

A Project By



Developers : **NYALKARAN PIONEER**



Near Satyagreen Party Plot,
Parvel Vasna- Bhayli Main Road, Vadodara.

Specification

STRUCTURE

- Earthquake resistant RCC frame structure
designed by approved Structural Consultant.

FLOORING

- 800mm x 800mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- 800mm x 800mm in all Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

WALL FINISH

- INTERIOR: Smooth finish plaster with 2-coat Putty and Primer
- EXTERIOR: Double coat plaster with Rustic Structure & Weather Resistant Paint

ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Polycab/ Havells/ RR Kabel or equivalent
- Modular switches (Schneider Electric or equivalent)
- Adequate electric points in each room as per Architect's planning
- Geyser points in each...
- TV point in Living Room and in all Bedrooms
- Separate MCB for each room

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AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in all Bedrooms

KITCHEN

- Premium quality granite platform with S.S. sink
- Decorative glazed tiles Dado up to beam bottom.

BATHROOMS

- Designer Bathroom with premium quality bath fittings and sanitary wares (Jaquar / Plumber / Cera or equivalent)
- Premium quality ceramic tiles dado up to beam bottom

DOORS

- MAIN DOOR: High quality decorative door with Wooden Frame
- INTERNAL DOORS: Laminated flush door with granite frame
- Main Door with Video Door Phone Security System • All other doors with Godrej or equivalent lock fittings

WINDOWS

- Colour Anodized sliding window with fully glazed glass shutters
- Granite frame for window

TERRACE

- Elegant China Mosaic finish with waterproofing treatment