

**LUXURY SPECIFICATION**
**TECHNICAL SPECIFICATIONS OF BELLAVISTA (FULLY FURNISHED)**

S. No.	LOCATION	WALLS	CEILINGS	FALSE CEILING	FLOORS	DOORS	WINDOWS	OTHERS
1	BED ROOM & STUDIO (As Applicable)	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Engineered wooden flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	UPVC Double Glass Unit (DGL) / Door / Window with toughened glasses with Thermal & Sound Insulation Properties	1. Modular Wardrobes of brands like Hacker/ Spacewood/ Magpie or equivalent
2	KITCHEN	2' high vitrified tiles above counter / Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP on exposed / remaining area	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Non - slippery Vitrified tiles	NA	NA	1. Modular Kitchen Cabinets of brands like Snaidero/ Spacewood/ Magpie or equivalent. 2. Suitable Capacity Refrigerator, Microwave, Oven, Dishwasher & Washing Machine cum Drier of brands like Panasonic/ Hitachi/ Siemens/ Bosch. 3. Chimney/ Induction plate/ Hob of brands like Panasonic/ Miele/ Siemens/ Bosch/ Hafele/ Kaff. 4. Waste Grinder of brands like Franke/ Hindware/ Carrysil. 5. SS Sink & Sink Mixer of brands like Toto/Grohe/ Roca. 6. Exhaust fans of brands like Panasonic / Usha / Havells.
3	TOILET	7'-6" high Italian marble Dado with Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work on exposed / remaining area	Plastic Emulsion	POP false ceiling	Designer Italian marble flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	UPVC Window	1. Wooden Vanity of brands like Hacker/ Snaidero/ Spacewood/ Magpie with Italian marble counter. 2. White sanitary fixtures & bath tub of brands like Toto/ Kohler/Roca. 3. CP fittings of brands like Toto/ Grohe/ Kohler/ Roca. 4. 26" TV of brands like Sony/ Panasonic/ LG. (not in a tower) 5. Intercom phone of brands like Panasonic/ Beetal/ Alcatel. 6. Exhaust fans of brands like Panasonic / Havells.
4	BALCONY	Rustic finish texture paint with weather shield max top coat	Oil bound distemper	NA	Non - slippery Vitrified tiles / Ceramic tiles	NA	NA	1. Glass railing with High Performance Laminated Toughened Glass.
5	EXTERNAL FAÇADE	Rustic finish texture paint with weather shield max top coat	NA	NA	NA	NA	NA	NA
<b>LIVING AND DINING ROOM</b>								
1	ENTRANCE LOBBY	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	NA	NA
2	LIVING	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	NA	UPVC Double Glass Unit (DGL) / Door / Window with toughened glasses with Thermal & Sound Insulation Properties	NA
3	POWDER TOILET	4'-0" high Italian Marble Dado with Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work on exposed / remaining area	Plastic Emulsion Paint	POP false ceiling	Designer Italian marble flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	NA	1. Wooden Vanity of brands like Hacker/ Snaidero/ Spacewood/ Magpie with Italian marble counter. 2. White sanitary fixtures & bath tub of brands like Toto/ Kohler/ Roca/ Grohe. 3. CP fittings of brands like Toto/ Grohe/ Kohler/ Roca. 4. Exhaust fans of brands like Panasonic / Havells.
4	BALCONY	Rustic finish texture paint with weather shield max top coat	Oil bound distemper	NA	Non - slippery Vitrified tiles / Ceramic tiles	NA	NA	1. Glass railing with High Performance Laminated Toughened Glass.
5	EXTERNAL FAÇADE	Rustic finish texture paint with weather shield max top coat	NA	NA	NA	NA	NA	NA
<b>EXECUTIVE LOUNGE IN TOWER α ONLY</b>								
1	HALL	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	UPVC Double Glass Unit (DGL) / Door / Window with toughened glasses with Thermal & Sound Insulation Properties	1. Fully Furnished and Full Serviced with Powder & Butler Room as per sample.
2	PANTRY	2' high vitrified tiles above counter / Plastic Emulsion Paint / Jotun Paint over POP on exposed / remaining area	Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Non - slippery Vitrified tiles	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	UPVC Window	1. Modular Kitchen Cabinets of brands like Spacewood/ Magpie / Fruel Entaglie 2. Required appliances of brands like Panasonic/ Hitachi/ Siemens/ Bosch/ Samsung/ Miele/ Bosch/ Hafele/ Kaff. 3. S.S Sink & Sink Mixer of brands like Toto/Grohe/ Roca. 4. Exhaust fans of brands like Panasonic / Havells.
<b>S. No. LOCATION WALLS CEILINGS FALSE CEILING FLOORS DOORS WINDOWS OTHERS</b>								
