

("Specifications")

A. Apartments

1. **Flooring:** Italian/imported marble with option of real wood flooring in the master bedroom.
Toilets also to be finished with Italian finish vitrified tiles on the floor and vitrified tiles on the walls upto the false ceiling level.
Kitchen floors to be of high quality anti-skid vitrified tiles.
2. **Doors:** All doors to be wooden teak panel doors with imported handles and locks. Main door to have a Yale/Godrej or equivalent lock. Toilet doors shall be flush doors with laminated finish.
3. **Windows:** Aluminum double glazed windows with clear glass and glass railing, and full height openable double glazing windows in the living rooms.
4. **Toilets:** Sanitary ware and fittings of premium international brands like American Standard, Toto or equivalent. Provision for geysers in each toilet or for pressure pumps in each Apartment. Glass partitions between dry and wet areas.
5. **Kitchen:** Granite top counters with scratch resistant stainless steel sink with drain board. Vitrified tiles upto 3 (three) feet above the kitchen platform.
Hot and cold mixer in the sink. Finished modular kitchen with hob, chimney, oven and microwave, with space for geyser, refrigerator and freezer.
6. **Electrical:** Concealed copper wiring. Modular switches of Schneider or equivalent with Video Door Phone and Home Automation systems in the living/dining area and the toilets.
7. **Air-Conditioning:** All Apartments to be fully air-conditioned by providing VRF units at extra cost.
8. **Walls:** Plaster of Paris finish.

B. Common Utilities

1. Ground floor lobbies to be fully finished with imported marble/stones with air-conditioning and modern look.
2. Lifts to be high speed Mitsubishi elevators. Minimum of 2 (two) elevators in each Building with one large service lift. All lifts to be at least for 12 (twelve) passengers with Automatic Rescue Devices (ARD). One lift for the Recreation Area.
3. Fire Fighting and prevention equipment as per statute and norms.

4. Generator, with adequate back-up (based on the requirement of an End User in respect of his/her/their/its Apartment but at an additional cost, and 100% (hundred percent) power back up for such of the common services and areas as determined by the Architect.