



RATHI CONSTRUCTIONS

SRI TIRUMALA SILVER SPRINGS

SPECIFICATIONS

I. Civil Works:

1. RCC Column Framed structure.
2. Cement Block Masonry walls.
3. Reinforced Cement Concrete Foundation, Plinth, Cut Lintels, Beams & roof slab.
4. All Internal Walls plastering with lime paste finish.
5. All External exposed walls Sponge Finish plaster.

II. Flooring & Granite Works:

1. 20mm thick Black Granite Kitchen platform.
2. 20mm thick Granite Cladding for the Lift Side walls.

III. Tiling or Dadoing Works:

1. Glazed tile cladding for all the bathrooms up to the height of 6'-6".
2. Vitrified tiles of size 24" x 24", for the entire Flat, except bathrooms and Balconies.
3. Ceramic Tiles of size 12" x 12" for the Balconies & Utility.
4. Basement floor Parking space with suitable cement or concrete flooring.

IV. Joinery Works:

1. Main Door with - Teak Wood frame and 30mm thick Veneered Door.
2. Other Room Doors - Solid/equivalent Wood & 30mm thick Veneered Flush Doors.
3. Balcony doors - Wood frames & 30mm thick Veneered Flush doors.
4. Bathroom doors - Wood frames & 30mm thick Veneered Doors.
5. Hardware for main door - Brass or SS finish hardware, Europa / Equivalent Brand lock - 1nos. or SS finish Mortice Latch for all the room doors.
6. UPVC 2 / 3 Track Sliding windows, with Plain / Design glass & M.S Grill as per the flexibility as per the feasibility.
7. Aluminum Casement Windows/ventilators for Bathroom with Design Glass & M.S.Grill.



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V. Plumbing Works:

1. suitable size of Ceramic Washbasin with water mixer.
2. Concealed master control cock (Ball valve) in each toilet, from inside, for easy maintenance.
3. Provision for One Geyser in the Common Bathroom.
4. Provision for: - Aqua – Guard point in kitchen & Washing machine point in utility area.
5. Water supply lines are of CPVC Grade & all the lines shall be pressure tested.
6. Sewer lines shall be of PVC – SWR grade, & Rain water lines shall be of PVC – Solvent Grade.

VI. Electrical Works:

1. Television Points in the living room and Master Bedrooms.
2. Fire Resistant electrical wires of Anchor/Fine cab make or equivalent.
3. Elegant Designer modular Electrical switches of Anchor / Havells make or equivalent.
4. For safety one ELCB (Earth Leakage Circuit Breaker) for each flat.
5. Required number of MCB (Miniature Circuit Breakers) along with a main distribution box for each flat.
6. Each 3BHK Flat will be provided with 3KW power and 2BHK with 2KW.
7. Telephone point will be provided in living room and master Bedrooms.

VII. Painting Works:

1. Internal Walls: - Tractor Emulsion Paint of Asian paints or Equivalent.
2. External Walls: - Exterior ACE Emulsion Painting of Asian Paints or Equivalent
3. Windows & Ventilator: M.S. Grill Enamel Painting.
4. Main door and Veneered flush doors to be polished & Melamine coated.

VIII. Lifts:

1. KONE/ Johnson or equivalent brand Lift as shown in the plan with backup power.