AWESOME'S ORCHARD

SPECIFICATIONS

FOUNDATION & STRUCTURE	:	RCC framed structure.
SUPER STRUCTURE	:	Red clay brick work in cement mortar.
PLASTERING	:	**Internal:** cement plastering finished smoothly. External: Single Coat Cement plastering.
PAINTING	:	Interior walls will be finished with one coat of Primer, Birla putty and two coats of Acrylic emulsion paint of Asian/equivalent. Ceiling will be finished with OBD. Exterior walls and all other walls will be finished with Exterior emulsion.
JOINERIES	:	Main door with Teakwood frame and Teak wood paneled shutters with Both sides Melamine polished will be provided with required Godrej/Europa locks and fittings. Windows will be finished with Anodized (Aluminum) and safety grills and shutters with 4mm glass. Other interior doors will be provided with teakwood frames and flush doors of Sakthi/Jacksons or equivalent and will be varnished on one side and enamel painted on the other side. Toilet, Service and Balcony doors will be waterproof doors.
FLOORING	:	Vitrified tile flooring of size 2'-0" x 2'-0" Toilets will be provided with Anti-Skid ceramic tiles. Service area will be provided with ceramic tiles. Staircase & Lobby – Marble/Kota stone.
TILES CLADDING & DADOING	:	Branded Colored glazed ceramic up to 7'-0" height in all bathrooms. Branded Colored glazed ceramic tiles up to 2'-0" height above the platform will be provide in kitchen. Lift fascia with granite tiles / Marble will be provided in all the floors.
KITCHEN PLATFORM	:	Polished Ruby red or Black granite counter top platform of 2'-0" width and 20mm thickness will be provided. One stainless steel sink and drain board of Carysil / Diamond / Prince equivalent will be provided.
TOILETS	:	CP fittings in all bathrooms (Jaquar continental / ESS ESS / equivalent will be Provided). White or Ivory Colored Sanitary ware with health faucet in all bathrooms of Parry ware / equivalent make. Hot & cold wall mixer with shower provision for geyser in all bathrooms.
WATER	:	Metro water, Bore wells & Sump. Rain water harvesting.
ELECTRICAL	:	Three phase concealed electrical wiring and electrical supply with MCB W/Phase Changeover for each flat will be provided. Switches will be Modular of Salzer/Legrend or Equivalent. Power outlets for A/C and geyser in bed rooms. Power plug outlets for cooking range chimney, refrigerator, micro oven & mixer grinder in kitchen. Earth Leakage Circuit Breaker (ELCB). Fire resistant electrical cabling – Anchor/ equivalent make. Service Area Electrical Points for washing machine and water outlets will be provided. Telephone and TV points will be provided in Living and Master Bedroom only. Exhaust Fan provision will be provided in Kitchens. One calling bell point will be provided.
BACK UP GENERATOR	:	Full phase Back up for Lifts, Water pumps, common areas and for adequate Lights & fan points within the flat.
LIFT	:	Johnson/Kone make lift will be provided.
COMMON AMENITIES	:	AIR CONDITIONED GYM/AIR CONDITIONED Association meeting hall/AIR CONDITIONED Indoor games / Children's Play Area/ Jogging Track and adequate Landscaping will be provided.
NOTE	**:**	**Shelves, Chajja's, Lofts, Arch etc are optional with extra cost.** **VAT & Service Tax applicable as per Government norms.**