

# EMERALD HEIGHTS

# SPECIFICATIONS

STRUCTURE	Earthquake Resistant RCC Structure designed for the highest Seismic Zone as Stipulated by the code and better safety.
FOUNDATION	Reinforced Concrete footings and column with raft.
LIVING/BEDROOMS	Flooring/Skirting: Ceramic/Ceramic Glazed/Vitrified Tiles. Wall/Ceiling Finishes: Plastered and Painted with Pleasing shades of OBD.
KITCHEN	Flooring/Skirting: Ceramic Tiles. Wall/Ceiling Finishes: Ceramic Tiles up to 2 feet height above counter, plastered and painted with pleasing shades of OBD. Platform: Pre polished Baroda Green marble or equivalent marble or Indian Stone. CP Fitting/Fixtures: Stainless Steel Sink, CP fittings, Provision for Hot & Cold Water System, provision for Geyser.
BALCONIES	Flooring: Vitrified/Ceramic Tiles, Wall/Ceiling Finishes: Exterior grade paint on plaster. Handrail and Parapets: Combination of Parapet Walls and M.S. handrails as per functional and elevation requirements.
DOORS/WINDOWS	Main Entrance Door: Painted/Polished hardwood frame with polished/paint flush door shutters. Internal Entrance Door: Painted/Polished Hardwood Frame with painted flush doors. Hardware: Locks, handles/knobs, MS/Steel/Brass hardware. Windows and External Glazing: Aluminium frame or UPVC frame windows with clear glass or equivalent.
COMMON PASSAGE	Flooring: Polished Indian Stone/Indian Marble/Tiles. Wall/Ceiling Finishes: Whitewash/Oil Distemper on plaster.
ELECTRICAL & PLUMBING	Fixtures and Fitting: ISI compliant modular switches/sockets, distribution boxes and circuit breaks from standard makes and brands. Wiring: ISI compliant copper wiring in concealed conduits. Adequate provisions for light points, fan points, receptacles and power points in all rooms. Electrical points for Exhaust Fans in Kitchens and Toilets. Plumbing: ISI compliant GI/CPVC/PPR water supply pipes with standard valves and accessories. ISI compliant PVC Waste Pipes and Traps or equivalent.
TOILETS	Flooring: Ceramic Tiles. Wall/Ceiling Finishes: Ceramic Wall tiles up to dado level (approx. 2100 mm), above it OBD. Sanitary Ware: Wash Basin, EWC with Cisterns, CP Fittings, Provision for Hot & Cold Water System.
STAIRCASE	Flooring: Polished Indian Stone/Indian Marble on treads, risers and landings. Railing: Polished/Painted M.S. Handrails and Balustrades. Wall Finishes: Oil Bound Distemper on Plaster.