

SCHEDULE III

SPECIFICATIONS

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1. Structure:	The structure should be strictly as per National Building Code (NBC) and Earthquake resistance as per the Seismic Zone in which the property is located
	Rcc Framed Structure, reinforcement steel: shall be Fe 500 grade
	Walls with Solid Blocks (6" and 4"),
	Rcc Slab for Floor and roof as per Structural Design (Structural requirement)
	Water proofing- - For toilets: cement based waterproofing - Terrace; brick bat coba with terracotta tile finish
2. Flooring:	VETRIFIED FLOORING for family, study, dining, living room Bedrooms.
	Anti skid vetrified tiles in balcony, utility and terrace
	Corridors and staircase to have granite flooring
	Toilets to have dadoing up to ceiling.
3. Kitchen:	Granite slab as counter 30 mm thick.
	Steel/Granite Sink. (2 Nos one at Kitchen and one at Utility)
	Daddoing with ceramic tiles up to 7' from counter slab for all plastered inside kitchen walls.(Basic cost of tiles @80rs/sqft)
	utility area dadoing up to 4 feet with ceramic tiles
4. Windows:	UPVC windows installed in all the openings.
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	Rubber beading glass of 5mm thck.
5. Doors:	Main door frame of Ist quality teak wood. Opening size 3'6"x7'0" and 40mm thick panel door using Ist quality of teak wood.
	D2 – 3'x7' – for bedrooms frames of Sal wood .
	D3 – 2'6"x7' - for toilet door frames of Jungle wood with flush door for door shutter
	For bedroom and toilet door shutters 32mm flush doors.
	mortise locks SS finish and SS hardwares.
6. Staircase:	Staircase with Rcc slab
	Flooring for staircase provided with 20mm thick granite slab.
	MS handrail to detail.

7. Painting.	All external walls painted TEXTURE PAINT or equivalent. Three coat external emulsion finish.
	All internal walls finished smooth by 2 coat putty and with 2 coat Royal emulsion paint.
	All ceilings will be finished with Royal emulsion .
	MS Grill will be painted with enamel paint.
	1 wallpaper in the selected area for walls to be provided in one of these areas i.e living, dining, family, bedroom,.
	Main Door, Bedrooms, and toilet (front side) doors with melamen polish and toilet door rear side with enamel paint.

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8. Toilet and Utility:	All plumbing pipes shall be high desity CPVC make supreme or equivalent pipes all sanitary pipes SWR supreme/prince/equivalent All plumbing cp fittings in jaguar/kohler (+) in bathroom and utility.
	All sanitary ware in ceramic of kohler/Cera/parry ware/Hind ware or equivalent make. Wall mounting EWC with concealed cistern type.
	All toilets provided with dadoing upto ceiling with ceramic tile.
	Solar piping provision provided in all toilets.
	Shower -single lever system or wall mixer type.

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9. Electrical:	All switches in anchor Le grand or equivalent.
	All bedrooms provided with ac plug points.
	Power back up points for essential points in flats.
	Hot water provision in all toilets through 15 aamps point(for gyser)
	Wired and WiFi points in family rooms Tv and all bedrooms and plug points provided as per the load calculations.
	all electrical wires shall be anchor /finolex and capacity shall be as per norms electrical conduit shall be VIP make
	Additional 5 amps sockets, Switches, 15 amps sockets, switches provision should be made as per the requirements.
	Provision of 15 amps switch and socket at parking slot

10 Solar:	Solar connections provision both for plumbing and electrical in individual flats from source but the source
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.	points to be provided by the individual owners.
13. OHT, Sump tank, STP and Bore well:	Pressure booster system for water supply
	1 overhead tank as stand by for the entire building and tank for apartment for solar to be provided.
	1 sump tank of 34,000lts (approx) will be provided.
	1 bore well to be provided
	Water purifier provision to be provided for the kitchen water supply.

	1. 2 lifts will be provided of otis having 5-6 passenger capacity.
	2. Walking path all around will be provided with paving tiles.
	Play area for children to be provided with equipments.
	Seating area for Senior citizens.
	4. Half for indoor sports/gym of 800sqft. Will be provided at terrace.
	Provision of electrical and plumbing points for garden terrace will be provided.
	Apartment owner's association office space to be provided

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14. Other Facilities:	
	Power back up in the common areas and lift of the building will be provided with automatic changeover DG.
	Security cabin in the entrance to be provided.