

HAPPY TRAILS**Apartment Specifications**

FLOORING	Vitrified tiles flooring in living, dining & lobby; Wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.
DADO	Ceramic tiles of required height in Toilets & 600mm high above Kitchen Counter Slab.
PAINTING	Oil Bound Distemper of appropriate color on internal walls & Ceilings.
RAILINGS	All railings will be in MS as per design of architect.
KITCHEN	All Kitchen Counters in pre-polished Granite/ marble Stone; electrical points to be provided for Chimney & Hob. Kitchen will be provided with modular cabinets of appropriate finish.
DOORS & WINDOWS	Flush doors-polished/enamel painted; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. Door Frames & window panels of seasoned hardwood/aluminium/UPVC sections.
TOILET	Branded sanitary fixtures, Chrome Plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; molded modular plastic switches & protective MCB's.

Project Level Specifications

EXTERIOR	Appropriate finish of exterior grade paint.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite.
LIFT	Lifts to be provided for access to all habitable floors.
GENERATORS	Generator to be provided for 100 % backup of Emergency & Safety facilities i.e. Lifts & Common areas with adequate diversity.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
SECURITY & FTTH	Provision for Optical fiber network; Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable Seismic Zone.

Note : Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be, Variation in area shall not exceed 10%.