



	Features	SILVER Specifications	GOLD Specifications	PLATINUM Specifications
Construction Cost	Covered Area (Including Walls)	Rs. 2,200 / sq ft	Rs. 2,900 / sq ft	Rs. 4,000 / sq ft
	Non Habitable Area (Stairs, Lift shaft, Mumty, Staff quarters)	Rs. 1,900 / sq ft	Rs. 1,900 / sq ft	Rs. 2,400 / sq ft
	Open Area (Stilt & Balcony)	Rs. 1500 / sq ft	Rs. 1500 / sq ft	Rs. 1800 / sq ft
	Basement	Rs. 2000 / sq ft	Rs. 2000 / sq ft	Rs. 2500 /sq ft
	Additional Charges	Approvals, Taxes & Lift	Approvals, Taxes & Lift	Approvals, Taxes & Lift
Design and planning	Architectural drawings	Yes	Yes	Yes
	Structural Drawings	Yes	Yes	Yes
	Services Drawings(electrical, plumbing, air-conditioning etc.)	Yes	Yes	Yes
	Façade Design	Combination of glass, , jaali, MS and paint surfaces as per owner's preferences.	Combination of glass, wood, jaali, tiles, MS and paint surfaces as per owner's preferences.	Combination of stone, glass, engineered wood, jaali, MS and paint surfaces as per owner's preferences.
	Front Gate design	MS Gate	MS Gate	Laser Cut Pattern in Steel, Motorised gate,
Flooring	Internal areas (Bedrooms, Living Room, Dining Room, and Internal passages)	Polished Italian/Imported marble (upto rs 250/ sq ft) in Drawing room.	Italian/ Imported marble with diamond polish (Upto Rs 250/sq ft)	Italian/ Imported marble with diamond polish (Upto Rs 350/sq ft)
		Vitrified tiles from Kajaria/ Somany or Wooden laminated Flooring in all other rooms (Upto Rs 75/sq ft)		
	Bathrooms	Glazed vitrified tiles from Kajaria or Somany (Upto Rs 60/sq ft)	Glazed vitrified tiles from Kajaria or Somany (Upto Rs 90/sq ft)	Italian/ Imported marble with diamond polish (Upto Rs 200/sq ft)
	Terrace and balcony	Glazed vitrified tiles from Kajaria or Somany (Upto Rs 60/sq ft)	Glazed vitrified tiles from Kajaria/ Somany (Upto Rs 75/sq ft)	Glazed vitrified tiles/ Stone (Upto Rs 110/sq ft)
	Staircase	Granite	Granite	Premium Granite



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Stilt/ Driveway	Combination of granite, heavy duty tiles as per design	Combination of granite, stone and heavy duty tiles as per design	Combination of granite, stone and heavy duty tiles as per design	
Walls and Ceilings	Internal walls	ICI Beauty smooth finish interior emulsion paint	Royale Emulsion from Asian Paints or ICI Dulux	
	Bathroom Walls	Glazed Vitrified tiles of Kajaria or Somany	Marble in combination with flooring	
	Kitchen Walls	Combination of Tiles and Paint	Combination of Tiles and Paint	
	False Ceiling, Cove Lighting or Cornice	As per owner's preference. Ceiling area covered not to exceed 20% of ceiling area.	As per owner's preference. Ceiling area covered not to exceed 20% of ceiling area.	As per owner's preference.
	Doors, Windows & Wardrobe	Internal Door frames	Mango or Marindi wood with Natural Oil and Wax Polish	Ivory Teak Wood with Melamine polish / PU/ Paint
Internal Door panel		Flush door with Laminate Finish of Merino or Century Ply	Flush/ Panel door with premium Veneer with PU finish	
External doors and windows		Made of Mango or Marindi wood	Made of UPVC or Superior quality Aluminium	
Wardrobes		Upto 3 feet wide and 7 feet high in bedrooms	As per design Upto 6 feet wide, upto ceiling height in bedrooms	As per design upto 8ft wide, upto ceiling height in each bedroom
Fittings and Fixtures	Bathrooms(Basin, WC, Shower, Accessories)	Jaguar/Hindware fittings with half shower partition capped at Rs.40,000	Kohler/Grohe/ Queo fittings with shower partition capped at Rs. 75,000	
	Modular kitchen	Yes, without appliances	Yes, without in-built appliances	Yes, with built-in appliances
	Bathroom/ Kitchen Counter	Indian Granite in Kitchen counter	Premium Granite	Premium Granite/ Composite Marble
	Kitchen (Tap and Sink)	Jaguar, Jayna or similar	Jaguar/ Carysil or similar	Jaguar/ Kohler or similar



