

## SPECIFICATIONS

Structure designed for the highest seismic considerations of Zone-V, against Zone-IV as stipulated by the BIS codes, for better safety.  
 Air Conditioned Apartments with energy efficient VRV / VRF system.  
 High speed Passenger Elevators  
 Eco friendly environment with Rain Water Harvesting system and use of recycled water from Central STP for flushing.  
 Hot Water Supply through geysers in Toilets, Kitchens, supplemented through Solar Water Heaters.

Living/Dining/Lobby/Passage		Doors	
Floor	Imported Marble.	Internal doors	Painted Hardwood frame with Painted flush door/moulded skin Shutters.
Walls	Acrylic Emulsion paint on POP punning.	Entrance doors	Polished Harwood Frame with veneered and Polished flush door shutter.
Ceiling	Acrylic Emulsion paint with limited false ceiling and cornices.		
Bedrooms		External Glazings	
Floor	Imported Laminated wooden flooring.	Window/External Glazings	Energy Efficient, Sound insulating Double glass units with-tinted/reflective or clear glass with UPVC /powder coated Aluminium Frames in habitable rooms and UPVC /Aluminium with Single, Pinhead/Tinted/Clear glass in all toilets and S. Rooms.
Walls	Acrylic Emulsion paint on POP punning.		
Ceiling	Acrylic Emulsion paint with limited false ceiling and cornices.		
Modular Wardrobes	Modular wardrobes of standard make in all the Bedrooms, except in the Utility/S. Room.	Electrical	
Kitchen		Fixtures/Fittings	Modular switches of Northwest/ Crabtree or equivalent make and copper wiring, ceiling fans in all Rooms and ceiling light fitting in Toilets (except for S. Room's Toilets), Balconies and Passages only.
Walls	Tiles up to 2'-0" above counter and Acrylic Emulsion paint in the balance area.	Power Back-up	Back-up power not exceeding 6 KVA (for Apartments upto area 1450 sq.ft.) and not exceeding 7 KVA (for apartments upto area of 1600 sq.ft.) in area.
Floor	Anti-skid Tiles.	Security System	Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entrance Lobby at Ground Floor.
Ceiling	Acrylic Emulsion paint.	Lift Lobby	
Counter	Granite.	Lift Lobby Floor	Combination of one or more of Marble/Granite.
Fittings/Fixtures	CP fittings, Double bowl SS Sink, Exhaust fan.	Lift Lobby Walls	Combination of Marble/Granite and Acrylic Emulsion, Textured paint, embellished with mirror.
Kitchen Appliances	Fully equipped Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator and Washing Machine of a Standard make and a reputed manufacturer.	Staircases	
Balcony		Floor	Terrazzo.
Floor	Terrazzo / Stone / Anti-kid Ceramic Tiles.	Walls	Flat Oil Paint.
Ceiling	Exterior paint.		
Toilets		FACILITY CENTRE	
Walls	Combination of Tiles, Acrylic Emulsion paint and Mirror.	Air-conditioned :	Party Room, Gymnasium, Restaurant, Multi-purpose Hall and Banquet Hall. Swimming Pool, Change Rooms and Dispensary. Convenient Shopping Centre, Indoor Games - Card Rooms, Pool. Reading Lounge, Community Space for Elderly Citizens.
Floors	Stone / Tiles for Master Bath.		
Ceiling	Anti-skid Tiles.		
Counters	Stone / Tiles for Master Bath.		
Fixtures/Accessories	Acrylic Emulsion paint (with false ceiling and cornices in limited areas).		
Sanitary ware/CP fittings	Marble/Granite.		
Plumbing	Glass shower-partition in Toilets and Under Counter Cabinets, Exhaust fan, Towel rail / Rack, Toilet paper holder, Soap dish of standard make.		
Fire Fighting System	Single Lever CP fittings, Wash Basin & Wall-Hung WC, Health Faucet of Kohler/Roca/ Parry ware or equivalent brands.		
	Copper piping for water supply inside the toilet and kitchen & UPVC pipes for stacks.		

*Disclaimer: Marble/ Granite being natural material have inherent characteristics of color and grain variations. Utility/ Servant's room shall not be provided with air conditioning and double glass glazing for window. Specifications are indicative and are subject to change as decided by the Company or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipments/ appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/ Allottee shall not have any right to raise objection in this regard.*