created from the finest materials

structure:

- rcc framed structure with open foundation designed to withstand seismic loads as per structural design conforming to bis standards.
- walls using solid blocks / bricks (clay / fly ash) in cement mortar with reinforcement at sill level and lintel at 7' 0" from floor level.
- ceiling height will be maintained at 9' 6" clear from finished floor level.

wall finishes:

- internal walls will be finished with smooth finished cement plaster, wall care putty coats and premium emulsion paint.
- exterior walls will be finished with neat cement plaster, white cement coat and weather proof textured emulsion paint.
- utility / toilet walls will be finished with designer glazed ceramic tiles of colour and size till 8' 0" level as per architect's concept.
- trims, dadoing and profiles in pvc will be used to protect the edges of the ceramic tiles.
- kitchen platform walls will be finished with ceramic tiles of colour and size up to 3' 0" above the cooking platform.
- ceiling surfaces will be finished with neat cement plaster, white cement coat and asian ace.
- false ceiling in lobby areas.

flooring:

- living, dining, kitchen and bedroom areas will be finished with 24" x 24" vitrified tiles with 4" high skirting as per architect's concepts (also with optional wooden flooring in master bedroom area).
- utility and toilet areas will be finished with acid proof anti-skid ceramic tiles as per architect's concept.
- common areas, staircase and lift lobby will be finished with granite flooring.
- car parking will be finished with graeno flooring as per architect's design.
- terrace areas will be finished with proper weathering course.

kitchen:

- counter top granite platform will be finished with 16 mm thick granite slab 2' 0" wide at a height 2' 6" from the finished floor level along with stainless steel single bowl sink with drain boards and 2 cp long body taps.
- provision for exhaust fan, mixer, grinder, microwave and refrigerator will be provided.
- loft will be provided (optional modular kitchen) as per architect's design on one side.

joineries:

- entrance main door will be provided with seasoned teak wood frames and 30 mm thick teak wood moulded panel flush shutter, stainless steel fittings, mortise locks, door eye view.
- all bedrooms, toilets and balcony doors will be provided with seasoned country wood frames and water proof hardcore flush doors with required fittings as per architect's design.
- modular two or three panel sliding upvc / country wood window frames and shutters with safety ms grills will be provided along with mosquito safety nets.
- optional french doors (upvc / country wood) shall be provided for balcony doors or pent houses terrace with safety ms grills as per client's requirement by architect's design.

bed rooms:

- a loft will be provided as per architect's design on one side.
- concealed conduits for telephone and cable rf wiring will be provided in master bed room. one air conditioner electrical point will be provided in each bedroom.

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plumbing & sanitaryware:

- all sanitaryware will be new range ewc (white or colour) with flush tanks as per architect's design and concepts.
- all cp fittings and taps (like 2-in-1 wall mixer, shower, health faucet, etc.) will be provided as per architect's design.
- all bathrooms will have provision for an exhaust fan and a geyser connection.

electrical:

- 3 phase underground cable from the onsite transformer power supply and concealed insulated multistrand copper wires will be provided in all apartments with individual distribution box having elcb, mcb's and manual phase change over rotary switches.
- all switches and sockets will be provided in a metal box and modular switches with cover plates.
- power backup shall be provided for lights, fans and all 5 amps switches and sockets only.

schedule of electrical points

	light points	fan points	5a sockets	5a sockets
living / dining	5	2	4	1
kitchen	2	2 (incl. exhaust fan)	2	2
balcony	1	1	1	1
bedroom	3	1	3	1
toilet	1	1 (incl. exhaust fan)	1	1 (for geyser)

elevators:

- each block will be served by a 6 passenger elevator with variable voltage variable frequency (v3f) and automatic rescue device (ard) technology.

water proofing & anti-termite treatment:

- water proofing treatment using brush bond technology will be performed for all rest rooms, utility and other water storing bodies as per architect design.
- anti-termite treatment will be performed in six various stages as per bis for each building of the project with a guarantee certification of 10 years.

security:

- stand alone video doorphone in all apartments.
- access controlled entry into courtyard and each tower block.

water:

- common underground rcc sump of adequate capacity with hydro pneumatic system for water supply will be provided.
- individual water meters will be provided.
- individual r.o. systems will be provided.

sewage treatment plant:

- stp and common underground tank provision with manholes of adequate capacity shall be provided with provision for recycling treated water for flushing & gardening use.