

ELDECO HOMES DEVELOPERS LIMITED

Specifications – 7 Peaks Residences-Omicron

Finishes	
External Wall Finish	Combination of texture paint /Cement paint/External emulsion paint
Internal Wall & Ceiling Finish	Oil Bound Distemper (OBD)/Acrylic emulsion paint on walls and ceiling
Living Room Flooring	Vitrified Tiles
Bedroom/Study Flooring	Laminated Wooden Flooring
Servant /Utility -Flooring	Vitrified Tiles
Doors	Main/Internal Door-8 Ft High Premium Quality doors & frames in Laminate/Venner Finish
External doors/windows	UPVC /Aluminum Frame with plain & toughened glass
Hardware	Main Door—Digital Lock Internal Door-Good Quality handles & fittings
Electrical	Good quality modular switches and sockets, copper wiring.
Air Conditioning	Variable Refrigerant volume (VRV)/ Variable Refrigerant flow-(VRF) based scheme with high wall indoor unit
Kitchen	
Walls	2 feet dado in Ceramics Tiles above counter and rest with acrylic paint /OBD
Floor	Vitrified Tiles
Counter	Granite / composite stone
Fittings and Fixtures	Good quality C.P. Fittings, Stainless steel single bowl sink with drain board. Without woodwork & without appliances
Toilets	
Walls	Ceramic /vitrified tiles up to false ceiling level
Flooring	Matt ceramic tiles / vitrified tiles/Quartz
Ceiling	False ceiling
Fittings & Fixtures	Good quality C.P. Fittings, English type WC and wash basin in white shade
Verandah / Balcony	
Flooring	Ceramic /Vitrified Tiles
Ceiling	External emulsion
Wall	Texture/External emulsion
Railing	M.S. Railing /Glass Railing
Common Staircase & Corridor	
Corridors--Flooring	Ground/basement floor—Combination of stone & vitrified tiles; Typical—vitrified tiles
Corridors--Ceiling & wall	GF & Basement—Acrylic Emulsion Paint on wall & OBD on ceiling; Typical Floor—OBD
Main Staircase & Fire Staircase	Ceramics Tiles/Vitrified Tiles/Kota Stone
Railing	MS railing
Structure	
Structure	RCC frame structure.
Basement/Stilt	
Flooring	RCC Trimix Floor
Other	

For Eldeco Homes Developers Limited

Director/Authorised Signatory

ELDECO HOMES DEVELOPERS LIMITED

Power Back up	Mandatory power back up to be provided at additional cost & shall be calculated @ 50% diversity, i.e. gensets of capacity 50% of total load will be installed.
---------------	--

Notes:

1. The Company may install any one of the alternative materials without any cost implication.

For Eldeco Homes Developers Limited

Director/Authorised Signatory