3	POWDER TOILET	4'-0" high Italian Marble Dado with Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work on exposed / remaining area	Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish	NA	1. Wooden Vanity of brands like Hacker/ Snaidero/ Spacewood/ Magpie with Italian marble counter. 2. White sanitary fixtures & bath tub of brands like Toto/ Kohler/Roca. 3. CP fittings of brands like Toto/ Grohe/ Kohler/ Roca.
4	BALCONY/ OUTDOOR SITTING AREA	Rustic finish texture paint with weather shield max top coat	Oil bound distemper	NA	Non - slippery Vitrified tiles / Ceramic tiles	NA	NA	1. Glass railing with High Performance Laminated Toughened Glass.
5	EXTERNAL FAÇADE	Rustic finish texture paint with weather shield max top coat	NA	NA	NA	NA	NA	NA
<b>COMMON AREA</b>								
1	LIFT LOBBY	Combination of Italian Marble stone, Designer glass cladding & Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	Toughened glass doors	NA	Air-conditioned lobby, Light Fixture, Chandelier and Art work.
2	CORRIDOR	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	Velvet Touch Plastic Emulsion Paint / Jotun Paint over POP work	POP false ceiling	Designer Italian marble flooring	Toughened Glass Door with louvers	Toughened Glass Door with louvers	NA
3	UTILITY BALCONIES	Rustic finish texture paint with weather shield max top coat	Oil bound distemper	NA	Non - slippery Vitrified tiles / Ceramic tiles	NA	NA	1. Glass railing with High Performance Laminated Toughened Glass in Smoking Balconies. 2. MS railing/ GRC Jali in Service Balcony for accommodating VRV Outdoor Units.
4	STORES	Oil bound distemper	Oil bound distemper	NA	Vitrified tile	1. For doors opening in Main Corridor: 1st Class C.P.Teak wood door frame & Designer Veneer door shutter with Polyurethane (PU) polish. 2. For door opening in service area: Hardwood door frame with Flush door shutter & paint finish.	NA	NA
5	STAIRCASES	Oil bound distemper	Oil bound distemper	NA	Kota stone steps / risers / floor	2 hours fire rated wooden door shutter with hardwood door frame	NA	NA
6	BUTLER ROOM I/c TOILET IN TOWER α ONLY	Plastic Emulsion Paint	Oil bound distemper	POP false ceiling	Vitrified tile	Hardwood door frame with teak finish flush door.	UPVC Window	NA
<b>ADDITIONAL SPECIFICATIONS</b>								
1	FURNISHING ITEMS	TV, Soft furnishings, curtains, artefacts, artwork, toiletries, linen, cutlery, crockeries etc. will be provided as per sample flat.						
2	ELECTRICAL	Wall bracket lights/ ceiling lights, Chandeliers, Geysers in Kitchen & Toilets of Recold/equivalent make. One no. Radius intercom free (only installation & equipment). Video door phone (Panasonic / equivalent) at main entrance / kitchen, Modular Switches & Sockets of Schneider / equivalent make, Copper wiring of branded make, Exhaust system in Kitchen & Toilets.						
3	AIR-CONDITIONING SYSTEM	VRV System ductable units of adequate capacities designed by MEP Consultants of brands like Mitsubishi / Daikin / Toshiba. Air purifier system to achieve PM 2.5 levels as per prescribed norms. Inverter type AC only in Studio.						
4	HOME AUTOMATION	Home Automation (I.O.T.) in Living / Dining for wall Bracket lights, Chandeliers, Curtains, AC (On/Off) and in Bed Room for wall Bracket lights, Table Lamps, Curtains, AC (On/Off) and in Toilet for Lights, AC, Exhaust Fan, Geyser.						
5	WIFI	Wi- Fi Connectivity everywhere including Lobby.						
6	SECURITY	CCTV of brands like Panasonic / Honeywell / Hikvision / CP plus in Lift Lobby , Corridors. & In side Lift.						
7	DOOR HARDWARE	High-end designer brass mortise locks with handles (Main Gate).						
8	AMENITIES IN CLUB	High Speed Elevators; Multi-purpose/Party hall with Kitchen facilities & Pre-function area; Multi-Cuisine Restaurant; Café; Bar; Lounge; State of the art Gymnasium; Indoor climate controlled 2 no. Badminton Courts & 1 no. Squash Court; All Weather Swimming pool along with kids pool and changing rooms for both genders & kids; Full service Spa having Steam, Sauna & Massage rooms; Game rooms having Table tennis, Snooker/billiards ; Dance/Yoga deck; Business Centre; Guest rooms; Salon; Ofuro (Japanese style bathhouse); Mini theatre; Kids Indoor and Outdoor play area; Outdoor terrace for sit-out/party.						

Note:- Before publishing this draft is to be approved by MD SB.

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