

• **Structur**

- Seismic zone II compliant
- RCC framed structure
- RCC walls = 10' clear height of each floor
- Elegant ground floor entrance lobby in Granite/Imported Marble
- Elegant upper floor lobbies in Granite / Imported Marble
- Garbage chutes for each block
- Ample visitor car parks
- Access ramps for physically challenged
- A viewing deck for children to view aircrafts landing and taking off at the HAL airport

MANSION SPECIFICATIONS

Painting & Polishing

- All internal walls and ceiling are smoothly plastered with lime rendering.

Interior:

- Acrylic emulsion paint with roller finish
- Enamel paint for internal doors, both sides
- Enamel paint for MS railings

Flooring

- Imported Marble flooring for living, dining, passage and family areas
- Imported Marble flooring in kitchen & other bedrooms
- IVitrified tile flooring in balcony / terrace area / Servant's Quarter / Utility area

Toilet (Fittings & Accessories)

- Ceramic / Glazed designer tile flooring
- Ceramic / Glazed designed tile cladding in all toilets up to false utilities
- False ceiling in toilets
- Membrane waterproofing in toilets, balconies and utilities
- PVC Corner beadings in toilets
- Black Granite counter for toilets as per layout
- FRP bathub in Master bedroom toilet
- Mirror in all toilets

Plumbing & Sanitary

- High end Hindware Sanitary ware
- High end Jaguar CF fixtures

Other Doors / Joinery

- Internal door frames of Sal wood or equivalent
- Commercial ply door shutters for bedrooms & toilets
- Fixtures for internal doors

Kitchen

- Title dado above kitchen platform and sink areas up to ceiling
- Provision for plumbing points for modular kitchen (No granite platform will be provided)
- Provision for gas cylinder point in utility area with necessary copper

Electrical Works

- Provision for washing machine, dishwasher, ironing in utility area
- Provision for Aqua Guard in kitchen
- TV point in the living room and in all Bedrooms / Family room
- Fire resistant electrical wires of Finolex / Anchor make
- Elegant designed modular kitchen electrical switches (Anchor Ave series or equivalent)
- One Earth Leakage Circuit Breaker (ELCB) for the flat
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat
- Telephone points in all bedrooms, living room, family room and kitchen with provision for installing the Purchaser's own mini EPABX

PALACIO SPECIFICATIONS**Plastering**

- All internal walls are smoothly finished with POP rendering

Painting & Polishing**Interior:**

- Plastic emulsion paint with roller finish
- Enamel paint for internal doors
- Enamel paint for MS railings

Flooring

- Composite Marble flooring for entrance lobby living, dining, passage and family areas
- Composite Marble flooring in kitchen and bedrooms
- Vitrified flooring in balcony / terrace area / Servant Quarter / Utility area

Toilet (Fittings & Accessories)

- Ceramic / Glazed designer tile flooring
- Ceramic / Glazed designer tile (Price not exceeding Rs.45.00/Sqft) cladding in all toilets up to false ceiling
- False ceiling in all toilets
- Membrane water proofing in toilets, balconies and utilities
- PVC Corner beading in toilets
- Black granite counters in toilets as per layout
- Mirror in all toilets

Plumbing & Sanitary

- American Standard Sanitary ware
- High end Jaguar CP fixtures

Other Doors / Joinery

- Internal door frames of maple wood to the width of the wall
- Veener finish door shutters for bedrooms and toilets
- Fixtures for internal doors

Kitchen

- Tile dado above kitchen platform and sink areas wall up to ceiling
- Provision for plumbing for modular kitchen (No granite platform will be provided)
- Provision for gas cylinder point in utility area with necessary copper piping arrangements

Electrical Works

- Provision for washing machine, dishwasher, ironing in utility area
- Provision for Aqua Guard in kitchen
- TV point in the living room and in all bedrooms / family room
- Fire resistant electrical wires of Finolex / Anchor make
- Elegant designer modular electrical switches (Anchor Woods series or equivalent)
- One Earth Leakage Circuit Breaker (ELCB) for the flat
- One miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat
- Telephone points in all bedrooms, living room, family room and kitchen with provision for installing Purchaser's own mini EPABX

CASTILLO SPECIFICATIONS

Plastering

- Ceiling cornices in entrance foyer, living, passage & dining area - 6" x 6" sizes
- All internal walls are smoothly plastered with POP rendering.

