

## MARKETING SPECS FOR LANDMARK "AVATARA", Wheatcrofts Road, Nungambakkam

### Structure

- Isolated RCC footings complying with seismic III zone, as per the structural consultant's advice.
- RCC frame structure with brickwork and or concrete block partitions.  
Concrete grade and Steel grade as per structural consultant's advice.
- The height of each floor shall be 10' Floor to Floor.

### Flooring & Tiling

- Lift lobby and fascia wall & floor using granite/marble, as per the architect's design.
- Staircases: Granite with hand rail using paint finished MS / Wood.
- Car park Area: Grano flooring with grooves.
- Foyer / Living/ Dining: Italian marble with matching 4" skirting, As per the Architect's design
- Master bedroom: Laminated (AC4) wooden flooring with matching 4" skirting
- Other Bedrooms & kitchen: 2' X 2' Vitrified tiles from Asian / Somany / Kajaria.
- Toilets: Ceramic tile concepts 30cm X 30cm for floor and 30cm X 60cm for walls up to height of 8' 0".
- Utility Room: 30cm X 30cm ceramic tiles for floor and 30cm X 45cm for walls upto 3' height and 2' above the kitchen and work area counter.
- Balconies / Open Terraces / Decks: Rustic / antiskid / ceramic tiles 30cm X 30cm with railings.

### Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung and Wash basins using Roca / Villeroy and Boch or equivalent make, concealed cisterns Gebrit / Grohe or equivalent make.
- Faucets: Shall be single lever concealed diverters Brass with CP finish, heavy body metal fittings of Grohe / Roca or equivalent makes. Provision for hot water connection shall be provided for overhead shower. Health faucet also shall be provided in all toilets.
- Plumbing: All water supply lines shall be in ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen & Service area: Wall mounted Faucets / taps using Roca / Grohe or equivalent shall be provided.
- Stainless Steel Sink single bowl with drain board of make Nirali / Franke or equivalent shall be provided for the kitchen.

### Doors & Windows

- Window shutters: Teak wood / UPVC / Powder coated Aluminium openable windows with clear glass pane shall be provided.
- Door Frames: Main door frame and shutter shall be of seasoned teak wood. Inner and Outer face to be of PU finish.
- Door Shutters: All internal door frames shall be of teak wood frame with flush shutter. All internal and external faces shall be paint finished.
- Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, hinges. Locks shall be mortise from YALE make or equivalent.

### Electrical

- Concealed copper wiring using Polycab / RR Cables or equivalent make with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All switches shall be Honeywell / Legrand / Schneider / Panasonic or equivalent make.
- Backup Power upto 5KW shall be provided to all points inside the apartment in addition to the common amenities. The generators would be provided with acoustic enclosures and an AMF Panel with automatic changeover switch
- Adequate ELCB and MCB shall be provided in each apartment.
- Provision for the GEYSER points and fresh air fans shall be provided for all toilets.
- Provision for telephone shall be provided and centralised cabling for Multi DTH systems also shall be provided in the living room and all bed rooms.
- Internal and external light fittings would be provided for common areas and balconies

### Ceiling Treatment

- Two coats of Oil Bound Distemper paint shall be applied in the common areas, utility, service areas and the ceiling of all the apartments.

### Wall treatment

- Internal Walls: cement plaster with putty finish and emulsion paint.
- Service area: Premium Emulsion.
- External Walls: Whether shield / Equivalent exterior grade emulsion / cladding.

### Elevator

- Elevator: Automatic elevator for 8 passengers shall be provided with Automatic Rescue Device feature with automatic doors & powder coated finish of Johnson / Kone or equivalent reputed brands.

### Air Conditioning

- Provision for high wall split ACs with drain piping shall be provided for all the bedrooms and **Living area**.

### Automation

- Access control entry with Video door phone.
- Automatic DG Change over facility for all the apartments.
- Water level controller – treated water to the overhead tank.
- Multi-level security system for common areas and lobbies using CCTV with DVR facility for 30 days.
- Pressure boosting pumps shall be provided for pressure water supply for all the apartments.

**Landscaping**

- Adequate and well-designed landscape shall be provided as per the architects design
- Interlock Pavers or Tiles to be laid in driveways and walkways.

**Facilities and Amenities provided at the "AVATARA"**

- Covered car parking for all the apartments
- Generator with automatic change over
- Plush Entrance Lobbies & Lounge
- Intercom Facility inside apartment connected to Security and Amenity area
- Rainwater harvesting for the project
- Reticulated LPG supply
- Barbeque facility and counter at the terrace level
- Landscaped Area
- Multi DTH / Cable TV provision
- Common toilet at the Stilt floor level
- Security Room

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