

Standard Specification and Features of Ashiana Regal, Bhubaneswar

Structure		Earthquake Resistant RCC frame structure designed for specific seismic zone. Floor slab to Floor slab height of ground floor apartments to be 3380 mm. Floor slab to Floor slab height of all apartment from 1st floor to 14th floor to be 2900 mm. Design approved by IIT / NIT / Equivalent as specified by Bhubaneswar Development Authority (BDA)					
Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
1	Living Room & Dining Area	Double charged Vitrified Tiles (800 x 800 /600x600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter with brass/ SS hardware (Mortice lock, tower bolt, door stopper and magic eye). Door frame to be of hard wood duly polished / painted	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given
2	Master Bedroom	Double charged Vitrified Tiles 800 x 800 /600x 600)	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade.	UPVC Sliding doors (One side) and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass /SS hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given

SI	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
3	Other Bedroom(s)	Double charged Vitrified Tiles 800 x 800 /600x600	Plaster finished with Acrylic Emulsion Paint. Ceiling shall be in white color. Walls in pastel shade	UPVC Sliding (One side) doors and /or windows with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass/ SS hardware (Mortice lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint.	N/A	Copper wiring in concealed PVC conduits and modular switches (Refer to Annexure-A). Location for fixing AC outdoor unit shall be given
4	Kitchen	Double charged Vitrified Tiles 800 x 800/600x 600)	Ceramic Tiles (300 x 450) up to 2 feet above counter, balance area plaster finished with Acrylic Emulsion Paint. Cabinets above and below the counter made of MDF boards/ply boards with hardware and fittings. Counter shall be of granite.	UPVC Sliding or Openable door and window with glazing only. Latch shall be provided from inside.	7 Feet height pre-laminated door shutter. Brass/ SS hardware (Cylindrical lock, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> • Concealed CPVC pipelines for the supply of cold water. • SS sink with single bowl and drain board and wall mounted swivel Spout. • Location shall be provided for fixing RO system. • Plumbing and electrical point shall be provided 	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure - A). Electrical point for fixing Chimney and RO System will be provided.

SI	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
5.	Master Toilet	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> • Concealed CPVC pipelines for supply of hot and cold water (without geyser). • C P Fitting and Sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent) • WC with Cistern (Rocca/ Kohler /Somany/Hindware or equivalent) and health faucet • Granite Counter with Wash basin (Rocca/ Kohler/Somany/Hindw are or equivalent). • Glass partition in shower area. • Mirror and Towel rail • Location shall be provided for fixing geyser along with plumbing and electrical points 	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A) Provision for fixing a small geyser will be provided.

Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
6.	Toilets	Ceramic Tiles (300 x 300)	Ceramic Tiles (300 x 450) up to 7 feet height. Balance area Plaster, finished with Acrylic Emulsion Paint in white color	UPVC Openable window / ventilator with glazing only. Latch shall be provided from inside.	7 Feet height one side pre-laminated and one side painted door shutter. Stainless steel / Brass hardware (Cylindrical lock, tower bolt, door stopper). Door frame to be of hard wood painted with enamel paint	<ul style="list-style-type: none"> • Concealed CPVC pipelines for supply of hot and cold water (without geyser). • C P Fitting and sanitary ware of reputed brand. (Rocca/ Kohler / Jaquar / Grohe or equivalent) • WC with Cistern (Rocca/ Kohler /Somany/Hindware or equivalent) and health faucet • Granite Counter with Wash basin (Rocca/ Kohler /Somany/Hindware or equivalent). • Mirror and Towel rail • Location shall be provided for fixing geyser along with plumbing and electrical points 	Copper wiring in concealed PVC conduits along with modular switches (Refer to Annexure-A). Provision for fixing a small geyser will be provided
7.	Balcony	Ceramic Tiles (300 x 300)	MS Railings painted in enamel paint. External texture Paint on walls. External paint in white color on the ceiling	Service shaft door shutters (if any) made of MS / Aluminum / Ply / Cement board. It may open in balcony	N/A	<ul style="list-style-type: none"> • Water drainage outlet shall be provided • Water inlet point shall be provided only in the Service Balcony (if any) attached with the kitchen or any one balcony 	Copper wiring in concealed PVC conduits along with light point. Power point for washing machine will be provided in the service balcony attached with the kitchen only (Refer to Annexure-A)

