



# **SPECIFICATIONS**

**For**

**Adora De Goa**

APRIL 2018

**PROVIDENT®**

**PROVIDENT HOUSING LIMITED**

**No.8 Ulsoor Road**

**Bengaluru- 560 042**

SPECIFICATIONS: ADORA DE GOA - APARTMENTS AT GOA

Date: APRIL 2018 REVISION: 0

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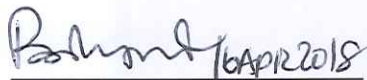
1. **STRUCTURE**

- 1.1. RCC precast/shear wall /Framed Structure Seismic zone compliant
- 1.2. Parking: Basement/Stilt /Surface as per design
- 1.3. Typical floors to have apartments
- 1.4. Staircases & lifts in each block connected to all the levels.
- 1.5. Entrance lobby Canopies - each block to have canopies – as per architect s design

2. **FINISHES**

2.1. **FLOORING**

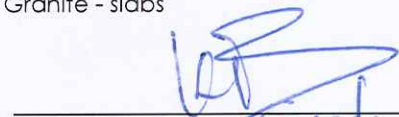
- 2.1.1. Stilt floor lobbies & Passages leading to the Lifts & Staircase : Granite/ Vitrified tiles / hand Painted tiles – as per architect s design
- 2.1.2. Entrance Floor lobby (where ever applicable) : Granite/ vitrified tile/ hand painted file – as per architect s design
- 2.1.3. Typical Floor lobbies : Vitrified tiles /hand Painted tiles - as per architect s design
- 2.1.4. Living/Dining/Foyer/All Bedrooms/Kitchen : Vitrified Tiles - **KAJARIA**
- 2.1.5. Balcony/ Utility : Anti-skid Ceramic
- 2.1.6. Toilets : Anti-skid Ceramic
- 2.1.7. Staircase - From parking level to first floor : Granite - slabs

  
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Joint Managing Director





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2.1.8. Staircase – from first floor to terrace : Kota stone/ Tandur stone

**2.2. WALLS**

2.2.1. All Internal walls& ceilings : Emulsion Paint – **BERGER**

2.2.2. Kitchen : Cooking Platform in Granite with 2 ft high dado for wall above the cooking platform

- **With Single bowl SS Sink without drain board for 1 BHK homes**
- **With Single bowl SS sink with Drain board for 2 BHK and 3 BHK homes**

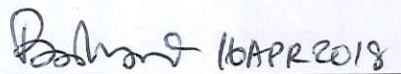
2.2.3. Toilets : Glazed / Matt DADO - ceramic tiles up to false ceiling

2.2.4. Lift wall cladding : Granite with textured paint as per architect s design

2.2.5. Exterior Fascia of building : painted with external grade weather proof paint/ Emulsion Paint in bright colors & Textured painted surfaces in Selective Places as per Architect’s design


2.2.6. Balcony : Weather proof external emulsion paint

2.2.7. Utility : Emulsion Paint – **BERGER**

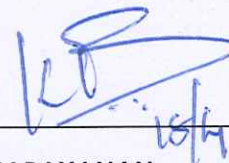
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**2.3. CEILINGS**

- 2.3.1. All Internal Ceilings : Emulsion Paint – **BERGER**
- 2.3.2. Toilets : Modular Grid False Ceiling
- 2.3.3. Entrance Lobby : GYP Board false ceiling

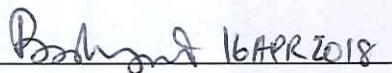
**2.4. HANDRAILS**

- 2.4.1. Staircases : MS Railings as per Architect's design
- 2.4.2. Balcony : Ornate railings - as per Architect's design

**3. FIXTURES & FITTINGS**

**3.1. DOORS**

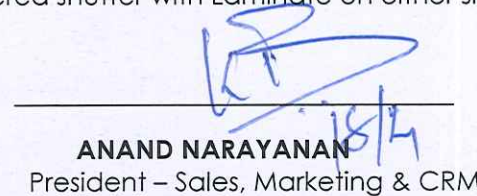
- 3.1.1. Main door : **FRAME:** Engineered /solid wood - door Frame  
**SHUTTER:** Engineered wood shutter with veneer finish- on both sides, with Good quality hardware
- 3.1.2. Bed Room Doors : **FRAME:** Engineered / solid wood – door frame  
**SHUTTER:** Engineered shutter with Laminate Finish on either side with Good quality hardware
- 3.1.3. Toilet Doors : **FRAME:** Engineered /solid wood – door frame  
**SHUTTER:** Engineered shutter with Laminate on either side with Good Quality Good quality hardware

