**SPECIFICATIONS**

* **FLOORING**

Imported marble flooring in Living, Dining & lobby; Wooden/ Premium Imported Flooring in Bedrooms; Premium Vitrified Tiles in Kitchen, Utility & Servant Room and Designer Ceramic in Toilets.Staircase & Landings to be in Marble Flooring. Balconies will be in Anti-skid Ceramic Flooring.

* **DADO**

Designer ceramic tiles of required height in Toilets & 600mm height above Kitchen Counter Slab in appropriate Colour & Paint.. HOME AUTOMATION Integrated automation system for HVAC & internal lighting.

* **EXTERIOR**

Appropriate finish of Texture Paint of exterior grade.

* **RAILINGS**

All railings will be in MS as per design of the Architect.

* **PAINTING**

POP punning with Acrylic Emulsion paint in Living, Dining & Bed rooms on interior walls & Ceilings.

* **KITCHEN**

All Kitchen Counters in pre-polished Granite/ Imported marble Stone, electrical points for Kitchen Chimney & Hob, Fully Fitted with Premium Brand Hob, Chimney, Stainless Steel Sink Imported CP Fittings .Kitchen will be provided with Modular Cabinets of appropriate finish. td>

* **DOORS & WINDOWS**

" Flush Shutters with Polished Wood Veneer and Solid Wood / Timber Frame.Stainless steel/ Brass finished hardware fittings for Main Door & Aluminium powder coated Hardware fitting and locks of branded makes. Window Frames /Panels of Seasoned Hardwood/Aluminium/ UPVC sections. All hardware in powder coated aluminium. Size and section as per design of the Architect..

* **PLUMBING**

As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated irrigation system..

* **TOILET**

Premium sanitary fixtures of Kohler/Duravit or equivalent, All Chrome Plated fittings to be of Grohe or equivalent.

* **ELECTRICAL**

All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.

* **HVAC**

VRV / VRF AC System in Living room,Dining, Family room & Bedrooms with integrated automation system.

* **LIFT**

Lifts to be provided for access to all floors.

* **GENERATORS**

Generator to be provided for 100 % backup of Emergency & Safety facilities, Lifts & Common areas.

* **WOOD WORK**

Modular wardrobes in all bed rooms.

* **WATER TANKS**

Underground water tank with pump house for uninterrupted supply of water.Dual plumbing provision for all toilets.

* **CLUBHOUSE & SPORTS FACILITIES**

Clubhouse with swimming pool to be provided with his/ her change rooms, well equipped Gym, indoor & Outdoor games areas, Multi-purpose Hall and Jogging track..

* **ENVIRONMENT FRIENDLY**

As per MoEF requirements

* **STRUCTURE**

Earthquake resistance RCC framed structure as per applicable seismic zone.

* **SECURITY & FTTH**

Provision for Optical fibre network; Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms..

* **SWIMMING POOL**
* **GYMNASIUM**
* **GAME ROOM (CARROM/TT)**
* **GARDEN / PARK**
* **ATM WITHIN CAMPUS**
* **RAIN WATER HARVESTING/ WATER TREATMENT**
* **SEWAGE TREATMENT**

Note : ATS reserves its right to change the area and specifications without prior notice; if the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.