

SPECIFICATIONS

FOUNDATION	:	Reinforced cement concrete Raft.
LIVING / DINING ROOM :		Flooring / Skirting – Premium Quality Vitrified Tiles Wall Finishes – Base Work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base Work with putty & Acrylic Emulsion Paint
ALL BED ROOMS	:	Flooring / Skirting – Premium Quality Vitrified Tiles Wall Finishes – Base Work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base Work with putty & Acrylic Emulsion Paint
TOILETS	:	Flooring – Premium Quality Anti Skid Tiles Wall – Tiles upto 7 feet height thereabove painting Ceiling Finishes - False ceiling/Base Work with putty & Acrylic Emulsion Paint Sanitary – CPVC Water Supply Lines & Sanitary Fixtures of CERA/ Jaquar or equivalent.
C.P. FITTINGS AND ACCESSORIES	:	C E R A / Jaquar Toilet Fittings or equivalent, single lever fittings in all toilets, provision for installation of geysers.
KITCHEN	:	Flooring / Skirting – Premium Quality Vitrified Tiles Kitchen with Granite Kitchen Top thereafter dado tile upto 2' height Thereafter base work with putty & acrylic emulsion paint. Thereafter fitting of good quality modular kitchen.
BALCONIES	:	Flooring / Skirting – Anti Skid Tiles Wall Finishes – Base work with putty & Exterior Emulsion Paint. Ceiling Finishes - Base work with Putty & Acrylic Emulsion Paint Handrail and Parapets – Combination of Parapet walls & Steel Handrails as per the functional and elevation design.
EXTERNAL WALL FINISHES	:	Good Quality Exterior grade paint with base work
STAIRCASE	:	Flooring / Skirting – Anti Skid Tiles / Granite. Wall Finishes – Base work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base work with putty & Acrylic Emulsion Paint Handrail – Steel handrails Steps/Rizers- Granite.
DOORS & WINDOWS	:	Internal/External Door– Internal Door of Good Quality Venerered Flush Door with wooden Chaukhats. External Door/Window- High Quality UPVC Sliding Doors/ Window With toughened Glass and Bug Mesh. Main Door-Good Quality Veneered Flush Doors with lipping of teakwood, beads.

ELECTRICAL WIRING AND INSTALLATIONS : Modular Switches – Havells/Philips or Equivalent Company.
Circuit Breaker – L & T make or Equivalent.
Electrical Wiring – Copper wiring of RR Kabel or Equivalent in concealed conduits. Adequate provision for light points, fan points and power points in all rooms. Electrical points for exhaust fans in kitchens and toilets.

PLUMBING FIXTURES & FITTINGS : Jaquar or Equivalent

FEATURES :

1. Earthquake resistant RCC frame structure designed as per IS code.
2. 12 Passenger Lifts fitted with ARD for easy access to all floors
3. Power back through D.G set shall be provided for all common facilities such as passenger lift, common lighting ,water pump, fire pump, campus lighting etc.
4. Security system, with CCTV camera installed at important locations.
5. Hot water supply in kitchen through central solar heating plant at terrace.
6. Fire Fighting Arrangements as per norms.
7. Community Centre