

Project Specifications

	Flooring	Walls & Ceiling	Windows & External Doors	Doors & Door Frames	Plumbing	Electrical
Structure	Earth Quake Resistant RCC framed structure designed for seismic zone IV with infill brick walls / AAC Blocks. Design approved by IIT or equivalent. Anti Termite Treatment at various stages of construction as required.					
Living Room & Dining Area	Double charged vitrified tile	Acrylic emulsion paint	UPVC / powder coated Aluminum windows / doors of reputed make	8' ht. Laminated designer flush door. Frame to be of hard wood (main door only) Brass hardware	NA	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. • Provision for wall mounted Split AC shall be provided including electrical wiring, copper pipe and drain pipe.
Master Bedroom	Laminated wooden	Acrylic emulsion paint	UPVC / powder coated Aluminum windows / doors of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	NA	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. • Provision for wall mounted Split AC shall be provided including electrical wiring, copper pipe and drain pipe.
Other Bedrooms	Vitrified Tiles	Acrylic emulsion paint	UPVC / powder coated Aluminum windows of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	NA	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. • Provision for wall mounted Split AC shall be provided including electrical wiring, copper pipe and drain pipe.

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Study Room	Vitrified Tiles	Acrylic emulsion	UPVC / powder coated Aluminum windows of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	NA	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. • Provision for wall mounted Split AC shall be provided including electrical wiring, copper pipe and drain pipe.
Kitchen	Anti Skid Ceramic Tiles	Ceramic Tiles up to 2' above counter, balance area in acrylic emulsionpaint. Modular cabinets above & below the counter. Counter shall be of granite.	UPVC / powder coated Aluminum windows / door of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	Concealed PPR/ CPVC pipelines for hot & cold water. SS sink with single bowl & drain board & swivel Spout	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. • Provision for fixing RO / Gyser / Chimney shall be made
Master Toilet	Anti Skid Ceramic Tiles	Ceramic Tiles up to 7' height.	UPVC / powder coated Aluminum windows of reputed make	7' ht. Moulded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	• Concealed PPR/ CPVC pipelines for hot & cold water supply. • Single lever C P Fitting of reputed brand (Grohe / Kohler / Jaguar / equivalent) • WC with cistern (Rocca / Kohler / American Standard/ equivalent) • Health Faucet • Granite Counter with Wash basin (Rocca / Kohler / American Standard) and large mirror • Glass partition in shower area • Towel Rail	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent.



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Toilets (all except Master)	Anti Skid Ceramic Tiles	Ceramic Tiles up to 7' height.	UPVC / powder coated Aluminum of reputed make	7' ht. Molded Skin door shutter duly painted. Frame to be of hard wood. SS / Brass Hardware	• Concealed PPR/ CPVC pipelines for hot & cold water supply. • C P Fitting of reputed brand. (Grohe / Kohler / Jaguar/ equivalent.)Granite Counter with Wash basin (Rocca / Kohlar / American Standard) and large mirror • WC with cistern (Kohler / Rocca/ American Std) • Health Faucet • Towel Rail	• Copper wiring of reputed make in concealed PVC conduits. Modular switches of reputed make like legrand / Havells/ crabtree/ equivalent. .
Balcony	Anti Skid Ceramic Tiles	External texture paint				Electrical points for fan and lights shall be provided.
Service Balcony	Anti Skid Ceramic Tiles	External texture paint			Concealed PPR / CPVC Piping for water inlet and out let for washing machine shall be provided	Electrical points for fan, lights and washing machine shall be provided.
Balcony Railings	Decorative MS Railings with paint finish					
Lifts	High-speed passenger lifts (10Pax / 13 Pax) in each building of reputed make such as Otis / Kone /Schindler					

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Ground Floor Lobby	Attractive lobby with waiting lounge for visitors. Flooring in mix design of granite / marbles / tiles. Wall paneling & false ceiling with attractive lighting. Reception area supervised by security guard
Lift lobbies & Corridor (Typical Floor)	Flooring in attractive design of ceramic tiles / vitrified tiles. Walls to be finished in a mixed pattern of tiles/ stone & texture paint. Attractive lighting Fixed glazing / windows for natural sunlight & ventilation
External Finish	Building shall be finished in attractive texture paint from Sherwin Williams / Asian / ICI / Nerolac / Berger
Electric connection & Power Back-up	Each apartment shall be provided with suitable 3 phase electric connection through state electric distribution company. 4KVA to 5 KVA power back up shall be provided to all apartments depending on type of accommodation on extra charge basis and provision for 100 % power back up in common areas. *
Water Supply	Round the clock supply of filtered drinking water through underground tank and overhead tanks along with required pumps and panels.
WI-fi	Provision for WI-Fi enabled Common Areas through specialized service provider. Usage charges to be paid to the service provider.
Reticulated Piped Cooking LPG Gas	Reticulated Piped Cooking LPG Gas provision at extra cost. Usage charges to be paid to the service provider
Electric meter	Pre paid Electric Connection / Dual Billing Meter at extra cost. Usage charges to be paid to the service provider.

* Monthly Recurring charges extra

