

# Specifications

## Living/ Dining/ Passage/ Lobby

|                |   |
|----------------|---|
| <b>Floor</b>   | Double Charged Nano Polished Vitrified Tiles/ Wooden Flooring         |
| <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                        |
| <b>Flooring Bedroom</b>    | Double Charged Nano Polished Vitrified Tiles.                  |
| <b>Walls</b>               | Acrylic emulsion paint on Birla/JK wall putty punning on P.O.P |
| <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 with CPVC/PPR pipes and Single bowl SS Sink.   |
| <b>Kitchen Appliances</b>  | <b><i>Fully equipped high gloss Modular Kitchen with 3 Burner Cook top, Chimney, RO water filters system of a standard make.</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 upto door level and Acrylic Emulsion paint in the balance   |
| <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 fittings</b> | Single Lever CP fittings, Wash Basin & WC, Health Faucet/jet of Jaguar/ Hindware/ Cera / Parryware / Marc or equivalent brands |
| <b>Plumbing</b>                   | CPVC/PPR 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 2005 norms.  |

**Structure****Earthquake Resistant RCC Framed Structure Designed by Qualified Structural Engineers****Doors**

|                           |   |
|---------------------------|---|
| <b>Internal Door</b>      | 8'-0" height Painted Hardwood frame with Laminated Veneered flush doors with Godrej Mortise Locks and Stainless Steel Hardware. |
| <b>Main Entrance Door</b> | Polished Hardwood Frame with Decorated Laminated Veneered Flush Door with Godrej Mortise Locks and Stainless Steel Hardware.    |

**External Glazing's**

|                                     |  |
|-------------------------------------|--|
| <b>Windows / External glazing's</b> | Energy Efficient, Sound insulating glass units with - tinted /reflective glass With powder coated aluminum ceiling height windows. |
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|                           |                                |
|---------------------------|--------------------------------|
| <b>External Elevation</b> | Weather proof External Paints. |
|---------------------------|--------------------------------|

|                                      |   |
|--------------------------------------|---|
| <b>Electrical Fixtures/ Fittings</b> | Modular switches of Northwest/ Crabtree/Havells/Philipswi with copper wiring, And light fittings. |
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|                        |   |
|------------------------|---|
| <b>Security System</b> | Secured Gated Community with access Control at Entrances with internal Security system along with C.C. Camera and EPABX systems for internal communication. |
|------------------------|---|

**Staircases**

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

**Salient Features**

- 2 and 3 Bedroom Spacious Luxury High End Finished Semi Furnished smartFlats.
- ADA Approved.
- Single Gated Entry along with security systems, close circuit cameras and access controls with EPABX.
- Intercom facility for extra security.
- 24/7 Security.
- Fire Fighting.
- Rain Water harvesting.
- More Than 70% open Area.
- Complete Equipped Modular Kitchen.
- Big Aluminum Windows up to Ceiling Height.