

Specifications



FLOORING	Marble/vitrified tiles flooring in living, dining & lobby; wooden/vitrified tiles flooring in bedrooms; vitrified tiles in kitchen, utility & servant room and ceramic tiles in toilets. Staircase & landings to be in Kota/Marble/Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Glazed tiles of required height in Toilets & 600mm height above Kitchen counter slab in appropriate colour & paint.
EXTERIOR	Appropriate finish of texture paint of exterior grade water proof paint.
PAINTING	Oil bound distemper of appropriate colour on interior walls & ceilings.
KITCHEN	All kitchen counters in pre-polished Granite/Marble stone, electrical points for kitchen chimney & hob, washing machine & fridge to be provided. Kitchen will be provided with modular cabinets of appropriate finish.
DOORS & WINDOWS	Flush doors - polished/enamel painted; stainless steel/brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. Door frames & window 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, premium chrome Plated fittings.
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	Split units in living room, dining, family room & all bed rooms.
LIFT	Lifts to be provided for access to all floors.
GENERATORS	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.
WATER TANKS	Underground water tank with pump house for supply of water. Dual plumbing provision for all toilets.
WOOD WORK	Modular wardrobes in all bed rooms.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multipurpose hall and jogging track.
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.