

Specifications Vatika The Seven Lamps Gurgaon

Structure

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements.

Living / Dining Areas, Lobbies / Passage

Flooring

Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles

Wall Finishes

Acrylic Emulsion on Plaster

Ceiling Finishes

Oil bound Distemper on Plaster

BedRooms

Flooring

Matt finished stain and abrasion resistant vitreous tiles / polished vitrified tiles / wooden flooring.

Wall Finishes

Acrylic Emulsion on Plaster

Ceiling Finishes

Oil bound Distemper on Plaster

Kitchen

Flooring

Matt finished ceramic tiles

Wall Finishes

2' high Ceramic tiles dado above counter. Oil bound distemper over plaster in 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 Geyser

Toilets

Flooring

Matt finished/anti-skid ceramic tiles.

Wall finishes

Glazed / Matt finished ceramic wall tiles up to Dado level (approximately 2100mm).

Oil Bound distemper on plastered surfaces above Dado level.

Ceiling Finishes

Oil bound Distemper on Plaster

Vanity Counter

Indian Stone / Indian Marble

Sanitary ware

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.
Sanitary ware
Wash Basin and European Water Closet (EWC) 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 / Anti Skid ceramic tiles
Wall finishes
Exterior grade paint on plaster.
Ceiling finishes
Exterior grade paint on plaster.
Handrail and Parapets
Combination of parapet walls and M.S. Handrails as per the functional and elevation
requirements.

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
Sanitary ware
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.

Staircase

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

Oil Bound Distemper on Plaster

Common Passage

Flooring

Polished Indian Stone/Indian Marble

Wall finishes

Oil Bound Distemper on Plaster

Ceiling finishes

Oil Bound Distemper on Plaster;

Roof

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

Doors & Windows

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 uPVC frame windows with clear glass.

External Wall Finishes

External grade Anti Fungal / Anti Algal paint from reputed makes and brands.

Electrical wiring and Installations

Fixtures and Fittings

IS Compliant Modular switches / sockets, Distribution Boxes and Circuit breakers from standard makes and brands.

Wiring

IS Compliant Copper wiring in concealed Conduits.

Adequate provision for light points, fan points, receptacles and power points in all rooms.

Electrical points for exhaust fans in Kitchens and Toilets. Electrical points for Air-conditioners provided in appropriate locations in Bedrooms and Living room.

Plumbing

S. Compliant CPVC water supply pipes with standard valves and accessories.

IS. Compliant PVC waste pipes and traps

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 cost on the part of the Owner.