

## Specifications Of Lincoln (3 BHK+STORE)

<b>Structure</b>	For better safety, structure designed for the highest seismic considerations for high rise structures as stipulated by the Indian codes.
<b>Foyer/Living/Dining/Family Lounge</b>	
Flooring	Italian Marble Finished Vitrified Tiles
Walls	Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent)
Ceiling	Acrylic emulsion paint with cove false ceiling along the walls
<b>Bedrooms</b>	
Flooring	Laminated wooden flooring in master bedroom and vitrified tiles in all other bedrooms
Walls	Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent)
Ceiling	Acrylic emulsion paint with cove false ceiling
Wardrobes	Wardrobes in all bedrooms except Store room
<b>Kitchen</b>	
Flooring	Anti-skid vitrified tiles
Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in balance areas
Ceiling	Acrylic emulsion paint
Counter	Granite
Modular Kitchen	Kitchen Cabinets (under and over counter)
Sink	Double bowl SS sink with single drain board (Cera,Hindware,Carysil or Equivalent)
Kitchen Appliances	Chimney & Hob (Faber/Kaff/Hindware/Hafele /Hettich or Equivalent)
	3 Ltr Instant geyser (Bajaj, Havells, Crompton, AO Smith, Racold or Equivalent)
	10 Ltr RO water purifier (KENT,Auqaguard,Livpure,Pureit,AO Smith or equivalent)
	Exhaust fan (Bajaj, Crompton Greaves, Havells, Orient, Usha or Equivalent)
<b>Lobby/Staircase</b>	
Ground Floor Lobby-Flooring	Italian Marble on ground floor, Anti skid vitrified tile on balance floors
Staircase	Italian marble on ground & first floor, Granite above 1st Floor
Walls	Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent)
Ceiling	Acrylic Emulsion paint finish (Dulux,Asian Paints,Nerolec or Equivalent)
Railing	MS Railing
<b>Doors &amp; Windows</b>	
Main apartment door	Teakwood finish modular door – height 8 ft
Internal Doors	Modular Doors / Skin moulded doors duly polished/Painted – height 8 ft
External Door windows	UPVC/Aluminium Powder Coated Door Windows
<b>Toilets</b>	
Flooring	Anti-skid ceramic tiles
Walls	Tiles up to ceiling height
Ceiling	False Ceiling
Sanitary ware/CP fittings	CP fittings, wash basin & EWC (Jaquar/Hindware/Grohe/American Standard/Roca/Kohler or Equivalent)
Fittings & Fixtures	Shower partitions,cabinet under wash basin,towel ring, towel rail, health faucet,toilet paper holder
	Exhaust fan (Bajaj, Crompton Greaves, Havells, Orient, Usha or Equivalent)
	25 ltr geyser (Bajaj, Havells, Crompton, AO Smith, Racold or Equivalent)
Panic Button	Panic Button in toilet of Bedroom no-01
<b>Balconies</b>	
Flooring	Anti-skid Ceramic tiles
Walls	Water Proof Exterior Paint
Ceiling	Water Proof Exterior Paint
Handrail	MS Railing
Others	Water supply Point and Power sockets in all balconies
<b>Store/Utility/Servant Room</b>	
Flooring	Anti-skid ceramic tiles
Walls	OBD
Ceiling	OBD
<b>Electrical Fittings &amp; Fixtures</b>	
Electrical Points & Wiring	Copper concealed wiring in all rooms light points,fan points,TV Point, Intercom point, sockets AC Points in living, dining and all bedrooms
Switches	Modular switches
Lights	Provision for light fixtures to be provided
Fans	Fans in Living room, Dining room, and in all Bed Rooms
Air Conditioning	Air conditioning - 2 ton split AC in Living room/Dining Room and 1.5 ton split AC in all other bedrooms (excluding Store room)
Power back-up	5KVA
Security	Video door phone (Honeywell/Crestron/Legrand/Schneider/Philips/Godrej or Equivalent), Card access in lift
<b>Fire Fighting &amp; Security System</b>	
Fire Fighting System	Synchronized fire fighting system with sprinklers,smoke and heat detection system as per Government norms
Security System	Secured gated Community with access control at entrances and CCTV for parking area and entrance lobby at G.F. and Basements along with intercom facility.