

## Specifications - The Lake @ Omaxe New Chandigarh

Structure	Earthquake resistant RCC frame structure
External Finish	Textured Paint of exterior grade and Glass on specific sections

### Living/Dining Room/Family Room

Flooring	Premium/ Italian Marble Vitrified Tiles
Walls	Plastic Emulsion Paint
Ceiling	Plastic Emulsion & POP with cove

### Bedrooms

Wardrobe	Wardrobe in Master Bedroom
Flooring	Laminated wooden flooring in Master Bedroom & Premium / Italian Marble Vitrified Tiles in other Bedrooms
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint , POP with Cove in Master Bedroom Only

### Toilets

Flooring	Premium Anti Skid Vitrified Tiles
Wall/DADO	Complete Wall - Premium Vitrified Tiles
Ceiling	Plastic Emulsion
Fittings	Premium Sanitary fixtures of Duravit/Roca/Jaquar or equivalent, Mirror, Other CP Fittings of Grohe/Jaquar or equivalent including Showers

### Kitchen

Cabinets	Premium / Italian Modular Kitchen Cabinets of Appropriate Finish
Flooring	Anti Skid Vitrified Tiles
Dado	Premium Vitrified Tiles upto 2ft above counter
Wall Finishes	Vitrified Tiles / Plastic Emulsion Paint + Commercial Tile behind Cabinet for protection
Ceiling	Plastic Emulsion Paint
Counter	Pre Polish Premium Granite

### LIFTS

One Service Lift and two regular Lifts to be provided in each tower for access to all the floors of premium (Known Brand) quality.

### Staircases

Risers & treads	Granite Stone
Wall Finishes	Plastic Emulsion Paint
Ceiling	Plastic Emulsion Paint / OBD
Handrail	MS Railing

### Balcony

Flooring	Anti Skid Vitrified Tiles
Wall Finishes	Water proofing external paint
Ceiling	Water proofing external paint
Handrail	SS Railing with Glass

### Door & Windows

Doors	Flush Door Painted/Polished	
Windows/Ventilators	Seasoned Hardwood/ Aluminium/ UPVC Sections	
<b>Entrance Lobby</b>		
Flooring would be of appropriate Mix of Italian Marble/Granite , walls and ceiling would be Plastic emulsion paint and use of other products for décor as per architect views.		
<b>Electrical Fittings</b>		
All electrical wirings in concealed conduits, provision adequate light and power points. Telephone and TV outlets in Drawing, Dinning and all Bedrooms, Moulded Modular Plastic switches & protective MCB's. Electrical Points for Kitchen Chimney, Hob.		
<b>Power Back Up</b>		
Generator to be provided for Power back up as per the size of the flat and for 100% backup of Emergency & safety Facilities, Lifts and Common Areas		
<b>Plumbing</b>		
All internal plumbing in GI/CPVC/Composite. Underground Water Tanks with Pump house and tube wells for uninterrupted Supply of Water.		
<b>Club House &amp; Sports Facilities</b>		
Clubhouse with Swimming Pool, well equiped Gyms, Resturantants, Utility Shops, Multi purpose Hall, Indoor and outdoor sports facilities like Pool and Billiards Room, Table Tennis Room, Basket Ball court, Tennis Courts, Jogging and walking Tracks etc.		
<b>Security and Fire Protection</b>		
Video Surveillance system, Perimeter security and Entrance Lobby security with CCTV cameras plus other appropriate hi-tech Security , Fire Prevention Suppression, Detection & Alarm System as per fire norms.		
<b>Other Specifications applicable for Penthouses Only</b>		
Internal Stairs	Marble / Granite Stone	Applicable for Isabella and Emerald Tower
Railing & Handrail for Internal Stairs	Glass railing with SS	
Internal Lift	Personalised Non Machine Room Lift with capacity of 3 person	Applicable for Isabella Tower
Terrace Rights (Tentative Area)	Isabella Tower - 1290 sqft, Emerald Tower (Unit No. 1&2) - 1155 sqft, Emerald Tower (Unit No. 3&4) - 785 sqft, Caspean Tower - 1085 sqft, Victoria Tower - 880 sqft, Mystic Tower - 715 sqft	
Customisation*		

\* Customisation in penthouses with respect to specification and floor plan possible subject to additional cost and architect approval