

<b>SAYA ZION SPECIFICATION</b>		
<b>LIVING/ DINNING</b>		
	<b>Location</b>	<b>Specification</b>
	INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	CEILING	Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
	MAIN DOOR	Door Masonary Opening :1050mm ( w ) x 2400 mm ( h ) Doorframe - Meranti Wood Doorframe size : 140 mm x 60/58 mm section Doorframe ht. : 2400 mm. Flush Door size - 950 mm x 2350 mm and 35 mm thick both side laminated Accessories- 10" Stainless steel Mortice Lock and 8" tower bolt.
	EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55mm Door ht. : 2400 mm. UPVC Two track Sliding Doors with 5 mm thick plain glass , both side sliding .
	EXTERNAL FINISH	Texture paint ( Make : ICI dulux / Asian / Berger or Equivalent )
<b>KITCHEN</b>		
	SINK	SIZE OF SINK : 685.5MM X 508 MM(± 5%variation in size) Make : Lotus or equivalent, Single Bowl Stainless steel Sink
	R.O.	RO water purifier.( whirlpool,livpure,kent or equivalent 7.5 to 8 litre)
	INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint,Ceramic tiles up to 2ft. high above working platform
	CEILING	Plastic emulsion paint
	FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
	EXTERNAL UTILITY BALCONY DOOR	Working platform : granite top ( R Black ) UPVC door frame size : 55mm x 55mm UPVC Casement Door : (850mm x 2400mm )( including 300mm high provision for ventilator)
	EXTERNAL FINISH	Texture paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	MODULAR CABINET	Plyboard with laminate fitted with standard fittings." hettich hinges " or equivalent.
<b>MASTER BED ROOM</b>		
	INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	CEILING	Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	FLOOR	600*600 mm vitrified /Porclin tiles (± 5%variation in tile size)
	DOOR	Door Masonary Opening :900mm ( w ) x 2400 mm ( h ) Doorframe - Meranti Wood Doorframe size : 115 mm x 60 mm section Doorframe ht. : 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side laminated Accessories- 8" Mortice Lock.
	EXTERNAL BALCONY DOOR	UPVC door frame size : 55mm x 55mm UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
<b>BED ROOM</b>		
	INTERNAL WALL	Blockwork/ Brickwork, plastered,POP punning, Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	CEILING	Plastic emulsion paint ( Make : ICI dulux / Asian / Berger or Equivalent )

	Location	Specification
	FLOOR	600*600 mm vitrified/Porcelain tiles (± 5%variation in tile size)
	DOOR	Door Masonry Opening :900mm ( w ) x 2400 mm ( h ) Doorframe - Meranti Wood Doorframe size : 115 mm x 60 mm section Doorframe ht. : 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side laminated Accessories -8" Mortice Lock
	EXTERNAL BALCONY DOOR	UPVC door frame size : 55 mm x 55 mm UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
<b>WASH ROOM</b>		
	INTERNAL WALL	Wall tiles (300*450) upto 2400 mm.
	CEILING	Gypsum Grid False ceiling above 2400 mm. ht.
	FLOOR	Antiskid Ceramic Tiles (300*300) (± 5% variation in tile size)
	DOOR	Door Masonry Opening :750mm ( w ) x 2400 mm ( h ) Doorframe - Meranti Wood Doorframe size : 115 mm x 60 mm section Doorframe ht. : 2400 mm. Flush Door size - 650 mm x 2350 mm and 32 mm thick laminated one side and internal side finish with enamel paint Accessories -Tower bolt 150 mm handle with latch
	VENTILATOR	Masonry opening : - 400mm x750 mm Ventilator : UPVC 300 mm openable with 5 mm thick plain glass & 300 mm for provision of exhaust .
	FITTINGS	CP Fittings : Jaquar or Equivalent China ware : Varmora or equivalent wall mixture : in one wash room wash basin : Granite counter in one wash room EWC (European water closet ) : all wash room Floor Jali : Stainless steel
<b>WOOD WORK</b>		
		Ply board / MDF 18 mm sunmica cupboards in bedroom. Accessories : Hinges hettich or Equivalent 305 mm high Handle ,Telescope channel 457.20 mm
<b>BALCONY</b>		
	WALL	Ms Railing 1150 mm high with enamel paint.
	CEILING	Weather coat Paint
	FLOOR	300mm*300mm ceramic tiles (± 5% variation in tile size)
	EXTERNAL BALCONY DOOR	UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
	EXPOSED PLUMBING PIPES	Texture paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	EXTERNAL FINISH	Texture paint ( Make : ICI dulux / Asian / Berger or Equivalent )
	FLOOR JALI	Pvc/C.I. jali
<b>OTHERS</b>		
	ELECTRICAL FITTINGS	Modular Switches and socket : Philips or equivalent MCB : standard (manufactured by Havells) or Equivalent
	ELECTRICAL WIRE	Copper wire ISI mark
	FIRE FIGHTING	Sprinkler , Smoke/heat detector in each flat Make: Newage , Hd, Tycon or Equivalent.
<b>HEIGHT</b>		
	FLOOR FINISH LVL TO FLOOR FINISH LVL	10' - 4" ( 3150 mm )