**UDAYVILAS SPECIFICATION**

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| **Structure*** **Foundation** Deep Pile or Raft complying with seismic 3 zones.
* **Shell** RCC frame structure with masonry partitions and slab to slab height of 10’6”.
* **Masonry** Good quality country bricks /concrete blocks with metal lathing at column beam junctions.

**Flooring & Tiling** * **Foyer, Living & Dining** Composite marble flooring**.**
* **Kitchen** Coloured granitewith glazed tiles above counter upto a height of 2’**.**
* **Utility** 2’x2’Vitrified tile flooring and ceramic tiles on walls upto a height of 4’6”.
* **Bedrooms** Laminated wooden flooring.
* **Master Bathroom** Imported ceramic tile for floor and walls up to false ceiling height of 8’0”.
* **Other bathrooms** Designer ceramic tile concepts for floor and walls upto 8’0” height.
* **Balconies** Rustic finish tiles with railings as per Architect design.

**Common Areas*** **Lift Lobby** Wall & floor Composite Marble/Granite.
* **Staircases** Granite flooring with hand Railing as per Architect design.

**Sanitary & Plumbing** * **Washbasins** Porcelain wash counters of Duravit / Villeroy Bosch or equivalent make shall be provided in all bathrooms.
* **Faucets** All faucets shall be CP heavy body metal fittings of Grohe / Roca or equivalent make. Hot water connection shall be provided to the shower, washbasin in all bathrooms and kitchen sink.
* **Health Faucets** Health faucets of Grohe /Roca or equivalent make shall be provided in all bathrooms**.**
* **Water closets** Western style wall hung porcelain white EWC of Duravit / Villeroy Bosch or equivalent shall be provided in all bathrooms**.**
* **Overhead showers** Overhead showers of Grohe /Roca or equivalent make shall be provided in all bathrooms.
* **Kitchen Sink** Double bowlStainless steel sink with Drain board of Frankie / Nirali or equivalent make.
* **Cockroach Traps** A detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms, kitchen and utility area**.**
* **Plumbing** All water supply lines shall be of CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
* **Water Supply** Treated pressurized water shall be supplied to all Faucets.

**Doors & Windows** * **Entrance Main Door** Main door frame and shutter shall be of seasoned Teak wood with architraves.
* **Internal Doors** All internal door frames shall be of seasoned teak wood with solid core flush shutters. All internal and external faces shall be enamel finish.
* **Windows** Colour Anodized Aluminum Sliding windows.
* **Ventilators** All ventilator frame and shutters shall be of Anodized Aluminum with top hung glazed shutter and provision for exhaust fan.
* **Hardware** All hardware shall be in brush finished stainless steel. The main door shall be provided with handle set lock of Yale or equivalent. All other doors will be provided with door bolts and a mortise lock or tubular cylindrical lock of brushed steel finish of Yale or equivalent make.
* **Finish** Main door shutter and frame shall be provided with melamine finish while internal door frames and shutters are provided with enamel finish.

**PAINT** * **Ceiling** OBD for all areas.
* **Internal walls** POP Punning with emulsion paint.
* **External Walls** Exterior grade emulsion. Special textured paint may be used in certain areas.
* **Steel railings** shall be provided with enamel finish**.**

**Electrical*** **Concealed Copper wiring** of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
* **Wiring** shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
* **Switches**: All switches shall be Anchor / Le Grand or equivalent make.
* **Light fixtures** Common area and external Light fittings shall be provided.

**Air conditioning** * The Club shall be centrally air-conditioned.
* Inside apartments all bedrooms, living room & family space shall be of VRV type air-conditioning**\***.

**Utilities /Services** * **Backup Power** upto 5KWshall be providedto all points inside the apartment in addition to the common amenities including lifts, pumps, club, puzzle car park, WTP etc. The generators would be provided with acoustic enclosures and an AMF Panel with automatic changeover switch.
* **Mechanized Parking System** Mechanized 2 stack Puzzle car park systemshall be provided with entry at the stilt floor level**.**
* **Elevators** 6Passenger capacity Automatic lift shall be provided in each core.
* **Centralized DTH cabling** with provision for 3 service providers for each apartment in all bedrooms and living area.

**Home Automation** * **CCTV** for Common Areas with a DVR Recording Facility.
* **Intercom with Video Door Phone** for each apartment.
* **Access Control** entry to all amenities in the basement, pool area in terrace floor and to the ground floor lobby of each block.
* **Automated Motion Sensors** forcommon area lighting.
* **Water level Controller** - treated water sump to OHT
* **Automatic DG changeover** facility for all apartments.
* **Monitoring gas leakage and emergency panic** in individual apartment.

**Facilities and Amenities*** ROOF TOP Swimming pool and changing room.
* Fully Equipped Unisex Gym.
* Games room.
* Home Theatre.
* Fully Equipped Party Hall.
* Piped channel music in the lobbies and common areas.
* Rainwater harvesting for the project.
* Glass Partition for shower cubical in toilets.
* Reticulated Gas supply for each apartment.
* Interlock Pavers to be laid in driveways.
* Adequate landscape shall be provided.
* Entire water supply to each apartment shall be treated through centralized Water Softener Treatment Plant.
* Car park for each apartment.

**\* Disclaimer: The specifications mentioned are only indicative and will be provided at additional cost.**

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