

Kitchen Cabinets

The Owner shall be provided with an option of a fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware. Selection of such an option shall incur additional costs on the part of the Owner.

External Wall Finishes

Indian stone cladding and external grade Anti Fungal / Anti Algal paint from reputed makes and brands as per the architect's discretion.

Plumbing

Overhead water storage tanks for water supply IS compliant CPVC water supply pipes with standard valves and accessories. IS compliant PVC waste pipes and traps.

Roof

PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent).

Structure

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements and designed to accommodate a load of expansion up to the second floor.

Living / Dining Areas, Lobbies / Passage

Flooring	A combination of polished Indian stone and marble.
Wall Finishess	Plastic Emulsion on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

Bedrooms

Flooring	Laminated wooden Flooring/Indian Stone/Marble in Master Bedroom. Matt finished, stain resistant and abrasion resistant vitreous tiles / laminated wooden flooring in other Bedrooms
Wall Finishes	Plastic Emulsion paint on Plaster
Ceiling Finishes	Oil bound Distemper on Plaster

Kitchen

Flooring	Matt finished ceramic tiles
Wall Finishes	7'-0" high 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
Counter	Polished Indian granite or Marble
Fixtures and Fittings	Stainless Steel Sink and mixer of standard makes and brands. Provision for installation of Geysers.

Toilets

Flooring	Matt finished ceramic tiles
Wall Finishes	7'-0" high 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 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. Provision for installation of Geysers.	

Balconies

Flooring	Matt finished ceramic tile
Wall Finishess	Exterior grade paint on plaster.

Ceiling Finishes	A combination of parapet walls and M.S. railings to suit the elevational and functional requirements of the design.
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Staircase

Flooring	Polished Indian Stone / Marble on Treads, Risers and Landings.
Railing	Painted M.S. Handrails and balustrades.
Wall finishes	Oil Bound Distemper on Plaster

Servants 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.

Doors

Main Entrance Door	Polished Hardwood frame with Polished flush door shutters.
Internal Doors	Painted Hardwood frame with painted flush doors.
Hardware	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
Windows and external glazing	Powder Coated Aluminum Frame or u PVC frame windows with clear g

Air Conditioning

Fixtures and Fittings	Air-Conditioners installed and provided in living room and bedrooms.
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