

## Specifications

1	Structure	R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.
2	Environment friendly green building	Pre-certified for green building (Platinum rating)
3	Wall finish	
	a Internal	Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish.
	b Externals	Combination of stone, tiles, Acrylic emulsion/ Texture paint with special elements in architectural glass / Sensi Tile.
	c Lift Lobbies	Marble / granite / vitrified cladding and acrylic emulsion
	d Servant Room	Oil bound distemper
4	Flooring and Dado	
	a Living, Dining, Bed Rooms, Foyer, Passage	The living room, dining room, foyer & passage would be made of a mix of Italian/ Spanish marble of Perlatosislia/ Bottichino/ Kerima Marfil/ Dyna or equivalent quality with designer patterns. Bedrooms flooring done with Italian marble/ High quality wooden flooring. Ceramic tiles
	b Servant Room	Floor/ Counter/ Walls shall feature combinations of high quality granite/ imported/Indian marble.
	c Kitchen	Imported Beige Marble/ Spanish vitrified tiles in flooring or equivalent. Glass Mosaic/ Bisazza Mosaic/ Imported tiles in walls upto 7ft height. Balance covered in acrylic emulsion paint.
	d Toilets	High quality Anti skid tiles/ flamed granite.
	e Balcony and terrace	Granite / marble / vitrified tiles
	f Lift Lobbies	
5	Kitchen Fittings	Imported fittings of TOTO, Kohler or equivalent . Double bowl stainless steel sink with drain board. Designer/modular woodwork & fittings. Chimney with exhaust fan. Single lever hot and cold water. Provisions for piped gas supply with appliance package of high end cooking range, microwave oven, refrigerator, dish washer and R.O. system.
6	Toilets Fittings	Premium quality imported Chinaware, imported/ high class wall hung W.C. and washbasin in matching shades/ colours. Single lever C.P. Fittings Grohe/ Kohler/ Toto/ Jaquar or equivalent. Blend of Jacuzzi pressure massage/ shower with toughened glass on patch fitting or cubical bathtub as per specially designed scheme for Master toilet and Glazed shower enclosure for all other toilets. All the toilets will include exhaust fan/mirror with wall mounted vanity lighting/ towel rack/ rod & ring accessories. Heavy duty geysers in all attached toilets.
7	Doors	
	a Main Entrance	Elegantly designed and finished 8' high Entrance door with Polished hardwood frame having European style moulded shutter with high quality imported/indian hardware fittings.
	b Internal Doors	Polished high quality wood veneer flush shutter with high quality imported/indian hardware.
8	Windows	Upvc/Aluminium Window frames with combination of double/single glazed panels.
9	Electricals	Modular range switches/sockets/MCBs, copper wiring, two wall light fixtures in each of the bedrooms wall, ceiling light in lobby, kitchen and dining area, one ceiling chandelier with matching wall/ceiling lights in the drawing room.
10	Power back up	100% power backup per apartment
11	Communication	TV and telephone points, EPABX and video door phone.
12	Lobby	Air-conditioned with designer furniture in the waiting area
13	Plumbing	Pressurized water supply system. Copper piping for water supply inside the toilet, kitchen & UPVC pipes for stacks
14	Security	Secured gated community with access control at entrances with Automatic boom barriers and manual gates at entry and exits of the development, CCTV for basements, ground floor lobbies and EPABX system linked to each unit. Access control cards and video door phone for each apartment.
15	Air-Conditioning	Air Conditioned Apartments with energy efficient VRV/ VRF system which will include Centrally air-conditioned drawing room, dining room, family lounge, bedrooms, study room and entrance lobby.
16	Fire Safety	Sprinkler system for fire-safety in all areas as per norms.