**Specifications :**

All specifications mentioned are carefully selected to ensure best finish, aesthetic, durability and ease of maintenance

**Structure** : Basement **+**G +16 floors earthquake resistant RCC framed

**Wall** : Lightweight concrete block wall

**Wall Finish & Ceiling**

External **:**External finish with plaster / Smooth finish and textured

paint

Internal : Plastic emulsion paint for all walls and ceiling of Low VOC

Ceiling: Cornice to conceal fire sprinkler lines

Lobby / Corridor :All corridors with textured paint finish up to 7' height

/Plastic emulsion paint till ceiling

**Flooring**

Living Dinning and Kitchen : Superior quality Vitrified tile flooring and skirting

Master Bed Room : laminated wooden flooring

Balcony & Terrace decks : Balcony/terrace decks with matt vitrified tile flooring

Utility : Anti skid ceramic tile flooring

Toilets : Antiskid ceramic tile flooring and premium quality

ceramic tile dado up to false ceiling height

Lobby / Corridor : Premium quality vitrified flooring

Lift Cladding : Cladding in combination of granite and Vitrified tile

**Kitchen**

Counter and Sink :Granite counter with SS sink Will be provided if opted

Dado : Glazed tile dado of 2'-0" height above kitchen platform

Will be provided.

**Toilets**

Wash : counter-top wash basin & toughened glass shower

partitions in master toilet and pedestal wash basin in

other toilets

Sanitary Ware : Parryware or equivalent

Fixture & Fittings : High end CP fitings of jaquar or equivalent

**Doors &windows**

Main Door :3' 6" Teak wood frame and moulded polished veneer

shutter with architrave

Good quality hard wood frames, termite and borer

Internal Doors : resistant HDF moulded paneled shutters painted with

' synthetic enamel paint.

Windows **:** All windows are uPVC with provision for mosquito shutter & ventilators with powder coated aluminum.

**Electrical**

* FR grade Electrical wires of Havells or equivalent
* Elegant modular electrical switches of Havells, white Hall or equivalent
* One earth leakage circuit breaker (ELCB) in every apartment & miniature circuit

breaker ( MCB) for lighting & power circuits

* BESCOM single phase power supply of 3KW for 2BHK(s), 4kW for 2BHK (L) and 5KW for all 3BHK (s), 6 kW for 3 BHK (L) & 4 BHK and 7 kW for Pent-house units.
* 1.5KW DG back for all flats
* 100% DG backup for all essential services
* Solar power backup for part of common area lighting
* AC provision in living room and all bedrooms
* Exhaust fans provision in toilets
* chimney / Exhaust provision in kitchen
* TV points in living room and all bedrooms
* Intercom facility covering security cabin, common areas and children play area.