

SPECIFICATION OF THE PROJECT: PARKSIDE NORTH BY BRIGADE		
	Description	Proposed
	1 FOUNDATION	Isolated/Combined Footing
	2 SUPER STRUCTURE	RCC Frame structure
	3 BLOCK WORK	Cement solid block Masonry
	4 FLOORING	
COMMON AREA:	Waiting lounge /reception /GF Lobby /lift lobby	Matt finish Vitrified tiles, GF lobby- Marble or Granite flooring. SS Grab bars in the common area.
	Staircases	Cement step tiles
	Other lift Lobby and corridors (upper)	Matt finish Vitrified tiles
	MEP rooms	IPS floor with smooth finish
	Terrace	Clay tiles with membrane water proofing
	Basement	VDF/IPS with smooth finish
RECREATION HOUSE (club):	Lobby	Matt finish Vitrified tiles/ Restile or equivalent.
	Gym	Laminated Wooden Flooring/vinyl flooring
	Multi purpose hall	Matt finish vitrified tiles
UNITS:	Living / Dining / Family / Foyer	Matt finish Vitrified tiles
	Master Bed room	Laminated wooden flooring
	Other Bed rooms	Matt finish Vitrified tiles
	Balcony / deck	Anti-skid ceramic/vitrified tiles
	Master Bed room Toilet	Anti-skid ceramic/vitrified tiles
	Other Bedroom Toilets	Anti-skid ceramic/vitrified tiles
	Kitchen	Same as Living
	Utility	Anti-skid ceramic tiles
	5 WALL DADO	
	Kitchen	provision for modular kitchen
	Master bedroom toilet	ceramic tile cladding up to false ceiling height.
	Other Bedroom Toilets	ceramic tile cladding up to false ceiling height.
	6 KITCHEN	
	a. Counter	provision for modular kitchen
	b. Plumbing/Electrical	Plumbing point provision for water purifier/sink, Electrical point provision for, refrigerator point, microwave point,dishwasher point, hob point, chimney point, mixer point.
	7 TOILETS:	
	CP Fittings	Jaguar/Ess Ess or equivalent
	Sanitary fixtures	EWC: 1.common toilet-Wall mounted EWC with exposed flush tank (Cera/Hindware/equivalent). 2. Master Bedroom Toilet(senior friendly toilet) Floor mounted EWC with exposed flush tank. WASH BASIN: Wall mounted wash basin in all toilets with lever type handle faucet.
	Accessories	Mirrors ,Soap tray, toilet paper holder,basin mixer, robe hook,towel rod, health faucet. - (Jaquar or equivalent). Emergency pull chord to operate call system and grab bars for Master Bedroom toilet (senior Friendly toilet).
	Shower	Telephonic hand held shower with adjustable hose. SS/PVC Foldable shower seat to be provided in Master Bedroom Toilet(senior friendly Toilet).
	False Ceiling	calcium silicate boards
	8 DOORS:	
	Main entry door - to unit	Teak/ hard wood solid door frame with both side veneer with teak finish shutter PU polished
	Master Bedroom door	1. Hardwood frame, flush shutter with masonite skin for swind type door 2. Flush shutter with masonite skin and guide rail/sliding track for sliding type door
	Other bedroom door	Hardwood frame, flush shutter with masonite skin
	Toilet door	1. Hardwood frame, flush shutter with laminate finish for swind type door 2. Flush shutter with laminate finish and guide rail/sliding track for sliding type door
	Balcony door	UPVC/Aluminium with bug screen
	Shaft door	MS powder coated door frame with shutter.
	9 RAILING	
	Balcony railing	MS railing
	Stair Railing (Common areas)	MS railing
	10 WINDOWS	UPVC/anodised Aluminium with bug screen
	11 PAINTING & FINISHES	
	a) Exterior finish	combination of External texture paint / scratch coat with exterior emulsion.
	b) Internal ceiling	
	common area	Oil bound distemper
	lift Lobby	Oil bound distemper
	basement	Cement paint
	unit ceiling	Acrylic emulsion paint
	c) Internal wall	
	common area	Acrylic emulsion paint
	lift Lobby	Lift granite portal and texture paint on walls
	staircase, utility area and service area	Oil bound distemper
	basement	Cement paint
	unit walls	Acrylic emulsion paint
	d) steel works	synthetic enamel paint- Berger/Asian Paints or equivalent
	12 WATER SUPPLY/DRAINAGE	
	a) Sewage Line	UPVC
	b)Water supply	WTP
	External piping	UPVC
	Internal piping	CPVC
	Flushing	STP treated water
	c) Drainage	
	External piping	PVC
	Internal piping	PVC
	13 AIR CONDITIONING	
	Living	16A switch & socket point with wiring for spilt AC
	Master Bedrooms	16A switch & socket point with wiring for spilt AC
	Other Bedrooms	16A switch & socket point with wiring for spilt AC
	14 ELECTRICAL	
	1BHK	4 KW
	2 BHK	5 KW
	Transformer capacity	As per load calculation
	DG	As per load calculation
	Modular switches	Anchor/Roma or equivalent make.
	DG Backup*	100% for lifts, pumps and lighting in common areas
	1BHK	2 KW
	2 BHK	3 KW
	15 VERTICAL TRANSPORTATION	As per design
	16 SECURITY SYSTEM & AUTOMATIONS	Intercom Facility/ video door phone (in living or next to main door). Handset in customer scope
	17 LANDSCAPING	Yes
	18 SUSTAINABILITY	
	Solar water heater	Provided only for top 2 floors
	solar street light	Solar street lights and common areas light.
	Organic waste converter	Yes
	Ground water recharging	Yes
	Rain water storage	Yes
	Street light	LED
	STP	Yes
	DTH/ Television connection	Yes
	19 Car parking	As per local authorities requirement