

# SPECIFICATION

Structure:	Structure designed following the IS code; External Wall RCC; Internal wall RCC or RCC & AAC block combined as per the design.
Building Envelope:	Iconic towers meticulously designed and externally painted with texture/ acrylic emulsion paint.
Living/Dining Room:	
Flooring	Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of Dorset or equivalent make.
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Bedroom:	
Flooring	Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden Frame with Commercial Flush Door with Primer Coat
Hardware & Fittings	Branded locks and hardware fittings of Dorset or equivalent make.
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition (Only Electrical Points)	Provision for Split AC Points in all Bedrooms & Living / Dining
Open Terrace:	
Flooring	Matt finish Ceramic Tiles
Wall	Exterior paint
Door	Aluminium powder coated Door with glass panes
Railing	M.S Railing
Balcony:	
Flooring	Vitrified Tiles
Wall	Exterior paint
Ceiling	Exterior paint
Door	Aluminium powder coated Door with glass panes
Railing	M.S Railing

Kitchen:	
Flooring	Vitrified Tiles
Wall	Ceramic Tiles dado up to 2 Feet height above the counter. Putty finish on rest of the wall
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door
Hardware & Fittings	Branded locks and hardware fittings of Dorset or equivalent make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Counter	Granite Slab
Plumbing	Stainless Steel Sink
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Toilets:	
Flooring	Anti-skid Ceramic Tiles
Wall	Ceramic Tiles up to lintel height
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door
Hardware & Fittings	Branded locks and hardware fittings of Dorset or equivalent make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitary ware	Hindware/Kohler / Jaquar or Equivalent make
CP Fittings	Jaquar/Hindware/Kohler or Equivalent make
Ground Floor Lobby:	
Flooring	Combination of large size vitrified Tiles & Granite as per design
Wall	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	Partial False Ceiling with Light fixtures
Typical Floor Lobby:	
Flooring	Vitrified Tiles
Wall	Combination of Tiles & Paint
Ceiling	Putty
Lifts:	Otis/ Schindler/ Kone or Equivalent make
24x7 security and Fire prevention:	Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services; Limited Power back-up to run Lights ,Fans & Refrigerator only; Power Backup for Common Areas & Utilities; Intercom facility; 24X7 round the clock security Security; surveillance facility with CCTV on ground floor common areas
Green Initiatives:	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; Use of Renewable energy
Health & Safety:	24 hour treated water supply through Water Treatment Plant; Waterproofing wherever necessary Automatic changeover system for DGs; Sufficient project illumination through compound & street lighting inside the complex