

Structure

RCC flat slab structure with peripheral beams and infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements. Structure has been designed to accommodate expansion on second floor
(Floor to Ceiling Heights) : 3.1 mts (aprox)

Living / Dining Areas, Lobbies / Passage

Flooring	Combination of Polished Indian and Imported Marble
Wall Finishess	Acrylic Emulsion on Plaster + POP
Ceiling Finishes	Oil bound Distemper on Plaster + POP

Bedrooms

Flooring	Laminate wood flooring
Wall Finishess	Acrylic Emulsion on Plaster + POP
Ceiling Finishes	Oil bound Distemper on Plaster + POP

Kitchen

Flooring	Matt finished vitrified tiles
Wall Finishess	2' high ceramic tiles dado above counter. Oil bound distemper over plaster in remaining areas
Ceiling Finishes	Oil bound Distemper on Plaster + POP
Counter	Polished granite or Marble
Fixtures and Fittings	Modular factory made cabinets, hob (cook top), chimney, stainless steel sink and mixer of standard makes and brands.
Gas Supply	Provision for PNG connection in future

Toilets

Flooring	Matt finished vitrified tile
Wall Finishess	Glazed / Matt finished ceramic wall tiles upto Dado level (approximately 2100mm). Oil bound Distemper on Plaster in remaining areas
Ceiling Finishes	Oil bound Distemper on Plaster
Sanitaryware	Wash Basin and European Water Closet (EWC) of standard makes and brands.

C.P. Fittings and Accessories	Basin Mixer, Shower mixer / diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of standard makes and brands
	All Toilet floors provided with suitable and adequate water proofing treatment

Balconies

Flooring	Matt finished ceramic tiles
Wall Finishess	Exterior grade paint on Plaster
Handrail and Parapets	Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements

Staircase

Flooring	Polished Indian Stone or granite on Treads, Risers and Landings. Stone to match surrounding lobby flooring.
Railing	Combination of Stainless Steel and wooden handrail
Wall finishes	Acrylic Emulsion on Plaster + POP
Staircase Soffit	Acrylic Emulsion on Plaster + POP

ervant's Room

Flooring	Matt finished ceramic tiles
Wall Finishes	Oil bound Distemper on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

Servant's Toilet

Flooring	Matt finished ceramic tiles
Wall Finishes	Dado of glazed / matt finished ceramic wall tiles. (Oil Bound distemper on plastered surfaces above dado level for remaining areas)
Ceiling Finishes	Oil bound Distemper on Plaster
Sanitaryware	Wash Basin and Indian Water Closet (IWC/ Orissa Pan) of standard makes
C.P. Fittings and Accessories	Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands

External Wall Finishes

External grade Anti Fungal / Anti Algal paint, from reputed makes and brands. Sandstone cladding in selected areas as per elevation requirements

Electrical

Fixtures and Fittings	IS Compliant Modular switches/sockets, Distribution Boxes and Circuit breakers from standard makes and brand
Wiring	IS Compliant Copper wiring in concealed conduits Provision for CAT5 cabling for advanced power management systems Adequate provision for light points, fan points, receptacles and power points in all rooms Electrical points for exhaust fans in Kitchens and Toilets. Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room

Plumbing

- IS COMPLIANT CPVC WATER SUPPLY PIPES WITH STANDARD VALVES AND ACCESSORIES
- IS COMPLIANT PVC WASTE PIPES AND TRAPS