

# Specifications for Sai Dham Residency

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## Living/ Dining/ Passage/ Lobby

**Floor** Italian Marble /Larger Size 4'x2.8'Double Charged Nano Polished Vitrified Tiles/ Wooden flooring AC-4 Grade – 12mm.

**Walls** Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base.

**Ceiling** Acrylic Emulsion paint with POP cornices with limited false ceilings.

## Bedrooms

**Flooring Master Bed** Laminated Wooden Flooring of AC-4 Grade – 12mm.

**Flooring Bedrooms** Double Charged Nano Polished Vitrified Tiles 32" x 32" or 3' x 2'.

**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** CP fittings with CPVC pipes and Double bowl SS Sink.

**Kitchen Appliances** ***Fully equipped Modular Kitchen with 3Burner Cook top, Chimney, RO water filter system of a standard make.***

## Balcony

**Floor** Anti-Skid Tiles Vitrified Tiles

**Ceiling** Exterior paint.

**Railings** 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, Health.
<b>Fittings</b>	Faucet/jet, of Jaquar/ Hindware/ Cera / Grohe or equivalent brands.
<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 2005 norms.

### Structure

#### **Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers**

### Doors

<b>Internal Door</b>	35mm thick 8'-0" height Painted Hardwood frame with pre Laminated doors With Godrej Mortise Locks and Stainless Steel Hardware.
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### **Main Entrance Door**

40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Godrej Mortise Locks and Stainless Steel Hardware.
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### External Glazing's

<b>Windows / External glazing's</b>	Energy Efficient, Sound insulating glass units with - tinted /reflective glass With powder coated aluminum/UPVC heavy sections floor to ceiling height windows.
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### **External Elevation**

Weather proof External Paints.

### **Electrical Fixtures/**

Modular switches of Northwest/ Crabtree/Havells/Philips/L&T or equivalent standard make with copperwiring.

### **Fittings**

Led light fittings with all the piping only and wiring for AC.

### **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/Marble with combination of steel railings

#### **Walls**

Acrylic Emulsion paint

### **Salient Features**

- A.D.A. Approved.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting equipment as per National Building Code (NBC) 2005.
- Rain Water harvesting.
- Single Gated Entry with security systems, close circuit cameras along with EPABX System.
- 24/7 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 Cook top, Smoke Chimney & R. O. Water Filter.
- 8 Feet High 35mm thick internal doors and 40mm thick Decorative external Main Door.
- Big Heavy Duty Aluminum /UPVC Windows floor to Ceiling Height.
- Inverter wiring in Full Flat.
- Copper piping for Air Conditioning provided in all flats and ¾-Star Split Air Conditioners also available on additional attractive prices.
- Lifts: High Speed Automatic Door for passenger & Separate service Lift in each block.
- Full Power Backup for Common Services and optional Power Backup available on Demand at additional cost.
- Reception Area/ Waiting Lounge for Visitors.
- Solar Panels for compound common light and for Power Backup Also.
- More Than 70% open Area.
- Jogging Track.
- Temple.
- WIFI Zone.
- Ample Reserve Parking for Residents and Visitors.