

# Toostee's El-Dorado

The Monalisa of Real Estate



## Introducing

» **Modular Kitchen**

» **L.P.G Reticulated System**

**&**

» **Individual Modern Security System**

**At no extra cost**

Site Address:

Bikash Nagar, Vidya Mandir Path

Opp. Maharishi Vidyamandir H.S. School

Lalmati, Borsajai, Guwahati-781029

**Building N.O.C No.: GMDA/BP/469/06032008/156**

Promoter: **TOOSTEE CONSTRUCTIONS PVT. LTD.**

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## ***SPECIFICATIONS***

- 1. Structures:** Earthquake resistance R.C.C. frame structure with shear wall as per code. Structure complies with seismic zone-V specification.
- 2. Walls:** External walls **weather coat paint** finish and internal walls to be finished with plaster of paris.
- 3. Floor:** **Vitrified tile** flooring for all rooms and balconies except for toilet floor. Common area, lobby, staircases shall be finished with **marble and kota stone**.
- 4. Doors:** First class local wood door frame with flush door shutter shall be provided for all doors except for the opening from drawing room to the balcony. **Three Track aluminum sliding door** shall be provided for the opening between Drawing room and Balcony.
- 5. Windows:** **Sliding aluminum** windows with glass shutter.
- 6. Toilet:** Toilet floors shall be finished with Anti-skid tiles and ceramic tiles for walls up to the door level. Toilets shall have sanitary ware of reputed brand and CP fitting of **Jaguar** or **equivalent**. Both the toilets shall have both hot and cold water provision.
- 7. Kitchen:** Vitrified floor tiles with Granite kitchen platform and 600mm high Ceramic wall tiles on top of the kitchen platform. Kitchen will be provided with fully finished **modern modular design** with stainless steel kitchen sink.
- 8. Electrification:** All concealed wiring **fire resistant** ISI marked copper wire and **modular switches** with adequate numbers of light and fan points in all the rooms. Provision for AC point in master bedroom and also for other electrical appliances shall also be provided.
- 9. Security System:** Individual modern security system to control and restrict unwanted visitor.
- 10. A society and multi-occasion hall** in Block-I.
- 11. A fully equipped fitness center** in Block-II.
- 12. Introduction of L.P.G Reticulated System** at no extra cost, which is convenient to use and customers need not worry about refill booking and dry-outs. No storage of cylinders at customer's premises and hence availability of more usable space in kitchen.
- 13. Spacious Jogging track** in the premises itself.
- 14. Each Block** will be provided with **two lifts**.
- 15. Water supply arrangement** from deep tube well with adequate capacity overhead tank and common underground reservoir.
- 16. Standby generator** shall be provided for emergency power supply for common facilities as well as limited power supply to each flat/unit.
- 17. Arrangement for Compound Lighting.**
- 18. Standard Fire Fighting** arrangement.
- 19. Security post** at the entrance.
- 20. Residential accommodation** for service staff.
- 21. Compound wall and gate, Concealed telephone and cable TV wiring, common toilet** at the ground floor.
- 22. Plantation programme** on the 66% open area shall be taken up much before the initiation of the project to create greener and cleaner environment giving an almost sylvan look.