

SPECIFICATION:

Structure:

R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.

Flooring:

The living room; dining room; family lounge; lobby & passage would be made of a mix of Italian/Spanish marble of Satvario/Perlatosislia/Bottichino/Kerima Marfil/Dyna or equivalent quality with designer patterns. Bedroom flooring done with Italian marble and/or imported wood. Balconies made of marble/granite/terrazzo tiles. Staircases and common entrance lobby and visitors lounge in granite & quality marble.

Toilets:

Walls with blend of marble/granite/imported tiles and texture paints upto ceiling. Chinaware, imported/ high class wall hung W.C. and washbasin in matching shades/ colours. Single lever C.P. Fittings Groe/ Hans Grohe/ Jaguar or equivalent. Blend of jacuzzi pressure massage/shower with toughened glass on patch fitting or cubical bathtub as per specially designed scheme. Would include exhaust fan/mirror/towel rack/rod & ring accessories. Geysers of Venus heavy duty or equivalent make in all attached bathrooms and kitchen. Master bedroom to have separate WC and washbasin for his & her.

Kitchen:

Floor/Counter/Walls shall feature combinations of high quality granite/ imported/Indian marble. Double bowl stainless steel sink with drain board. Designer/modular woodwork & fittings. Chimney with exhaust fan. Single lever hot and cold water. Provisions for piped gas supply. Fitted with high end cooking range, microwave oven, refrigerator and R.O. systems.

Doors & Windows:

Doors/window frames and shutter shall be of imported/Indian teak/champ wood/board. Elegantly designed and finished entrance door. Designer wardrobes, cupboards almirah in kitchen and bedrooms. Internal doors, window, cupboards and cabinet shall be painted in natural polish/wall matching duco paint. Fittings in doors/windows/almirahs shall be of high quality Indian/imported makes.

Interior & Exterior:

Internal walls in cement plaster with plastic emulsion/paint with POP punning or texture finish. External walls in texture paint in stone finish. Plantation in common areas with proper street lights.

Electrical:

Modular range switches/sockets/MCBs, copper wiring. Fans - one in each bedroom, lobby, kitchen and two fans in drawing/ dining, family lounge) ; Electric load of 30 KVA for each apartment; two wall light fixtures in each of the bedrooms wall; ceiling light in lobby, kitchen and dining area; one ceiling chandelier with matching wall/ceiling lights in the drawing room.

Plumbing:

Copper piping for water supply inside toilets and kitchen. Sprinkler system for fire-safety in all areas as per norms. Water softening plant.

Power Backup:

100% load of the apartment not exceeding 20KVA per apartment through company owned diesel generator sets and supply station.

Escalators:

Two passenger and one service elevators of Mitsubishi/OTIS or equivalent make per apartment block.

Security System:

3-tier international standard security with CCTV and video door phones.

Air Conditioning:

Centrally air-conditioned drawing room, dining room, family lounge, bedrooms, study room and entrance lobby to complete the air conditioning of the apartment.