

ANNEXURE

Bare Shell Specifications – SORA - NIWA / FAIA - ZEFA

General Specifications

- Seismic Zone II compliant RCC framed structure
- Internal and external walls as per the structural requirement
- Designed for IGBC Green Homes Gold Certification
- Piped gas system to the Kitchen
- Water treatment plant
- Rainwater harvesting
- Sewage treatment plant
- Organic waste converter system
- Indoor and outdoor Wi- Fi connectivity

Unit Specifications

- Internal walls with cement plastered block work and exposed RCC surfaces unless specified otherwise -
- External Painting - Weather proof paint with textured finished as per Architect's Intent
- Prayer Room – Rough plastered finish walls
- Utility - Vitrified tile for flooring & wall finishing as per architect's intent and Granite Counter with double bowl sink
- Toilets - Rough plastered finish walls
- Plumbing inlet & outlet for Kitchen & Toilets
- Decks –
 - Anti skid Wooden finish Vitrified tiles
 - False ceiling & wall finish as per Architect's intent
 - SS railing with wooden grab rail and laminated glass as per Architect's intent

Doors and Windows

- Deck doors / Windows - Anodized Aluminum doors / Windows with energy performance glass as per Architect's intent

Electrical / HVAC

- Fire resistant electrical Wires of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical wiring up to back box in all rooms except decks
- Ceiling light fittings in Utility & Decks
- Adequate power points for electric car charging at basement for each block as per design
- Air condition: Outdoor VRV unit of adequate Tonnage
- Electrical switches / sockets of Legrand / equivalent in Utility & Deck areas

Fire Safety

- Fire fighting system in each block, including external yard hydrants as per Fire norms
- Smoke detectors & sprinklers as per Fire norms

Security System and Home Automation

- CCTV camera in the lobby / Main gates
- Conduiting & cabling up to the back box for interior automation
- Intercom facility to guard house, main lobby & other residential units

Generator backup

- 100% power back-up provided for all apartments and common services as per consultant design

Lift

- 2 passenger lifts of 15 person capacity each and 1 service lift of 1000 Kg capacity

ANNEXURE

Standard Specifications – NIWA / FAIA

General Specifications

- Seismic Zone II compliant RCC framed structure
- Internal and external walls as per the structural requirement
- Designed for IGBC Green Homes Gold Certification
- Piped gas system to the Kitchen
- Water treatment plant
- Rainwater harvesting
- Sewage treatment plant
- Organic waste converter system
- Indoor and outdoor Wi- Fi connectivity

Plastering and Painting

- Internal walls with combination of RCC and Solid block work finished with Gypsum plastering and acrylic emulsion paint finish or equivalent as per architect's intent.
- Ceilings with emulsion paint finish as per architect intent.
- External Painting: Weather proof paint with textured finished as per Architect's Intent

Flooring and Cladding

#	Area	Specifications
1	Entrance Lift Lobby	Imported marble / equivalent flooring and dado of lift wall as per Architect's intent
2	Living + Dining	Imported marble / equivalent flooring as per Architect's intent
3	Family Lounge	Imported marble / equivalent flooring as per Architect's intent
4	Master Suite 1	Imported marble / equivalent flooring as per Architect's intent
	Walk in Vanity 1 & 2	Imported marble / equivalent flooring as per Architect's intent
	Bathing Suite	Imported Marble / equivalent flooring and dado up to the false ceiling height as per Architect's intent Counter finished with Imported Marble / equivalent as per Architect's intent