Sl	Area	Flooring #	Wall & Ceiling #	Windows & External Doors	Door & Door Frames #	Plumbing	Electrical
8	Lifts	1 Passenger lift (8 pax) & 1 Stretcher lift (13 pax) in each building of reputed make such as OTIS / Johnson / KONE or similar					
9	Lift Lobbies & Corridor (Typical Floor)	<ul style="list-style-type: none"> • Flooring in attractive designs of ceramic tiles / vitrified tiles. • Wall to be finished in a mixed pattern of tiles/ stone and texture paint. • Ceiling shall be plastered and a coat of putty duly finished in Acrylic Emulsion paint • Ceiling lights shall be provided. • Window opening in corridor shall be as per direction of the fire department. 					
10	Ground Floor Lobby	<ul style="list-style-type: none"> • Waiting area for visitors. • Flooring in mix design of marble/granite and tile. • Wall paneling and false ceiling with lighting. • Reception area • Small kids zone 					
11	Staircase	<ul style="list-style-type: none"> • Stone/Tile flooring • MS railing on one side • Walls will be plastered and finished with oil bound distemper in pastel shade. Ceiling shall be in white color • Staircase shall have wall opening as required by Fire Department • Only Fire staircase shall have Fire Rated Doors (As required by fire department) • Lighting and signage shall be provided on every floor landing 					
12	External Finish	Building shall be finished in a mix of textured and plain paint.					
13	Electric Connection & Power Back-Up	<ul style="list-style-type: none"> • Each apartment shall be provided with suitable 3 phase electricity connections through state electricity distribution company. 6 KW for Grande, 6 KW for Premier, 5 KW for Boutique. Connection shall be provided based on diversity factors as allowed by the Regulatory Authority. Meter connection charges including cost of meter, deposit, supervision cost and line charges shall be charged separately at the time of offer for possession. Recurring monthly charges shall be extra. The electricity distribution & metering system shall be either single point metering or multiple point metering, as per approval from the competent authority. The above mentioned charges and deposits shall be payable as per demand of the developer. • Power back up of 1 KW for Grande, 1 KW for Premier and 1 KW for Boutique and full back up in common areas with overall suitable diversity factor shall be provided. Recurring monthly cost shall be charged extra. 					
14	Water Supply	Supply of bore well drinking water through centralized water filtration plant via underground tank and overhead tanks till such time supply of drinking water is not provided by Municipal Corporation. The cost for it shall be borne by all the allottees as a part of Recurring Maintenance Charges. Electricity used for the operation of the plant shall be included in Common Area Electricity Charges and payable as recurring charges					
15	Additional Features	<ul style="list-style-type: none"> • Pre Paid Electric Meter and Billing System shall be installed if single point metering is allowed by State Electricity Distribution Company. Meter cost, Connection charges, Security Deposit, Recurring user charges shall be paid extra by the allottees as determined by the company. • Provision for DTH (Television / Broadband) service shall be provided. Subscription and user charges to be paid directly to the Service Provider. • Surveillance with CCTV cameras on the periphery of the complex, main entry and exit, basement lobby level, basement ramps, tower ground floor entrance lobby levels and lifts. 					

(# Refer to Disclaimer attached herewith)

Features

Sl.	Area	Description
1	Community Center	<ul style="list-style-type: none">• Air conditioning of suitable capacity in all rooms/reception area• Lounge with seating and large screen TV• Gymnasium• Banquet Hall• Indoor Games Room with Table Tennis, Pool table and Carom• Indoor kids play zone• Outdoor Swimming Pool and Kids Splash Pool• Outdoor kids play area with Swings and Slides.• Indoor Kids activity rooms

ANNEXURE-A
Electrical Point Inventory

Electrical point inventory

S.NO.	Location	Bell Point	Light Point		Mirror Light Point	Ceiling Fan Point	6 Amp Light Plug	16 Amp Power Plug	25 Amp AC Point	Wall Fan Point	Exhaust Fan Point	Telephone Point	TV Point	Distribution Board
			Ceiling Light	Wall Light										
1.	Grande (3 BHK+ 3 Toilet)	1	21	6	3	8	22	6	5	3	4	5	4	1
2.	Premier (3 BHK + 3 Toilet)	1	20	6	3	8	20	6	5	3	4	5	4	1
3.	Boutique (2 BHK + 2 Toilet)	1	16	5	2	7	16	5	4	2	3	4	3	1

Disclaimers for Specifications & Features

For Natural Materials (Wooden elements/Stone elements)

