

Specifications - Queen's Court

SPECIFICATIONS/ FINISHES	
Structure designed for the higher seismic considerations for Zone-V, against Zone-IV as stipulated by the code , for better safety.	
Air conditioned Apartments with Energy Efficient VRV System/Split Ac's.	
Environment friendly with Rain Water Harvesting system, and use of treated water from Central STP for flushing.	
Air conditioned Lift Lobbies and Entrance Halls.	
Description	Specifications 'Queen's Court'
LIVING/DINING	
Floor	Imported marble.
Walls	Acrylic emulsion paint on POP punning.
Ceiling	Gypsum board ceiling painted in Acrylic emulsion paint.
Doors	Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.
Fittings/Fixtures	concealed down lights /cove lights of standard make.
BED ROOMS	
Floor	Imported marble.
Walls	Acrylic emulsion paint on POP punning.
Ceiling	Gypsum board ceiling painted in Acrylic emulsion paint.
Doors	Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.
Modular Wardrobes	Imported wardrobe in wood with satin finish duco paint.
Fittings/Fixtures	concealed down lights /cove lights of standard make.
KITCHEN	
Walls	Combination of tiles and acrylic emulsion.
Floor	imported marble.
Counter	imported marble.
Fittings/ Fixtures	CP fittings & Double bowl SS Sink, Exhaust fan.
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine & geyser.
Cooking Gas	Piped and individually metered natural gas (PNG) for hob.
Balcony	
Floor	Imported marble.
Toilets	
Walls	Combination of imported marble, acrylic emulsion and mirror.
Floors	Imported marble.
Counters	Imported marble.
Fixtures / Accessories	Exhaust fan, Geyser, Under Counter Cabinets, and Glass shower - partition with shutter, Towel rail, Toilet paper holder, soap dish, Robe hooks.
Sanitary ware/ CP fittings	Jacuzzi in Master bath, CP fittings Faucet, Wash Basin & Wall-Hung WC, Health Faucet. (China ware of Villeroy-Boch and CP fittings of Grohe).
Doors	Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.
Fire Fighting System	Sprinkler, smoke detector and alarm system provided as per NBC norms.
Servant's Room	
Floor	Anti-skid ceramic/vitrified tiles.
Walls	Acrylic emulsion paint on walls.
Toilets	Combination of ceramic tiles, acrylic emulsion and mirror in walls;Anti-skid ceramic tiles in flooring; Towel rail, Toilet paper holder, soap dish, Robe hooks;Conventional CP fittings, Wash Basin & WC.
Doors	Solid wood door frames. Panelled shutters made of solid core with satin finish duco paint.
External Glazings	
Windows / External glazings	Energy Efficient, Sound insulated Double glass units with - tinted /clear glass with Aluminum/UPVC frames in habitable rooms and aluminum/UPVC glazing with Single Pinhead/Tinted /Clear glass in all toilets.
Electrical	
Fixtures/Fittings	Modular switches and copper wiring, ceiling fans in all Rooms . light fittings in Toilet, Kitchen, Corridor and
Power Back-up	100 % DG Power back-up for all the Apartments and Common areas.
	Not exceeding 25 KVA per Apartment and Not exceeding 35 KVA per Penthouse.
Security System	Secured Gated Community with access Control at Entrances and CCTV for Parking Area and Entranace Lobby at Ground Floor.
Lift Lobby	
Floor	Imported marble.
Walls	Suitable combination of Marble/wall paper and Acrylic Emulsion textured paint, embellished with mirror.
Staircases	
Floor	granite.
Wall	Flat oil paint.
Exterior Finishes	Combination of plaster, paint and stone.
Common Recreational Facilities	Gym. Multi purpose hall. Reading lounge/library.