

PROJECT SPECIFICATION

Project: "The Sunflower – Phase 1", situated at Plot no. Group Housing GH-7, Sector – 06, Aditya World City, Integrated Township, Village- Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.

Specification of Apartments and Other Buildings including the following:-		
Sl. No.	Description	Details of Items
1.	Flooring details of Various Parts of House	Tiles / Marble / Laminated Wood (As per design of Developer's Architect)
2.	Wall Finishing Details	Paint / Tiles (As per design of Developer's Architect)
3.	Kitchen Details	Modular kitchen with HOB, Chimney, Oven, Microwave, Refrigerator, Cabinetry and SS Sink (As per design of Developer's Architect)
4.	Bathroom Fittings	CP Fittings, Wash Basin, WC
5.	Doors and Windows Frames	MS / UPVC / Aluminum / Wood / Composite Material (As per design of Developer's Architect)
6.	Conducting and Wiring Details	PVC Conduits, Wiring (As per design of Developer's MEP Consultant)
7.	Cupboard Details	Modular Wardrobes (As per design of Developer's Architect)
8.	Lift Details	Branded Make
9.	External Glazing	UPVC / Aluminum (As per design of Developer's Architect)
10.	Windows/Glazing	UPVC / Aluminum (As per design of Developer's Architect)
11.	Doors	Wooden Flush Door (As per design of Developer's Architect)
12.	Main Doors	Wooden Flush Door (As per design of Developer's Architect)
13.	Internal Doors	Wooden Flush Door (As per design of Developer's Architect)
14.	Air Conditioning	VRV / VRF with High Wall Units in Drawing, Dining, Bedrooms (As per design of Developer's Architect). AMC of equipment to be done directly by Allottee(s) from service provider on payment of applicable charges to service provider.
15.	Electrical fittings	Switch Box and Sockets. (As per design of Developer's Architect).
16.	External Finishing/Colour Scheme	Exterior Grade Paint
17.	Meter & Electricity connection	To be obtained by allottee(s) from Promoters / Townships nominated agency / Govt. Agency on payment of applicable charges.
18.	Water Supply / Sewer Connection	To be connected to township water supply / Sewer.

SPECIFICATION AREA WISE		
1	Living/Drawing / Dining/Foyer	
1.1	Floor	Marble / Vitrified tiles (As per design of Developer's Architect).
1.2	Walls	Paint
1.3	Ceiling	Paint
2	Master Bedroom/Dress Room	
2.1	Floor	Laminated Wooden Flooring
2.2	Walls	Paint
2.3	Ceiling	Paint
2.4	Modular Wardrobes	Modular Wardrobes (As per design of Developer's Architect)
3	Master toilet	
3.1	Floor	Tiles
3.2	Walls	Combination of Tiles, Paint & Mirror
3.3	Ceiling	Paint
3.4	Counters	Granite / Synthetic Stone (As per design of Developer's Architect)
3.5	Sanitary ware/CP Fittings	CP Fittings, Wash Basin, WC, Towel Rail / Ring, Toilet Paper Holder
3.6	Fixtures	Glass Shower-partition, Exhaust Fan
4	Bed rooms / Family Room	
4.1	Floor	Laminated Wooden Flooring
4.2	Walls	Paint
4.3	Ceiling	Paint
4.4	Wardrobes	Modular Wardrobes
5	Toilet	
5.1	Floor	Tiles
5.2	Walls	Combination of Tiles, Paint & Mirror
5.3	Ceiling	Paint
5.4	Counters	Granite / Synthetic Stone (As per design of Developer's Architect)
5.5	Sanitary ware/CP fittings	CP Fittings, Wash Basin, WC, Towel Rail / Ring, Toilet Paper Holder
5.6	Fixtures	Glass Shower-Partition, Exhaust Fan
6	Kitchen	
6.1	Floor	Tiles
6.2	Walls	Tiles up to 2' above counter / Paint in the Balance Area
6.3	Ceiling	Paint
6.4	Counters	Granite / Synthetic Stone
6.5	Fixtures	CP Fittings, SS Sink, Exhaust Fan.
6.6	Kitchen Appliances	HOB, Chimney, Oven, Microwave, Refrigerator.
7	Store Rooms/Toilet	
7.1	Floor	Tiles
7.2	Walls & ceiling	Paint
7.3	Toilet	CP Fittings, WC, Wash Basin

7.4	Balcony	Tiles /Exterior Grade Paint
8 Balcony / Terrace		
8.1	Floor	Tiles
8.2	Walls & ceiling	Exterior Grade Paint
8.3	Railings	MS
8.4	Fixtures	Ceiling Lights