

SPECIFICATIONS

APARTMENT

LIVING

Main Door	Hard wood frame polished flush shutter with Locks, tower bolts, side bolts, safety latch, door stopper of Standard make.
Flooring	2' 7" X 2' 7" Vitrified Tiles
Skirting	3" High Vitrified Tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Window	UPVC sliding window, see through plain glass

DINING

Flooring	2' 7" X 2' 7" Vitrified Tiles
Skirting	3" High Vitrified Tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Window	UPVC sliding window / door, see through plain glass

KITCHEN

Flooring	2' 0" X 2' 0" antiskid grey ceramic tiles
Skirting	3" High antiskid grey ceramic tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Dado	1' 0" X 1' 0" motif vitrified tiles
Door to Utility	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Window to Utility	UPVC sliding window, see through plain glass

UTILITY

Flooring	1' 0" X 1' 0" antiskid grey ceramic tiles
Skirting	3" High antiskid grey ceramic tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint
Railing/ Fall Protection	MS grill (2 coats of enamel paint) anchored to exterior finished parapet wall

TOILETS

Flooring	1' 0" X 1' 0" antiskid grey ceramic tiles
Walls	2' 0" X 1' 0" Double glazed grey ceramic tiles (upto ceiling height)
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Door	Flush door with Pre Laminated on outside and waterproof paint on inside with tower bolts and side bolts
Ventilator	UPVC Frame with louvered glass panes and counter sunk
Fittings	White wall mounted western closet with wall concealed cistern, White counter sunk washbasin, single lever hot and cold water mixer, health faucet - Grohe or equivalent

BED ROOM 1&2

Flooring	2' 7" X 2' 7" Vitrified Tiles
Skirting	3" High Vitrified Tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Door	Flush door with Pre Laminated on both sides with tower bolts, side bolts and lock
Door to Balcony	Flush door with Pre Laminated on inside and exterior paint on outside with tower bolts, side bolts and door stopper
Window	UPVC sliding window, see through plain glass

MASTER BED ROOM

Flooring	2' 7" X 2' 7" Vitrified Tiles
Skirting	3" High Vitrified Tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of interior plastic emulsion paint
Door	Flush door with Pre Laminated on both sides with tower bolts, side bolts and lock
Door to Balcony	Flush door with Pre Laminated on inside and exterior paint on outside with tower bolts, side bolts and door stopper
Window	UPVC sliding window, see through plain glass

BALCONY

Flooring	2' 0" X 2' 0" antiskid grey ceramic tiles
Skirting	3" High antiskid grey ceramic tiles
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint
Railing/ Fall Protection	MS grill (2 coats of enamel paint) anchored to exterior finished parapet wall

COMMON AREAS

CORRIDOR

Flooring	2' 0" X 2' 0" Ceramic or Granite Flooring
Railing	MS square/round section railing (2 coats of enamel paint) anchored to exterior finished parapet wall
Walls	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint
Window	Plaster with 1 coat of primer, 2 coats of putty and 2 coats of exterior plastic emulsion paint

PARKING

Flooring	VDF Flooring (Brush finished)
Walls	Plaster with 1 coat of primer and 2 coats of interior plastic emulsion paint
Ceiling	1 coat of primer and 1 coat of interior plastic emulsion paint

ELEVATORS

Capacity	13P (Stretcher), 8P (Standard), 6P (Modular)
Manufacturer	Mitsubishi or equivalent

LIFT LOBBY

Flooring	2' 0" X 2' 0" Granite flooring (Polish finished)
Skirting	3" High granite (Polish finished)
Walls	Plaster with 1 coat of primer, 2 coat of putty and 2 coats of exterior plastic emulsion paint
Ceiling	Plaster with 1 coat of primer, 2 coat of putty and 2 coats of exterior plastic emulsion paint
Grill	2 coats of enamel paint over MS Box section grill
Door	Fire rated staircase doors - Shaktimet or equivalent

SERVICES

STRUCTURE SPECS

Structure	RCC framed Structure
External Walls	8" thick AAC Blocks
Internal Walls	4" thick AAC, CC Blocks

ELECTRICAL SPECS

Switches	Modular Switches
Cables	Standard make Concealed copper wiring (Fire proof)
AC	Split AC provision with dedicated ODU placement
MCB	MCB for each distribution board - 3 phase supply for each unit and individual meter board.
Communication	Data cable provision in living room and all bedrooms Cable T.V / dish T.V provision in living room and master bedroom
Sockets	Telephone socket in living room and master bedroom Power outlet for A.C in all bedrooms Power outlet for geysers in all bathrooms Power plug for cooking range, chimney, refrigerator, microwave oven, mixer grinder in kitchen Power socket for washing machine in utility Plug points for T.V and audio system in living and master bedroom. 3 phase supply in each unit.
Generator	Power back up for common area lighting, lifts and specific areas of landscape lighting Power backup for all apartments except Air Conditioners

SAFETY AND SECURITY

CCTV camera provision in all entries, lobbies and parking areas
Provision for RFID entry system to parking areas
Fire exit provision as per building guidelines
Overhead water sprinkler system provision in basement parking areas

PLUMBING SPECS

Piping	Concealed CPVC pipes for toilets, kitchen and utility areas
STP	STP will be provided with adequate plumbing fittings
Water Softner	Water softner will be provided

GRAND PROJECT

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