



# PROJECT SPECIFICATIONS





# THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

## SPECIFICATION

### LIVING/DINING/FOYER/ LOUNGE/PASSAGE

Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

### MASTER SUITE & MASTER BEDROOM

Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

### OTHER BEDROOMS / MULTIPURPOSE ROOM

Floor	Engineered Wooden Flooring or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster

### AUTOMATION

Master Suite, Master Bedroom & Living - Dining Area	Automation for lighting, Air Conditioning & curtains
Other Bedrooms	Provision for automation for lighting, Air Conditioning & curtains



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### SPECIFICATION

#### MASTER SUITE TOILET & MASTER TOILET

Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Stone with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Glass Partition
	Vanity with Marble / Granite counter top or equivalent and Mirror
	Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make) Hair Dryer (Dyson / Philips / Havells / Panasonic or equivalent make) Bathtub-Jacuzzi / Shower enclosure with Rain Shower in Master Suite Toilet
Sanitary ware	TOTO / Duravit or equivalent make (Automatic WC in Master Suite Toilet & Semi-Automatic WC in Master Toilet)
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



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ELAN

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### SPECIFICATION

#### OTHER TOILETS

Floor	Premium Quality Vitrified / Anti-Skid Tiles or equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition / Vanity with Marble / Granite counter top or equivalent and Mirror / Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make)
Sanitary ware	TOTO / Duravit or equivalent make
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



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## SPECIFICATION

### KITCHEN

Floor	Premium Quality Vitrified / Anti-Skid Tiles / Imported Marble / Granite or equivalent
Wall	Combination of Premium Vitrified Tiles / Lacquered Glass Backsplash / Granite & Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion paint with Gypsum Plaster
Counters	Granite / Engineered Stone Counter top or equivalent
Fixtures/Fittings	Premium grade modular kitchen with premium white goods Refrigerator – Double Door- (Samsung/LG/IFB/Whirlpool or equivalent make) Oven (Miele / Siemens / Bosch or equivalent make) Microwave (Miele / Siemens / Bosch or equivalent make) Dishwasher (Miele / Siemens / Bosch or equivalent make) Washing Machine &



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## SPECIFICATION

### KITCHEN

Dryer combo (Miele / Siemens / Bosch or equivalent make) Wine  
 Cellar (Siemens / Samsung / LG / IFB/ Vest frost or equivalent) Coffee  
 Machine (Siemens / Philips / Samsung / LG / IFB or equivalent) HOB  
 Chimney (Miele / Siemens / Bosch or equivalent make) Geyser  
 (Centralized / Individual of A.O. Smith/Venus/ Racold or equivalent  
 make) RO (Centralized / Individual of Kent / Eureka Forbes or  
 equivalent) Sink – Double Bowl – (Franke / Jayna or equivalent make)  
 Faucet (Grohe / Kohler / American Standard or equivalent make)

### BALCONIES

Flooring Premium vitrified tiles / Granite or equivalent  
 Fixtures Barbeque Grill in Living Balcony (Weber or equivalent make)  
 Marble Bar Counter in Living Balcony



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## SPECIFICATION

### UTILITY BALCONY

Floor Superior Quality Vitrified/ Anti-Skid Tiles or equivalent

Wall/Ceiling Gypsum Plaster with Acrylic Emulsion Paint/External Grade Putty and Exterior Weather Shield or equivalent

### UTILITY ROOM

Floor Vitrified Tiles or equivalent

Wall Gypsum Plaster with Acrylic Emulsion Paint

Ceiling Gypsum Plaster with Acrylic Emulsion Paint

AC Suitable AC in Servant Room

### UTILITY TOILET

Floor Vitrified Tiles or equivalent

Wall Combination of Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint

Ceiling Moisture Resistant False Ceiling with Acrylic Emulsion Paint

Sanitary ware and CP Fittings Roca / Hindware or equivalent make



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### SPECIFICATION

#### DOORS

Main door & All Bedroom Doors    Hardwood / Engineered Door Frame with Veneer Flush

Door in High Gloss Finish or equivalent

Other doors    Hardwood / Engineered Door Frames with laminated Flush Doors or equivalent

#### EXTERNAL GLAZING

Windows/Glazing    Anodised Aluminium Frames/Powder Coated Aluminium/UPVC  
Glazing

Balcony Railing    Seamless modern glass railing / SS balustrade glass railing

#### AIR CONDITIONING

Energy efficient VRV/VRF Air conditioning system with centrally treated fresh air.

