

CORONA HEIGHTS by Promoter PRAJ DEVELOPER
SPECIFICATION

INTERNAL UNIT FINISH:

LIVING SPACES AND DINING

- Door:- A Designer Main door with melamine polish wide Teakwood frame.
- Flooring:- Italian marble.
- Wall Finish:-Gypsum plaster on single coat cement base Roller plaster with, JK/Birla white putty.
- A.C.:- Standard quality of sufficient capacity of split A.C.

KITCHEN, STORE & WASH

- Flooring:- vitrified tiles of RAK/ Vermora/ equivalent make.
- Platform:- Quartz / super quality granite platform with full height dado of vitrified tiles.
- Overhead chimney of Glen/ Faber/ Kaff/ equivalent make.
- R.O water purifier of standard make.
- Oven , Water purifier , mixer grinder points in kitchen.
- Sink:- S.S Bowl sink of Crysil/ Frank/ Nirali/ equivalent make.
- Store:- Adequate Kota stone shelves with satin finish glazed tile dado.
- Wash-Utility:- Texture finish granite flooring & ceramic dado – with adequate plumbing, drainage and electrical points.
- Service points for washing machine/ dryer/ dish washer in Wash Area.

TWO MASTER BED ROOMS

- Flooring:- Wooden flooring.
- A.C.:- Standard quality of 2 tons capacity of split A.C.
- Door:- Waterproof laminated flush door with wooden frame.
- Attached Toilet:- Designed with natural stone and high quality vitrified tiles of RAK/ varoma/ equivalent make with all luxurious amenities- rain shower, jets, diverters and spouts with full height dado. Sanitary ware of Roca/ American Standard/ Duravit/ equivalent make. Aesthetic C.P. fitting of /Jaguar/ Kohler/ Grohe/ equivalent make.

BED ROOM

- Flooring:- Granamite flooring RAK/ Varmora/ Asian/ Equivalent make.
- A.C.:- Standard quality of 1.5 tons capacity of split A.C. in each room.
- Door:- Waterproof laminated flush door with wooden frame.
- Attach Toilet:- Vitrified tiles of RAK/ Varmora/ Asian/ equivalent make , and having body shower, single lever diverters and spouts with full height dado. Sanitary ware of Simpolo/ Cera/ Duravit/ equivalent make. Aesthetic C.P. fitting of Jaguar/ Kohler/ Grohe/ equivalent make.

COMMON TOILET

- Vitrified tiles of RAK/ Nitco/ Varmora/ equivalent make with full height dado.
- Aesthetic C.P. fitting of Jaguar/ Kohler/ Grohe/ equivalent make.
- Sanitary ware of Simpolo/ Cera/ Duravit/ equivalent make.

BALCONY & FLOWER BEDS

- River wash Vitrified Designed floor space.
- Flower beds with drainage system.

EXTERNAL SPECIFICATION:

TECHNICAL SPECIFICATION

- Earthquake Resistant Structure design for R.C.C framed structure with Raft footing and infill masonry walls and R.C.C pardi.

EXTERNAL WALL OF BUILDING

- 9" thick wall where ever necessary Roller finishes plaster with texture/ adequate designed stone cladding with natural stone/ shone ceramic tiles.
- Weather proof enamel paint of standard make.

ELECTRIFICATION

- Standard quality Generator/ Inventor of sufficient capacity for power back up for lights & fans in each flat & common area.
- Sufficient points in concealed copper wiring of Finolex/ R.R/ equivalent make.
- T.V. Internet/ wi-fi zone in Living Room & Telephone plug points in all rooms.
- Modular switches of Legrand/ MK/ Roma- Anchor/ equivalent make.
- Common earth leakage protector to be provided with 3- phase meter.
- Lightning Protection system.

COMMON WALL

- Double coated sand & roller faced plaster. partially stone cladding.
- ICI based gloss paint.

ELEVATORS

- Two auto collective KONE/ SCHINDLER/ Johnson/ Otis Elevator.
- One servant lift of standard make.

WATER SUPPLY

- Under ground and overhead tanks for drinking water with adequate capacity, finished with fully glazed tiles.

- Hot water supply from dedicated centralized Gas Gyser in each flat.

SECURITY

- Multi point security system with CCTV camera & video intercom & video call connectivity.

SPECIAL FEATURES

- Large compound Gate, Pick up Stand, Watchman cabin.
- Aesthetic Double Height entrance foyer for building finished with Italian/ Granite/ wooden cladding.
- Elegant lobby area finished with Italian/ Granite/ Wooden at all floor level.
- Well designed S.S. and laminated glass railings in Balcony.
- S.S. Railing in Stair area.
- Standard quality Anodized Aluminium window section, glass of standard quality, well designed safety grill and mosquito net.
- Granite in stair steps, landings, lobbies & wooden Lift facia walls.
- Centralized Plumbing system & Gas connection in each flat.
- All toilets and other sunk slabs, flowerbeds and terraces – well water proofed and using china mosaic flooring on terrace floor.
- Site Developement:- Paver ceramic tile & mould and stone paving.
- Three Car parking slots for each flat.
- Sufficient two wheeler parking.
- Waiting room for driver.
- Separate Servant room for each flat.

AMENITIES

- Well designed Landscaped Garden
- Children's play Area.
- Water Cascade