

# SPECIFICATIONS FULLY-FINISHED

## STRUCTURE

Super structure	Framed structure conforming to the seismic norms (Zone- 4)
Ceiling Height	Floor to ceiling height of 13 feet for Ground floor and 11 feet for 1 <sup>st</sup> / 2 <sup>nd</sup> floor
Basement retaining wall	RCC retaining wall with water proofing
Roof water Proofing	Brick bat coba

## EXTERNAL FACADE

External masonry walls with Bricks / blocks with external plaster and exterior grade textured paint. Complete elevation with all finishes and features.

## LIVING/DINING/FOYER/FAMILY LOUNGE

Wall & Ceiling	Plastered with POP and acrylic emulsion paint
Flooring	Imported marble

## BEDROOMS

Wall & Ceiling	Plastered with POP and acrylic emulsion paint
Flooring	Imported marble in master bedroom
Wardrobes	Built-in wardrobes

## BATHROOMS

Flooring	Marble
Wall	Imported marble up to false ceiling
Ceiling	Calcium silicate board false ceiling with acrylic emulsion paint
Fixtures & Fittings	Granite/marble counter with white sanitary ware & contemporary chrome plated fittings, Kohler/Grohe or equivalent. Shower cubicle in all bathrooms.
Accessories	Exhaust fan, towel rail & toilet paper holder

## DOORS & WINDOWS

Main Door	Teak wood paneled door/skin moulded doors with design
Internal Doors	Flush door with teak veneered finish/skin moulded doors and frame: CP Teak wood with polish
External Glazing/ Windows	UPVC/ Aluminum with insulated glass

## MODULAR KITCHEN

Flooring	Imported marble
Wall	Full height marble up to the false ceiling
Ceiling	Plastered with POP and acrylic emulsion paint
Special Feature	Modular kitchen & utility of Rational Germany/ Hacker/ Veneta Cucine or equivalent with chimney & hob, double bowl stainless steel sink with drain board

## BASEMENT (Multi- purpose hall)

Flooring	Marble / Granite
Wall	Plastered with POP and acrylic emulsion paint
Ceiling	Plastered with POP and acrylic emulsion paint

## BALCONY

Flooring	Anti-skid vitrified tiles
Wall	Weather-proof external texture paint
Ceiling	Plastered with POP and acrylic emulsion paint
Parapet	As per elevation

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<b>FLOOR TERRACES</b>	
Flooring	Anti-skid vitrified tile
Railing	As per elevation
<b>UTILITY</b>	
Flooring	Marble / Granite
Wall	Full height marble up to the false ceiling
Ceiling	Plastered with POP and acrylic emulsion paint.
Counter	Granite
<b>INTERNAL STAIRCASE</b>	
Flooring	Imported marble
Wall	Plastered with POP and acrylic emulsion paint
Ceiling	Plastered with POP and acrylic emulsion paint
Railing	M S Powder coated
<b>LIFT</b>	
OTIS / Johnson / Kone	
<b>LANDSCAPE</b>	
Front and Rear lawn finish with softscape and hardscape	
<b>FACILITIES</b>	
Sunken Court	Finished with Sand blasted / leather finish kota
Electrical	Electrical copper wiring in concealed conduits for all light and power points with modular switches
Air - Conditioning	VRV/VRFT system (heating & cooling) (in basement only low side work provision)
Power Back-Up	Minimum 20 KVA back-up capabilities
<b>CLUB</b>	
Exquisite recreational club spread over 2 acres, with a heated indoor pool, outdoor and kids' pools, jogging tracks, space for outdoor activities, gymnasium, multi-cuisine restaurant, conveniently located shopping centre, business centre, banquet hall, state-of-the-art theatre, multiple sports facilities and a high-end spa	
<b>EXTERNAL SPACES</b>	
Manicured green areas to ensure the township is peaceful and serene. Well lit avenues leading to comfortable nooks and alcoves.	