

## **STANDARD FEATURES & SPECIFICATIONS:**

The DEVELOPERS liability with regard to the specifications is restricted only to the quality of work mentioned in the case of manufactured and bought out items registered with warranty extended by the manufacturers of such bought out items. The DEVELOPERS however undertake to provide only such items as are made from the manufacturers from reputed concern.

The project will be executed under the direction of the architect and assisted by consultants for various thrust areas structure, electrical, plumbing, landscaping etc.,

- A. Type of Construction** : RCC framed structure with 9" thick exterior Brick wall and 4-1/2" thick interior Brick Wall.
- B. Loft** : RCC loft of 2'0" wide at a height of 7'0" from floor level. at all Bed Rooms.
- C. Kitchen/Platform** : Kitchen platform will be of Black granite at a height of 2'8" from level with Diamond/equivalent make stainless steel single bowl sink with single drain board.
- D. Flooring** : Flooring includes skirting for all habitable rooms
1. Living, Dining Area : Vitrified Tiles.
  2. Balcony : Vitrified Tiles.
  3. Bedrooms : Vitrified Tiles.
  4. Kitchen/Utility : Vitrified Tiles.
  5. Toilets : Pastel / Soft colored ceramic tiles of Kajaria / Somany / equivalent make.
  6. Lobbies : Polished marble slab, skirting – colour, pattern & size as specified by the architect.
  7. Staircase : Marble Slab - colour, pattern & size as specified by the Architect for risers and treads.

8. Car Parking (Covered) : Granolithic Finishing over a bed of PCC flooring.

### **E. Door**

1. Main Door : a. Teak Wood frame with Paneled shutter Fitted With Godrej lock Equivalent make and brass Tower bolts, brass hinges and fitted with rubber door stopper.
2. Other Doors : Treated Wood frame with flush shutters fitted with Iron oxidized hinges Mortise lock/equivalent with brass tower bolts,& rubber door stopper.
3. Toilet Doors : Treated wood frame with Marine water proof ply shutters with powder coated handle and brass tower bolts.
4. Windows/Ventilators : Treated Wood frame and shutters with plain glass and MS grills, brass tower bolts, stays and painted with Suitable colour as specified by architect.

### **F. Plumbing**

1. Overhead tank :Common over head tank fitted with Duct pipes of PVC True Bore / Finolex /equivalent make and terrace pipes of GI / PVC.
2. Internal concealed Pipe : CPVC Pipe.
3. Exposed Piping : PVC of Finolex / Trubore or equivalent make.
4. Waste Water line : PVC of Finolex / Trubore or equivalent make.

### **G. Wall Tiles**

1. Toilets : Pastel / Soft coloured glazed tiles up to a height of about 7'0" of Johnson / equivalent make.
2. Above Kitchen Platform : Glazed tiles up to 2'0"above the platform with Johnson

3. Utility : / Somany /equivalent make.  
: Ivory / White coloured glazed tiles of Johnson /  
Somany / equivalent make.

**H. Sanitary ware**

: The colour of all sanitary ware will be white.

1) Bathroom

: a.EWC of Parryware / Equivalent make.  
b.Ceramic Wash basin of Parryware/ equivalent make.  
c.Soap dish.

**I. Sanitary Fittings**

1. All Toilets

: a. Chromium Plated basin fittings of jaguar  
/equivalent make.  
b. Two-in-one wall mixer Jaguar/ equivalent make.  
c. Over head shower of Jaguar/equivalent make with  
arm and rose.  
d. Chromium plated low level tap and one concealed  
stop cock in each bathroom of Metro/equivalent  
make.

**J. Electrical Supply & Wiring**

: 1.Concealed wiring using Finolex / Equivalent  
make suitable for 3 Ph. supply.  
2. Switches/ plug points / light points / fan points /  
Main, Distribution Board will be provided.  
Switches will be Of MK /equivalent make or as  
specified by architect.

**Main Entrance**

- Calling Bell - 1 No.

**Living Hall**

- Light Point - 2 Nos.  
5Amps Socket - 1 No.  
Fan Point - 1 No.  
Telephone Point - 1 No.  
T.V. Point - 1 No.

**Dining**

- Light Point - 2 Nos.  
5 Amps Socket - 1 No.  
15 Amps Socket - 1 No.

		Fan Point	- 1 No.
<b>Bed Room</b>	-	Light Point	- 2 Nos.
		5Amps Socket	- 1 No.
		Fan Point	- 1 No.
		A/c Point	- 1 No.
<b>Kitchen</b>	-	Light Point	- 2 Nos.
		5 Amps Socket	- 1 No.
		15 Amps Socket	- 1 No.
<b>Toilet</b>	-	Light Point	- 2 Nos.
		5 Amps Socket	- 1 No.
		15 Amps Socket	- 1 No.

**K. Telephone Points** : In living room.

**L. Television Points** : With cabling from common Reception Point terminating in the living room and Master bedroom capable of being linked up with cable operator's signals.

**M. Painting**

1. Ceiling : One Coat of White Cement primer and two coats of White Snow Cem / equivalent make.
2. Internal Walls : One Coat of primer Two coat Brila, Cement Pasted Putty and one coat of Emulsion Primer, two Coats of Emulsion Paint.
3. External Walls : One coat of primer and two coats of External emulsion paint
4. Main Door : Melamine Polishing.
5. Doors, Windows & Grills : Synthetic enamel painting.

**COMMON AREAS**

**A. Driveway & external area** : Inter Locking Paving Blocks as specified by the Architect.

- B. Sump** : As per CMWSSB standards.
- C. Pump** : Single phase pump with a phase Change Over Switch of Texmo / equivalent make.
- D. Over head tank** : Of adequate capacity as per Standards and comprising Of Two compartments with provision of draw from Sump into one and from auxiliary source like bore well in to other.
- E. Gate/Name Board/Letter Boxes/Sentry post/light fittings** : Built to design as specified by the Architect.
- F. Compound Wall** : Will be provided on all sides, retaining Existing walls if any. Roadside wall will be built to design as specified by the Architect.
- G. Landscaping** : Adequate landscaping will be provided as per Architect's Design.
- H. Anti termite Treatment** : The foundation and the building will be treated with Suitable chemicals for Termite Proofing.
- I. Additional Amenities** : Recreation Club, Gym Room, Change room, Gas room, Common room, Office room and Back up Generator.
- J. Drainage** : Sewage Treatment plant will be provided as per Specifications. Rainwater harvesting arrangement will also be provided.
- K. Water Supply specification** : Common borewell will be provided as per