

# Specifications

## Living/ Dining/ Passage/ Lobby

<b>Floor</b>	Polished Italian/Indian Marble
<b>Walls</b>	Acrylic emulsion paint on Birla/JK wall putty punning
<b>Ceiling</b>	Acrylic Emulsion paint with POP cornices with limited false ceilings.

## Bedrooms

<b>Flooring Master Bed</b>	Laminated Wooden Flooring
<b>Flooring Bedroom</b>	Double Charged Nano Polished Vitrified Tiles.
<b>Walls</b>	Acrylic emulsion paint on Birla/JK wall putty punning
<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.
<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 Double bowl SS Sink.
<b>Kitchen Appliances</b>	<b><i>Fully equipped Modular Kitchen with 4 Burner Cooktop, Chimney, RO water filter system of a standard make.</i></b>

## Balcony

<b>Floor</b>	Terrazzo Tiles/ Anti Skid Tiles Vitrified Tiles
<b>Ceiling</b>	Exterior paint
<b>Railings</b>	Combination of SS hardware with S.S 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>	Painted Hardwood frame with Laminated flush door with Mortise Locks and Stainless Steel Hardware.
<b>Main Entrance Door</b>	Polished Hardwood Frame with Decorated Laminated Flush Door with Mortise Locks and Stainless Steel Hardware.
<b>External Glazing's</b>	
<b>Windows / External glazing's</b>	Energy Efficient, Sound insulating glass units with - tinted /reflective glass with powder coated UPVC ceiling height windows with MS Grills for Security.
<b>External Elevation</b>	Combination of Stone façade and weather proof External Paints
<b>Electrical Fixtures/Fittings</b>	Modular switches of Northwest/ Crabtree/Havells/Philips with copper wiring, and light fittings, fans in all Rooms, Balconies, etc and Geysers in Toilets.
<b>Security System</b>	Secured Gated Community with access Control at Entrances with internal Security system and EPABX systems for internal communication.
<b>Staircases</b>	
<b>Floor</b>	Granite with combination of SS and glass railings
<b>Walls</b>	Acrylic Emulsion paint

### **Salient Features**

- **Maintenance Free for the first Year.**
- 5 Bedroom Spacious Luxury High End Finished Semi Furnished Villas.
- ADA Approved.
- Single Gated Entry along with security systems and access controls with EPABX.
- Intercom facility for extra security.
- 24/7 Security.
- Fire Fighting.
- Rain Water harvesting.
- More Than 50% open Area.
- Complete Equipped Modular Kitchen.
- Individual Water Borewell.
- Big UPVC Windows upto Ceiling Height.