

# Specifications for Twenty One:

<b>STRUCTURE</b>	Structure Designed with highest seismic consideration for the zone as stipulated by the BIS Code and for Better safety
<b>FOUNDATION</b>	Reinforced concrete footing & columns
<b>ALL BEDROOMS</b> Flooring/Skirting: Wall Finishes: Ceiling:	Wooden laminated Flooring/Tiles in master Bed Room. Other Bed Rooms vitrified tiles of minimum 600x600mm size Acrylic emulsion on POP punning Oil bound distemper
<b>LIVING/DINING ROOM</b> Flooring/Skirting: Wall Finishes: Ceiling:	Superior Quality Vitrified Tiles of minimum 600x600 mm size Acrylic emulsion on POP punning Oil bound distemper
<b>TOILET</b> Flooring/Skirting: Wall Finishes: Ceiling Finishes: Counter: Sanitary Ware:	Antiskid ceramic tiles Ceramic wall tiles upto dado level (approx. 2400mm) Oil bound distemper with false ceiling Granite/tiles/marble Premium quality range
<b>KITCHEN</b> Flooring/Skirting: Wall Finishes: Ceiling:	Antiskid ceramic tiles Acrylic emulsion paint on walls Oil bound distemper with part false ceiling
<b>UTILITY ROOM/TOILET</b> Flooring/Skirting Wall & Ceiling Toilet/Sanitary	Tiles of Standard Make Oil Bound Paint on POP Punning Tile on the wall upto dado level with CP Fitting & Chinaware
<b>CP FITTINGS AND ACCESSORIES</b>	Grohe /Jaquar / Roca or equivalent Toilet fittings / single lever fitting in all toilets. Provision for geyser installation.
<b>LIFT LOBBY</b> <b>TYPICAL FLOOR</b> Flooring: Wall Finishes: Ceiling: Skirting/dado:	Tiles/Granite/Marble. Acrylic emulsion paint Gypsum false ceiling with Acrylic Emulsion paint. Same as flooring
<b>PODIUM FLOOR ENTRANCE LOBBY &amp; AT STILT FLOOR</b> Flooring/Skirting: Wall Finishes: Ceiling: Skirting/dado:	Tiles/Granite/Marble. Acrylic emulsion paint Gypsum false ceiling with Acrylic Emulsion paint. Same as flooring

**STAIRCASE MAIN**

Flooring: Granite/Marble.  
Wall Finishes: Acrylic emulsion paint  
Ceiling: OBD paint.  
Skirting/dado: Granite/Marble.  
Railing: MS Railing

**STAIRCASE FIRE**

Flooring/Skirting: Granite/Marble.  
Wall Finishes: Acrylic emulsion paint  
Ceiling: OBD paint.  
Skirting/dado: Granite/Marble.  
Railing: MS Railing

**LIFT**

2 passenger lift & 1 service lift

**DOORS:**

Main Entrance Door: Engineered laminated frame with laminated door shutters  
Internal: Engineered laminated frame with laminated door shutters  
Hardware: Locks, Handles and knobs (Mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware

**WINDOWS AND EXTERNAL GLAZING**

Powder coated aluminium frame or UPVC frame windows with clear glass

**EXTERNAL WALL FINISH:**

Exterior grade paint from reputed makes and brands

**Electrical wiring and installation:**

Fixtures & fittings: ISI mark switches/sockets, distribution boxes and circuit breakers from standards makes and brands.  
Wiring: ISI mark concealed conduits with copper wire  
Plumbing: ISI mark CPVC water supply pipes with standard valves and accessories  
Security System for Project: CCTV and electronic surveillance would be provided, Internal communication system.

**EV charging:**

Provision for EV Charging

**DISCLAIMER**

The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company