

SCHEDULE – ‘F’
BRIGADE ORCHARDS - “JUNIPER”
STANDARD SPECIFICATIONS

1. STRUCTURE

- Seismic Zone II compliant RCC structure
- Basement- RCC framed structure
- Superstructure (Ground and above)- Precast concrete panels for walls & slabs
- All internal walls are smoothly finished
- Staircase and lifts in each core

2. PAINTING

- External grade paint
- Internal walls - Plastic emulsion
- Internal ceilings – Oil Bound Distemper
- Metal works- Synthetic enamel paint

3. FLOORING

- Foyer, Living & Dining – Vitrified tiles
- Master Bedroom –Laminated Wooden flooring
- Other Bedrooms –Vitrified tiles
- Kitchen & Utility – Vitrified tiles
- Toilets - Ceramic tiles
- Balcony/ deck –Anti skid ceramic tiles

4. KITCHEN

- Provision for Modular kitchen
- Provision for water purifier point, Refrigerator point & Microwave point, Instant Geyser point

5. DOORS AND WINDOWS

- Main unit entrance door - Lacquered PU Polished finished teak wood frame & Architrave. Shutter with both sides teak veneer crown cut finish or equivalent.
- Internal Doors - Enamel / PU painted hard wood frame & Architrave. Shutter with both sides Masonite skin or equivalent.
- Toilet Doors – Enamel / PU painted hard wood frame & Architrave. 35mm thick flush shutter with laminate on both sides.
- Balcony door - UPVC/anodized aluminium glazed sliding shutters with bug screen 3 track
- Windows - UPVC/anodized aluminium windows with sliding shutter with bug screen and safety grill

6. TOILETS

- Chromium plated fittings – Jaguar or equivalent
- Sanitary Fixtures- Jaguar or equivalent
- Wall mounted EWC – White Parryware or equivalent
- Shower partition without door, provided in Master Bed Rm toilet only
- Above counter basins at Master Bed Rm toilets only
- Hot & Cold basin mixer for all toilets
- Wall mixer with shower head
- Provision for exhaust fan
- Provision for geyser connections in toilets
- Glazed tile dado up to 7'0 ht.
- Toilet accessories (Health faucets, towel rod, soap tray, toilet paper holder, robe hook) - Jaguar or equivalent

7. PLUMBING & SANITARY LINES

- UPVC lines for sewage disposal
- CPVC lines for water supply
- Sewage treatment plant, Water treatment plant

8. ELECTRICAL

- Power load :
 - 1BHK- 3 KW
 - 2BHK- 4 KW
 - 3BHK- 5 KW
 - Penthouse- 6 KW
- DG back up
 - 1BHK- 1.5 KW
 - 2BHK- 2 KW
 - 3BHK- 3 KW
 - Penthouse – 4 KW
 - 100% power back up for common areas.
- Modular switches- Anchor Roma or equivalent.
- Adequate light and power points

9. AIR CONDITIONING

- Living and Bedrooms: provisions only for split AC

10. SECURITY AND HOME AUTOMATION

- Provision for access control at basement and ground levels only
- CCTV at the entry/exit portal

11. AMENITIES

- Multipurpose hall
- Mini Gym
- Children's Play area
- Landscape area