

VALMARK ORCHARD SQUARE - SPECIFICATIONS

Structure	• RCC framed seismic II compliant structure. • Solid Concrete Block Masonry for internal walls. • External walls will be a combination of RCC and Solid Block Masonry. • All internal walls are smoothly plastered.
Flooring	• Vitrified Tiles for Living, Dining, Kitchen & all Bedrooms. • Ceramic Tiles for Balconies, Toilets and Utility. • Ground Floor Lobby Area and Staircase – combination of Indian Marble / Granite and Kota or equivalent. • Higher floors Lobbies and Staircase combination of Kota and Tile or equivalent.
Doors	• Main Door – Teak Wood Frame with designer BST doors finished in Melamine Polish on both sides. • Internal Doors - Hard Wood Frame with flush doors painted both sides.
Windows	• Powder coated Aluminium / UPVC sliding windows with plain glass in three tracks with mosquito mesh.
Kitchen	• Provision of plumbing points for sink and electrical points to accommodate modular kitchens. • 2 Ft. Dado in Kitchen starting at 2 Ft. 9 inches from ground level. • Single bowl sink with drain board in Utility. • Provision for Washing Machine in Utility.
Electrical	• 5 KW power for 3 BHK Unit and 4 KW power for 2 BHK Unit • Elegant Modular Switches – Anchor, Panasonic or equivalent • TV points in Living Room and Master Bedroom • Telephone Point in Living and Master Bedroom • Data point in Living Room for internet connection • AC provision in Master Bedroom as per standard and only conducting provision for one other Bedroom. • Power Backup- (a) 1 KW per Flat. (b) 100% Power backup for Common Areas.
Painting	• Interior & Exterior: Emulsion Paints.
Plumbing and Sanitary ware	• Wall Mounted EWC of Kohler/ Hindware/ Parryware or equivalent make. • Ceramic Wash Basin with Granite Counter in Master Bedroom. • CP Fittings – Jaquar/ Kohler or equivalent make, fittings of Florentine/Sirocco or equivalent series. • 7 Ft. Ceramic Glazed Tiles Dado in Toilets.
Lifts	• Two suitable elegantly designed automatic lifts per Wing of 8 and 13 passengers' capacity.
Security System	• CCTV Security System • Round the clock Security.

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Amenities	• Approx 5000 sq.ft. Clubhouse having • Gymnasium • Sauna & Steam • Indoor Games/Multipurpose Hall • Indoor Badminton Court • Swimming Pool • Children's Play Area • Exquisite Landscape • Jogging Track • Visitors Parking
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