

## **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**

1. Bedroom : RCC loft of 2'0" wide at a height of 7'0" from floor level.

### **C. Shelves/Platform**

1. Kitchen : Black granite platform at height of 2'8" from floor 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 : Italian Marble slabs

2. Balcony : Italian Marble slabs

3. Bedrooms : Italian Marble slabs.

4. Kitchen/Utility : Granite Slabs.

5. Toilets : Granite Slabs-Flooring  
: Wall ceramic tiles of kajaria/ eqilent make

### **E. Door**

1. Main Door : a. Teak Wood frame with Teak wood Paneled shutter and ornamental beading on both sides.  
  
b. Main Door provided with Godrej lock Equivalent make and antique finished brass Tower bolts, brass hinges and fitted with antique finished brass door stopper.
2. Other Doors : Teak wood frame with Teak wood Paneled shutter fitted with antique finished brass Tower bolts, brass hinges and fitted with antique finished brass door stopper.
3. Toilet Doors : Teak wood frame with Teak wood Paneled shutter fitted with antique finished brass Tower bolts, brass hinges and fitted with antique finished brass door stopper.
4. Windows/Ventilators : Teak Wood frame and teak wood shutters with plain glass and Bright bar grills, brass tower bolts, stays and painted with suitable colour as specified by architect.
5. Baluster Rail : Of Steel fabricated to design or as specified by the Architect, wherever required with teak wood hand rail.

### **F. Plumbing**

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

### **G. Tiling**

1. Toilets : Pastel / Soft coloured Kajaria 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 Kajaria /equivalent make.
3. Utility : Ivory / White coloured glazed tiles of Johnson / Somany / equivalent make.

### **H. Sanitary ware**

- : All sanitary ware will be coloured.
- 1) Bathroom :
    - a. Double Syphonic Wall mounted EWC of Hind ware/ Equivalent make.
    - b. Ceramic Wash basin of Hind ware / equivalent make.
    - c. Soap dish.
    - d. Towel Rod and Towel Ring of Jaquar make.
    - e. Toilet paper Holder of Jaquar make of equivalent

### **I. Sanitary Fittings**

1. All Toilets :
  - a. Chromium Plated basin fittings of Jaquar Florentine make.
  - b. Four way Diverter wall mixer of Jaquar Florentine make.
  - c. Over head shower of Jaquar Florentine make with arm And rose.
  - d. Chromium plated low level tap and one concealed stop Cock in each bathroom of Jaquar Florentine makes

### **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 in drawings.

3. Wiring of 3/22 rating for 5A points and 7/20 for 15 A points.
4. Provision for Air conditioner in all bed rooms with Additional Provision for a computer point in Master Bedroom.
5. Provision of Power points (15A) for Fridge, Grinder, Microwave in the Kitchen.

**K. Telephone Points** : In living and all Bedrooms.

**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 : One Coat of primer , one coat of Emulsion Primer and two coats of Emulsion Paint
3. External Walls : Sandex Matt
4. Doors : Melamine Polishing.
5. Toilet Doors : Synthetic enamel painting inside and Melamine polishing Outside.
6. Windows & Grills : Synthetic enamel painting.

**COMMON AREAS**

**A. Flooring**

1. Lobbies : Granite slab, skirting – colour, pattern & size as Specified by the architect.
2. Staircase : Granite Slab - colour, pattern & size as specified by the Architect for risers and treads.
3. Car Parking (Covered) : Granolithic Finishing over a bed of PCC flooring.
4. Driveway & external area : Inter Locking Paving Blocks as specified by the Architect.

- B. Sump** : As per CMWSSB standards.
- C. Pump switch** : 2 Nos single phase pump with a phase Change Over 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. Water Sources**
1. Kitchen Area : One Tap for Metro Water Supply and another for bore well.
  2. Other areas : Taps at appropriate places for water supply from Bore Well.
- F. Gate/Name Board/Letter Boxes/Sentry post/Light fittings** : Built to design as specified by the Architect.
- G. 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.
- H. Landscaping** : Adequate landscaping will be provided as per Architect's Design.
- I. Lift** : One elevator of with suitable interior as specified by the Architect
- J. Power Back up:** : Power back up will be provided for lift, common area Lighting and motor through generator set of suitable capacity
- K. Anti termite Treatment** : The foundation and the building will be treated with Suitable chemicals for Termite Proofing.