

## FOR GH-17 VALENCIA Towers

### STRUCTURE:

Structure designed with the highest seismic consideration for the zone as stipulated by the BIS code and for better safety

### FOUNDATION;

Reinforced concrete footing & column

### ALL BED ROOMS

Flooring/Skirting:- Wooden laminated flooring in master bed room. Other bed rooms vitrified tiles of minimum 600 x 600 mm size.

Wall finished :- Acrylic emulsion on POP punning

Celling :-Oil bound distemper

### KITCHEN

Flooring /Skirting:- Antiskid ceramic tiles

Wall finishes:- Acrylic emulsion paint on wall

Ceiling :- Oil bond distemper with part false ceiling

### CP FITTING AND ACCESSORIES

Grohe/jaquar/Roca or equivalent Toilet Fitting/single lever fitting in all toiles. Provision for geyser installation. Rain shower in master toilet, Normal shower in all other toilets.

### LIFT LOBBY

Center opening 3 passenger lift & 1 service lift

Flooring :- Granite/Marble/Tiles

Wall finishes:- Granite/Marble /Tiles up to 2100 mm on lift side wall and acrylic emulsion paint in balance area.

Ceiling :- Acrylic emulsion paint

### TYPICAL FLOOR

Flooring Floor Tiles/Granite/Marble, Wall finishes: Acrylic emulsion paint

Ceiling Gypsum ceiling with cove, Skirting/Dado: Same as flooring

### GROUND FLOOR LOBBY

Flooring Floor Tiles/Granite /Marble, Wall finishes: Acrylic emulsion paint

Ceiling Gypsum ceiling with cove, Skirting /Dado same as flooring

### MAIN STAIRCASE

Flooring: - Kota/Indian Stone/Granite, Railing: - Painted MS railing.

Wall Finishes:- Oil bound distemper on plaster, Skirting:- Same as the flooring

### FIRE STAIRCASE

Flooring: - Kota/Indian Stone/Granite, Railing: - Painted MS railing.

Wall Finishes:- Oil bound distemper on plaster

Skirting:- Same as the flooring

## **LIVING /DINING ROOM**

Flooring /skirting :-Superior quality vitrified tiles of minimum 800 x 800 mm size or bigger

Wall finishes:- Acrylic emulsion on POP punning, Ceiling:- Oil bound distemper

## **BALCONIES**

Flooring:- Tiles, Wall Finishes :- Exterior grade paint on plaster, Ceiling finishes :- Exterior grade paint on plaster

Handrails and Parapet:- Combination of wall and MS handrail as per function and elevation requirement

## **TOILETS**

Flooring :-Antiskid ceramic tile

Wall finishes:- ceramic wall tiles up to dado level (approximate 2400 mm)

Ceiling finishes :-Oil bound distemper with false ceiling

Vanity counter :- Grenite/Tiles, Sanitary Ware :- Premium quality range

Partition:-Glass cubical/Glass partition, Light:- Sensor light

## **DOOR**

Main entrance door:- Engineered laminated frame with laminated door shutters

Internal Doors:-Engineered laminated frame with laminated door shutters

Hardware:-Locks. Handles and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.

## **WINDOW AND EXTERNAL GLAZING**

Powder coated aluminum frame or UPVC frame window with clear glass

## **ELECTRICAL WIRING AND INSTALLATIONS**

Fixture & fitting:- ISI mark switches /sockets, distribution boxes and circuit breakers from standard makes and brands. Wiring:- ISI mark concealed conduits with copper wire

Plumbing :- ISI compliant CPVC water supply pipes with standard valves and accessories

Security System:- CCTV surveillance, EPABX, Video door phones

## **EV CHARGING**

Provision for EV charging.

## **Disclaimer**

The above specification are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the sole discretion