

Specifications

Finishes		Sai Shine Housing & Projects Pvt Ltd
External Wall Finish	Textured paint	
Internal Finish	Wall: Plastic Paint on Wall Ceiling: Oil Bound Distemper (OBD)/ Plastic finish paint on ceiling	
Internal plaster	Cement Plaster finished with putty	
Bedroom and Living Room Flooring	Living, Dining & other Bedrooms - Vitrified Tile Flooring Master Bedroom - High Quality Laminated Wooden Flooring / Tile Flooring	
Internal doors	Hard wood door frame with flush door shutter finished with mica / flat skin / enamel paint	
External doors/windows	External Door wooden UPVC / Aluminium windows with plain/ toughened glass	
Hardware	Smart/Digital Lock in Main Door & Brass Handles and fittings in internal Doors.	
Electrical	Modular switches and sockets, copper wiring.	
Kitchen		
Walls	2 feet dado in Ceramic tiles (600 x 600 MM) above counter and rest Plastic paint	
Flooring	Vitrified Tile	
Counter	Granite over kitchen counter	
Fittings and Fixtures	Luxury C.P. Fittings (Grohe/Kohler or equivalent brand), Double bowl sink with drain board	
Toilet		
Walls	Ceramic / Vitrified Tiles	
Flooring	Anti-Skid Vitrified Tiles	
Ceiling	Grid False ceiling with Silicate sheet	
Fittings & Fixtures	Luxury C.P. Fittings- Grohe/Kohler or equivalent brand Vanity Counters for His/Her English type WC and wash basin in white shade- Grohe/Kohler or equivalent brand * Accessories: Tower Ring, Towel Rail, Health Faucet, Toilet Paper Holder	
Balcony/verandah		
Flooring	Ceramic tiles	
Ceiling and Walls	Texture/External emulsion	
Railing	Glass Railing	
Common Staircase & Corridor		
Corridors/ Lobby – flooring	Granite/ Stone / Vitrified Tile finish	
Corridors/ Lobby – Ceiling & Walls	GF Lobby: Plastic Paint Typical Floor: Plastic Paint	
Lift	High Speed Lifts	
Main & Fire Staircase	Ceramic tiles/ Vitrified Tiles/ Kota Stone/ Granite Stone	
Railing	M S Railing	
Structure		
Structure	RCC frame structure	
Study / Store / Servant Room		
Room Flooring	Vitrified Tile Flooring	
Internal Finish	Wall: Plastic Paint on Wall Ceiling: Plastic Paint	
Toilet Tile	Vitrified Tile	
Toilet Fixture	Jaguar or equivalent brand	
Power Backup	Power back-up of min 5 KVA	

Note: 1. Company reserves the right to consider any one of the alternative materials.
2. Natural Stone, wherever used, is subject to natural variations in material characteristics including color.

Disclaimer:

The above specification are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion of promoter