby	- Attractive Lobby with flooring in mix design of Granite / Marbles / Tiles - Wall cladding with Tiles and false ceiling with attractive lighting					
13	Lift lobby at Typical Floor	- Flooring in Granite / Vitrified Tiles. - Attractive lift architrave in Granite / Tile .					
14	Stair case	- Flooring in Tiles / Kota stone (Sand blasted)					
15	External Finish	Building shall be finished in attractive texture paint.					
16	Electric connection & Power Back-up	Each apartment shall be provided with suitable 3 phase electric connection through state electric distribution company. 4KVA to 5 KVA power back up shall be provided to all apartments depending on type of accommodation on extra charge basis and provision for power back up in common areas. *					
17	Water Supply	Round the clock supply of filtered drinking water through common underground tank and common overhead tanks along with required pumps and panels.					
18	WI-fi	Provision for WI-Fi enabled common areas through specialized service provider. Usage charges to be paid to the service provider.					
19	Reticulated Piped Cooking LPG Gas	Piped Cooking Gas provision at extra cost. Usage charges to be paid to the service provider					
20	Electric meter	Pre paid Electric Connection / Dual Billing Meter at extra cost. Usage charges to be paid to the service provider.					

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