

Project:  
**FLORA FOUNTAIN**  
– 45, Christopher Road, Kolkata 700046

## **SPECIFICATIONS**

### **Structure**

- Pile Foundation.
- RCC Superstructure.
- Podium around the towers joining them upto 3<sup>rd</sup> floor.

### **Lobby**

- Well-decorated AC Ground-floor lobby with marble/granite or good quality tiles.
- Floor lobbies with good quality tiles.

### **Staircase**

- 2 spacious staircases with Kota stone / green marble in each tower.

### **Wall Finish**

- Interior Walls & Ceiling : POP finish.
- Exterior : Weather-proof emulsion paint.

### **Balcony**

- Decorative MS railings.
- Provision for full balcony grill (as per design approved by the developer) at extra cost.

### **Flooring**

- Rooms : Laminated wooden flooring (or vitrified tiles, if opted for) in master bedroom, vitrified tiles in living/dining & other bedrooms.
- Anti-skid ceramic tiles in kitchen.
- Anti-skid tiles in toilets.
- Anti-skid tiles in balcony and open terrace (wherever applicable).

### **Doors**

- Main Door : Panelled polished door with Godrej or equivalent lock, magic eye, handle, tower bolt, door stopper & video door phone (at extra charges).
- Internal Doors : Flush doors with mortise locks / door latch and door stoppers.
- Toilet Doors : Flush Doors with polyurethane-painted inner surface, baby latch and handles.

### **Windows**

- Anodized / Powder coated Aluminum windows with MS Grill.

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## **Electricals**

- Copper wiring in concealed conduits with modular switches from Legrand / Crabtree or equivalent make.
- AC point, TV point & telephone socket in living/dining & all bedrooms.
- Sufficient electrical points.
- Electrical points for geyser, exhaust, washing machine, microwave, refrigerator, water purifier, grinder, computer.
- MCB's.

## **Air-conditioning**

- Internal pipeline & wiring for AC in living/dining & all bedrooms (Air-conditioners at extra cost).

## **Toilets**

- CP Fittings of Jaquar/Marc or equivalent make.
- Wall tiles upto 7 ft. height from floor.
- Sanitary ware of reputed make.

## **Kitchen**

- Granite counter with stainless steel sink with drain board, and taps of Jaquar/Marc or equivalent make.
- Glazed tiles dado up to 2 ft. above working platform.

## **Stores**

- Wall Finish : POP.
- Flooring : Ceramic tiles.
- Toilets : European style WC; wall tiles up to 5 ft. height.

## **Lifts**

- 3 high-speed passenger lifts + 1 stretcher lift of reputed make in each tower.
- 1 Lift for access to Community Halls at the 3rd floor (podium) level.