

# Specifications

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## **Living/ Dining/ Passage/ Lobby**

<b>Floor</b>	Larger Size PGVT/ Double Charged Nano Polished Vitrified Tiles.
<b>Walls</b>	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base.
<b>Ceiling</b>	Acrylic Emulsion paint with POP cornices.

## **Bedrooms**

<b>Flooring Master Bed</b>	PGVT/ Double Charged Nano Polished Vitrified Tiles 600 x 600.
<b>Flooring Bedrooms</b>	PGVT/ Double Charged Nano Polished Vitrified Tiles 600 x 600.
<b>Walls</b>	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P. Base.
<b>Ceiling</b>	Acrylic Emulsion paint with POP cornices.

## **Kitchen**

<b>Walls</b>	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
<b>Floor</b>	Anti-Skid Vitrified Tiles / Double Charged Vitrified Tiles.
<b>Ceiling</b>	Acrylic Emulsion paint with POP Cornices.
<b>Counter</b>	Granite Working Top.
<b>Fittings / Fixtures</b>	CP fittings of Jaquar/Grohe/Parryware equivalent with CPVC pipes and Single bowl SS Sink.
<b>Kitchen Appliances</b>	<b><i>Fully Equipped Modular Kitchen with 3Burner Cook top, Chimney, RO water filter system of a Pure it.</i></b>

## **Balcony**

<b>Floor</b>	Anti-Skid Tiles Vitrified Tiles
<b>Ceiling</b>	Exterior paint.
<b>Railings</b>	Steel Decorative Railings.

## **Toilets**

<b>Walls</b>	Combination of Tiles up to door level and Acrylic Emulsion paint in the balance area.
<b>Floor</b>	Anti-skid Ceramic Tiles
<b>Ceiling</b>	Acrylic Emulsion paint
<b>Fixtures / Accessories</b>	Towel rail, Soap dish, glass shelves and Mirror of standard make.
<b>Sanitary ware/ CP</b>	Single Lever CP fittings, Wash Basin Table Top & WC wall hung and One piece , Health Faucet/jet,
<b>Fittings</b>	of Jaquar/ Hind ware/Varmora/Cera/Parryware/American Standard.
<b>Plumbing</b>	CPVC piping for hot and cold-water supply inside the toilets & UPVC pipes for stacks.
<b>Fire Fighting System</b>	Fire Fighting System as per NBC 2016 norms.

<b><u>Structure</u></b>	<b>Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.</b>
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## **Doors**

<b>Internal Door</b>	35mm thick 7'-0" height Painted Hardwood frame with prelaminated doors With Godrej Mortise Locks and Stainless Steel Hardware.
<b>Main Entrance Door</b>	40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Godrej Mortise Locks and Stainless Steel Hardware.

### **External Glazing's**

<b>Windows / External</b>	Energy Efficient, Sound insulating glass units with – Plain glass glazing Aluminum/UPVC heavy sections floor to ceiling height windows.
<b>External Elevation</b>	Weather Proof External Paints.
<b>Electrical Fixtures/</b>	Modular switches with copper wiring of ISI approved make.
<b>Fittings</b>	Led light fittings with all the piping only and wiring for AC.
<b>Security System</b>	Secured Gated Community with access Control at Entrances with
	Security system along with C.C. Camera and EPABX systems for internal
	Communication.

### **Staircases**

<b>Floor</b>	Granite/Marble with combination of Steel railings
<b>Walls</b>	Acrylic Emulsion paint

### **Salient Features**

- Prayagraj Development Authority (P.D.A.) Approved & RERA Registered.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting equipment as per National Building Code (NBC) 2016.
- Rain Water harvesting.
- Single Gated Entry with security systems, close circuit cameras along with EPABX System.
- 24X7 Security Intercom Facility for extra Security.

- 2 and 3 B.H.K. Spacious Luxury High End Finished Semi Furnished Smart Flats.
- Complete Equipped Modular Kitchen with Cooktop, Smoke Chimney & R. O. Water Filter.
- 7 Feet High 35mm thick internal doors and 8' Feet high 40mm thick Decorative external Main Door.
- Big Heavy Duty Aluminum /UPVC Windows From floor to Ceiling Height.
- Inverter wiring in Full Flat.
- Lifts: Gear less High Speed Automatic Door for passenger & Separate service Lift in block of Thyssen/Schindler.
- Full Power Backup for Common areas, Lift & Parking area.
- Reception Area/ Waiting Lounge for Visitors.
- More Than 70% open Area.
- Parks, Swimming Pool, Community Centre & Gym.
- Basement & Stilt Reserve Parking for Residents and Visitors.

### **OPTIONAL**

- Copper piping for Air Conditioning provided in all flats and 3 or 4 Star Split Air Conditioners available on additional attractive prices.
- EV Charging optional on Additional Charges.