CASA AURA

**Luxury Life Style Residential Apartments at Porur (mugalivakkam)**

**Specifications** :

**STRUCTURE :**

The structure will be of R.C.C. framed structure. All walls will be plastered with cement mortar finished smooth in the interiors and finished rough in the exteriors to match the façade.

**JOINERY :**

Teak wood main door.

First quality seasoned country wood frames for other doors With solid core and molded skin door.

Toilet & kitchen doors will be of first quality seasoned country wood frames and solid core water proof flush shutter.

Brass handles and hinges for main door.

Round locks and fittings for other doors, Godrej or equivalent, Powder coated / anodized aluminum section with 4mm thick clear glass for windows.

Ventilator with 4mm pin head glass louvers.

**PAINTING :**

Ceiling painting OBD over putty.

Acrylic Emulsion for interior walls, Asian Paints or equivalent.

Enamel painting for MS grills.

Exterior walls painted with weather shield paints, Asain Paints or equivalent.

All Pipe lines wherever visible will be painted with enamel of suitable color to match the façade of building.

Melamine matt – finish paint for main door.

Enamel painting for other doors.

**FLOORING :**

Living and Dining 24” x 24” vitrified flooring tiles for living and dining, Asian or equivalent.

4” skirting of vitrified tiles.

**BED ROOMES :**

Ceramic flooring, Kajaria or equivalent.

4” skirting.

**Specifications** :

**KITCHEN AND WASH AREA :**

20mm granite counters with half round nosing for kitchen

12” x 12” anti – skid ceramic flooring tiles for kitchen and wash area.

8” x 12” ceramic dado ( 2’ above counter ) for kitchen.

**TOILETS :**

12” x 12” anti – skid ceramic flooring tiles.

8” x 12” ceramic tiles up to 7’ height.

**COMMON AREA :**

Anti – skid vitrified tiles for common area.

Anti – skid step tiles for staircase.

**PLUMBING AND SANITARY :**

In Bath Rooms.

White colour EWC with Parry, Hindware or equivalent.

Wash basin ( White ).

C.P. Fittings, Jaguar or equivalent.

**KITCHEN:**

S.S. Sink with drain board, Diamond or equivalent.

Swan neck pillar taps.

Separate underground sump for the metro water and an over head tank connected to all apartments.

**WATER SUPPLY :**

Hydro Pneumatic Systems.

**ELECTRICAL :**

Modular Switches, Anchor or equivalent.

Breaker and DB Box, Havells or equivalent.

3-Phase power supply.

**LIVING :**

1 telephone point.

1 TV point.

2 x 5 Amp point.

2 wall light point.

1 chandelier point.

1 fan point.

**DINING :**

1 fan point.

2 light point.

1 refrigerator point.

**Specifications** :

**KITCHEN :**

1 Light point ( ceiling ).

2 x 15 Amp points.

1 exhaust fan point.

1 wall light point.

1 fan point.

2 x 5 Amp points.

1 electrical chimney point.

**BED ROOMS :**

2 wall light points.

2 x 5 Amp points.

1 baby cradle hook.

2 x 2-way switches.

1 fan point.

1 AC point.

1 TV point.

**TOILETS :**

1 mirror light point.

1 light point.

1 geyser point.

1 electrical shaver point.

**BALCONY / SITOUT :**

1 light point.

**LOBBY / STAIRDASE :**

Light points at ceiling level.

**TERRACE :**

Weathering course will be laid in slope finished with pressed terracotta tiles joints property filled with waterproof cement mortar.

**LIFT :**

6 Passenger evergreen Johnson lift or equivalent will be provided.

**EXCLUSIONS :**

Electrical fittings or appliances.

Convering of niches in the bed room and kitchen with shutters or doors.

Provision of letter boxes, name plates or boards etc.,

Grill work for balconies above railing level.

Concrete / Cuddapah / Stone Shelves.

**For Information & Booking’s :**

PLEASE FEEL FREE TO CONTACT US FOR ANY CLARIFICATION

Available at 24x7

Mr. U.AJMEER KAJA      **9094001188**     home2all@ymail.com