  
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3.1.4. Living/Dining to Balcony & : 2 tracks glazed UPVC frames with Sliding shutters  
Bed Room to Balcony

**3.2. WINDOWS & VENTILATORS**

3.2.1. Windows : Glazed, UPVC frames with Sliding shutters /Hinged Shutters with MS grills – (With curved top rail  
wherever required- as per architect s design for elevations )

3.2.2. Ventilators : Glazed, UPVC frames with Louvered/ hinged / fixed shutters – with provision For Exhaust fan

**3.3. PLUMBING / SANITARY FITTINGS**

3.3.1. All sanitary & Plumbing Fixtures : As per ANNEXURE 1

**3.4. ELECTRICAL WORKS**

3.4.1. General Electrical works : ISI certified cables, wiring through PVC Conduits concealed in walls & ceilings, with  
Modular switches - **SCHNEIDER**

3.4.2. Electrical points : As per ANNEXURE 2

3.4.3. DG – power back up : 100% Back up for common area Lighting, pumps, Lifts & fire services based on  
standard Diversity factors, Residential units – as per ANNEXURE 2

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3.4.4. Elevators : Lifts – with **AUTOMATIC RESCUE DEVICE** (ARD) With emergency call Facility to Security cabin.

**3.5. OTHER FEATURES /SERVICES- INFRASTRUCTURE**

- 3.5.1. Main door lock : main door of each home – provided with **Digital door lock** – from **YALE**
- 3.5.2. Main door signage : Printed tile/ Hand painted tile – for apartment numbering
- 3.5.3. Services infrastructure : STP, WTP & OWC as per Requirements
- 3.5.4. Telephone : One point in the living room
- 3.5.5. AC dummy point : Additional AC socket with conduit (without wiring) for balance Bedroom in 2 / 3 BHK

**4. AMENITIES**

4.1. Project Specific Indoor & Outdoor Amenities : **As per ANNEXURE 3**

**ANNEXURE 1 - PLUMBING / SANITARY FITTINGS**

**• TOILET IN MASTER BED ROOM**

- 4.1.1. CP fixtures : **GROHE** – faucet fixtures for EWC, Washbasin & shower areas – with RAINSHOWER
- EWC : White colored- **AMERICAN STANDARD** floor Mounted EWC with seat cover, Flush tank & Health Faucet
- Wash basin : White colored - **AMERICAN STANDARD** Countered washbasin

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- Provisions : Provision for geyser (electrical & plumbing lines)
- Floor trap : Cockroach trap
- **OTHER TOILETS**
- CP fixtures : **GROHE** – faucet fixtures for EWC, Washbasin & shower areas
- EWC : White colored- **AMERICAN STANDARD** floor Mounted EWC with seat cover,  
Flush tank and Health Faucet
- Wash basin : White colored - **AMERICAN STANDARD** washbasin with bottle trap
- Provisions : provision for geyser (electrical & plumbing lines)
- Floor trap : Cockroach trap
- **KITCHEN**
- CP Fittings : **AMERICAN STANDARD** / **GROHE** - Sink faucet
- Provisions : for Water Purifier (Electrical & plumbing lines)
- **UTILITY (BALCONY IN 1 BHK)**
- CP Fittings : Two-way Bib cock for washing machine
- Provisions : for Washing machine (Electrical & Plumbing lines)

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Floor trap : Cockroach trap

**PLUMBING MATRIX**

PLUMBING POINTS AND FIXTURES - 1.0 BHK APARTMENTS																		
SL. No.	LOCATION	EWC				WASHBASIN			SHOWER					KITCHEN			BALCONY	
		FLOOR MOUNTED EWC WITH CISTERN	HEALTH FAUCET	ANGULAR STOP COCK (HEALTH FAUCET & FLUSH TANK)	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	PILLAR COCK	ANGULAR STOP COCK FOR PILLAR COCK	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	OVERHEAD SHOWER - RAIN SHOWER	OVER HEAD SHOWER - WITH SHOWER ARM	ANGULAR STOP COCK PROVISION FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	SINGLE BOWL SINK WITHOUT DRAIN BOARD	SINK FAUCET	CP BLIND PLUG FOR WATER PURIFIER	2W BIB COCK FOR WASHING M/C.	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	2	1	1	1	1	1	1	0	1	1	0	0	0	0	0
2	KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
3	BALCONY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

