

<b>EDEN SENIOR LIVING &amp; WELLNESS, DEHRADUN</b>		
<b>APARTMENT SPECIFICATIONS</b>		
<b>FLOORING</b>	<i>Living &amp; Dining</i>	Italian Marble
	<i>Bedrooms</i>	Wooden Flooring and Anti bacterial vitrified tiles (Optional)
	<i>Toilets</i>	Anti skid granite/Anti bacterial vitrified tiles
	<i>Kitchen</i>	Anti skid granite flooring
	<i>Balconies</i>	Anti skid granite flooring in all balconies.
	<i>Utility areas</i>	Anti skid granite flooring
	<i>Lobbies &amp; Common Areas (Other than Lounge areas)</i>	Combination of Anti skid, Anti bacterial vitrified tiles/granite flooring
<b>WALL CLADDING</b>	<i>Bathrooms</i>	Designer decorative Anti bacterial vitrified tiles, up to 8' 3" height or to the bottom of false ceiling
	<i>Kitchen</i>	Designer Anti bacterial tiles up to 3' above counter and remaining walls painted in Zero VOC, Washable & Bacteria Resistant Paint
	<i>All other spaces</i>	Zero VOC, washable, bacteria resistant paint
<b>WOOD WORK</b>	<i>Wardrobes</i>	Modular wardrobes/cupboards in all bedrooms finished with laminate as per design. Fittings of Hettich, drawers with telescopic channels & pull-outs
<b>KITCHEN</b>	<i>Wood work</i>	Modular Kitchen with Hob & Chimney, adequate storage with cutlery tray, dish rack, study table, Aluminium Shutter in one of the racks etc.
	<i>Working counter</i>	Granite Counter top with single bowl stainless steel sink with drain board
	<i>Appliances</i>	Double Door Fridge, Dish Washer, Front Loading Washing Machine, Microwave, Oven of BOSCH/SIEMENS & RO Water Purifier of SMITH <small>(Oven, Washing Machine and Dishwasher not provided in Studio units.)</small>
<b>DOORS &amp; WINDOWS</b>	<i>Entry Door</i>	Wooden frame with decorated wood door, 8' height with premium hardware
	<i>Internal Doors</i>	44 mm thick flush doors with natural wood cladding with premium hardware & wooden frame
	<i>Windows/External Doors</i>	Anodized Aluminium windows with sliding toughened glass and wire mesh shutters
<b>ELECTRICAL</b>	<i>Internal</i>	Fire Retardant Low Smoke (FRLS) copper electrical wiring in concealed Fire Resistant PVC conduits
		MCB based distribution board with modular switches & sockets
		High performance electrical switches & sockets
	<i>Telephone/ TV points</i>	Cable / Satellite TV, Telephone & internet provisions in all rooms including points for Wifi
	<i>Ceiling/Exhaust Fans</i>	Ceiling fans and exhaust fans in all the rooms and bathrooms respectively
	<i>Air Conditioning</i>	Energy efficient VRV System in living, dining & all bedrooms.
	<i>Hot Water</i>	Independent Geysers in each bathroom & kitchen
	<i>Light Fixtures - Internal</i>	Energy efficient LED lights in false ceilings and decorative lights as per architectural requirements
<i>Light Fixtures - External</i>	Adequate LED lighting in common areas / staircase / lobby / stilt / garden / gate / boundary wall /roads etc. Decorative lights as per architectural requirements	

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	<i>Electric Meter</i>	Single-Point electric metering system & power back-up through generators
<b>LIFE SAFETY</b>	<i>Fire Detection</i>	Smoke Detectors to be installed in all apartments and common spaces and heat detector in kitchen
	<i>Fire Fighting</i>	Sprinklers to be installed in Common spaces & corridors
	<i>Emergency</i>	Panic Buttons near floor level for emergencies Emergency Call System in all bathrooms
<b>FINISH/INTERIOR</b>	<i>Plaster of Paris</i>	Plaster of Paris in Stucco finish punning, cornices, coves and false ceilings in entire apartment
	<i>Walls</i>	Combination of velvet touch paint
<b>FINISH/EXTERIOR</b>	<i>Facade</i>	Combination of Exposed Brick tiles, Unistone moulding, external texture paint and wooden panelling on balcony roof
	<i>Paint</i>	High quality weather proof exterior paint
	<i>Railing</i>	Cast Iron railings painted in French green look
<b>FINISH/OTHERS</b>	<i>Sanitary - Infrastructure</i>	Corrosion free cPVC pipes/fittings for water supply, uPVC pipes/fittings for soil & waste
	<i>Sanitary - Fittings</i>	Grohe or equivalent
	<i>Sanitary - Fixtures</i>	American Standard or equivalent
	<i>Bathroom Accessories</i>	Shower cubicles with SS Fittings and Grab bars, WC grab bar, table-top basin, mirror and vanities Nylon wrapped accessories / grab bars
	<i>Fittings</i>	Magnetic catchers, decorative handles, mortise locks, door stoppers, cupboard handles. All fittings of Stainless Steel of Hettich / Hafele or equivalent
	<i>Signage's &amp; Graphics</i>	3M or equivalent
<b>SECURITY</b>	<i>Security</i>	Intelligent Building Management System (IBMS) Integrated CCTV Surveillance of the whole site and all common areas
	<i>Automation</i>	Home Automation (optional package)
<b>LIFTS</b>		Two glass passenger lifts, one Bed Lift and one Service Lift of Kone
<b>BASEMENT / DRIVE WAY / STILT AREA</b>		Colour concrete VDF flooring
<b>EXTERNAL DEVELOPMENT</b>		Granite (flamed and polished combination) / Concrete / Rubber Paver Blocks for all internal and external pathways
		Rain Water Harvesting system for optimal reuse
		Water Treatment Plant for potable water supply
		Sewage Treatment Plant for water supply for landscape irrigation