5	Master Suite 2	Engineered Wooden flooring as per Architect's intent
	Walk in Vanity	Engineered Wooden flooring as per Architect's intent
	Bathing Suite	Imported Marble / equivalent flooring and dado up to the false ceiling height as per Architect's intent Counter finished with Imported Marble / equivalent as per Architect's intent
6	Bed Room 3	Imported Marble / equivalent flooring as per Architect's intent
	Toilet	Imported Marble / equivalent flooring and dado up to the false ceiling height as per Architect's intent Counter finished with Imported Marble / equivalent as per Architect's intent
	Walk in vanity	Imported marble / equivalent flooring and False ceiling as per Architect's intent
7	Bed room 4	Imported Marble / equivalent flooring as per Architect's intent
	Toilet	Imported Marble / equivalent flooring and dado up to the false ceiling height as per Architect's intent Counter finished with Imported Marble / equivalent as per Architect's intent
8	Bedroom 5/ Study	Engineered Wooden flooring as per Architect's intent
	Toilet	Imported Marble / equivalent flooring and dado up to the false ceiling height as per Architect's intent Counter finished with Imported Marble / equivalent as per Architect's intent
9	Prayer Room	Imported marble / equivalent flooring as per Architect's intent
10	Powder Room	Imported Marble / equivalent flooring and dado up to the false ceiling height Counter finished with Imported Marble / equivalent as per Architect's intent.
11	Kitchen	Vitrified matte finished floor tiles Counter top of Quartz with ceramic tile dado as per Architect's intent up to 2 feet above the counter Island counter top of Imported marble / equivalent
12	Larder	Vitrified matte finished tiles and Granite Shelves as per design
13	Dry Kitchen	Imported Marble / equivalent flooring as per Architect's intent
14	Utility	Vitrified tile flooring and wall finishing as per Architect's intent
15	Staff Room	Vitrified tile flooring as per Architect's intent

	Staff Toilet	Ceramic tile flooring and dado up to false ceiling height as per Architect's intent
16	Decks	Anti skid Wooden finish Vitrified tiles for floor finish, False ceiling and wall finish as per Architect's intent SS railing with wooden grab rail and laminated glass as per Architect's intent

Doors and Windows

- Bedroom doors – Hardwood frame with flush door, Both Side Veneer as per Architect's intent
- Toilet doors - Hardwood frame with flush door, One Side Veneer & other Side Laminate finish as per Architect's intent
- Deck doors / Windows - Anodized Aluminum doors / Windows with energy performance glass as per Architect's intent

Kitchen & Utility

- Stainless steel single bowl sink with drainboard in kitchen
- Island counter with stainless steel single bowl sink
- Provision for exhaust
- Provision for drinking water purifier
- Provision for washing machine & dryer in the utility area
- Provision for dish washer
- Granite counter with Double bowl sink & drainboard in Utility

Toilet:

Fittings and Accessories

- Concealed cistern of Geberit make or equivalent
- C.P fittings, hot and cold mixers of Grohe or equivalent
- Sanitary fixtures, Wash basin, EWC, Free stand Bathtub in Master Suite 1 and Jacuzzi for Master Suite 2 of Villeroy & Boch or equivalent
- Provision for exhaust fan in all toilets
- Glass shower cubicles in all bathrooms
- Geysers in all the bathrooms

Electrical

- Electrical modular Switches & Sockets of Legrand make or equivalent
- Fire resistant electrical Wires of reputed make

- One earth leakage circuit breaker for each apartment
- Telephone / Television points will be provided in all the bedrooms, family room, living room, Bathing Suites of Master Suite 1 & 2 and Kitchen
- Air condition: Outdoor VRV unit of adequate Tonnage
- Adequate power points for electric car charging at basement for each block as per design

Fire Safety

- Fire fighting system in each block, including external yard hydrants as per Fire norms
- Smoke detectors & sprinklers as per Fire norms

Security System and Home Automation

- CCTV camera will be installed in the lobby / Main gates
- Video door phone at Entrance lobby
- Gas leakage detector
- Basic conduit for automation upgrade
- One no 7" touch panel, 6 & 4 button key pads of 5 nos each
- Occupancy sensors – 8 nos
- Dimming circuits – 16 nos
- Switching circuits – 8 nos

Generator backup

- 100% power back-up for all apartments and common services

Lift

- 2 passenger lifts of 15 person capacity each and 1 service lift of 1000 Kg capacity

ANNEXURE

Plug and play Specifications – NIWA/PALIA

General Specifications

- Seismic Zone II compliant RCC framed structure
- Internal and external walls as per the structural requirement
- Designed for IGBC Green Homes Gold Certification
- Piped gas system to the Kitchen
- Water treatment plant
- Rainwater harvesting
- Sewage treatment plant
- Organic waste converter system
- Indoor and outdoor Wi - Fi connectivity