PLUMBING POINTS AND FIXTURES - 2.0 BHK APARTMENTS																		
SL. No.	LOCATION	EWC				WASHBASIN			SHOWER					KITCHEN			UTILITY	
		FLOOR MOUNTED EWC WITH CISTERN	HEALTH FAUCET	ANGULAR STOP COCK (HEALTH FAUCET & FLUSH TANK)	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	PILLAR COCK	ANGULAR STOP COCK FOR PILLAR COCK	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	OVERHEAD SHOWER - RAIN SHOWER	OVER HEAD SHOWER - WITH SHOWER ARM	ANGULAR STOP COCK PROVISION FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	SINGLE BOWL SINK WITH DRAIN BOARD	SINK FAUCET	CP BLIND PLUG FOR WATER PURIFIER	2W BIB COCK FOR WASHING M/C.	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	2	1	1	1	1	1	1	0	1	1	0	0	0	0	0
2	COMMON TOILET	1	1	2	1	1	1	1	1	0	1	1	1	0	0	0	0	0
3	KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
4	UTILITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

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PLUMBING POINTS AND FIXTURES - 3.0 BHK +2 TOILET APARTMENTS																		
Sl. No.	LOCATION	EWC			WASHBASIN			SHOWER					KITCHEN			UTILITY		
		FLOOR MOUNTED EWC WITH CISTERN	HEALTH FAUCET	ANGULAR STOP COCK (HEALTH FAUCET & FLUSH TANK)	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	PILLAR COCK	ANGULAR STOP COCK FOR PILLAR COCK	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	OVERHEAD SHOWER - RAIN SHOWER	OVER HEAD SHOWER - WITH SHOWER ARM	ANGULAR STOP COCK PROVISION FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	SINGLE BOWL SINK WITH DRAIN BOARD	SINK FAUCET	CP BLIND PLUG FOR WATER PURIFIER	2W BIB COCK FOR WASHING M/C.	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	2	1	1	1	1	1	1	0	1	1	0	0	0	0	0
2	COMMON TOILET	1	1	2	1	1	1	1	1	0	1	1	1	0	0	0	0	0
3	KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
4	UTILITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

PLUMBING POINTS AND FIXTURES - 3.0 BHK +3 TOILET APARTMENTS																		
Sl. No.	LOCATION	EWC			WASHBASIN			SHOWER					KITCHEN			UTILITY		
		FLOOR MOUNTED EWC WITH CISTERN	HEALTH FAUCET	ANGULAR STOP COCK (HEALTH FAUCET & FLUSH TANK)	FLOOR TRAP GRATING WITH COCKROACH TRAP	WASH BASIN WITH BOTTLE TRAP	PILLAR COCK	ANGULAR STOP COCK FOR PILLAR COCK	SINGLE LEVER CONCEALED DIVERTOR WITH BATH SPOUT	OVERHEAD SHOWER - RAIN SHOWER	OVER HEAD SHOWER - WITH SHOWER ARM	ANGULAR STOP COCK PROVISION FOR TOILET GEYSER	FLOOR TRAP GRATING WITH COCKROACH TRAP	SINGLE BOWL SINK WITH DRAIN BOARD	SINK FAUCET	CP BLIND PLUG FOR WATER PURIFIER	2W BIB COCK FOR WASHING M/C.	FLOOR TRAP GRATING WITH COCKROACH TRAP
1	MBR TOILET	1	1	2	1	1	1	1	1	1	0	1	1	0	0	0	0	0
2	BED ROOM TOILET	1	1	2	1	1	1	1	1	0	1	1	1	0	0	0	0	0
3	COMMON TOILET	1	1	2	1	1	1	1	1	0	1	1	1	0	0	0	0	0
4	KITCHEN	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
5	UTILITY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

