

## SPECIFICATIONS

FOUNDATION	:	Reinforced concrete footings and column with raft.
LIVING / DINING ROOM	:	Flooring / Skirting – High Quality Vitrified Tiles Wall Finishes – Base Work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base Work with putty & Acrylic Emulsion Paint
ALL BED ROOMS	:	Flooring / Skirting – High Quality Vitrified Tiles Wall Finishes – Base Work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base Work with putty & Acrylic Emulsion Paint
TOILETS	:	Flooring – High Quality Anti Skid Tiles Wall – Tiles upto 8 feet height thereabove painting Ceiling Finishes - Base Work with putty & Acrylic Emulsion Paint Vanity Counter – Granite Sanitary – CPVC Water Supply Lines Compatible with pressure Pumps. Sanitary Fixtures of Jaquar or equivalent.
C.P. FITTINGS AND ACCESSORIES	:	Jaquar Toilet Fittings or equivalent single lever fittings in all toilets, provision for installation of geysers.
MODULAR KITCHEN	:	Flooring / Skirting – High Quality Vitrified Tiles Modular Kitchen with Granite Top thereafter dado tile upto 2' height with overhead cabinet upto 2'6" thereafter base work with putty & acrylic grade emulsion paint.
BALCONIES	:	Flooring / Skirting – Anti Skid Tiles Wall Finishes – Base work with putty & Exterior Emulsion Paint. Ceiling Finishes - Base work with Putty & Acrylic Emulsion Paint Handrail and Parapets – M.S. / S.S. handrails as per the functional and elevation design.
EXTERNAL WALL FINISHES	:	Exterior grade paint with base work
STAIRCASE	:	Flooring / Skirting – Anti Skid Tiles Wall Finishes – Base work with putty & Acrylic Emulsion Paint Ceiling Finishes - Base work with putty & Acrylic Emulsion Paint Handrail – M.S. / S.S. handrails.
DOORS & WINDOWS	:	<b>Doors</b> – Internal Door of Good Quality veneered Flush Door with wooden Chaukhats. External Door / Window – UPVC Sliding Doors / Windows with toughened glass. Hardware – Locks, Handles and knobs (Mortise and Cylindrical Locks) from reputed makes and brands. High quality steel / brass hardware.
ELECTRICAL WIRING AND INSTALLATIONS	:	<b>Modular Switches</b> – NORISYS Make or Equivalent Air Conditioners – 6 Nos. with power plugs and sockets Circuit Breaker – From Standard makes and brands.

Electrical Wiring – Copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. Electrical points for exhaust fans in kitchens and toilets.

**PLUMBING FIXTURES & FITTINGS : Jaquar or Equivalent**

**FEATURES :**

1. Earthquake resistant RCC frame structure designed as per IS code.
2. Two high speed passenger lifts with A.R.D.
3. 100% Generator backup arrangements for common amenities, lifts and water supply.
4. Security system, with CCTV camera installed at important locations.
5. Provision for DTH cable service.
6. 2 Nos. Covered parking provision for every flat.
7. Hot water supply in kitchen through central solar heating plant at terrace.
8. Fire Fighting arrangements as per norms.
9. Water Softener plant of Thermax or Equivalent at Terrace.

**PLEASE NOTE :**

- i. Monthly maintenance payment shall be payable by the purchasers / occupants as per rules to be fixed by the builder / the residents society.
- ii. The elevations and the surroundings shown in the picture are only an artistic perception and may not relate to the actual site surrounding.
- iii. The terms and conditions mentioned in the letter of allotment / agreement to sell / sale deed shall supersede all other offers / features in any other documents / illustrations.