

Project Details

Imperium Star

DESCRIPTION OF THE SPECIFICATIONS OF THE UNIT.

Key Specifications – Unit

Sr. No	Location	Specifications
i.	Structure	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of blocks/brick finished with gypsum plaster and two coats of oil bound distemper. Office partitions along the corridor will be of glass or brick.
iii.	Power Supply	The total project load provided shall be the sum of committed connected load of all units plus common areas reduced by the application of diversity factor.
iv.	Windows	Windows shall be either fixed, top hung or sliding depending on the elevation and façade treatment. Toilet windows shall be either sliding or shall have louvers. Certain walls/areas may have glass façade, curtain glazing or equivalent or as per the discretion of the developer.
v.	Waterproofing	The roofs and toilets (only where committed to be provided) will be waterproofed. In case of a leakage, the same will be rectified, as under warranty. During rectification if required, only paint touch up will be done which may have shade variation. Any breaking, tampering to the structure, services & existing finishes will render all warranties null and void.
vi.	Doors	a. Offices shall have double door with both side laminated flush door from outside and glass door from inside. b. Shops shall be provided with rolling shutters only. c. Toilets: shall have doorframes of developer's choice with flush door shutters.
vii.	Flooring	a. Shops, Restaurant & Offices shall have vitrified tiles. b. Internal and external Passages, shall have ceramic tiles or equivalent tiles c. Attached balconies shall have ceramic or equivalent tiles
viii.	Toilet within units	a. For shops and offices, toilet where provided shall be executed as per standard specifications. b. Provision for toilets has been made in some offices as shown in the sanction plan.

		<p>c. A single point drainage and water supply shall be provided in restaurant for future construction of toilets by allottee.</p> <p>d. The purchaser/s may request the promoter to provide a toilet within his unit at such extra cost as decided between parties however the same shall be subject to being convenient to the promoter and not affecting the construction quality or schedule in any way.</p>
ix.	Fire Protection	The fire protection system of the building shall be as per fire NOC
x.	Attached balconies	Railings shall have 5mm float glass panel with metal support and /or masonry / RCC pardi as per design.
NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.		

COMMON GENERAL AREAS

Key Specifications – Common General Areas

Sr. No	Location	Specifications
1.	Common general areas – Flooring/Painting	<p>All areas excluding individual unit will be termed as common areas. These common areas include common lobbies, common passages, service area, refuge area, common toilets , common staircases , overhead terrace (excluding area earmarked for the promoter) overhead water tank, foundation, lift well machine room (not applicable in case of MRL lifts) etc.</p> <p>Common lobbies and passages will be provided with ceramic tile flooring and oil bound distemper finish on walls and ceiling. Common staircases (including fire staircase) will have stone treads with vitrified tile landing.</p> <p>Common toilets will be provided with ceramic tiles with part wall dado as per design.</p> <p>The above mentioned common areas are not considered in carpet area of the unit.</p>
2.	Common driveways	Common driveway around the building shall be paved or asphalted or other finish as per the choice of the developer. Street lighting/driveway lighting shall be provided.
3.	Entrance gate	NA
4.	Visitor parking	NA
5.	Underground water tank	Underground water tank along with pumps and plumbing network will be provided.
6.	Sewage treatment plant	NA

7.	Electrification	Electrification for the common areas as per electrical consultant.
8.	Equipment's	Equipment provided including <ul style="list-style-type: none"> a. Four Elevators of adequate passenger capacity shall be provided. The internal finishes of the lifts shall be as per standard MS finish of the manufacturer. b. Generator with the capacity to run elevator, common lighting and fire pump. The total generator capacity for the entire building shall be based on the total promised backup power as mentioned above for all units less 25% for diversity on account of vacancy as well as timing difference between occupancy. c. Organic waste composter will be provided. d. One Wi Fi router will be provided. (Activation including payment of internet/ broadband/ access charges will be the responsibility of the Purchaser/s.)
9.	Fire Protection	Fire protection systems as per the Fire NOC.
10.	Compound Wall	Compound wall of height of 1.20 meters . NOTE 1. The promoter may at his discretion increase/improve the specifications provided herein above, however shall in no case dilute the same. Detailed specifications shall be as advised by the respective consultants and the decision of the Promoter shall be final.
11.	Finishes and materials	The finishes and materials used for the common areas shall be as per the discretion of the promoter and any marketing representation is purely for the purpose of understanding the spatial aspects of the areas shown and not as a commitment of finishes and specifications.