#### GENERAL ITEMS

Fixtures/Fittings    Switches (Havells/Northwest/Schneider or equivalent make)

Ceiling Fans (Crompton/Havells/Orient or equivalent make)



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**SPECIFICATION**

**SECURITY**

5 Tier Security-Gate/Perimeter/Parking/Lobby and Entrance Door

Video Door Phone and digital lock on Main Door

Secured Access for Lifts & Lift Lobbies

Access Controlled Reception Areas in each tower

CCTV Coverage for complete development and Lift cars

Separate Lifts for Basement to GF Entrance Lobby connectivity

**LIFT LOBBY**

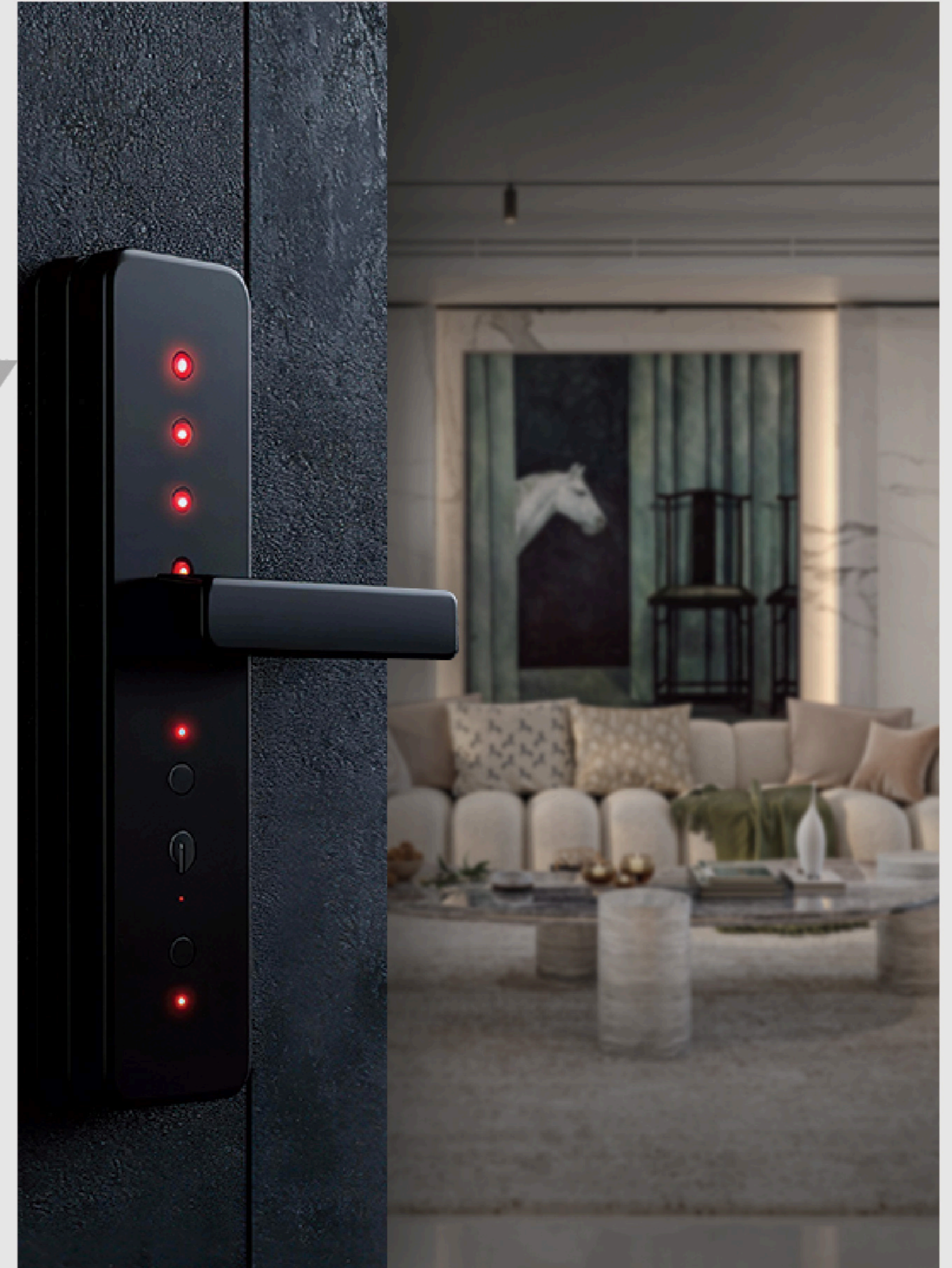
Floor Imported Marble/Engineered stone/equivalent

Wall Combination of Marble/Veneer/Plaster Paint

**BASEMENT**

Floor Finished with combination of Epoxy paint or equivalent

**100% Power Back-up, DG Capacity shall be on Suitable Load Factor and Diversity**



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