

Specifications

Foundation & Structure

Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety. Foundation with RCC piles & pile caps/Raft. RCC super structure with AAC Block/Fly ash brick as per design

Building Envelope

Aesthetically designed and externally painted with mix of texture/acrylic emulsion paint to increase durability and prevent fungae

Living /Dining Room

Flooring	: Italian Marble flooring
Wall & Ceiling	: Putty
Main door	: Wooden frame with both side Polished teak finish flush door/Panel door with Video door phone & Digital Lock.
Hardware & Fittings	: Branded locks of Yale/ Hafle/Dorset or equivalent make and Quality Hardware.
Windows	: Aluminum powder coated windows with glass panes.
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.
Air Conditioning	: Air-Conditioning in living/dining rooms

Bedroom

Bedroom	: Italian Marble flooring
Wall & Ceiling	: Putty
Doors	: Both side polished flush door with wooden frame
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Hafle/ Dorset or equivalent make.
Windows	: Aluminum powder coated windows with glass panes.
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.
Air Conditioning	: Air-Conditioning in all bedrooms

Open Terrace

Flooring	: Matt finish Ceramic Tiles
Wall	: Acrylic emulsion paint
Door	: Powder coated aluminum door with glass panes
Railing	: SS/Aluminum with glass

Kitchen

Flooring	: Matt finish Ceramic Tiles
Wall	: Dado of ceramic tiles up to 2 Feet height above the counter
Ceiling	: Putty
Door	: Both side polished flush door with wooden frame
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Hafle/Dorset or equivalent make
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan
Counter	: Granite counter top
Plumbing	: Stainless steel sink with hot & cold water provision. Separate provision for dish washer
Electrical	: Modular switches of crabtree /Havells/Legrand or equivalent make with copper Wiring.

Service balcony

Flooring	: Matt finish Ceramic Tiles
Wall	: Dado of ceramic tiles up to upto railing height above the floor
Ceiling	: Putty

Door	: Powder coated aluminum door with glass panes
Railing	: SS/Aluminum with glass

Toilets

Flooring	: Anti-skid ceramic tiles
Wall	: Ceramic wall tiles up to door height
Ceiling	: Putty
Door	: Wooden frame with flush door outside polished & inside painted.
Hardware & Fittings	: Branded locks and hardware fittings of Yale/ Hafle/Dorset or equivalent make.
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan
Sanitary ware	: Grohe/Kohler/American Standard or equivalent
CP Fittings	: Grohe/Kohler/American Standard or equivalent
Shower Area	: Shower enclosure in 2 nos attached toilets.

Utility Room

Flooring	: Ceramic tiles
Wall & Ceiling	: Putty
Doors	: Both side polished flush door with wooden frame

Service Toilet (W.C.)

Flooring	: Anti-skid ceramic tiles
Wall	: Ceramic wall tiles up to door height
Ceiling	: Putty
Door	: Flush door with wooden frame
Window	: Aluminum powder coated window with glass panes and provision for exhaust fan

Sanitary ware	: Hindware/Parryware/Jaquar/Essco or equivalent
CP Fittings	: Hindware/Parryware/Jaquar/Essco or equivalent

Ground Floor Lobby

Flooring	: Lobby design with mix of Italian Marble, Marble, Vitrified tiles
Wall	: Combination of Italian marble, Granite, polished veneer & paint as per design
Ceiling	: False ceiling with light fixtures

Typical Floor Lobby

Flooring	: Large size vitrified tiles
Wall	: Combination of tiles & paint as per design
Ceiling	: False ceiling with light fixtures
Lifts	: Kone/Schindler/Mitsubishi/Otis or equivalent

24x7 security and Fire prevention

Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services.

Optimum Power back-up to run all your electrical appliances including Air-Conditioners.

Power backup for common areas & utilities

Video door phone facility and intercom system

24X7 round the clock security

Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

Sufficient fresh air ventilation in every room

Organic waste management

Water efficient fixtures

Rainwater harvesting

Sewage treatment plant

Ample green space with use of native plants in the landscape

Recycled water for gardening

Dual flushing system

Low VOC materials

Use of LED lights in common areas

Health & Safety

24 hour treated water supply through water treatment plant

Anti-termite treatment during various stages of construction

Superior quality waterproofing wherever necessary

Automatic changeover system for DGs and necessary earthing arrangements

Sufficient project illumination through compound & street lighting inside the complex