

## Specifications

### Living/ Dining/ Lobby/ Passages

- Floor : Imported Omani marble
- Walls : Acrylic emulsion paint finish.
- Ceiling : Acrylic emulsion paint with limited false ceiling. (extent as per design)

### Bedrooms

- Floor : Branded laminated wooden flooring by Solera.
- Walls : Acrylic emulsion paint finish.
- Ceiling : Acrylic emulsion paint with limited false ceiling. (extent as per design)
- Modular Wardrobes : Modular cabinetry by Paladar in all bedrooms except utility room.

### Kitchens

- Floor : Kajaria anti-skid vitrified tiles.
- Walls : Glass back splash up to 2'-0" above counter and Kajaria tiles/ acrylic emulsion paint in the balance areas.
- Ceiling : Acrylic emulsion paint with limited false ceiling (extent as per design).
- Counter : Black Galaxy granite
- Fittings & Fixtures : CP fittings by Grohe, Double bowl sink by Franke with single drain board and Havellsexhaust fan.
- Kitchen Appliances : Fully equipped imported modular cabinetry by Paladar with accessories by Jager and hob, chimney, oven, microwave, dishwasher, refrigerator and washing machine by Siemens.

### Master Toilet

- Floor : Irish brown marble.
- Walls : Dyna marble with a mirrored cabinet by Paladar.
- Ceiling : Acrylic emulsion paint on false ceiling.
- Counter : Irish brown marble.
- Fittings & Fixtures : Shower partitions by Iguazu, ducted exhaust fan by Systemair and all accessories like towel rail/ ring/ toilet paper holder/ robe hook by Jager.
- Sanitary ware/ CP fittings : Single lever CP fittings, health faucet by Grohe and wash basin & EWC by Duravit.

### Common Toilet

- Floor : Omani marble.
- Walls : Branded ceramic tiles by Somani and mirrored cabinetry by Paladar; backlit mirror in powder toilet.
- Ceiling : Acrylic emulsion paint on false ceiling.
- Counter : Irish brown marble with under counter vanity by Paladar.
- Fittings & Fixtures : Shower partitions by Iguazu (except powder toilet), ducted exhaust fan by Systemair and all accessories like towel rail/ ring/ toilet paper holder/ robe hook by Jager.
- Sanitary ware/ CP fittings : Single lever CP fittings, health faucet by Grohe and wash basin & EWC by Duravit.

### Utility Rooms

- Floor : Ceramic tiles by Somany.
- Walls & Ceiling : Oil bound distemper.

Toilets : Somany anti-skid tile flooring, ceramic tiles by Somany on walls, with conventional CP fittings & sanitary ware.

Air conditioning in the utility room by LG.

Air Conditioning Loads

Proposed 8 HP to 14 HP for all types of typical apartments & 16 HP to 24 HP for the pent-houses (depending upon the size and the type of the apartment).

Security System

Secured gated community with access control at entrances and CCTV for parking area and entrance lobby at ground floor and basements.

Lift Lobby

Lift Lobby Walls : Volacas marble/ wall paper/ mirror/ paint finish

Lift Lobby Floor : Volacas marble/ vitrified tiles of Kajaria make

Lift Lobby Ceiling : Acrylic emulsion paint finish/ veneer ceiling

Fire Fighting System

Synchronized firefighting system with sprinklers, smoke and heat detection system as per norms.

Community Recreational Facilities

Multi-purpose hall.

Health facilities like gymnasium with modern health equipment by Life Fitness.

Swimming Pool with change rooms. kids' pool.

Library/ reading room.

Indoor games facility like cards' room, pool table, etc.

Balconies

Floor : Kajaria vitrified tiles

Walls & Ceiling : Exterior weather shield paint.

Doors

Main apartment doors : Polished veneer solid core wooden door with 60 mins fire rating.

Internal doors : Painted flush door by Portillo.

Utility room door : Laminated solid core wooden door with 60 mins fire rating.

External Glazing

Windows/ external glazing : Saint Gobain's high performance, low emissivity insulating double glass units encased within uPVC framing by Fenesta, ensuring a robust installation.

Electrical Fixtures & Fittings

Modular switches by Osum, all internal wirings (complete) and ceiling light fixtures in balconies, passage, kitchens and toilets.

Power back-up

Blocks - A, B & C : Proposed 13KW to 24KW (depending upon the size & the type of apartment).

Blocks - D, E & F: Proposed 11 KW to 18 KW (depending upon the size & the type of apartment).

**Disclaimer:** - Marble/ Granite/ Stone being natural material have inherent characteristics of color and grain variations. Specifications are indicative and are subject to change as decided by the company or competent authority. Marginal variations may be necessary during construction. The brands of the equipments/ appliances and the specifications and facilities mentioned are tentative and liable to change at sole discretion of the company. Applicant/ Allottee shall not have any

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