Painting & Polishing

Interior:

- Plastic emulsion paint with roller finish only three walls.
- One wall in each room painted with Duette paint.
- Enamel paint for internal doors. Enamel paint for MS railings.

Flooring

- Italian marble flooring for Entrance, lobby, living, dining, passage and family areas.
- Italian marble flooring in Master bedroom. Italian marble flooring in other bedrooms.
- Granite flooring in kitchen.
- Vitrified tile flooring in utilities, SQ, and balcony.

Toilet (Fittings & Accessories)

- Ceramic / Glazed designer tile flooring
- Ceramic / Glazed designer tile cladding in all toilets up to false ceiling
- False ceiling: Toilets
- Membrane waterproofing: Toilets, Balconies and Utilities

- PVC corner beading: Toilets
- Acid wash & tile grouting
- Imported marble counter top (4 x 2)
- Mirror

Plumbing & Sanitary

- Kohler Sanitaryware.
- Hans Grohe C P fixtures.

Other Doors / Joinery

- Internal doorframes of Teak Wood to the width of the wall [230mm thick].
- D2 (915 X 2400), D3 (840 X 2400), D4 (760 X 2400).
- Designer door shutters for bedrooms & toilets.
- D2 (915 X 2400), D3 (840 X 2400), D4 (760 X 2400).
- Fixtures for internal doors.

Kitchen

- Full wall height ceramic tile dado on all walls of kitchen.

Electrical Works

- Electrical installation works such as television points in all bedrooms and living room.
- Electrical installation works such as telephone points in all bed rooms, living room, family room and kitchen.
- Provision for washing machine, dishwasher, ironing in utility. Provision for Aqua Guard in kitchen.
- TV point in the living room and in all bedrooms / family room.
- Fire resistant electrical wires of Finolex / Anchor make.
- Elegant designer modular electrical switches (Anchor Woods series or Equivalent).
- One Earth Leakage Circuit Breaker (ELCB) for the Flat.
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in all bedrooms, living room, family room and kitchen with provision for installing your own mini EPABX.

ULTIMO SPECIFICATIONS

Flooring

- Italian composite marble flooring for entrance lobby, living, dining, passage, and family areas.
- Italian composite marble flooring in master bedroom & other bedrooms.
- Italian composite marble flooring for balconies of living, master bedroom & bedroom 3.
- Vitrified tiles flooring in utility, SQ.
- Wooden flooring for naster bedroom dress area, bedroom 2 & bedroom 4.
- Wooden deck flooring in balcony of bedroom 2.

Toilet (Fittings & Accessories)

- Italian marble flooring in all toilets.
- Italian marble cladding for three walls up to false ceiling & one wall will have wallpaper upto false ceiling.
- Backlit honey onyx marble counter top in all toilets, except powder room.

Plumbing & Sanitary

- Kohler Sanitaryware
- Hans Grohe C P fixtures

Plastering

All internal walls are smoothly finished with putti punning.

• **Painting / Polishing**

- Exterior: Will be combination of External Emulsion and Texture paint
- Poly Urethane/Lacquered coat for both sides of main door.

• **Toilet (Fittings and Accessories)**

- Plumbing points will be provided with cap
- Concealed Master Control Cock (Ball valve) in each toilet from inside, for easier maintenance
- Penthouse will be provided with hydro pneumatic system to get sufficient water pressure for Showers
- Provision for exhaust fan in the toilet ventilators
- GI plumbing system pressure tested will be provided in toilets

• **Main Door**

- Teak wood doorframe with threshold
- B.S.T.V Designer door shutter finished with Poly Urethane /lacquered coat on both sides

• **Other Doors**

- Aluminium powder coated UPVC sliding doors with plain glass for living room balcony
- Aluminium UPVC sliding door with plain glass for other balcony

• **Windows**

- Aluminium powder coated UPVC sliding windows with plain glass

• **Electrical**

Provision shall be made with only PVC Conduit and pockets for switch boxes for:

- TV point in the living room and in all bedrooms/family
- One Earth Leakage Circuit Breaker (ELCB) for the apartment
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each apartment
- Telephone points in all bedrooms, living, family and kitchen with provision for installing your own mini EPABX

- Split A/C power point in living & bedroom & ledge for keeping A/C inverter units (A/C units will not be provided)

- **Lift**

- Automatic passenger lifts of reputed make and equivalent
- Well-decorated interior in passenger lifts
- Service lift of reputed make and equivalent