Plastering and Painting

- Internal walls with combination of RCC and Solid block work finished with Gypsum plastering and acrylic emulsion paint finish or equivalent as per architect's intent.
- False Ceilings with Acrylic emulsion paint finish as per architect intent.
- External Painting : Weather proof paint with textured finished as per Architect's intent

Flooring , Dadoing and False Ceiling

#	Area	Specifications
1	Entrance Lift Lobby	Imported marble / equivalent flooring and dado of lift wall as per Architect's intent False ceiling as per Architect's intent
2	Living + Dining	Imported marble / equivalent flooring with semi precious stone / equivalent floor inlays & False ceiling as per Architect's intent
3	Family Lounge	Engineered Wooden flooring raised by 100 mm from living room level & False ceiling as per Architect's intent
4	Master Suite 1	Imported marble / equivalent flooring and False ceiling as per Architect's intent
	Walk in vanity 1 & 2	Imported marble / equivalent flooring and False ceiling as per Architect's intent
	Bathing Suite	Imported Marble / equivalent flooring with floor inlays as per Architect's intent Semi precious stone / equivalent frame around mirror up to false ceiling height and counter finished with Imported Marble / equivalent as per Architect's intent

5	Master Suite 2	Engineered Wooden flooring and False ceiling as per Architect's intent
	Walk in vanity	Engineered Wooden flooring and False ceiling as per Architect's intent
	Bathing Suite	Imported Marble / equivalent flooring with marble / equivalent floor inlays as per Architect's intent Semi precious stone/equivalent frame around mirror up to false ceiling height and counter finished with Imported Marble / equivalent as per Architect's intent
	Bed Room 3	Imported marble / equivalent flooring and False ceiling as per Architect's intent
6	Toilet	Imported Marble / equivalent flooring / dado as per Architect's intent Mirror and counter finished with marble or equivalent as per Architect's intent
	Walk in vanity	Imported marble / equivalent flooring and False ceiling as per Architect's intent
	Bed room 4	Imported Marble / equivalent flooring and False ceiling as per Architect's intent
7	Toilet	Imported Marble / equivalent flooring and dado as per Architect's intent Semi precious stone / equivalent frame around mirror up to false ceiling height and counter finished with Imported Marble as per Architect's intent
	Bedroom 5/ Study	Engineered Wooden flooring and False ceiling as per Architect's intent
8	Toilet	Imported Marble / equivalent flooring and dado as per Architect's intent False ceiling and Counter finished with Imported Marble / equivalent as per Architect's intent
9	Prayer Room	Imported marble / equivalent flooring and False ceiling as per Architect's intent
10	Powder Room	Imported Marble / equivalent flooring and dado as per Architect's intent Mirror up to Wooden false ceiling height and counter finished with Imported Marble / equivalent as per Architect's intent
11	Kitchen	Vitrified matte finished floor tiles & Imported Marble / equivalent dado along the utility door as per Architect's intent Counter top of Quartz with ceramic tile dado as per Architect's intent up to 2 feet above the counter Island counter top of Imported marble / equivalent as per Architect's intent False ceiling as per Architect's intent
12	Larder	Vitrified matte finished tiles and Granite Shelves as per design False ceiling as per Architect's intent
13	Dry Kitchen	Imported Marble flooring / equivalent as per Architect's intent False ceiling as per Architect's intent

14	Utility	Vitrified tile flooring & wall finishing as per Architect's intent
15	Staff Room	Vitrified tile flooring and False ceiling as per Architect's intent
	Staff Toilet	Ceramic tile flooring and dado in Ceramic tiles up to false ceiling height as per Architect's intent
16	Decks	Anti skid Wooden finish Vitrified tiles as per Architect's intent False ceiling & wall finish as per Architect's intent SS railing with wooden grab rail and laminated glass as per Architect's intent

Doors and Windows

- Bedroom doors – Hardwood frame with flush door, Both Side Veneer as per Architect's intent
- Toilet doors - Hardwood frame with flush door, One Side Veneer and other Side Laminate finish as per Architect's intent
- Deck doors / Windows - Anodized Aluminum doors / Windows with energy performance glass as per Architect's intent
- Family Lounge door – Foldable wooden acoustic panel door as per Architect's intent
- Prayer room door – Glass Sliding door as per Architect's intent

