

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

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

C. Shelves/Platform

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 : Vitrified Tiles.
2. Balcony : Ceramic Tiles.
3. Bedrooms : Ceramic Tiles.
4. Kitchen/Utility : Ceramic tiles
5. Toilets : Pastel / Soft coloured ceramic tiles of Bell / Kajaria / Naveen / equivalent make.

E. Door

1. Main Door : a. Teak Wood frame with Paneled shutter
b. Main Door provided with Godrej lock Equivalent make and Aluminium 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 aluminium tower bolts,& rubber door stopper.
3. Toilet Doors : Treated wood frame with Marine water proof ply shutters with powder coated handle and aluminium tower bolts.
4. Windows/Ventilators : Treated Wood frame and shutters with plain glass and MS grills, aluminium tower bolts, stays and painted with suitable colour as specified by architect.

F. Plumbing

1. Common Overhead tank to individual : Duct pipes of PVC True Bore / Finolex /equivalent make and terrace pipes of GI / PVC.
2. Internal concealed : GI 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 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 / Somany /equivalent make.
3. Utility : Ivory / White coloured glazed tiles of Johnson / Somany / equivalent make.

H. Sanitary ware

- 1) Bathroom : The colour of all sanitary ware will be white.
 - 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 Metro/equivalent make.
b. Two-in-one wall mixer Metro / equivalent make.
c. Over head shower of Metro / 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 Anchor / equivalent make or as specified in drawings.
3. Provision for fittings.

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.
Bed Room	-	Light Point	- 2 Nos.
		5Amps Socket	- 1 No.
		Fan Point	- 1 No.
		A/c Point	- 1 No.
Kitchen	-	Light Point	- 2 Nos.
		5 Amps Socket	- 1 No.

15 Amps Socket - 1 No.

Toilet - 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 & External Walls : One Coat of White Cement primer and two coats of
Colour Snow Cem / equivalent make.
3. Main Door : Melamine Polishing.
4. Doors, Windows & Grills : Synthetic enamel painting.

COMMON AREAS

A. Flooring

1. Lobbies : Polished marble slab, skirting – colour, pattern & size
as specified by the architect.
2. Staircase : Marble 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** : 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. Water Sources**
1. Kitchen Area : One Tap for Drinking Water 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** : Two elevators With suitable interior as specified by the architect.
- J. Anti termite Treatment** : The foundation and the building will be Treated With suitable chemicals for Termite Proofing.