

PADAM ETERNITY
Exclusively for You

Specifications

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Structure	
The structure of all towers of the project has been designed as per provisions prescribed in the National Building Code of India and relevant code of Bureau of Indian Standards for all seismic loads, wind pressure and structural safety from earthquake of the intensity expected in required zone, with modern technology A.A.C Block walls.	
Flooring	
Living, Dining & Lounge	Premium Vitrified Tiles
Bedrooms	Premium Vitrified Tiles of Standard Brand
Servant Quarter/Store	Ceramic Tiles
Lift Lobby	Granite/ Marble /Tiles Combination Flooring
Stair Case	Granite/ Marble /Tiles Combination Flooring
Fire Stair Case	Kota Stone/Marble/Tiles
Wall Finish	
Internal Walls	Finished with Cement plaster / self cured level plaster & Good Quality Plastic Paint
External Walls	Chemically treated Elevation Plaster & Weather Proof Paint.
Lift Lobby	Combination of Paint & Stone/Tiles
Ceiling	
Living, Dining & Lounge	False Ceiling with Decorative Lights
Master Bedroom & Other Bedrooms	Finished in Good Quality Plastic Paint Finished with Punning, Moldings & Good Quality Plastic Paint
Kitchen	
Flooring	Vitrified Tiles of Standard Brand
Dado	Ceramic Tiles 2'-0" above Counter & rest in Good Quality Paint
Working Top	Granite Stone
Sink	Stainless Steel Sink with Single Bowl & Drain Board
Fittings	Standard C. P. Fitting with additional point of R.O.
Water Supply	Provision For Cold Water Supply from O.H.T. & provision for water purifier /RO point above kitchen counter or other suitable place.

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Utility Balcony	Utility Balcony Attached to the kitchen shall be provided with Dados up to 3'6" Feet height along with provision for washing machine.
Doors & Windows	
Main Entry Door	Seasoned hardwood frame with polished decorative shutter and premium hardware.
Internal	Seasoned hardwood frame with both side laminated/polish shutter and premium hardware
External Door & Windows	Weather resistant UPVC shutters and windows with best quality hardware and plain glass.
Toilets	
Flooring	Anti Skid Ceramic Tiles of Standard Brand
Dado	Combination of one or more glazed ceramic tiles up to 7'0" feet.
Sanitary ware	Premium (under the counter) wash basin with Granite counter & matching wall mounted WC with Concealed Cistern in Master Toilet and designer sanitary fixture of reputed brand in other Toilets.(Sanitary ware will be of repudiated brands).
C P Fittings	Concealed diverter for bathing, health faucet at W.C. & premium wash basin mixture with bottle trap at washbasin& Service Valve for Isolating Toilets for easy maintenance.(C.P. fitting will be of Jaquar or other equivalent brand)
Water Supply	Provision for filtered cold water supply for bathing & washbasin along with geyser provision. Recycled water for W.C.
Balconies	
Flooring	Anti Skid Floor Tile of Standard brand.
Railings	S.S./ M.S. railing as per Architect's Design
Air Conditioning	
Provisions for complete system for installing split A.C. of 1.5 TON Capacity in living Room, Dining Room, Lounge & All bed Rooms. The Provision Includes Laying Insulated Copper Pipes & Electrical wire between indoor & outdoor unit, provision of drain pipe from indoor to drainage point & power supply near indoor unit	
Power Back-up	
24X7 Power back-up for common area & common services, For flats 24X7 100% Power back-up (Mandatory at additional Cost) Running & maintenance charge of Power back up will be extra.	
3-Tier Security	

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Secured gated community, manual patrolling, and 24 hours digital video recording, surveillance of building at entry points, CCTV in secluded areas for monitoring and recording.

Water Supply, Plumbing & Sewage System

The water supply & Sewage system is designed by Specialized Mechanical engineering firm so as to provide best available practices having Automatic water management system for filling under ground and Over head tanks& anti siphon system. Sewerage treatment plant to recycle water for using in WC and gardening to reduce pressure on ground water. Provision for standby water pumps everywhere so as to provide nonstop, trouble free supply of water. Addition water supply line for top floors to maintain same pressure on top floors as available on lower floors. Isolating valves in each toilet for easy maintenance. P-trap and Naini traps to make sure smell doesn't travel from main lines to individual bathroom and anti cockroach design of drains. New technology hanging sewage disposal system inside the toilets to make sure the seepage from upper toilets doesn't bother the flat just under it. G.I./ PVC grade pipes of standard quality

Rain water harvesting

The entire compound and terrace water from all towers shall be Harvested in Rain water harvesting tanks designed to filter oil and dust from water collected so as to keep underground water level and quality upto the standards

Fire Safety

Fire protection and fire fighting system as per National Building Code requirement /approval from local authority

Electricals & Supply System

All electrical wiring in concealed, Conduits, Provision for adequate light & power points in every flat. One telephone point in living room, television points in living, drawing and all bed rooms, One two way light switch in all bed rooms, electric point in balcony. Modular switches and MCB of standard brand.

The Entire energy management system is designed by a specialized electrical consultancy firm to provide best available practices having focus on efficient energy management and providing full proof system to avoid any failures or faults which may lead to fire and shock hazards.

The internal system is designed with shockproof wiring keeping children safety in mind and to avoid any fire hazards, separate circuits for Air conditioners, Geysers and Lighting.

The external system is designed with keeping in mind that lifts, common area lighting, fire fighting system and other emergency pumps and services are able to work from all transformers and generators so that in case of emergency or major failure the essential and critical services keep working for safe evacuation from the building.

Automatic transition from Electric supply to power backup and vice versa shall be there for immediate response in situations of power failures.

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Extra Pack

Modular Kitchen

Modular Kitchen with marble/wooden
Cabinet below the counter with drawers &
19mm thick modular shutters.

Wooden cabinets with self close shutters &
Chimney above the counter.

Wardrobes

Every bedroom shall be provided with one
wooden wardrobes having inside & outside
lamination with good quality hardware,
inside the dressing room or in the bedroom
as provisioned in the flat plan.