Kitchen & Utility

- Stainless steel single bowl sink with drainboard in kitchen
- Island counter with stainless steel single bowl sink
- Provision for drinking water purifier
- Provision for Geyser
- Modular kitchen by Poliform /equivalent as per design intent
- White goods of Fisher & Paykel / equivalent -
 - Hob : 60cm, 4 burners, 1 triple flame work burner
 - Hood : 90cm
 - Oven : 60cm, single oven, 62L / 60L, SS, 8 cooking functions
 - Microwave : 60cm, MW oven, 25L, 900w, SS, electronic, left hinged door
 - Dishwasher : 60cm, Fully integrated
 - Refrigerator : Built in bottom freezer, 266 liters
- Washing machine and dryer in the utility area – Bosch / equivalent
- Granite counter with double bowl sink & drainboard in Utility

Dry Kitchen

- Bar Counter as per Architect's intent
- White Goods of
 - Teppan yaki Grill - 40 cm – Gorenje / equivalent
 - Built in wine cooler of 40 Bottle capacity – Kaff / equivalent

- Under Counter Fridge - 137 lts - Fisher & Paykel / equivalent
- Back wall of bar counter finished in granite

Decks

- White Goods of
 - Barbeque Grill in Dining Deck – Webber / equivalent
 - Bar counter in Living Deck finished as per Architect's intent

Bedrooms

Master Suite 1 –

- Speakers – Moral / equivalent

Walk in vanities 1 & 2

- Full wardrobes with back mirror as per Architect's intent

Master Suite 2 – Walk in vanity

- Full wardrobe with back mirror as per Architect's intent

Bed Room 3 & 4

Wardrobe – Poliform / equivalent as per design

Family

Speakers – Moral / equivalent

Provision for projector

Toilets

Fittings and Accessories

- Concealed cistern of Geberit make or equivalent
- Sanitary fixtures, Wash basin, EWC, Free stand Bathtub in Master Suite 1 and Jacuzzi for Master Suite 2 of Villeroy & Boch or equivalent
- C.P fittings, hot and cold mixers of Grohe or equivalent
- Exhaust fans in all toilets
- Glass shower cubicles in all bathrooms
- Geysers in all bathrooms
- Rain showers in all bathrooms

Master Suite 1 - Bathing Suite

- Counters with storage
- TV (Samsung / equivalent) & Speakers (JBL / equivalent)

Master Suite 2 - Bathing Suite

- Counters with storage
- TV (Samsung / equivalent) & Speakers (JBL / equivalent)

Bed Room 3 Toilet

- Counters with storage

Bed Room 5/ Study Toilet

- Counters with storage

Bed Room 4 Toilet

- Counters with storage

Powder Room

- Counters with storage

Electrical

- Electrical modular Switches and Sockets of Legrand make or equivalent
- Fire resistant electrical Wires of reputed make
- One earth leakage circuit breaker for each apartment
- Telephone / Television points will be provided in all the bedrooms, family lounge, living room, Bathing Suites of Master Suite 1 & 2 and Kitchen
- Air condition: Outdoor & Indoor VRV unit of adequate Tonnage
- Adequate power points for electric car charging at basement for each block as per design
- Inbuilt halogen light fittings in False ceiling areas

Fire Safety

- Fire fighting system in each block, including external yard hydrants as per Fire norms
- Smoke detectors and sprinklers as per Fire norms

Security System and Home Automation

- CCTV camera will be installed in the lobby / Main gates
- Video door phone at Entrance lobby
- Gas leakage detector
- One no 7" touch panel, 6 & 4 button key pads of 7 nos each
- Occupancy Sensors – 15 nos
- Dimming Circuits – 24 nos
- Switching Circuits – 32 nos

- Curtain – 40 circuits
- HVAC & AV Controls

Generator backup

- 100% power back-up for all apartments and common services

Lift

- 2 passenger lifts of 15 person capacity each and 1 service lift of 1000 Kg capacity