

THE ARALIAS - SPECIFICATIONS OF SEMI-FINISHED APARTMENTS

STRUCTURE

RCC-framed structure : Designed for Zone-5 as per IS code No. IS-1893 (PART-I): 2002 for earthquake resistance in structures

COMMON AREAS

FLOORS

Building entrance hall & main lift lobbies : Combination of marble & granite

Staircases/service lift lobby : Terrazzo/stone

WALLS

Building façade : Exterior paint

Building entrance hall & main lift lobbies : Combination of marble/granite/ ceramic cladding, plaster with acrylic emulsion paint

Staircases/service lifts : Plaster with paint

APARTMENT AREAS:

FLOORS

All internal spaces in the Apartment, decks, balconies : Bare concrete/IPS

WALLS

All internal walls within the Apartment : Rough plastered and unpainted

DOORS & WINDOWS

Door frames & internal door shutters : No internal door frames and door shutters will be provided

Entrance doors (main entrance & service entrance doors) : Commercial flush shutter/moulded skin doors with padlock

External doors & windows : Aluminium frames and shutters. Fly mesh shutters limited to a portion of openable window area only.

Hardware : Brass/steel/powder coated aluminium/anodised aluminium

Bathrooms/kitchen : Similar to other rooms. Will not be finished any further.

SERVICES

ELECTRICAL

: Only PVC conduits will be provided in the ceiling slabs up to drop points.
: Back-up power of 30 KVA per apartment considering 70% load factor, however DG set capacity calculation shall take into account suitable overall diversity of 60%
: No light points/fixtures/switches will be provided

PLUMBING/SANITATION	:	Vertical stacks for water supply and drainage will be provided in the shafts with connecting points provided in the toilets/kitchens.
	:	Limited copper piping for the connecting points only.
	:	Internal distribution of water supply and drainage will be done by the customer according to the internal layouts at his own cost.
	:	Water softening plant for the complex.
FIRE FIGHTING/DETECTION SYSTEM	:	Fire fighting including sprinklers, and detection system shall be provided as per NBC norms-Part IV SP-7 amendment No. 3, January 1997.
LIFTS	:	Two numbers of passenger lifts and one service lift will be provided per tower, serving the basements as well.
CLUB FACILITY	:	Multipurpose room, swimming pool & change rooms, one squash court, two tennis courts, gymnasium, steam & sauna, pantry, pool table, Laundromat, security control room, convenience shop & centralised services. (Facilities are indicative only, subject to change)
GENERAL	:	Car calling system. Car washing facility within the complex. Facility for creche/play school with playground.
	:	Security system-CCTV's/monitoring of limited portion of exteriors, periphery, entrance lobbies & the basement.

It is clarified that this being a semi-finished apartment, following finishing items will NOT be provided inside the Apartment:

1. Flooring in all the areas.
2. Final plastering/punning/paint/tiling/cladding on all the walls in all the rooms.
3. Internal door frames and shutters.
4. All the counters, sanitary fixtures, fittings and accessories in the toilets & kitchen.
5. Conduiting in the walls for electrical wiring, internal wiring, switches and sockets, light fittings, fans, A/C, electrical equipments like geysers etc. Individual security system.
6. CI/PVC pipes for drainage inside the toilet floors to the connecting point in the vertical stacks; copper pipes in the walls for water supply from the water supply risers.
7. Any false ceiling within the Apartment.
8. Any other finishing items.

Thus substantial additional work is required to be done by the customer at his own cost and discretion in order to make the Apartment livable. The customer will have to submit proposed details of interior works and obtain prior approval of DLF before starting the work within the Apartment.