

June-2013

DESTINY MALL & RESIDENCY STANDARD SPECIFICATIONS - 4 STAR STANDARD

General

Foundation : Reinforced concrete piles and raft footing
Superstructure : Reinforced concrete structure and / or steel structure
External building walls : Reinforced concrete and / or brick/block wall and /or dry wall partition
Flat roof : Reinforced concrete roof with a waterproofing system

Residential units

Master bedroom

Floor : Porcelian tiles with 6" skirting
Wall : plaster / skim coat with paint finish
Ceiling : Plaster / skim coat with paint finish

Master bathroom

Floor : Ceramic tiles
Wall : Ceramic tiles on all wall surfaces
Ceiling : Suspended ceiling grid
Fittings : CP fittings / Grohe or similar with shower
Sanitary : Fixtures / American Standard or similar brands with shower cubicle (as per floor plan)

Other bedrooms

Floor : Matt finish tiles
Wall : Plaster / skim coat with paint finish
Ceiling : Plaster / skim coat with paint finish

Other bathrooms

Floor : Ceramic tiles
Wall : Ceramic tiles on all wall surfaces upto 6 feet
Ceiling : Celing board with paint finish
Fittings : CP fittings / Grohe or similar brands
Sanitary : Fixtures / American Standard or similar brands with shower cubicle (as per floor plan)

Kitchen

Floor : A Grade tiles
Wall : Ceramic tiles on all exposed wall surfaces
Ceiling : Celing board with paint finish
Fitting : Modular kitchen (including Cabinets -Modern look) with chimney & hob

Living / Dining / Corridor

Floor : Imported porcelian tiles with skirting
Wall : Plaster / skim coat with paint finish
Ceiling : Plaster / skim coat / celing board with paint finish

Utility

Floor : Ceramic tiles
Wall : Plaster / skim coat with paint finish
Ceiling : Celing board with paint finish

Balcony

Floor : Anti-skid vitrified / ceramic tiles / WPC
Wall : Plaster / skim coat with paint finish

Windows

Frame : Powder - coated, wind resistant Aluminium frame
Glass : Tempered / laminated glass

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Doors

Entrance : Fire-rated - finished flush door
Bedroom : Finished flush door
Bathroom : Finished flush door
Balcony : Aluminum and glass door

Wardrobes

Walk-in closets / wardrobes as per the Architect's design

Finishes to common areas

As per the Architect's design

Elevators

3 High-speed elevators in each Tower
1 Service elevators in each Tower
All with Emergency Landing Device

Stand-by power

24-hour power back-up

LP gas

LP gas supply to the kitchen with a gas detector system

Recreation facilities (other than the Mall)

Gym
Community hall 200 + people
Steam / sauna
Children's play area
Olympic size swimming pool
Guest lounge & 8 Guest rooms

Water heating

Independent central water heating system for each apartment

Air-conditioning

Split type air-conditioning with individual indoor units for bedrooms only

Electrical installation

Circuit protection. Copper electrical wiring throughout in a concealed conduit with adequate provisions for light points, TV and telephone sockets with protective MCBs

TV / telephone / security system

Video door phone
TV socket in living room and bedrooms
Telephone socket in living room and bedrooms
Electronic surveillance

Earthing and lighting protection

Lighting protection system shall be provided in accordance with the local authority standards

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Painting

Inside : Paint finish

Outside : Render finish or spray textured paint finish and / or paint finish to designated areas as per the recommendation of the Architect

Waterproofing

Waterproofing shall be provided in the bathrooms, powder rooms, kitchen, yard, WC, balcony, uncovered balcony, open terraces, PES, planter and reinforced concrete flat roof.

Driveway and car park

Basement car park and driveways shall be of reinforced concrete

Finish with floor hardener. Surface drive / drop-off point shall be of stone finish.

Fire protection and Detection system

Wet riser system with fire fighting hose reels and fire extinguishers at each level

Fire and LP gas detection systems in apartments

Fire detection system in common areas

Pressurised fire staircase and fireman lift