

ANNEXTURE III CONSTRUCTION SPECIFICATIONS
RESIDENTIAL BUILDING

PRAMUK MM – MERIDIAN

RESIDENTIAL APARTMENTS

CONSTRUCTION SPECIFICATION:

01. R C C Structure with block work / wienerberger clay hollow block walls, plastered -OR Concrete walls, Roof constructed using MIVAN technology.
02. 2 level basement Car parking with Entry & Exit ramps, Lower basement will have mechanical Stack parking, and Upper basement will have single level Car parking.
03. **FLOORING :**
 - (i) Living – Dining Areas - Imported Marble Flooring
 - (ii) Bed Rooms – Engineered wooden Flooring / Laminated Wooden Flooring
 - (iii) Kitchen – Anti-skid Vitrified Flooring
 - (iv) Balcony, toilet – Anti-skid Ceramic Tile / Vitrified Tile
 - (v) Toilet Walls – glazed ceramic / vitrified tile upto false ceiling height
 - (vi) Ground floor / 1st floor Entrance lobby – Imported Marble / Granite
 - (vii) Upper Floor, lobby area - vitrified Flooring
 - (viii) Staricase - Granite
 - (ix) Outside Deck Area – outdoor concrete / Ceramic tiles
 - (x) Terrace Deck Areas - outdoor concrete / ceramic tiles
 - (xi) Basement , 1 & 2 floors, ramps – vacuum dewatered IPS floor
04. **DOORS :** All Apartment doors are 8'.0" high and Main Door 3'.6" wide, Bed room doors 3'.3" and Toilet doors are 2'.10" wide. All frames & shutters are compressed engineer, Melamine polished with good quality hardware alternately. Door frame are seasoned Halved wood with Architrave, flush shutters with veneer polished and provided with good quality Hardware.
05. **WINDOWS :** Powder coated Aluminium windows, sliding & fixed in combination with mosquitoMesh . Window lintel is 8'.0" high alternatively Fenesta / like UPVC windows to Withstand high wind pressure.
 - Living to Balcony, UPVC sliding door with mosquito mesh
 - Ventilators in toilets – open able and louvered Aluminium frame
 - Ventilators will have provision for exhaust fan

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06. TOILET FIXTURES :

- (i) Counter top with granite
- (ii) Duravit / toto/ Hindware /white coloured sanitary fixtures
- (iii) Grohe / Hans grohe /Kohler like C P fittings, Basin mixer taps , single lever Showers

07. KITCHEN :

Granite counter top with S.S. Sink with Drain board, glazed ceramic tiles of 2'.0" above counter , Provision for Washing machine, adequate heating points, Provision for geyser and aqua guard in kitchen

08. PAINTING :

- Internal walls & Ceilings – plastic emulsion paint
- External paint – good quality cement paint/ textured paint
- Enamel paint / polish for Iron works

09. ELECTRICAL :

- All concealed conduits with good quality wires and cable like Finolex / like
- Switches are of good quality like Anchor Roma / like
- Adequate no. of Electrical points in all rooms with MCB's and one ELCB
- Each 3 Bed flat will be provided with 7 KVA power supply
- All bed rooms are provisioned for AC's
- 100% DG power supply with energy meter for consumption (Both BESCOM power And for DG power)
- 4 Bed room Duplex – 10 KVA power supply
- Telephone / cable TV point in bed rooms and in living rooms
- Common Antenna with provisions for Multi channel service providers

10. BALCONY RAILINGS :

Glass with stainless steel railings

COMMON SPECIFICATION FOR THE BUILDING**01. LIFTS :**

Good reputed high speed lift – 3 Nos. in each block. Out of these 2 Nos. Passenger lift and one no. Service lift. Otis/Schindler/Mitsubishi.

02. Fire Superssion System :

Each flat will have Fire Sprinklers, smoke detection systems

03. Solid Waste Disposal :

Garbage chute is provided in each block, accessed from each floor

04. Recticulated Gas Supply :

Piped Gas supply for each flat from bank of gas cylinders, metered in each flat

05. Water Supply :

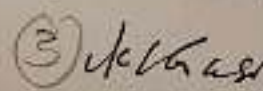
Provision for round the clock water supply, separate for Drinking from BWSSB And bore wells, and for flushing of toilets from sewerage treatment plant

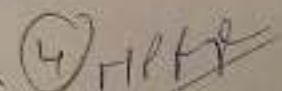
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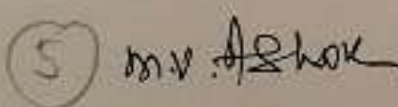
06. Power 100% power back up from DG supply with individual energy meters for each flat Power back up for common utilities like lifts, pumps, fire pumps, common Lighting, stack car parking
07. Swimming Pools :
2 nos. pools are provided – one in the Ground floor above car parking deck having Children pool and
-Another on the terrace floor – infinity pool
08. Maids Room :
In 4 Bed Duplex flat
-Toilet with wash basin, tap and provision for geyser
-Glazed tiles in toilet ,ceramic tiles in maids room floor & toilet
-Door is 7'.0" high with paint finish
09. Sports Area :
Indoor sports – separate room for indoor play like pool table, billiards and carom, T.T. , Bridge table
Gymnasium – Air conditioned Gymnasium – sufficient equipments Are provided
Wellness Centre: Spa for ladies and gents separate – massage – steam room with Toilets, Meditation / Yoga room
10. Hotel like Entrance Lobby :
Well furnished, entrance lobby with Reception desk – visitors seating
11. Amphi Theater :
To watch plays
12. Party Hall : to cater to family parties , meeting etc., with food serving counter, toilet
13. Office : office room , security cabin
14. Security System :
CC TV at various places like in Entrance, corridors, play areas, Terrace is Provided
-Intercom from security / front reception desk to each flat is provided
15. Land Scaping : Well designed contemporary land scaping with water bodies, dry landscape, Lawns, plants, shrubs, garden furniture is provided

