

# SPECIFICATIONS

<b>STRUCTURE</b>	For better safety, structure designed for the highest seismic considerations for high rise structures as stipulate by the Indian codes.
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<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 utility & servant 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	Granite Stone.
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>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/Cera or Equivalent).
Fittings & Fixtures	Shower partions,cabinet under wash basin, towel ring, towel rail, health faucet, toilet paper holder.
	Exhaust fan (Bajaj, Crompton Greaves, Havells, Orient, Usha or Equivallent).
	25 ltr geyser (Bajaj, Havells, Crompton, AO Smith, Racold or Equivallent).
Panic Button	Panic Button in toilet of Bedroom no-01.

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## BALCONIES

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.

## DOORS & WINDOWS

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.

## STORE/UTILITY/SERVANT ROOM

Flooring	Anti-skid ceramic tiles.
Walls	OBD.
Ceiling	OBD.

## TOILET (SERVANT ROOM)

Flooring	Anti-skid ceramic tiles.
Walls	Glazed ceramic tiles up to 4 feet.
Ceiling	False ceiling.
Fittings & Fixtures	Standard CP Fittings,WC, Wash Basin.

## ELECTRICAL FITTINGS & FIXTURES

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, all Bed Rooms and Servant Room.
Air Conditioning	Air conditioning - 2 ton split AC in Living room and Master Bedroom and 1.5 ton split AC in Dining room and all other bedrooms (excluding utility & Servant room).
Power back-up	10KVA for Penthouse, 7.5KVA for 4BHK & 5KVA for 3BHK apartments.
Home Automation & Security	For Lights, Fans, Air-conditioners along with video door phone (Honeywell/Crestron/Legrand/Schneider/Philips/Godrej or Equivalent), Card access in lift.

## FIRE FIGHTING & SECURITY SYSTEM

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.

## SPECIAL PENTHOUSE FEATURES

Apartment	Double height Living Room, Bathtub in Master Bathroom.
Private Terrace	Private sit-out terrace with open air bar, gazebo and jacuzzi.