

# **AVINYA LUXE LIVING LLP -SPECTRA**

## **General Specifications**

### STRUCTURE:

- R.C.C. framed structure with R.C.C. Columns, beams and slabs.
- Height of the roof will be maintained at 10'0" and the top floor roof will be at 10'6" (Roof top to Roof top measurement)
- Brick Masonry walls, External - 9" & Internal - 4.5".
- Stilt Car Parking and Five Floors with covered car parking for each flat.

### JOINERY:

#### MAINDOOR:

- Frame - First Class Teak wood of 8'0" height. Frame thickness is 6" X 3" with bottom.
- Shutters will be of solid core flush door finished with laminates on both sides.
- Hardware- All hardware will be in CP Brass. Mortise from Yale or equivalent.

#### OTHERDOORS:

- Frames- First Class Teak wood.
- Shutters will be imported skin flush door finished with melamine polish.

### WINDOWS:

- UPVC windows with grills - FENESTA or equivalent.

### FLOORING:

- Living/Drawing, Dining & Rooms will be of 4 x 2 GVT Flooring – KAJARIA/VARMORA or equivalent.

### KITCHEN:

- BLACK GRANITE slab over cooking platform.
- Stainless Steel kitchen sink with drain board - SS304 GRADE
- Ceramic tile dado upto loft height above platform.

### TOILETS:

- Ceramic tile flooring & ceramic tile dado for full height from floor.
- CPVC Concealed plumbing.
- UPVC ventilator with exhaust provision.

### SANITARYWARE:

- JAQUAR, KOHLER or equivalent make wall hung coupled closet with hush seat cover & Wash Basins.
- C.P. fittings will be JAQUAR, KOHLER or equivalent.

#### WATER SUPPLY :

- One Sump (13000 Lts. Approx.)
- Overhead tank (Metro water and bore water divided by a partition wall)
- Supply in the kitchen for Metro Water.
- Ground Water to bath, Toilet & Kitchen through overhead tank.

#### ELECTRICAL:

- Three phase electric supply connection
- Concealed copper wiring & points for fan, Light, Telephone, T.V., Fridge, Geyser, AC, Washing Machine and Grinder will be provided.
- MCB (Miniature Circuit Breakers) & RCCB (Residual Current Circuit Breaker) will be provided.
- Wiring will be of Polycab /Orbit. Modular Switches of Legrand or equivalent.

#### PROVISION OF ELECTRICAL POINTS IN FLATS:

##### ENTRANCE:

- One Bell Point
- One Light Point

##### DRAWING:

- One T.V. Point
- One Telephone cum Internet Point
- 2 light points in walls
- Two 5A pinpoint
- One 20A point for AC
- 3 points, 2 for fan and one for chandelier.

##### DINING:

- One 20A point for AC
- One 15A point for fridge
- Two light points in wall
- Two 5A pinpoint & One Fan Point.

##### BED ROOMS:

- 2 light points in wall
- Two 5A pinpoint
- One 20A point for AC
- One Fan Point

##### KITCHEN:

- Two light points in wall
- Exhaust fan point
- One pinpoint for Mixie
- One point for Wet-Grinder in case space is available for Grinder
- One 15A for Microwave
- A point for Water Purifier.
- One point for Chimney

TOILETS:

- One light point
- One 15A point for Geyser
- One light point over wash basin mirror
- One 5A pinpoint.
- Exhaust fan point.

SERVICE:

- One 5A pinpoint
- One Light point
- One Point for Washing Machine

COMMON POINTS:

As Per Company's Design

- Common light points in Stairs, Terrace and Compound Walls
- Points for pump motor etc.

**Electrical points required over and above the standard provisions will be provided at extra cost.**

LIFT:

- 6 Passengers KONE/JOHNSON or equivalent lift with rescue device

FINISHING:

- Acrylic putty will be applied on the ceiling and the walls of flats to have smooth surface and finally finished with one coat of acrylic primer.
- The external walls of the complex will be initially applied with 1 coats of white cement and finally finished with 2 coats of weather proof exterior emulsion.

COMMON AREAS:

- Individual marked covered car park will be allotted to each apartment.
- Paver Block around the building and Grano Flooring for car park areas will be provided as specified by the architect.

STAIR CASE:

- Granite with S.S. Railing

ADDITIONAL:

- Name Plates
- Access control entry at lobby level with Video Door Phone and CCTV Camera.
- Back-up Generator for common area lights, motors, lift & for all fans, lights and 5 Amps Plug Point in the apartment.
- Rain water harvesting.
- EV charging points.
- Automated entrance gate will be provided.
- Pneumatic/Pressure boosting pumps will be provided.
- Landscape area as specified by architect.
- Piped Gas Line will be provided.

