

GEMSTONE SPECIFICATION

Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10q6 to top of slab.(3250 mm)

Flooring & Tiling

- Lift Lobbys: Wall & floor Colored granite as per Architect design.
- Staircases: Granite flooring with SS hand Railing as per Architect design.
- Car park Area : Grano Flooring with grooves .
- Foyer, Living/dining ,Bedrooms , Kitchen & Utility : Vitrified Tile flooring .
- All Toilets : Design tile concepts upto 7qheight .
- Balconies : Rustic antiskid tiles with MS railings.
- Service Area : 3 Ø+ht dadoo tiles on all sides.
- Kitchen counter : Galaxy Black granite counter with dadoo above counter upto 2q0+ht

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung of Roca / Duravit or equivalent. Make .
- Concealed Cistern : Dual Flush wall mounted concealed cistern of Gibret or equivalent make .
- Faucets: All Faucets shall be single lever brass CP, Grohe /Roca or equivalent make
- Plumbing: All water supply lines shall be schedule 40 CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen & Service Area : Wall mounted Faucet would be provided and 1 no SS sink with drain board of Nirali or equivalent would be provided
- Pressurized water Supply shall be provided.

Doors & Windows

- Window Shutters: UPVC open able / Sliding windows with plain glass .
- Main door . Frame and solid Teakwood shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware ..
- Internal doors . Teak wood frame with flush door shutters with cylindrical locks of Dorset /Yale /Godrej or equivalent make and aluminum hardware .

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 Woods /Le Grand /MK /Litaski or equivalent make.
- Generator: Power backup will be provided for all common services and all points inside apartment except Air conditioning and Geyser points.
- Common area and external Light fittings would be provided

Wall ,Ceiling and Joinery Treatment

- OBD Distemper for ceiling.
- Internal walls -Putty finish and plastic emulsion over primer.
- External walls and stilt floor Columns and walls - Weather coat emulsion over primer.
- Joinery -All Internal doors enamel paint over primer
- Main door - Melamine finish on both sides.
- Internal Grills & Balcony Railing -Enamel paint over 1 coat zinc primer

Elevator/s

- Elevators: 6 passenger capacity 1 no lift in each core with automatic doors & spray paint finish to match building Scheme.

Facilities & Amenities

- Covered Carpark for each apartment .
- Generator for all points except 15 amps with acoustic enclosure of Kirloskar or equivalent make.
- Intercom connecting dining area of every apt, amenities, security room.
- Satellite TV Cabling to service 3 service providers.
- Spacious entry lounge ,Foyer and Association office
- Entire water supply to each apartment shall be treated through centralized Water Treatment Plant.
- Rainwater harvesting for the project .
- Reticulated Gas supply for each apartment
- Association room
- Fully equipped Unisex Gym with equipments
- Fully equipped Indoor Games room .
- Roof top and Barbeque Counter with Rest room.

Air Conditioning

- Provision for High wall split AC with drain piping shall be provided in master bedroom.
- Unisex Gym and Indoor Games room shall be air conditioned .

Automation:

- Access control entry to the Apartment .
- CCTV in common areas with DVR recording facility to be viewed in Security cabin and living area of every apartment.
- Automatic DG changeover facility for all apartments.
- Water level Controller - treated water sump to OHT

Landscaping

- Adequate landscape shall be provided.
- Interlock Pavers to be laid in driveways.