

Main building Proposed Specifications for "SHRIRAM LUXOR" (G + 18 Floors)		
Sl. No	Description	2 BHK , 2 + Study & 3 BHK
1	Sub Structure	Isolated / Raft
2	Super structure	Framed structure (Complete RCC wall & Slab System)
3	Walls	Aluminium formwork (MIVAN / Eq.)
(a)	External wall	160mm thick RCC walls
(b)	Internal wall	160mm thick RCC walls
(c)	Staircase & Lift walls	160/200mm thick RCC walls
	Note:- No Internal & External Plastering.	
4	Flooring	
(a)	Foyer, Living, Dining & Bed rooms	Superior quality Vitrified tiles
(b)	Master Bed Room	Laminated Wooden Flooring
(c)	Kitchen	Superior quality Matte finished Vitrified tiles
(d)	Toilet	Superior quality Anti-Skid Ceramic
(e)	Kitchen dado upto 2'0" height & Upto sill Level in Utility.	Superior quality Glazed Tiles
(f)	Toilet wall dado up to False ceiling	Superior quality Glazed Tiles
(g)	Utility	Superior quality Anti-Skid Ceramic
(h)	Balcony	Superior quality Anti-Skid Ceramic
	Common Area	
(j)	Corridor / Passage	Granite - Only Lift & Entrance lobbies.
(k)	Staircase (Fire / Common)	Epoxy coated / Ceramic tiles / Polished Kota
5	Kitchen Counter	30mm thick Granite Counter
	Utility Counter	30mm thick Granite Counter
	Toilets	Granite Counter - 20mm thick.

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6	Lift Cladding	Combination of Vitrified tiles & Granite.
7	Door Frame & Shutters	
(a)	Entrance	1. Teak wood frame with Factory made BST shutter, ornamental beeding & Polishing. 2. Video door phone.
(b)	Other	ENDOR / CORBETT - Wood Composite doors.
8	Windows	UPVC with bug mesh - 3 track
	French door cum window	Living / Family & MBR balcony - UPVC
	Door cum window in kitchen (between kitchen & Utility - As per Design)	UPVC
9	Railings & Grills	
	Staircase	MS railings
	Balcony	MS railings
	Utility	MS powder coated Grills
10	Painting	
(a)	Internal	Plastic Emulsion paint for internal walls and OBD for ceilings .
(b)	External	Texture paint (100%)
(c)	Fabrication works	Synthetic Enamel (Semi matt finish)
11	Sanitary Ware	
(a)	EWC	Wall mounted coupled closet.
(b)	WHB	Counter wash basin
(c)	Sink	

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	Kitchen	SS Double bowl with Single drain board (DBSD)
	Utility	SS Single bowl without drain board
12	CP Fittings	
(a)	Fittings and fixtures	Standard C.P Fittings
(b)	Bath mixer	Single lever diverter
(c)	Sink	Long body / Angularcock for Aqua guard
(d)	MBR - Toilet (Shower area)	Glass partition
13	Water Pipe Line	GI, PPR, CPVC
	Sanitary	PVC, SWR
14	Electrical	
(a)	Points	
	Light/fan/socket	As per drawing
	AC point	All Bed rooms
	T.V & Telephone Points	All Bed rooms & Liv/Dinning Area
	Geyser Point	All Toilets
(b)	Wiring	Concealed conduit, Copper wiring
(c)	Switch/Socket	Modular Type
(d)	DG Back up	1KW / Unit
(e)	Power (BESCOM)	Single Phase 5 KW for 2, 2.5 & 3 BHK
(f)	Garbage crusher point in Kitchen	All Flats
II. PROJECT FACILITIES		
(a)	100% DG Backup for Common Areas	Lifts, Corridors,Pumps,Gates,STP,etc.,
(b)	STP	As per Standard Norms.
(c)	Organic Waste Convertor	As per Standard Norms.

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(d)	Rain Water harvesting	As per Standard Norms.
(e)	Water softening plant	If required
(f)	Lifts	As per Drawings
(g)	Intercom	All the flats
(h)	Fire fighting System	As per Standard Norms.
(i)	CCTV	Common Areas & Lobbies in Ground floor only
III. PROJECT AMENITIES		
(a)	Children's Play Area	
(b)	Land Landscape Garden Area	
(c)	Clubhouse:	
	Well equipped Gymnasium , Library, Provision for Creche, WIFI connectivity, CCTV at the main entrance, Provision for Convenience store, Table Tennis & Pool Table, Recreation centre like chess, carrom & cards room, Indoor Badminton court , Multipurpose hall, Separate health club with Steam, Sauna & Meditation room, Aerobics & Billiards.	
(d)	Swimming pool - 1 No.	
(e)	Basket ball post	
(f)	Skating ring	
(g)	Jogging Path	
(h)	Open Amphi theatre	
(i)	Water Cascade	
(j)	Maze garden	
(k)	Senior Citizen Space	
(l)	Tennis Court	