1. Door Frames: Door frames are made of solid hard wood. Solid hard wood, being a natural material will vary in texture, knots and would have seasonal behavior depending on the ambient temperature. Expansion and contraction is inherent to hard wood and may lead to minor surface cracks.
2. Granite/ Marble/ Sandstone: Granite/ Marble / Sandstone being natural material will vary in texture and colour. Over a period of time discoloration can happen. Stone being porous in nature will absorb fluid if any fluid spillage is not removed quickly. Stone may develop crack on impact with heavy equipment, sharp object etc. Polishing on the stone is done using artificial polishing agents and shall wear off due to usage in due course of time. It requires regular proper maintenance for maintaining polish.
3. Wall and Ceiling Cracks: Due to temperature variance between summer months and winter month's expansions and contraction takes place in concrete and brick work. Due to such movements, sometimes surface cracks would appear in the walls at the junction of RCC members and Brick masonry. Such cracks could appear despite taking all engineering precautions. As per structural design principles, structures are allowed to deflect in different directions within allowable loading/atmospheric/ground settlement/seismic parameters. Since masonry and RCC members behave differently in such situations, therefore hair cracks in different components of the building are inevitable. These cracks are more visible in plastered surface of the masonry work. While conventionally recognized precautionary measures will be undertaken diligently but complete disappearance of such cracks cannot be ascertained
4. Normal wear & tear: Equipments and products within the apartment and /or within the Complex will face natural wear and tear over a period of time due to usage. If such usage is more than what is prescribed by the manufacturer/ vendor of such products, then the rate of deterioration/ degeneration would be faster. The Developer is not a manufacturer of such products directly and hence depends on the warranty provided by the manufacturer/ vendor of such products. The warranty on all such products/ equipments/ materials shall be the warranty provided by the original equipment manufacturer only.
5. Vitrified tiles and Ceramic Tiles: Tiles are sourced from the tile manufacturing Companies of national repute. Tiles consist of, among other things, natural sand, silica and soil. Colouring agents are used for providing different colours, shades and patterns to the tiles. Variation in colour is inherent in the tile making process. Tiles are 8-10 mm thick and can develop cracks upon impact with heavy or sharp objects.
6. Door Shutters: Door shutters are hollow core door shutters. The frame of the shutter is made of hard wood such as rubber wood, Canadian pine or similar. The central part of the frame is filled with either tubular board made of compacted wood particles of medium density or pieces of wood. Thereafter the top molded skin is pasted in a factory process. The shutters will have a tendency to bulge if water seeps inside and can crack on heavy impact which may happen due to a forceful banging of the shutter or if proper door stopper is not utilized.
7. Wall: No tiles will be provided behind/below kitchen cabinets. Wall surface above the false ceiling may be left in its original bare condition.
8. External Paints: External plastered surface of the buildings is painted with suitable quality paint as decided by the Architects. Paints are manufactured product from chemicals and specific grade of minerals/natural stone compounds. After application, this paint is exposed to weather conditions. Ultra violet ray and weather conditions will affect life and sheen of the product and also would cause damages to the expected/designed protective properties of paints. Therefore, periodic maintenance including redoing of paints would be inevitable.
9. Air Conditioning System: Provision for Air Conditioner or fixing of window/split air conditioner in drawing dining area & bedrooms are being provided. For Split A/C assigned spaces are earmarked on the elevation of the building for ease of access and to create uniformity for aesthetic purpose.
10. Glass: Glass, plain/clear/frosted, is widely used in residential developments and may break/shatter due to accidental knocks or other causes. In addition, glass is a manufactured material and it may not be 100% free from impurities. These impurities are not avoidable with quality checks and balances.
11. Design Experts: Professionally qualified practicing consultants in the field are deployed to design different functions in compliance to applicable norms and guidelines. These functions are a) Architecture b) Structure c) Plumbing d) Landscape e) Fire Fighting and e) Power & Electrical. Design parameters set by such experts and applicability of their drawings and decisions are treated as final.
12. Brick work, plaster and application of putty/POP over plastered surface are manual activities. Hence, despite all quality process in the job, undulation, out of plumb line to certain extent cannot be avoided completely.
13. While every reasonable care has been taken in preparing this brochure and in constructing the models and show flats, the Developer/ Promoters and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of the fact. Floor areas are approximate measurements and are Subject to final survey.
14. All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representation of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Agreement to sell shall form the entire agreement between the Promoter and the Allottee and shall supersede all statements, representations or promises made prior to the execution of the Agreement For Sale and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.