

SPECIFICATION

STRUCTURE:	R.C.C. framed structure with 8” Porotherm brick work for outer walls and 4” Porotherm brick work for partitions in Cement mortar.
JOINERY:	Main Door frame and shutter with first quality Teak Wood; All other doors will have first quality teak wood frames with Kailash Flush doors or equivalent doors; for bathrooms PVC coated wooden doors with wooden Frames
WINDOWS:	Fenesta UPVC Windows with 4 mm plain glass will be used and M.S. grill for safety will be provided.
FLOORING:	Drawing, Dining & Other Rooms: Vitrified Tile Flooring (as per Company choice Rs. 90 per sft including fixing). Flooring in Toilets, balconies & utility area will be of first quality antiskid ceramic tiles (as per company choice Rs. 70 per sft including fixing).
WALL TILING:	Kitchen will have first quality ceramic wall tiles for 2 feet above the platform (Rs. 60 per sft including fixing). Toilet will have first quality ceramic wall tiles for full height from the floor level. (Rs. 60 per sft including fixing). Service areas will have ceramic tile for 3 feet height. (Rs. 60 per sft, including fixing).
FINISHING:	Internal walls finishing with Nippon or equivalent premium emulsion paint over 2 coats of Putty and one coat of primer & External walls finishing with Nippon or equivalent premium emulsion paint. Main Door finishing with Varnish; Other Doors finishing with Enamel Paint.
KITCHEN:	Kitchen platform top will have polished Black Granite, fitted with Stainless steel Sink with drain board. Open Shelf and one loft. Opening for Chimney.
BATHROOMS:	Ceramic tiles for flooring, concealed CPVC pipes for plumbing and color Glazed tiles up to 7 feet height dado for walls; Parryware or equivalent brand sanitary fittings; Parryware or equivalent brand C. P fittings.
WATER SUPPLY:	Separate overhead water tanks for ground water and Metro water. Underground sump to store Metro water. Bore well for ground water will be provided.
ELECTRICAL:	Concealed three phase wiring with Finolex or equivalent make quality copper wires; Anchor or equivalent brand Modular switches with circuit Breakers and phase selectors; TV and telephone wiring in hall and master bedroom; AC provision in hall, and all bedrooms.