

SPECIFICATION OF THE PROJECT - RESIDENTIAL PROJECT:			FORMAT NO
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			ISSUE DATE
			SEGMENT
		Description	Proposed
Marketing and Engineering	1	FOUNDATION	Isolated/ Combined footing
	2	SUPER STRUCTURE	RCC Framed structure using Aluminium Form Work / Pre-cast Technology
	3	BLOCK WORK	solid concrete block wherever required
	4	FLOORING	
	COMMON AREA:	Waiting lounge /reception /GF Lobby /lift lobby	Marble/Granite/ Vitrified Tiles
		Staircases all floors	Concrete step tiles/Vitrified tiles / Epoxy coating for precast stairs (from 1st floor)
		Other lift Lobby and corridors (upper)	Vitrified tiles (Matt Finish)
		MEP rooms	IPS floor with smooth finish
		Terrace	clay tile with water proofing
		Basement	IPS with smooth finish
	UNITS:	Living / Dining / Family / Foyer	Vitrified tiles
		Master Bed room	Vitrified tiles
		Other Bed rooms	Vitrified tiles
		Balcony / deck	Matt finish tiles
		Master Bed room toilet	Anti-skid ceramic tiles
		Common Toilet	Anti-skid ceramic tiles
		Kitchenette	Vitrified tiles
	5	WALL DADO	
		Kitchenette	provision for modular kitchen. Surface prepared for glazed tile upto 2' height (above platform)
		M.bedroom toilet	Ceramic tile cladding up to false ceiling height.
		Common Toilet	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, washing machine. Electrical points provision for water purifier, refrigerator, hob, chimney, mixer/grinder, Microwave Oven, Washing Machine
	7	TOILETS:	
		CP Fittings	Jaquar/Ess Ess/ Essco or equivalent
		Sanitary fixtures	Floor mounted white EWC (Hindware/Parryware/ Cera or equivalent) with exposed flush tank of standard make including health faucet.
		Accessories	towel rod
		False Ceiling	Grid ceiling Calcium silicate or equivalent
	8	DOORS:	
		Main entry door - to unit	Flush shutter with both side Laminate and architrave
		Bedroom doors	Engineered & Treated Hard wood frame & particle board with hdf skin and architrave
		Toilet door	Engineered & Treated Hard wood frame, Shutter laminated both sides and architrave
		Balcony door	UPVC/Aluminium with bug screen 2 track with one side fixed panel.
		Shaft door	MS door frame with mild sheet shutter
	9	RAILING	
		Balcony railing	MS railing
		Stair Railing (Common areas)	MS railing
	10	WINDOWS	UPVC/ Anodised Aluminium with mosquito mesh provision and safety grill??
	11	PAINTING & FINISHES	
		a) Exterior finish	Combination of External texture paint with external grade emulsion
		b) Internal ceilings	
		common area	Oil Bound Distemper or Emulsion
		lift Lobby	Oil Bound Distemper or Emulsion
		staircase, utility area and service area	Oil Bound Distemper or Emulsion
		basement	Cement paint/Oil bound distemper
		unit ceiling	acrylic emulsion paint
		c) Internal walls	
		common area	emulsion paint
		lift Lobby	emulsion paint
		staircase, utility area and service area	Oil bound distemper
		basement	Cement paint
		unit walls	acrylic emulsion paint
		d) steel works	synthetic enamel paint
		e) woodwork	Enamel paint
Engineering	12	WATER SUPPLY/DRAINAGE	CPVC for water supply
		a) Sewage Line	uPVC
		b)Water supply	Treatment- WTP
		External piping	UPVC
		Internal piping	CPVC
		Flushing	STP treated water
		c) Drainage	Treatment- STP
		External piping	PVC
		Internal piping	PVC
	13	AIR CONDITIONING	
		Master Bedroom	Provision (16A switch & socket point with wiring for spilt AC)
	14	ELECTRICAL	
		Apartment	
		3 bhk	5 KW
		2 bhk	4 KW
		1 bhk	3 KW
		Modular switches	Anchor or equivalent make.
		DG Backup	2-KW for 3 BHK,1.5-KW for 2 BHK, 1KW for 1 BHK, Emergency power for lifts, pumps & lighting in common areas – 100%
	15	VERTICAL TRANSPORTATION	Lifts provided - OTIS/Kone or Equivalent
	16	SECURITY SYSTEM & AUTOMATIONS	provision for Intercom Facility/ CCTV as per design
	17	LANDSCAPING	yes
	18	GAS SUPPLY*	On subscription basis, at additional cost
	20	SUSTAINABILITY	
		Solar water heater	provided only for top 2 floors*
		Organic waste converter	Yes
		Ground water recharging	Yes
		Rain water storage	Yes
		Street light	Yes
		STP	Yes
	21	CAR PARKING	as per local authority requirement