

Specifications of Spira Suites

STRUCTURE

R.C.C. structure designed for the highest seismic consideration for Zone V, against Zone IV as stipulated by the code, ensuring better safety.

ENVIRONMENT FRIENDLY GREEN BUILDING

Pre-certified for green building (Platinum rating)

WALL FINISH

Internal
Externals

Internal walls in cement plaster with POP punning with plastic emulsion paint or texture finish. Combination of stone, tiles, Acrylic emulsion/ Texture paint having special elements in architectural glass/ Sensitile.

Lift Lobbies

Marble/granite/vitrified cladding and acrylic emulsion

FLOORING AND DADO

Living Room
Kitchen
Toilet

Superior quality vitrified tiles in combination with High quality wooden flooring. Counter/ Walls shall feature combinations of high quality granite/Imported/Indian marble. Spanish vitrified tiles in flooring or equivalent; Glass Mosaic /Bisazza Mosaic/ imported tiles in walls till 7ft height, balance painted in acrylic emulsion paint.

Sit out lounge
Lift Lobbies

High quality Anti skid tiles/ flamed granite.
Granite / marble / vitrified

KITCHEN

Fitting

Imported fittings of TOTO/Kohler or equivalent. Single bowl stainless steel sink with drain board. Designer/modular woodwork & fittings. Chimney with exhaust fan. Single lever hot and cold water, provision for piped gas supply, with appliance package of high end cooking range, microwave oven, under counter refrigerator, dish washer and RO system

TOILETS

Fittings

Premium quality imported Chinaware, imported/high class wall hung W.C. and washbasin in matching shades/ colours. Single lever C.P. Fittings Grohe/ Kohler/ Toto/ Jaguar or equivalent. Glazed shower enclosure. Toilet will include exhaust fan/mirror with wall mounted vanity lighting/ towel rack/ rod & ring accessories and heavy duty geyser.

DOORS

Main Entrance

Elegantly designed and finished 8' high Entrance door with Polished hardwood frame with European style moulded shutter and high quality imported/Indian hardware fittings.

Internal Door

Polished high quality wood veneer flush shutter with high quality imported/Indian hardware.

WINDOWS

Upvc/ Aluminium Window frames with combination of double/single glazed panels.

ELECTRICALS

Modular range switches/sockets/MCBs, copper wiring, two wall light, one ceiling chandelier with matching wall/ ceiling lights

POWER BACK UP

100% power backup for every apartment

COMMUNICATION

TV and telephone points, EPABX and video door phone.

ENTRANCE LOBBY

Air-conditioned with designer furniture in the waiting area

PLUMBING

Pressurized water supply system. Copper piping for water supply inside the toilet, kitchen & UPVC pipes for stacks

SECURITY

Secured gated community with access control at entrances with Automatic boom barriers and manual gates at entry and exits of the development, CCTV for basements, ground floor lobbies, EPABX system linked to each unit. Access control cards and video door phone for each apartment.

AIR CONDITIONING

Air Conditioned Suites

FIRE SAFETY

Sprinkler system for fire-safety in all areas as per norms.