

SHALIMAR SKYLINE PRIVATE LIMITED

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RLDA Varanasi Group Housing (SHALIMAR COURTYARD)	
SPECIFICATIONS	
STRUCTURE	Structure Designed with seismic consideration for the zone III as stipulated by the BIS Code and for better safety
FOUNDATION	Reinforced concrete footing & columns
LIVING/DINING ROOM/FOYER/FAMILY LOUNGE	
Flooring/ Skirting	Superior Quality Vitrified Tiles of minimum 1000 X 1000 mm or bigger size
Wall Finishes	Acrylic Emulsion on POP punning
Ceiling	Oil bound distemper
All BEDROOMS	
Flooring/ Skirting	Superior Quality Vitrified tiles of minimum 800 X 800 mm or bigger size in all Bed Rooms
Wall Finishes	Acrylic emulsion on POP punning
Ceiling	Oil bound distemper
TOILET	
Flooring/Skirting:	Superior Quality Ceramic/ Vitrified tiles
Wall Finishes:	Superior Quality Ceramic wall tiles up to dado level
Ceiling Finishes	OBD with false ceiling
Counter:	Granite/ Tiles/ Synthetic stone
Sanitary Ware/ CP Fitting:	Grohe/ Kohler or Equivalent Brand, Single Lever Fittings in all toilets, Rain Shower in Master Toilet & Normal Shower in all other toilets & provision for Geyser installation.
Lights:	Lights with Censor
DOORS	
Main Entrance Door:	Engineered laminated frame with laminated door shutters along with Biometric door lock
Internal:	Engineered laminated frame with laminated door shutters
KITCHEN	
Flooring/ Skirting	Premium Quality Ceramic/ Vitrified tiles
Wall Finishes	Acrylic emulsion paint on walls
Ceiling	Oil bound dsitemper
services	Provision for R.O. & Geyser
UTILITY ROOM/TOILET	
Flooring/ Skirting	Tiles
Wall Finishes	Acrylic emulsion paint on plaster
Ceiling	Oil bound distemper
Toilet/Sanitary	Tile on the wall up to 2400 mm with CP Fitting & Chinaware
BALCONY	
Flooring:	Tiles
Wall Finishes:	Exterior grade paint on plaster
Ceiling:	Exterior grade paint on plaster
Hand rail & Railing:	Precast CC Railing/ MS Railing as per building façade.
WINDOWS AND EXTERNAL GLAZING	
	Powder coated aluminum frame or UPVC frame windows with clear glass & Provision of Mosquito Net.
LIFT	Center opening 2 passenger lift & 1 service lift in each tower (13-15 passengers per lift)
GROUND FL./ TYPICAL FL.LIFT LOBBY	
Flooring/Skirting:	Premium Quality Vitrified tiles/ Granite/ Marble
Wall Finishes:	Tiles/ granite/ marble on lift wall fascia & acrylic emulsion paint in balance area.
Ceiling:	Gypsum false ceiling with Acrylic emulsion paint
STAIRCASE MAIN/ FIRE STAIRCASE	
Flooring:	Indian Stone/ Granite
Wall Finishes:	Acrylic emulsion paint on plaster
Railing:	Painted MS Railing
staircase flight	Oil bound distemper
HVAC	Providing A.C. piping between indoor & outdoor along with drain pipe at designated place fixed by Developer
EV CHARGING:	Provision of space for E.V. Charging station in common Area
Power Back Up	For Individual Flats - 8 KVA for 3BHK Flats & 10 KVA for 4BHK Flats on Chargeable Basis
DISCLAIMER	
The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company	

Shalimar Skyline Pvt. Ltd.
 09/02/26
 Authorised Signatory