

TIVOLI SPECIFICATION

Structure

- RCC Pile foundation. complying with seismic zone 3.
- RCC frame structure with brickwork / block partitions. The height of each floor shall be 10'-6 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 7' height .
- Balconies : Rustic antiskid tiles with MS railings.
- Service Area : 3 '0" ht dadoo tiles on all 3 sides.
- Kitchen counter : Galaxy Black granite counter with dadoo above counter upto 2' 0" ht .

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung of Duravit / Roca 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, Jaguar Florentine /Rocca 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

Adequate Visitors Car parks.
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.
Separate Rest Room / Changing room for Staff and Drivers
Entire water supply to each apartment shall be treated through centralized Water Treatment Plant.
Beautifully Landscaped Gardens with Outdoor seaters
Reticulated Gas supply for each apartment
Independent air conditioned Club house with Outdoor party space ,spacious Foyer and Association office
100 seater equipped party hall.
Swimming Pool at Roof top and Barbeque Counter.
Fully equipped unisex Gym with equipments
Indoor Games ,Billiards ,Table Tennis

Air Conditioning

- Club House shall be air-conditioned.

Automation:

- Access control entry to Club
- CCTV in common areas with DVR recording facility to be viewed in living area of every apartment.
- Home security monitoring system.
- Automatic DG changeover facility for all apartments.
- Water level Controller - treated water sump to OHT

Landscaping

- Adequate landscape with Sprinklers and a drip system shall be provided.
- Interlock Pavers to be laid in driveways.
- Water bodies and fountains