

CASAGRAND LAURELS - NAVALUR 3 ACRES**FLOOR VILLA SPECIFICATION – PVF**

R12_Date: 12 Jan 2024

1. STRUCTURE

Structural System	: RCC Framed structure designed for seismic compliant (Zone - 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3150mm

2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design
Attached Bathroom 1 & 2	: Designer tile of size 600x1200mm up to 2550mm height & above false ceiling will be finished with a coat of primer
Attached Bathrooms 3	: Combination of Designer tiles of size 600x1200mm & 300x300mm up to 2550mm height & above false ceiling will be finished with a coat of primer
Common Bathroom	: Designer tile of size 600x1200mm up to 2550mm height & above false ceiling will be finished with a coat of primer
Toilet ceiling	: Panel false ceiling

3. FLOOR FINISH WITH SKIRTING

Main Flooring	: Vitrified tile of size 800x1200mm
Attached Bathroom 1	: Anti-skid ceramic tile of 600x1200mm with marble flooring for shower area
Attached Bathroom 2	: Anti-skid ceramic tile of size 600x600mm with granite flooring for shower area

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Bathroom 3 & Common Bathroom : Anti-skid ceramic tile of size 600x600 mm

Balcony : Vitrified tile of size 600x1200

Private open terrace (if applicable) : Vitrified tile of size 600x1200

4. KITCHEN & DINING

Electrical point : For chimney, Dish washer & water purifier

Dining : Engineered Marble counter mounted wash basin and wall dado of height 200mm

5. BALCONY

Handrail : Glass handrail as per architect's design

Cloth drying hanger : Ceiling cloth drying hanger rods provided in bedroom 1 balcony

False ceiling : Panel False ceiling provided in all balconies

Plunge pool : Plunge pool with water cascade as per design intent

6. BATHROOMS

Sanitary fixture : Toto or Equivalent

CP fittings : Toto or Equivalent

Bedroom 1&2 Bathroom : Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower, hand shower and spout with glass cubicle, two granite counter mounted wash basins, and long trench drain
: Bath tub with single lever diverter, spout and hand shower

Bedroom 3 Bathroom : Wall mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower, glass partition and granite counter mounted wash basin

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Common Bathroom : Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower and a granite counter mounted wash basin

7. JOINERY

Main door : Marble finish full jamb architrave and concealed hinge with double side veneer finish door of size 1200x2400mm and marble panelling

: Ironmongeries like the Digital lock system of Dormakaba or equivalent lock, designer door handle, tower bolts, door viewer, safety latches, magnetic catcher, door closer etc.,

Bedroom doors : Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 1050 X 2400mm

: Ironmongeries like Dormakaba or equivalent lock, designer door handle, door bush, tower bolt & magnetic catcher, etc.,

Bathroom doors : Laminate finish full jamb architrave, hinge, double side laminated door of size 900 X 2400mm and water proofing on the inner side.

: Ironmongeries like one side coin & thumb turn lock of Dormakaba or equivalent without key, designer door handle, tower bolt & door bush.

Terrace doors : Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish

: Ironmongeries like thumb turn lock of Dormakaba or equivalent

Home Office doors : Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 900 X 2400mm

: Ironmongeries like Dormakaba or equivalent lock, designer door handle, door bush, tower bolt & magnetic catcher, etc.,

WINDOWS

Windows : Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill on the inner side (wherever applicable)

: Sill treatment with granite

French doors : Powder coated Aluminum frame and doors with toughened glass

: Threshold treatment with granite

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Ventilators : Powder coated Aluminum frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

: Sill and Soffit treatment with granite

8. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection

Safety device : MCB & RCCB (Residential Current Circuit breaker)

Switches & sockets : Modular box, modular switches & sockets of Legrand or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand poly cab or equivalent will be provided

5 Amp socket (outdoor) : Point provided in the living balconies in the recommended location.

Foot lamp : Provided in all bedrooms

TV : Point in Living & any one bedroom and provision in other bedrooms

Data : Point in Living & any one bedroom

Split- air conditioner : Split AC point will be provided in the living / Dining and in all bedrooms

Exhaust fan : Point provided in all bathrooms for ceiling mount exhaust fan.

Geyser : Point will be provided in all bathrooms

Back-up : 750W for 4BHK, 500W for 3BHK DG backup

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

1. Lift : Automatic Elevators of 13 passengers will be provided.
2. Back – up : 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
3. Name board : Apartment owner name will be provided in ground floor
4. Lift facia : Marble or equivalent cladding at all levels
5. Lobby : Marble or equivalent flooring at levels
6. Corridor flooring : Vitrified tile of size 800x1600 at all levels
7. Corridor wall dado : Vitrified tile of size 800x1600, full height cladding at all levels
8. Staircase flooring : Granite flooring at all levels

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- 9. Staircase handrail : MS handrail with enamel paint finish on all floors
- 10. Fire Staircase flooring : Granite flooring at all levels
- 11. Terrace flooring : Pressed tile flooring
- 12. Basement Car Parking floor : Epoxy flooring

OUTDOOR FEATURES:

- 1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
- 2. Rain water harvest : Rain water harvesting site
- 3. STP : Centralized Sewage Treatment plant
- 4. Safety : CCTV surveillance cameras will be provided all-round the building at pivotal locations including Ground floor.
- 5. Well defined walkway : Walkway spaces well defined as per landscape design intent
- 6. Security : Security booth will be provided at the entrance/exit facilitated with MY GATE app
- 7. Compound wall : Site perimeter fenced by compound wall with entry gates & height of , . 1800mm as per design intent
- 8. Landscape : Suitable landscape at appropriate places in the project as per design intent
- 9. Driveway : Convex mirror for safe turning in driveway in / out
- 10. External Driveway flooring : Stamped concrete/Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent.
: Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrances

Note: The highlighted points will be under the PVF Budget