

SPECIFICATIONS (4BHK + SERVANT)	
SPECIFICATION HEAD	OYSTER WALK (Proposed)
PROJECT TYPE	Residential (35F High-Rise)
STRUCTURE	High-rise RCC, earthquake resistant, IS code compliant
FLOORING - LIVING	Imported Marble Flooring
FLOORING - BEDROOM	Vitrified / Laminated wooden flooring
FLOORING - TOILETS	Anti-skid ceramic/vitrified
BALCONY FLOORING	Weather-resistant anti-skid tiles
COMMON AREA & STAIRCASE FLOORING	Granite
WALL FINISH (INTERNAL)	OBD paint
TOILET WALLS	Tiles upto False Ceiling Lvl.
COMMON AREA WALLS	OBD paint
CEILING	POP finish + False ceiling in Living/Dining, all rooms & Toilets
STAIRCASE RAILING	MS Railing
EXTERNAL RAILING	MS+SS with Toughned glass
KITCHEN COUNTER	Imported Marble
WASH BASIN TOP	Imported Marble
MODULAR KITCHEN	Modular kitchen (Above & Below)
HOB & CHIMNEY	Hob & Chimney
SINK	SS sink as per Drawing
DOORS (MAIN)	9 ft height wooden door with Digital Lock
INTERNAL DOORS	8 ft height laminated flush doors
WINDOWS	Powder coated Aluminium
DGU GLAZING	Provision for DGU glazing (as per façade design)
SANITARY WARE	Premium make

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<b>CP FITTINGS</b>	Premium CP fittings
<b>GEYSER</b>	25-litre storage geyser excluding Servant Room + 03-litre storage geyser in kitchen
<b>SHOWER PARTITION</b>	Glass partition in all toilets excluding servant room
<b>VANITY</b>	In all toilets
<b>ELECTRICAL WIRING</b>	FRLS copper wiring with MCB/ELCB
<b>SWITCHES</b>	Modular switches
<b>AIR CONDITIONER</b>	Split AC with Single outdoor (VRF) in Living, Dining and all bedrooms excluding servant room
<b>CEILING FAN</b>	Living, Dining & In all Bed Rooms including Servant Room
<b>Exhaust Fan</b>	In all Toilets including Servant + Kitchen
<b>RO water purifier</b>	In all Kitchen
<b>LED MIRROR</b>	In all Toilets Excluding Servant
<b>VIDEO DOOR PHONE</b>	Video door phone system
<b>LIFTS (MAKE)</b>	High-speed lift
<b>LIFT SPEED</b>	Suitable high-speed for 35 storey tower
<b>FIRE FIGHTING</b>	Fire detection & sprinkler system as per Fire NOC
<b>STP</b>	STP as per project requirement
<b>RAINWATER HARVESTING</b>	Rainwater harvesting system
<b>CCTV</b>	CCTV surveillance in common areas
<b>EV CHARGING</b>	Provision for EV charging (as per design)
<b>EXTERNAL FINISH</b>	Combination of texture paint, façade glazing & architectural features

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