

PIOUS ORCHARDS		
Apartment Specifications		
FLOORING		Vitrified tiles flooring in living, dining & lobby; Wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.
DADO		Ceramic tiles of required height in Toilets & 600mm high above Kitchen Counter Slab.
PAINTING		Oil Bound Distemper of appropriate color on internal walls & Ceilings.
RAILINGS		All railings will be in MS as per design of architect.
KITCHEN		All Kitchen Counters in pre-polished Granite/ marble Stone.
DOORS & WINDOWS		Flush/Engineered doors-polished/enamel painted/ laminated; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. External Door Frames & window panels of aluminium or UPVC sections.
TOILET		Branded sanitary fixtures, Chrome Plated fittings.
ELECTRICAL		All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; molded modular plastic switches & protective MCB's.
Project Level Specifications		
EXTERIOR		Appropriate finish of exterior grade paint.
PLUMBING		As per standard practice, all internal plumbing in GI/CPVC/Composite.
LIFT		Lifts to be provided for access to all habitable floors.
GENERATORS		Generator to be provided for 100 % backup of Emergency & Safety facilities i.e. Lifts & Common areas with adequate diversity.
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.
SECURITY & FTTH		Provision for Optical fiber network; Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.
STRUCTURE		Earthquake resistance RCC framed structure as per applicable Seismic Zone.
Note : Company reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be, Variation in area shall not exceed 10%.		