

SPECIFICATION	
ATS KINGSTON HEATH	
FLOORING	Imported/Engineered Marble flooring in Living, Dining & Family Lounge, Wooden flooring in All Bedrooms; Premium Vitrified Tiles in Kitchen. Vitrified Tiles in Utility Room. Balconies will be in Wooden finish Premium Anti-skid Ceramic tile Flooring.
WASHROOMS	Premium Glazed Tiles of required height in Toilets, all Basin Counters to be finished with Engineered Marble. Premium Sanitary Fixtures and Chrome Plated fittings. Vanity in all washrooms. Bathing area will be provided with Glass cubicals to segregate wet and dry areas.
EXTERIOR	Appropriate finish of Texture Paint of exterior grade water proof paint.
PAINTING	Premium Anti-Bacterial paint of appropriate colour.
KITCHEN	All Kitchen Counters in Quartz, Kitchen will be provided with Premium brand Chimney & Hob, Electrical Points to be provided for Washing Machine and Refrigerator. Kitchen will be provided with Modular Cabinets of appropriate finish.
DOORS & WINDOWS	Engineered Main door with engineered/timber frame, All Internal doors will be Premium Laminated Flush doors with engineered frames, Stainless steel/ Brass finished hardware fittings and locks of branded makes. Door Frames and Window Panels of Aluminium/ UPVC sections along with Wire mesh door for bug protection.
PLUMBING	As per standard practice, all internal plumbing in GI/ CPVC/ Composite. All external in CI/ UPVC. Automated irrigation system.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.
SECURITY	Video Door Phone, Biometric Door lock on Entry Door.
FALSE CEILING	False Ceiling will be provided as per design of the Architect including lights.
HVAC	Split ACs in Living, Dining & All Bedrooms.
GENERATORS	Generator to be provided for backup of Emergency Facilities i.e. Lifts & Common areas.
WATER TANKS	Underground water tank with pump house and for uninterrupted supply of water. Dual plumbing provision for all toilets.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/ her change rooms, well equipped Gym, Indoor & Outdoor games areas, Multi-purpose Hall and Jogging track.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable seismic Zone.
SECURITY & FTTH PROVISIONS FOR OPTICAL FIBRE NETWORK	Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.