

# **SPECIFICATIONS FOR NIKOO HOMES II**





**STRUCTURE:**

RCC structure with concrete block/RC walls.

**FLOORING:**

- Vitrified Tile flooring in the Foyer, Living, Dining, corridors and all Bedrooms.
- Anti Skid Tile flooring on decks.

**LOBBY:**

- Elegant ground floor lobby flooring and cladding in Granite/Marble/Natural Stone.
- Upper floor lobby flooring in vitrified tiles and lift cladding in natural stone/vitrified tiles.
- All lobby walls in texture/emulsion paint and ceilings in OBD.
- Service Staircase and Service Lobby in Kota or Equivalent.

**BATHROOMS:**

- Ceramic/Vitrified Tiles for flooring and dado upto false ceiling.
- EWCs of Jaquar/Hindware/Parryware or equivalent.
- CP Fittings Jaquar or equivalent.
- Wash basin with counter and CP mixer taps.
- Geysers of suitable capacity in all bathrooms and provision for exhaust fans, except staff bathroom.
- IWC for staff bathroom.

**MAIN/INTERNAL DOORS:**

- Flush Doors with pre-engineered frames and all fittings.

**KITCHEN / STAFF QUARTER/ UTILITY:**

- Modular kitchen including Base & wall cabinets (with or without shutters) excluding appliances will be provided.
- Vitrified Tile flooring.
- 2 feet dado of tile above the kitchen counter.
- Stainless Steel Sink with drain board.
- Anti Skid Tile flooring and dado for the utility area.
- Tile flooring for staff room and bathroom.
- Piped gas with individual meter.

**EXTERNAL DOORS AND WINDOWS:**

- UPVC doors and windows.

**LIFTS:**

- Automatic Lifts of suitable capacity in every Block.

**PAINTING:**

- Interior: Acrylic Emulsion paint for walls and OBD for Ceilings.
- Exterior: Exterior Emulsion paint/Textured paint.

**DG POWER/BACK UP:**

- Backup Generator provided for all Common Areas, Lifts and Pumps.
- 100% backup power provided for Apartments at an additional cost linked to usage.

**ELECTRICAL:**

- All electrical wiring is concealed with PVC insulated copper wires with modular switches.
- Suitable points for Power and Lighting provided.
- TV and Telephone points provided in the Living and all Bedrooms.
- Provision for Split AC power point in Living and Bedrooms.
- 3 KVA power for Studio/One Bedroom/One Bedroom with study/Two Bedroom Apartments, 5 KVA power for Two Bedroom with Study/Three Bedroom/Three Bedroom with study/Lofts and 8 KVA power for the Sky Villas/Four Bedroom with staff.

**SECURITY SYSTEMS:**

- Round the clock security with CCTV coverage for selected areas.
- Entries to the Apartment Building with Access Control Devices provided at the Ground Floor/Parking Floor entrance.
- Intercom/Centrex Facility for each Apartment to Security Cabin/Maintenance Office and other Apartment, with charges payable to the Service Provider.

**SEWAGE TREATMENT PLANT:**

- Sewage Effluent shall be treated and the treated water will be used for flushing and Landscaping.

**WATER TREATMENT PLANT:**

- Fully Treated Water through an Exclusive Water Purification Plant within the project.
- Rain Water Harvesting Scheme would be provided for Recharging the Ground Water Level.