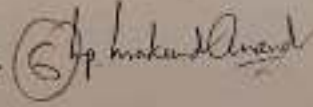


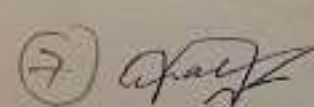














ANNEXTURE IV CONSTRUCTION SPECIFICATIONS COMMERCIAL BUILDING

PRAMUK M M MERIDIAN, 7TH BLOCK, JAYANAGAR

COMMERCIAL BUILDING CONSTRUCTION SPECIFICATIONS

1. R C C framed structure with Cement Block Masonary Walls, plastering on both sides.
2. **PARKING**
 - Basement -3 Mechanical Stack Car Parking
 - Basement -2 Mechanical Stack Car Parking
 - Basement -1 Single level Car Parking

FLOORING: Cement Concrete Vacuum dewatered Flooring
3. **FLOORING**
 - Vitrified Tile Flooring in offices, Commercial shop areas
 - Granite flooring in common lobby areas in front of lift, entrance lobby, stairs.
 - Terrace, water proof, cement concrete for slopes and drainage.
4. **TOILET & PLUMBING**
 - Each floor will have adequate no. of WCs, Urinals for Male & Female Toto/Kohler/Duravit brand
 - Ceramic tile flooring and glazed tile for toilet walls
 - Granite counter tops for wash basins
 - U-PVC pipes are used for sanitary and CPVC for water supply.
5. **WINDOWS & DOORS**
 - Aluminium sliding windows, and structural glazing where required for Architectural elevations.
 - Wooden Doors/ Aluminium doors for office areas. Only entrance for the Main Floor is provided. Not the Internal partitions doors etc.,

Rolling shutters, wherever required is provided

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6. ELECTRICAL

Adequate power required as per the standards are provided. Concealed conduit, fire retardent copper wires, with quality Switches are provided. MCB's, ELCB's required for each floor is provided at one point per floor. All power points for each floor is provided at one point internal, partitioned, for office purposes work stations are not part of scope.

7. DIESEL GENERATOR SETS

100% Power back up for each floor is provided with D G Sets. With automatic change over switch. Transformers, Cables, Panel Boards, DB's are provided. BESCOM Deposits are provided by Developer.

8. A/C CONDITION

Air Condition Ducts, for each floor, chillers in the Terrace are provided. Adequate capacity as per standard loading is provided.

9. FIRE SUPPRESSION

Sprinklers, Wet Risers, pumps and all other Fire Suppression System are provided as per Fire Department Regulations.

10. LIFT & ESCALATOR

Two No 14/16 passengers Automatic Lifts of superior makes such as Otis/Schindler/Mitsubishi is provided. Escalator for going up and coming down is provided in Ground and First floor shopping area.

11. WATER SUPPLY

BWSSB water supply with adequate capacity sump tank and Over head tanks with pumps are provided. In addition, a common Sewerage Treatment Plant with the Residential Building is provided as per statutory norms. For Toilet Flushing, Sewerage Treated Water is used.

**12. ARCHITECTURAL
FEATURES & ELEVATION**

A Superior Quality /Materials like Aluca Bond, glass is used for Architectural Elevation. Stainless steel railings to be provided for all Stairs, balcony wherever required.

**13. ENTRY & EXIT GATES
SECURITY CABIN**

Good quality paving materials are used for entry, near gates, access control entry & exit (Boom barrier) is provided near Basement parking.

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14. PAINTING

Plastic emulsion paint for walls and texture paint for exterior walls. Asian/Berger/Dulex.

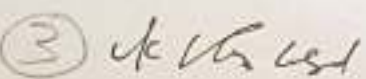
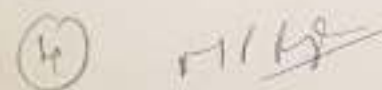
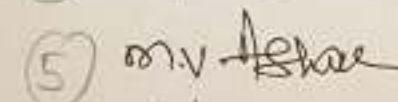
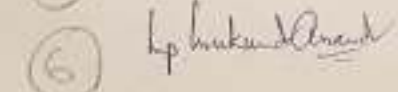
15. FALSE CEILING

Armstrong or similar grid ceiling to be provided in all Floors.

16. SECURITY SYSTEMS

CCTV at various places like entrance, corridors and service area are to be provided.

Access controls in main door on each level.

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