

Specifications

STRUCTURE

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements.



LIVING / DINING AREAS, LOBBIES / PASSAGE

Flooring Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles
 Wall Finishes Acrylic emulsion on plaster
 Ceiling Finishes Oil bound distemper on plaster



BEDROOM'S

Flooring Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles / wooden flooring
 Wall Finishes Acrylic emulsion on plaster
 Ceiling Finishes Oil bound distemper on plaster



KITCHEN

Flooring Matt finished ceramic tiles
 Wall Finishes 2' high ceramic tiles dado above counter. Oil bound distemper over plaster in remaining areas
 Ceiling Finishes Oil bound distemper on plaster
 Counter Polished Indian Granite or Marble
 Fixtures Stainless Steel Sink and mixer of standard makes and brands
 Provision for installation of Geysers



TOILETS

Flooring Matt finished / anti-skid ceramic tiles
 Wall Finishes Glazed / Matt finished ceramic wall tiles upto dado level (approximately 2100mm). Oil bound distemper on plastered surfaces above dado level
 Ceiling Finishes Oil bound distemper on plaster
 Vanity Counter Indian Stone / Indian Marble
 Sanitaryware Wash Basin & European Water Closet (EWC) of standard makes & brands
 C.P. Fittings Basin mixer, Shower mixer / diverter with bath spout and overhead shower, Health faucet along with necessary angle valves etc. of standard makes and brands
 & Accessories
 All toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers



BALCONIES

Flooring Matt finished / anti-skid ceramic tiles
 Wall Finishes Exterior grade paint on plaster
 Ceiling Finishes Exterior grade paint on plaster
 Handrail & Parapets Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements



SERVANT'S ROOM

Flooring Matt finished ceramic tiles
 Wall Finishes Oil bound distemper on plaster
 Ceiling Finishes Oil bound distemper on plaster



SERVANT'S TOILET

Flooring Matt finished ceramic tiles
 Wall Finishes Dado of glazed / matt finished ceramic wall tiles. (Oil bound distemper on plastered surfaces above dado level for remaining areas)
 Ceiling Finishes Oil bound distemper on plaster
 Sanitaryware Wash Basin and Indian Water Closet (IWC / Orissa Pan) of standard makes
 C.P. Fittings Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands
 & Accessories



STAIRCASE

Flooring Polished Indian Stone / Indian Marble on Treads, Risers and Landings
 Railing Painted M.S. handrails and balustrades
 Wall Finishes Oil bound distemper on plaster



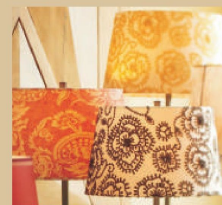
COMMON PASSAGE

Flooring Polished Indian Stone / Indian Marble
 Wall Finishes Oil bound distemper on plaster
 Ceiling Finishes Oil bound distemper on plaster



ROOF, DOORS, WINDOWS AND EXTERNAL WALL FINISHES

Roof PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)
 Main Entrance Polished Hardwood frame with polished flush door shutters
 Door
 Internal Doors Painted Hardwood frame with painted flush doors
 Hardware Locks, handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware
 Windows and External Glazing Powder coated aluminum frame or uPVC frame windows with clear glass
 External Wall Finishes External grade anti Fungal / anti Algal paint from reputed makes & brands



ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings IS Compliant Modular switches / sockets, distribution boxes and circuit breakers from standard makes and brands
 Wiring IS Compliant Copper wiring in concealed conduits
 Adequate provision for light points, fan points, receptacles and power points in all rooms
 Electrical points for exhaust fans in Kitchens and Toilets
 Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room
 Adequate power backup



PLUMBING

IS Compliant CPVC water supply pipes with standard valves and accessories
 IS Compliant PVC waste pipes and traps

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Indian stone being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allottees do not bear any right to raise any objections in this regard.

