

Specifications for Sai Dham Nakshatra

Living/ Dining/ Passage/ Lobby

Floor	Larger Size 1200x800 Double Charged Nano Polished Vitrified Tiles
Walls	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base
Ceiling	Acrylic Emulsion paint with POP cornices.

Bedrooms

Flooring Master Bed	Laminated Wooden Flooring of AC-4 Grade – 12mm
Flooring Bedrooms	Double Charged Nano Polished Vitrified Tiles.
Walls	Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P. Base.
Ceiling	Acrylic Emulsion paint with POP cornices.

Kitchen

Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.
Floor	Anti-Skid Vitrified Tiles / Double Charged Vitrified Tiles.
Ceiling	Acrylic Emulsion paint with POP Cornices.
Counter	Granite Working Top.
Fittings / Fixtures	C.P fittings with CPVC/PPR pipes for hot & cold water and Double bowl SS Sink.
Kitchen Appliances	<i>Premium fully equipped Modular Kitchen with 3Burner Cook top, Chimney, R.O water filter system of a standard make.</i>

Balcony

Floor	Anti-Skid Tiles Vitrified Tiles
Ceiling	Exterior paint.
Railings	Steel Decorative Railings.

Toilets

Walls

Combination of Tiles up to door level 8 feet and Acrylic Emulsion paint in the balance

Floor

Anti-skid Ceramic Tiles.

Ceiling

Acrylic Emulsion paint, laminated false ceiling.

Fixtures / Accessories

Towel rail, Soap dish, glass shelves and Mirror of standard make.

Sanitary ware/ CPFittings

Single Lever C.P. fittings, Wash Basin & Wall hung with concealed cisterns WC, Health Faucet/jet of Jaquar/Grohe/Hindware/ Cera / Parryware /American Standard/Varmora/Rola Spain.

Plumbing

BIS certified CPVC/PPR piping for hot and cold water supply inside the toilets & UPVC pipes for stacks

Fire Fighting System

Fire Fighting System as per NBC 2005 norms.

Structure

Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers

Doors

Internal Door

8'-0" height Painted Hardwood Frame with photo frame finish with Laminated / Veneered water proof flush doors With Godrej Mortise Locks and Stainless Steel Hardware.

Main Entrance Door

8'-0" Polished Hardwood Frame with photo frame finish with Decorated Laminated / Veneered water proof Flush Doors with Godrej Mortise Locks and Stainless Steel Hardware.

Windows / External

Energy Efficient, Sound insulating glass units with full glass glazing's with UPVC floor to ceiling height sliding windows with mosquito mesh.

External Elevation

Weather proof External Paints.

Electrical Fixtures/Fittings

BIS certified Modular switches of Northwest/ Crabtree/Havells/Philips/L&T with copper wiring and BIS certified energy efficient LED light fittings with all the A.C. piping and wiring.

Security System

Secured Gated Community with access Control at Entrances with internal Security system along with C.C. Camera and EPABX systems for internal Communication with smart home technology.

Staircases

Floor

Granite with combination of steel railings.

Walls

Acrylic exterior Emulsion paint.

Salient Features

- Earthquake Resistant RCC Framed Structure Designed by Reputed/Qualified Structural Engineers.
- 2, 3 Bedroom & Duplex Pent Houses with Double Storied living room having Spacious Luxury High End Finished, Semi Furnished smart Flats.
- ADA Approved.
- Single Gated Entry along with multi-level security systems, close circuit cameras and access controls with EPABX.
- 24/7 Security Intercom facility for extra security.
- Parks, Swimming Pool & Yoga Center.
- Jogging Track.
- Ample Covered Parking in Basement and Stilts.
- Fire Fighting as per NBC2005 norms with ISI firefighting fittings. .
- Rain Water harvesting.
- More Than 70% open Area.
- Complete Equipped Premium Modular Kitchen along with R.O. Machine & 3 Burner Cooktop.
- Big UPVC Windows floor to Ceiling Height with mosquito mesh Fenesfamake.
- High Speed passenger & Service Lifts.
- Temple.
- 24 Hours Power Backup for Common area as well as for individual flat as per demand.
- 24 Hours water supply.

Drafted By : Anil Shukla (Advocate)

Typed By : Ashutosh Kumar Srivastava