

SPECIFICATIONS



STRUCTURE:

R.C.C. structure designed for the high seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.

WALL FINISH:

Internal : Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish

Externals : Combination of glass, stone, tiles, Acrylic emulsion/ Texture paint.

Ceiling : False ceiling in P.O.P./ GYPSUM in entire apartment.

ENTRANCE FOYER, LIVING, DINING & LOBBY:

Flooring : Mix of imported marble & granite.

Wall & Ceiling : Plastic emulsion paint or texture finish

Bedrooms, Flooring, Wall & Ceiling: High quality hardwood flooring/ Italian marble. Plastic emulsion paint or texture finish.

KITCHEN:

Flooring : High quality Italian marble.

Wall & Counter : High quality Italian marble/ corian/ silestone.

Fitting and Fixtures : Imported fitting of toto, kohler or equivalent. Double bowl stainless steel sink with drain board. chimney with exhaust fan. single lever hot and cold water, provision for piped gas supply with option of international brand modular kitchen equivalent to poggenpohl/ siematic/ dado molteni, berloni along with appliance package of high end cooking range, microwave oven, refrigerator, dish washer and R.O. system equivalent to Miele/ Gaggenau/ Siemen/ Bosch.

BALCONY & TERRACE:

Flooring : High quality antiskid ceramic tiles.

Railing : SS hand rail with toughened glass.

SERVANT ROOM:

Flooring : Ceramic tiles.

Wall & Ceiling : Plastic emulsion paint or texture finish.

BATHROOMS:

Flooring: Italian marble.

Wall : Italian marble/ imported tiles up to the ceiling.

Fixtures & Fitting : Premium quality imported sanitary ware of DUR AVIT /TOTO or equivalent., high class wall hung W.C. and washbasin in matching shades/ colors., Single lever C.P. Fittings of Grohe/ Kohler/ Jaquar or equivalent. All the toilets will include exhaust fan, mirror, towel rack, rod & ring accessories. For specially designed master toilets

POWDER ROOM:

Flooring : Italian marble.

Wall & Ceiling : Italian marble/ imported tiles up to the ceiling.

DOOR/ WINDOWS :

Main Door : 50mm thick, shutter door with Masonite skin on both side.

Bedroom Doors : Hardwood frame & architrave.

Toilet Door : Shutter with outside masonite skin & inside laminate hardwood frame & architrave.

External Door& Windows : Specially designed heavy duty UPVC airtight frames preventing air conditioning losses.

Wardrobes/walk In Closets : International brand modular wardrobes/walk in closet equivalent to Poggenpohl, Carre etc.

Air Conditioning : Centralized air conditioning with VRV units.VRV system for air conditioning helps in giving individual control/ conditions in each rooms, boosting energy efficiency making economical for user.

Electricals : Modular range switches/ sockets/ MCBs, copper wiring (Legrand or equivalent). Two energy efficient wall light fixtures in each of living, dining, lobby and bedrooms area.

Power Back-up : 100% power back-up per apartment.

Communication : TV and telephone points, EPABX and video door phone.

Home Automation : Automation which integrates and control lighting, AC, curtains, music system& central database, LPG gas detection alerts, sensor lights for washrooms. Depending upon technology prevalent at the time of possession of APARTMENT.

Security : Video door phone for each apartment. Each apartment linked to main security via intercom.

