

# Specifications

## STRUCTURE

- RCC framed structure
- Anti-termite treatments wherever applicable during construction stage
- Ultralite / siporex block work and plastering

## JOINERIES AND LOCK

- Doors: Double-sided African wenge veneered flush door with African wenge veneer engineered wood frame - with one side 65mm architrave and the other side tacked with specialised lacquer polish. Door with 4 side PVC lipping. Extruded Sauerland core filling from Germany.
- Main door size: 40mm thick shutter with size of 1000 x 2360 mm with Godrej ultra lock or equivalent make.
- Bedroom door size: 32mm thick shutter with size of 900 x 2360 mm with Godrej cylindrical lock or equivalent make.
- Toilet door: Oneside African wenge veneered and other side laminated flush door with PU painted WPC frame - with architrave on one side and tacker on the other. Door of 32mm thickness and of size 750 x 2360 mm with 4 side PVC lipping. Extruded Sauerland core filling from Germany.
- Window: Powder coated aluminium / UPVC, sliding shutters with single glazing. No grills.
- Ventilators: Powder coated aluminium / UPVC frame with louvers. No grills.
- French doors: Powder coated aluminium / UPVC sliding. No grills.

## FLOORING

- Living, Dining & Bed Rooms – Imported Spanish Tiles of suitable size
- Kitchen, Toilet: Imported Spanish Ceramic Tiles of suitable size
- Balcony & Utility / Service – Matt Finished tiles
- Common Area & Staircase – Granite flooring
- Car Park – PCC / Granolithic flooring
- Kitchen, Utility, Toilet Dado – Imported Spanish Ceramic Tiles of suitable size up to 2', 5' & up to ceiling height respectively
- Trims & profiles in PVC will used to protect the edges of the Ceramic tiles.

## RAILING

- M.S Railing with Handrail for Staircase, Balcony Area as per Architect Design.

## KITCHEN

- Kitchen: 18mm Black Granite slab for Kitchen Counter
- Stainless Steel Sink with Drain Board in Kitchen/Utility Area

## ELECTRICAL

- Concealed Wiring – Polycab / Power Flex / RR Cables/KEI/ General cables or equivalent (ISI Certified)
- Sockets/Switches – Siemens / MK / Legrand/Panasonic or Equivalent. Adequate Light, Fan and Power points. Provision for Air Conditioners in Living and Dining rooms and all the Bedrooms

## PLUMBING AND SANITARY

- Shower partition using "Dorma" fittings or equivalent in the Master Bedroom toilet
- Concealed CPVC Pipeline in Bathrooms – Aashirwad / Astral / Prince / Equivalent (ISI certified)
- Supreme / Astral/Finolex/ Equivalent UPVC Soil, Waste and Rain Water Line in open ducts
- Sewage pipeline of ISI certified for underground drainage
- CP Fixtures – Kohler/ Roca or equivalent CP Fixtures
- Sanitary Fittings: Kohler/ Roca or equivalent white fittings
- WC: Wall Mounted

## PAINTING AND FINISHING

- Ceiling: Tractor emulsion of colour chosen by the architect
- Living, Dining & Bedrooms: Plastic Emulsion of colour chosen by the architect
- Steel Grills & Other Wood Areas (Wherever Applicable): Enamel Paint (Matt finish)
- Exterior: Weather Proof Exterior Paint equivalent to Apex Ultima from Asian plus texture /glazing wherever applicable