Specifications

01	STRUCTURE	RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements.

02 LIVING / DINING AREAS, LOBBIES / PASSAGE

Flooring	Polished imported marble
Wall Finishes	Acrylic Emulsion on POP or equivalent

03 BEDROOMS

Flooring	Laminated wooden flooring
	Hardwood flooring in master bedroom
Wall Finishes	Acrylic Emulsion on POP or equivalent

04 KITCHEN

Flooring	Matt finished ceramic tiles
Wall Finishes	2' high Ceramic tiles dado above counter. Acrylic emulsion on plaster in remaining areas.
Counter	Polished Indian granite or Marble
Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands.
	Provision for installation of Geyser.
	Piped Natural Gas supply

05 TOILETS

Flooring	Matt finished/anti-skid ceramic tiles.
Wall Finishes	Glazed / Matt finished ceramic wall tiles up to Dado level (approximately 2100mm). Acrylic Emulsion on plastered surfaces above Dado level.
Sanitary ware	Wash Basin and European Water Closet (EWC) of standard makes and brands.
C.P. Fittings and Accessories	Basin Mixer, Shower mixer / diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of standard makes and brands.
	Shower Panels in all toilets

All Toilet floors provided with suitable and adequate water proofing treatment.

Provision for installation of Geysers

06 DOORS and WINDOWS

Main Entrance Door	Polished Hardwood frame with Polished Veneered Doors.
Internal Doors	**Polished / painted Hardwood frame with moulded skin shutters.**
Hardware	Locks, Handles and knobs from reputed makes and brands. High quality steel / brass hardware.
Windows and external glazing.	Powder Coated Aluminum Frame or uPVC frame windows with clear glass

07 BALCONIES

Flooring	Matt finished / Anti Skid ceramic tiles
Wall finishes	Exterior grade paint on plaster.

08 SERVANTS ROOM

Flooring	Matt finished ceramic tiles
Wall finishes	Paint on Plaster

09 SERVANT'S TOILET

Flooring	Matt finished ceramic tiles.
Wall finishes	Dado of glazed / matt finished ceramic wall tiles. (Paint on plastered surfaces above dado level for remaining areas)
Sanitary ware	Wash Basin and Indian Water Closet (IWC/ Orissa Pan) of standard makes.
C.P. Fittings and Accessories	Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands.

10 LIFT LOBBIES & COMMON AREAS

Flooring	**Combination of Polished Stone / Tiles**
Wall finishes	Paint on plaster along with dados and surrounds in stone/tile cladding as per the interior design scheme.

11 EXTERNAL WALL FINISHES External grade Anti Fungal / Anti Algal paint from reputed makes and brands.

12 ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings	IS Compliant Modular switches / sockets, Distribution Boxes and Circuit

breakers from standard makes and brands.

Wiring   IS Compliant Copper wiring in concealed conduits.

Adequate provision for light points, fan points, receptacles and power points in all rooms.

13   PLUMBING

IS. Compliant CPVC water supply pipes with standard valves and accessories.

IS. Compliant PVC waste pipes and traps

14   POWER BACK UP

100% power back shall be provided for apartments and common areas

15   MODULAR KITCHEN

The Owner shall be provided with a fully furnished modular kitchen complete with all the hardware including a chimney and hob.

16   AIR CONDITIONING

Centralized air-conditioning through VRV/VRF systems in all bedrooms and living rooms.

17   SECURITY SYSTEMS

CCTV in basement and main entrance lobby for surveillance

Manned entrance lobbies and perimeter security with boom barriers

Disclaimer: Specifications are indicative and are subjected to change as decided by the architect. Minor variations may be required during execution of work. The Indian stone being a natural material has intrinsic distinctiveness of color and grain. The Applicants / Allot tees do not bear any right to raise any objections in this regard.