



Specifications of Villa

Project :- Sapphire Royale, Lucknow- Sultanpur National Highway, Lucknow

| Zone/Area | Specifications |
|--|--|
| Structure | Structure designed for the seismic considerations for the zone as stipulated by the code and for better safety |
| Foundation | Reinforced concrete footings and columns |
| Bedrooms | |
| Flooring/Skirting | Double Charged Vitrified tiles |
| Wall Finishes | Asian Paints / Berger Acrylic emulsion on POP punning |
| Ceiling | Oil Bound Distemper |
| Living/Dining Room | |
| Flooring/Skirting | Double Charged Vitrified tiles |
| Wall Finishes | Asian Paints / Berger Acrylic emulsion on POP punning |
| Ceiling | Oil Bound Distemper |
| Toilets | |
| Flooring | Anti Skid Ceramic tiles |
| Wall Finishes | Ceramic wall tiles up to false ceiling level |
| Ceiling Finishes | Oil Bound Distemper |
| Vanity Counter | Granite/ Equivalent |
| Sanitary Ware | Hindware / Jaquar or any Premium quality range |
| Kitchen | |
| Flooring/Skirting | Vitrified tiles/Ceramic tiles |
| Wall Finishes | Oil Bound Distemper on the walls |
| Ceiling | Oil Bound Distemper and provision for installation of Geysers |
| Counter | Granite/Marble top with stainless steel/ carysil sink |
| Doors and Windows | |
| Main Entrance Door | Painted hardwood frame with engineered door shutters |
| Internal Doors | Painted hardwood frame with engineered door shutters |
| Windows and External Glazing | UPVC frame windows with clear glass |
| External Wall Finishes | Grade anti-fungal/anti-algal paint from reputed makers and brands. (Asian Paints or Berger) |
| Electrical Wiring and Installations | |
| Fixtures & Fittings | ISI compliant modular switches/sockets, distribution boxes and circuit breakers from standard makers and brands |
| Wiring | ISI compliant copper wiring in concealed conduits |
| Plumbing | ISI compliant CPVC water supply pipes with standard valves and accessories. ISI compliant PVC waste pipes and traps. |
| C.P. Fittings and Accessories | |
| Grohe/ Jaquar or equivalent brands single lever fittings in all Toilets and Kitchen. Provision for installation of Geysers. | |

Note: The above specifications are only indicative & some of these may be changed in consultation with the Architect, and equivalent may be provided at the sole discretion of the Company.