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ANNEXURE 2 - ELECTRICAL POINT MATRIX FOR UNITS

ELECTRICAL POINT MATRIX																					
1 BHK APARTMENTS , EB LOAD : 2 kW-1-Phase , DG - BACK UP : 0.5 kW																					
SL No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	WALL LIGHTS	CEILING LIGHTS	FAN	WASHBASIN - MIRROR LIGHT	DATA POINT	2 WAY SWITCH - FOR LIGHT	6 A SOCKETS	6 A- SOCKETS TV	6A - SOCKET EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - WATER PURIFIER	6A/16 A - SOCKET - FRIDGE + MW	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	TV - POINT	TELEPHONE POINT
1	ENTRANCE (OUTSIDE)		1																		
2	FOYER	1				1															
3	LIVING / DINING			1	3		2		1		1	1					1			1	1
4	KITCHEN					1					1		1	1	1	2					
5	UTILITY ( part of Kitchen)					1												1			
6	MASTER BED ROOM				1		1			1	2	1					1			1	1
7	MBR TOILET				1			1			1		1						1		

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ELECTRICAL POINT MATRIX																					
2 BHK APARTMENTS , EB LOAD : 3 kW-1-Phase , DG - BACK UP : 0.5kW																					
SL. No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	WALL LIGHTS	CEILING LIGHTS	FAN	WASHBASIN MIRROR LIGHT	DATA POINT	2 WAY SWITCH - FOR LIGHT	6 A SOCKETS	6 A- SOCKETS TV	6A - SOCKET EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET- WATER PURIFIER	6A/16 A - SOCKET- FRIDGE+ MW	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	TV- POINT	TELEPHONE POINT
1	ENTRANCE (OUTSIDE)		1																		
2	FOYER	1				1															
3	LIVING/DINING			1	3		2		1		1	1					1			1	1
4	BALCONY AT LIVING ROOM					1															
5	KITCHEN					1					1		1	1	1	2					
6	UTILITY ( part of Kitchen)					1													1		
7	MASTER BED ROOM				1		1			1	2	1					1			1	1
8	MBR TOILET				1			1			1		1								
9	BED ROOM-1				1		1			1	2										
10	COMMON TOILET				1			1			1		1								



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ELECTRICAL POINT MATRIX -																					
3 BHK APARTMENTS+ 2 TOILET , EB LOAD : 5 kW-3-Phase , DG - BACK UP : 1kW																					
SL. No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	WALL LIGHTS	CEILING LIGHTS	FAN	WASHBASIN - MIRROR LIGHT	DATA POINT	2 WAY SWITCH - FOR LIGHT	6 A SOCKETS	6 A- SOCKETS TV	6A - SOCKET EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - WATER PURIFIER	6A/16 A - SOCKET - FRIDGE + MW	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	TV - POINT	TELEPHONE POINT
1	ENTRANCE (OUTSIDE)		1																		
2	FOYER	1				1															
3	LIVING/DINING			1	3		2		1		1	1					1			1	1
4	BALCONY AT LIVING ROOM					1															
5	KITCHEN					1					1		1	1	1	2					
6	UTILITY ( part of Kitchen)					1												1			
7	MASTER BED ROOM				1		1			1	2	1					1			1	1
8	MBR TOILET				1			1			1		1						1		
9	BED ROOM-1				1		1			1	2										
10	COMMON TOILET				1			1			1		1						1		
11	BED ROOM-2				1		1			1	1										
12	PASSAGE					1															

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ELECTRICAL POINT MATRIX -																					
3 BHK APARTMENTS+ 3 TOILET , EB LOAD : 5 kW-3-Phase , DG - BACK UP : 1kW																					
SL No.	LOCATION \ DESCRIPTION	DISTRIBUTION BOX	BELL PUSH	BUZZER	WALL LIGHTS	CEILING LIGHTS	FAN	WASHBASIN MIRROR LIGHT	DATA POINT	2 WAY SWITCH - FOR LIGHT	6 A SOCKETS	6 A- SOCKETS TV	6A - SOCKET EXHAUST FAN	6A - SOCKET - CHIMNEY	6A - SOCKET - WATER PURIFIER	6A/16 A - SOCKET - FRIDGE + MW	16 A SOCKET - AC	16 A SOCKET - WASHING MACHINE	16 A - SOCKET GEYSER	TV - POINT	TELEPHONE POINT
1	ENTRANCE (OUTSIDE)		1																		
2	FOYER	1				1															
3	LIVING/DINING			1	3		2		1		1	1					1			1	1
4	BALCONY AT LIVING ROOM					1															
5	KITCHEN					1					1		1	1	1	2					
6	UTILITY ( part of Kitchen)					1												1			
7	MASTER BED ROOM				1		1			1	2	1					1			1	1
8	MBR TOILET				1			1			1		1						1		
9	BED ROOM-1				1		1			1	2										
10	BED-1 TOILET				1			1			1		1						1		
11	BED ROOM-2				1		1			1	1										
12	COMMON TOILET				1			1			1		1						1		
13	PASSAGE					1															

