

Specifications – Apartments

LIVING ROOM, DINING ROOM, LOUNGE

Floors	Imported marble
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

MASTER BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

GUEST BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

STUDY

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP /GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

OTHER BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

KITCHEN

Floors	Anti-skid vitrified tiles
Wall Finish	Ceramic tiles till 2' above the counter. Rest of the walls have plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Special Feature	Modular kitchen with granite/marble/composite counter

BALCONY

Floors	Vitrified tiles
Wall Finish	External texture paint
Ceiling Finish	Plastering with POP/GVP punning with acrylic emulsion paint
Windows/Glazing	Aluminium powder coated /UPVC with glass and fly net
Special Feature	MS Powder coated/SS safety railing with handrail

TOLETS

Floors	Anti-skid tiles
Wall Finish	Vitrified tiles up to false ceiling
Ceiling Finish	Moisture resistant gypsum false ceiling with acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Special Feature	Imported marble/granite with open under counter vanity counter with mirror and exhaust fan. Glass shower cubicle and Jacuzzi in master toilet only

UTILITY ROOM

Floors	Ceramic tiles
Wall Finish	Acrylic emulsion paint
Ceiling Finish	Acrylic emulsion paint
Doors	Flush door with veneer finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net

STORE ROOM

Floors	Ceramic tiles
Wall Finish	Acrylic emulsion paint
Ceiling Finish	Acrylic emulsion paint
Doors	Flush door with veneer finish/skin moulded doors

UTILITY BALCONY

Floors	Ceramic tiles
Wall Finish	External texture paint
Ceiling Finish	Acrylic emulsion paint
Doors	Aluminium powder coated/UPVC with glass and fly net
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net



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Internal View Specifications – Villas

Entrance/Lift Lobby and Corridor

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Living/Dining/Family Lounge

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC

Internal Staircase

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP with acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

External Staircase (Landscape)

Flooring	Granite/Stone flooring
Wall	Weather-proof external texture paint
Ceiling	Acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

Basement (Multi-purpose Hall)

Flooring	Marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Water Body

Flooring	Mosaic tiles as per landscape design
Special Feature	With Lighting and filtration unit as per design

Ramp

Flooring	Chequered tile/Corbeled stone
Wall	Weather-proof external texture paint

Multi-purpose Space

Flooring	Marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Pantry

Flooring	Anti-skid vitrified tile
Wall	Plastering with POP/GVP with acrylic emulsion paint/ceramic tiles
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Special Feature	Granite counter

Pergola (At Second Floor)

Special Feature	Seasoned wood/MS with wooden texture paint or RCC
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Terrace (At Second Floor)

Flooring	Anti-skid vitrified tile
Wall	Weather-proof external texture paint
Special Feature	SS/Powder coated M S railing

Terrace (Roof Terrace)

Flooring	Anti-skid ceramic tile
Wall	Weather-proof external texture paint

Kitchen

Flooring	Anti-skid vitrified tile/composite marble
Wall	Ceramic Tiles till 2' above the counter. Rest of the walls have plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Special Feature	Modular Kitchen with granite/marble/composite marble counter

All Toilets

Flooring	Anti-skid tile
Wall	Imported vitrified tiles up-to false ceiling
Ceiling	100% moisture resistant gypsum false ceiling with acrylic emulsion paint
Special Feature	Imported marble/granite with under counter vanity counter with mirror and exhaust fan

Master Toilet

Flooring	Imported marble
Wall	Marble/tile up-to false ceiling
Ceiling	100% moisture resistant gypsum false ceiling with acrylic emulsion paint

Special Feature	Glass shower cubicle/imported marble/granite with under counter vanity counter with mirror and exhaust fan
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Store/Utility Room

Flooring	Ceramic tiles/vitrified tiles
Wall	Acrylic emulsion paint
Ceiling	Acrylic emulsion paint
Special Feature	Flush door with veneer finish/skin moulded door

Utility Toilet, W.C

Flooring	Anti-skid tile
Wall	Ceramic tile dado
Ceiling	Plaster with acrylic emulsion paint

Utility Balcony

Flooring	Anti-skid ceramic tiles
Wall	Weather-proof external texture paint
Ceiling	Acrylic emulsion paint

Study

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC

Balcony

Flooring	Anti-skid vitrified
Wall	Weather-proof external texture paint
Ceiling	Plastering with POP/GVP punning acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

Bedroom/Guest Bedroom and Dress

Flooring	Good quality laminated/engineered wooden flooring
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC
Special Feature	Flush door with veneer finish/skin moulded door

Master Bedroom and Dress

Flooring	Good quality laminated/engineered wooden flooring
Skirting/Dado	Good quality laminated/engineered wooden flooring
Wall	Plaster with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC
Special Feature	Flush Door with teak veneer finish

Landscape/Garden	Lighting/Sit-out/Paving as per landscape design
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External Finish	Plaster with good quality weather-proof external texture paint.
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Door (Internal)	Flush door with teak veneered finish/skin moulded doors and frame: CP/Malaysian Sal/Teak wood with polish
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Door (External)	Aluminium powder coated/UPVC with glass and fly net
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Door (Entrance)	Panel door/both side veneered flush door with polish
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Windows (External)	Aluminium/UPVC with glass and fly net
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Glass Railing (Dining Area-First Floor)	Toughened glass with SS
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All Door Fittings	SS/Chrome/Brass finish fittings
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Electrical Wiring	Multi-strand FRLS copper wires with modular switches
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Specifications for the Common Areas

ARRIVAL RECEPTION/SECURITY LOBBY & CORRIDOR AREA

Floors	Stone flooring
Wall Finish	Stone cladding and plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Gypsum false ceiling with cove band and acrylic emulsion paint
Windows/Glazing	Aluminium powder coated/UPVC with glass

TYPICAL LIFT LOBBY & COMMON PASSAGES

Floors	Granite/vitrified tiles
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	POP punning with cornice band and acrylic emulsion paint
Windows/Glazing	Aluminium powder coated/UPVC with glass

STAIRCASE

Floors	Stone flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP with acrylic emulsion paint
Doors	Fire door
Windows/Glazing	Aluminium powder coated/UPVC with glass
Special Feature	Powder coated MS railing with handrail
External Finishes (Facade)	External grade texture paint



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Happiness cannot do without

Essentials

- 24 hour regular water supply
- 100% power backup

Security

- Earthquake resistant structure
- 24 hours manned security
- Fire fighting systems as per codes
- Gated complex

Community

- Nursery School
- Community Centre with
- Swimming Pool • Kids Pool • Cards Room
- Meditation/Yoga • Multipurpose Hall
- Health Club • Ladies Club • Crèche
- Health Centre • Community Shopping

Recreational

- Continuous landscape sky/terrace garden on the 7th floor
- Amenities, community spaces at the 7th floor
- Children's Play Area
- Basket Ball Court
- Skating Rink
- Outdoor Badminton Court
- Tennis Court
- Themed Landscaped Green Area
- Walkways, Jogging Tracks
- Barbeque Pavilions