

RESIDENTIAL SPECIFICATIONS- Tower C, Hawelia Valencia Homes

- **SUPER STRUCTURE**
 - Earthquake resistant structure designed against static and dynamic forces under seismic conditions approved by IIT or other equally competent authority.
 - R.C.C. framed structure with R.C.C. slabs & beams, brick walls in between.
- **FLOORING**
 - Vitrified tiles in Drawing, Dining and Bedroom areas (Master Bedroom with laminated wooden flooring/Wooden look tiles).
 - Ceramic tiles in Bathroom and Balconies.
- **DOORS AND WINDOWS**
 - Outer doors and windows in Aluminium powder coated/UPVC.
 - All internal door frames in hardwood.
 - Internal doors made of decorative flush shutters and Main entry door in hardwood.
 - Good quality hardware fittings.
- **WOOD WORK**
 - Wooden cupboards in all bedrooms with good quality mica/plywood.
- **KITCHEN**
 - Granite platform with 2 feet ceramic tiles above it and stainless steel sink.
 - Wooden cabinets above the slab and modular functional cabinets below the slab.
 - Individual RO system for drinking water in each flat.
- **TOILETS**
 - Designer toilets with ceramic tiles upto 7 feet.
 - Sanitary/ Chinaware with European WC and wash basin in white.
 - Branded CP fitting of good quality.
- **WATER SUPPLY**
 - Underground and overhead water tank with pumps for 24 Hours water supply.
- **ELECTRICAL**
 - Copper wiring in concealed PVC conduits.
 - Sufficient light and power point with modular switches and protective MCBs.
 - Provision for adequate television and telephone points in living area and bedrooms.
 - Internal direct broadband wiring for internet connection.
- **INTERNAL FINISH**
 - Harmonious color schemes with plastic paint.
 - Plaster of Paris on entire ceiling and walls of the unit with cornices in Drawing, Dining and Bedrooms.
 - Texture paint in both Drawing Room and Master Bedroom.
- **EXTERNAL FAÇADE**
 - Most modern and permanent exterior finish.
- **MISCELLANEOUS**
 - Elevator with VVVF drive technology for less power consumption upto 40% (OTIS Elevators or equivalent)
 - Parking areas are well coordinated for IN/OUT with separate gates for the same.

Commercial Complex-Valencia Square

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| SUPER STRUCTURE | RCC framed earthquake resistant structure with RCC slabs & beams, brick walls in between. |
| FLOORING | Vitrified tiles |
| DOOR & ENTRY | Front Opening installed with MS framed shutter. |
| ELECTRICAL | One point light and power point with copper wiring in concealed conduits, modular switches and protective MCBs in distribution board. |
| INTERNAL FINISH | Plaster of paris punning on entire ceiling and walls with harmonious color paint. |
| EXTERNAL FINISH | Modern textured and permanent exterior finish |
| MISCELLANEOUS | High street Commercial with separate entry from front with well coordinated IN/OUT |