

CASAGRAN FLORELLA PH II
VILLA SPECIFICATION

1. STRUCTURE

Structural System	: RCC Framed Structure designed for seismic compliant (Zone 2)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 2950mm
ATT	: Anti-termite treatment will be done

2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design
Bathroom	: Glazed ceramic tile up to 2100mm height of size 300x450mm
Kitchen	: Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen	: Vitrified tiles of size 600x600mm
Bathroom	: Anti-skid ceramic tiles of size 300x300mm
Open Utility / Open Deck / Private Open Terrace	: Anti-skid ceramic tiles of size 300x300mm
Terrace	: Pressed tiles finish
Car parking	: Kota / Pavers / Outdoor tiles finish

4. KITCHEN & DINING

Kitchen	: Platform will be finished with granite slab of 600mm wide at height of 800mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: Kohler/ Roca / Equivalent
Sink	: Stainless Steel sink with drain board
Dining	: Wall hung washbasin

5. PRIVATE OPEN TERRACE



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Handrail : MS handrail as per architect's design

6. STAIRCASE

Flooring : Granite flooring for staircase

Handrail : MS handrail as per architect's design

7. BATHROOMS

Sanitary fixture : Kohler/ Roca / Equivalent

CP fittings : Kohler/ Roca / Equivalent

Master Bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & Counter wash basin with polished granite top

Other Bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & Wall mount wash basin

8. JOINERY
a. DOORS

Main door : Good quality door frame with Flush doors with double side laminate shutters of size (1050X2100mm)

: Ironmongeries like door lock of Godrej /equivalent, tower bolts, door viewer, safety latch, door stopper

Bedroom doors : Good quality door frame with Flush doors with double side laminate shutters of size (900X2100mm)

: Ironmongeries like door lock of Godrej /equivalent, door stopper, door bush, tower bolt

Bathroom doors : Good quality door frame with FRP shutters of size (750X2100mm) with water proofing resistant on inner side

: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

Utility doors : Good quality door frame with FRP shutters of size (750X2100mm) with water proofing resistant on outer side



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	: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush
Terrace doors	: Good quality door frame with FRP shutters of size (900X2100mm) with water proofing resistant on outer side
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

b. WINDOWS

Windows	: UPVC windows with sliding shutter with see through plain glass
French doors	: UPVC frame and doors with toughened glass without grills
Ventilators	: UPVC frame of fixed / adjustable louvered

9. ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & ELCB (Earth leakage Circuit breaker)
Switches & sockets	: Modular box & modular switches & sockets of Schneider / equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand
TV	: Point in Living & Bed-1 and provision in other bedroom & Lounge
Telephone	: Point in Living & Bed-1
Data	: Point in Living and provision in first floor Lounge
Split- air conditioner	: Point will be provided in Living / Dining & All bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all toilets
Back-up	: Inverter provision for all room fan and light points

10. OUTDOOR FEATURES:

1. Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rain water harvesting	: Rain water harvesting site
3. STP	: Centralized Sewage Treatment plant
4. Intercom	: Intercom will be provided



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5. Common Back-up : 100% Power backup for common amenities such as club house, WTP, STP & selective common area lighting
6. Safety : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground
7. Security : Security booth will be provided at the entrance
8. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design
9. Landscape : Suitable landscape at appropriate places in the project
10. Internal Roads : Bitumen finish roads
11. Driveway : Convex mirror for safe turning in driveway in / out

NOTE – Master Bedroom refers to Bedroom – 1.