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Equipments / Appliances	Appliances in Kitchen	No	In-built hob, chimney of Faber, Elica or similar In-built hob, chimney, dish-washer, microwave, refrigerator of Bosch/ LG/ Samsung
	Air-conditioning	Conduits only	Split ACs from LG/Samsung/Voltas in Bedrooms, Living, Dining area Split ACs from Daikin/ Mistibushi in Bedrooms, Living, Dining area
	Geysers	In bathrooms (Jaquar)	In Bathrooms & Kitchen (AO Smith) In Bathrooms & Kitchen (AO Smith)
	Light Fixtures	All LED lights as per electrical design	All LED lights as per electrical design All LED lights (Philips) as per electrical design
	Exhaust Fan	Bathrooms & Kitchen	Bathrooms & Kitchen Bathrooms & Kitchen
	Ceiling Fans	Regular fans of Bajaj & Usha	Regular fans of Bajaj & Usha Regular fans of Bajaj & Usha
	Civil Structure	Demolition of existing structure (if any)	Yes
Earthquake Resistance		IS Codes and seismic zone IV compliant	IS Codes and seismic zone IV compliant" IS Codes and seismic zone IV compliant
Excavation and foundation		As per IS Codes	As per IS Codes As per IS Codes
PCC		Used below foundation, stilt (if made), terrace and sunken areas	Used below foundation, stilt (if made), terrace and sunken areas Used below foundation, stilt (if made), terrace and sunken areas
Concrete		RMC for slabs of Techno/ /RMC and Site-mix for columns	RMC for slabs of Techno/ /RMC and Site-mix for columns RMC for slabs of Techno/ RMC and Site-mix for columns
Steel		Kamdhenu/Rathi or similar- As per structural drawings in compliance with IS codes	Kamdhenu/Rathi or similar- As per structural drawings in compliance with IS codes Kamdhenu/Rathi or similar- As per structural drawings in compliance with IS codes
Brickwork / AAC blockwork		Magicrete/Finecrete or similar - As per drawings and bye-laws	Magicrete/Finecrete/JK or similar - As per drawings and bye-laws Magicrete/Finecrete/JK or similar - As per drawings and bye-laws



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Waterproofing	On terrace, sunken areas (bathrooms, kitchen etc.) underground water tanks, mumty	On terrace, sunken areas (bathrooms, kitchen etc.) underground water tanks, mumty	On terrace, sunken areas (bathrooms, kitchen etc.) underground water tanks, mumty	
	On foundation / stilt / sides	On foundation / stilt / sides	On foundation / stilt / sides	
	Yes, with Fibre mesh/Chicken Mesh	Yes, with Fibre mesh/Chicken Mesh	Yes, with Fibre mesh/Chicken Mesh	
Basement	Concrete retaining walls as per structural drawings	Yes	Yes	
	Water-proofing	On all 4 sides and floor of Dr. Fixit	On all 4 sides and floor of Dr. Fixit	
	Proper drainage and sewage with sump pit (if applicable)	Yes	Yes	
	Internal partitions	No	No	
	Toilet	Yes	Yes	
	AC	No	No	
	Light fixtures	Yes	Yes	
	Wardrobes & Woodwork	No	No	
	Flooring	Vitrified tiles of Kajaria or Somany (upto Rs 75/ft)	Vitrified tiles of Kajaria or Somany (upto Rs 75/ft)	5-Star Split ACs from Daikin/ Mistibushi in Bedrooms, Living, Dining and Family Lounge area
	Polished Marble/ Granite (upto Rs 250/ft)			
Electrical work	Connection load calculation	As per service consultants or as owner's choice	As per service consultants or as owner's choice	
	Inverter provisioning for all light, fan and 6-amp points	Yes	Yes	
	Fire resistant electrical wires	Havells/ Finolex	Havells/ Finolex	
	Conduits	BEC/ Polypack/ AKG	BEC/ Polypack/ AKG	



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Plumbing work	Earthing pit	As per services expert	As per services expert	As per services expert
	Switches	Anchor Rider/ Penta	Anchor Rider/ Crabtree	Schneider/ Legrand
	MCBs, ELCBs & DB	Havells/ ABB/ Legrand	Havells/ ABB/ Legrand	Havells/ ABB/ Legrand
	CPVC Pipes	Astral / Prince/ Supreme	Astral / Prince/ Supreme	Astral / Prince/ Supreme
	Underground water tank	3000 litres RCC underground tank	4000 litres RCC underground tank	5000 litres RCC underground tank
	Overhead water tank	2000 litres Sintex double layer with pressure pump, if required	2000 litres Sintex double layer with pressure pump, if required	3000 litres Sintex double layer with pressure pump, if required
	Rain water harvesting	Yes	Yes	Yes
	One tap in each balcony, stilt and terrace	Yes	Yes	Yes
	Manholes, catch-basins and gully-traps	As per services experts	As per services experts	As per services experts
Others	Terrace landscaping	No	Yes (Bench and bar counter)	Yes (Bench, bar counter, pergola and grass patch)
	Terrace Powder Toilet	No	No	Yes
	Servant Quarters	Yes	Yes, as per design	Yes, as per design
	Video Door Phone	Yes	Yes	Yes
Approvals Handling	Appointment and coordination with liasioning architect	Yes	Yes	Yes
	Co-ordination with government agencies for approvals	Yes	Yes	Yes
	Disconnection and reconnection of water, electricity and sewage connection	Yes	Yes	Yes



	Features	SILVER Specifications	GOLD Specifications	PLATINUM Specifications
	Display of boards on site as per authority requirements	Yes	Yes	Yes