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**ANNEXURE 3 - AMENITIES**

**AMENITIES INSIDE CLUB HOUSE**

*(The Blu is an independent development, use of and access to which will be governed by the agreement of sale and/or subscription terms and conditions.)*

1. Reception lobby
2. Crèche
3. Multipurpose halls
4. Gymnasium
5. Salon / spa
6. Games / billiards room

**SPORTS FACILITIES**

*(To Be Developed In Phases. All amenities/ facilities shall be ready after completion of all phases)*

1. Basketball court
2. Multi - court in sand
3. Skating area
4. Tennis court
5. Children play area

**The Blu – EXTERNAL WATER BODY WITH ACTIVITY ZONE**

*(The Blu is an independent development, use of and access to which will be governed by the agreement of sale and/or subscription terms and conditions.)*

1. Swimming Pool with kids pool & other recreational amenities as may be decided by the Developer
2. Water body with activity zones – consisting of water slides, water spa /Jacuzzi, snorkeling (with help of aquarium tanks embedded alongside the pool), lazy river, aqua gym
3. Sunken bar (subject to sanctions)
4. Water fountains as per architect's design

**OTHER OUTDOOR FACILITIES / AMENITIES**

*(To Be Developed In Phases. All amenities/ facilities shall be ready after completion of all phases)*

1. Observation tower – at designated place as per architect's design to be developed in Phases
2. Amphitheater with projector/digital screen with 50 Bluetooth headsets
3. Garden areas with common piazzas (plaza/square)
4. Street furniture – as per landscape architect s design
5. Statues/ idols in the landscaped gardens – at selected locations – as per architect s design
6. Tandem Cycles – 25 numbers
7. Regular Cycles – 35 numbers
8. Driver s toilets – as per architect's design
9. Car wash points – as per architect's design
10. Car charging points – as per architect's design



**BALASUBRAMANYA**  
Executive Vice President



**VEERARAGHAVAN**  
President - Operations



**ANAND NARAYANAN**  
President – Sales, Marketing & CRM



**NANI R CHOKSEY**  
Joint Managing Director

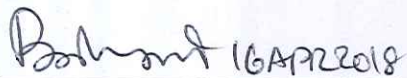
## SPECIFICATIONS: ADORA DE GOA - APARTMENTS AT GOA

Date: APRIL 2018 REVISION: 0

## DISCLAIMER ON SPECIFICATIONS

1. Amenities/specifications pertaining to balcony/terrace and/or utility including but not limited to flooring, fixtures, railings, block work, etc. are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/facilities/provisions specific to the kitchen and kitchen areas are applicable exclusively to apartments with kitchen.
3. In the event a company manufacturing the brands named in Sections 2, Section 3 and Annexure – 1 of these specifications – (i) ceases production/manufacture of these brands; or (ii) ceases its business operations as a consequence of which the relevant products aren't available; or (iii) inordinately delays the supply of products/materials which, in the opinion of the promoter, may delay completion of the project; or (iv) causes quality changes which in the opinion of the promoter does not suit its quality metrics; or (v) increases the purchase cost of its products/materials by 10% or more which, in the opinion of the promoter, may delay completion, the promoter shall procure and install products of any one or more of the brands mentioned below
 

1. Apartment Flooring Tiles – Nitco/Johnson	2. Toilet CP fittings – American Standards/Jaquar	3. Toilet Sanitary Ware – Jaquar
4. Electrical Switches – Anchor by Panasonic	5. Paint inside apartment – Nerolac/Jotun	6. Door Locks – Samsung
4. In the event of any contradictions/conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale shall prevail and be final and binding.



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