

# Specifications

## **Living/ Dining/ Passage/ Lobby**

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| <b>Floor</b>   | Larger Size <b>1200x800</b> Double Charged Nano Polished Vitrified Tiles. |
| <b>Walls</b>   | Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P base.      |
| <b>Ceiling</b> | Acrylic Emulsion paint with POP cornices with limited false ceilings.     |

## **Bedrooms**

|                            |                                                                       |
|----------------------------|-----------------------------------------------------------------------|
| <b>Flooring Master Bed</b> | Laminated Wooden Flooring of AC-4 Grade – 12mm.                       |
| <b>Flooring Bedrooms</b>   | Double Charged Nano Polished Vitrified Tiles 800 x 800.               |
| <b>Walls</b>               | Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P. Base. |
| <b>Ceiling</b>             | Acrylic Emulsion paint with POP cornices.                             |

## **Kitchen**

|                            |                                                                                                                  |
|----------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Walls</b>               | Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.                                  |
| <b>Floor</b>               | Anti-Skid Vitrified Tiles / Double Charged Vitrified Tiles.                                                      |
| <b>Ceiling</b>             | Acrylic Emulsion paint with POP Cornices.                                                                        |
| <b>Counter</b>             | Granite Working Top.                                                                                             |
| <b>Fittings / Fixtures</b> | CP fittings of Jaquar with CPVC pipes and Double bowl SS Sink.                                                   |
| <b>Kitchen Appliances</b>  | <b><i>Fully Equipped Modular Kitchen with 3Burner Cook top, Chimney, RO water filter system of a pureit.</i></b> |

## **Balcony**

|                 |                                 |
|-----------------|---------------------------------|
| <b>Floor</b>    | Anti-Skid Tiles Vitrified Tiles |
| <b>Ceiling</b>  | Exterior paint.                 |
| <b>Railings</b> | Steel Decorative Railings.      |

### **Toilets**

|                               |                                                                                       |
|-------------------------------|---------------------------------------------------------------------------------------|
| <b>Walls</b>                  | Combination of Tiles up to door level and Acrylic Emulsion paint in the balance area. |
| <b>Floor</b>                  | Anti-skid Ceramic Tiles                                                               |
| <b>Ceiling</b>                | Acrylic Emulsion paint                                                                |
| <b>Fixtures / Accessories</b> | Towel rail, Soap dish, glass shelves and Mirror of standard make.                     |
| <b>Sanitary ware/ CP</b>      | Single Lever CP fittings, Wash Basin Table Top& WC wall hung, Health.                 |
| <b>Fittings</b>               | Faucet/jet, of Jaquar/ Hindware/ Varmora.                                             |
| <b>Plumbing</b>               | CPVC piping for hot and cold-water supply inside the toilets &UPVC pipes for stacks.  |
| <b>Fire Fighting System</b>   | Fire Fighting System as per NBC 2016 norms.                                           |

|                         |                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------|
| <b><u>Structure</u></b> | <b>Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers.</b> |
|-------------------------|----------------------------------------------------------------------------------------------|

### **Doors**

|                      |                                                                                                                                 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal Door</b> | 35mm thick 7'-0" height Painted Hardwood frame with pre Laminated doors With Godrej Mortise Locks and Stainless Steel Hardware. |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------|

|                           |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Main Entrance Door</b> | 40 mm thick 8'-0" Polished Hardwood Frame with Prelaminated Doors with Godrej Mortise Locks and Stainless Steel Hardware. |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|

### **External Glazing's**

|                           |                                                                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Windows / External</b> | Energy Efficient, Sound insulating glass units with – Plain glass glazing'UPVC (ASAHI) heavy sections floor to ceiling height windows. |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|                             |                                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>External Elevation</b>   | Weather Proof External Paints.                                                                                                                     |
| <b>Electrical Fixtures/</b> | Modular switches with copper wiring.                                                                                                               |
| <b>Fittings</b>             | Led light fittings with all the piping only and wiring for AC.                                                                                     |
| <b>Security System</b>      | Secured Gated Community with access Control at Entrances with Security system along with C.C. Camera and EPABX systems for internal Communication. |

### **Staircases**

|              |                                                   |
|--------------|---------------------------------------------------|
| <b>Floor</b> | Granite/Marble with combination of steel railings |
| <b>Walls</b> | Acrylic Emulsion paint                            |

### **Salient Features**

- A.D.A. Approved.
- Earthquake Resistant R.C.C Framed Structure Designed by Qualified Structural Engineers.
- Fire Fighting equipment as per National Building Code (NBC) 2016.
- Rain Water harvesting.
- Single Gated Entry with security systems, close circuit cameras along with EPABX System.
- 24X7 Security Intercom Facility for extra Security.
- 2 and 3 B.H.K. Spacious Luxury High End Finished Semi Furnished Smart Flats.
- Complete Equipped Modular Kitchen with Cooktop, Smoke Chimney & R. O. Water Filter.
- 7 Feet High 35mm thick internal doors and 8' feet high 8' Feet high 40mm thick Decorative external Main Door.
- Big Heavy Duty Aluminum /UPVC Windows floor to Ceiling Height.
- Inverter wiring in Full Flat.
- Copper piping for Air Conditioning provided in all flats and ¾-Star Split Air Conditioners available on additional attractive prices.
- Lifts: Gear less High Speed Automatic Door for passenger & Separate service Lift in each block.
- Full Power Backup for Common Services.
- Reception Area/ Waiting Lounge for Visitors.
- Solar Panels for compound common light and for Power Backup Also.
- More Than 70% open Area.
- Jogging Track.
- Commercial Shop for daily use essentials.
- Parks & Swimming Pool.
- Basement & Stilt Reserve Parking for Residents and Visitors.