

Specifications

STRUCTURE

Structure designed for the highest seismic considerations for zone as stipulated by the code and better safety

FOUNDATION

Reinforced isolated footings

LIVING/DINING ROOM/LOUNGE

Flooring/Skirting	:	Italian stone
Wall Finishes	:	Acrylic emulsion on POP punning
Ceiling	:	Acrylic emulsion on POP punning

ALL BEDROOMS

Flooring/Skirting	:	Italian stone
Wall Finishes	:	Acrylic emulsion on POP punning
Ceiling	:	Acrylic emulsion on POP punning

TOILETS

Flooring	:	Ceramic tiles
Wall Finishes	:	Ceramic wall tiles up-to Dado level (approximately 2100 mm) Acrylic emulsion on POP punning (above 2100 mm)
Ceiling Finishes	:	Acrylic emulsion on POP punning
Vanity Counter	:	Granite
Sanitary Ware	:	Hindware or Parryware, Roca or equivalent brands with concealed cisterns

C.P. FITTINGS AND ACCESSORIES

Croche/Jaquar/Doca toilet fittings or equivalent single lever fittings in all toilets.

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

Provision for installation of geysers

KITCHEN

Flooring/Skirting : Vitrified tiles/Ceramic tiles/Marble

Wall finishes : Acrylic emulsion on POP punning

Ceiling : Acrylic emulsion on POP punning

COVERED VERANDAH

Flooring : Polished Indian stone/Indian marble

Wall finishes : Exterior grade paint on plaster

Ceiling finishes : Exterior grade paint on plaster

Handrail and Parapets : Combination of parapet walls and M.S.
Handrails as per the functional and
elevation requirements

STAIRCASE

Flooring : Polished Indian stone/Indian marble
on treads, risers and landings

Railing : Painted M.S. handrails and balustrades

Wall finishes : Acrylic emulsion on POP punning

DOORS AND WINDOWS

Main Entrance Door Hardwood : Painted/Polished hardwood frame with
polished panelled door shutters

Internal Doors : Polished/Painted hardwood frame with
polished flush door shutters

Hardware : Locks, handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware

Windows and External Glazing: UPVC frame / Wooden windows with clear glass

EXTERNAL WALL FINISHES

External Wall Finishes : External grade anti-fungal/anti-algal paint from reputed makes and brands/ natural stone walls

ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and Fittings : ISI compliant modular switches/ sockets, distribution boxes and circuit breakers from standard makes and brands

Wiring : ISI compliant copper wiring in concealed conduits. Adequate provision for light points, fan points, receptacles and power points in all rooms. Electrical points for exhaust fans in kitchens and toilets

Plumbing : ISI compliant CPVC/ GI water supply pipes with standard valves and accessories, ISI compliant PVC waste pipes and traps

Security System : IDAX system or VDP system in the premises

SERVANT ROOM/ STORE

Flooring/Skirting : Ceramic tiles

Wall finishes : Oil bound distemper

Ceiling : Oil bound distemper

RECREATIONAL FACILITIES

CENTRAL LANDSCAPED GARDEN

24 HOURS SECURITY

24 HOURS INDIVIDUAL POWER BACK-UP

NOTE: The above specifications are only indicative and some of these may be changed in consultation with the architect or equivalent at the discretion of the company.