

ANNEXURE 1

SPECIFICATIONS.

A. STRUCTURE.

1. R.C.C Frame structure as per structural design.
2. 200,150 & 100 mm thick hollow/solid cement block walls for super structure built in cement mortar. Plastering all as per the details provided by architects.

B. DOORS.

1. Main door shall be seasoned country wood frame and veneered door with polish finish.
2. Other door shall be seasoned country wood door frame and flush doors with enamel paint finish.
3. Balcony door shall be of UPVC sliding glazed door.

C. WINDOWS/ VENTILATORS.

1. M.S Window grills with enamel painting.
2. Powder coated sliding Aluminum windows for main areas with provision for mosquito mesh shutter and fixed louvered windows for toilets.

D. FLOORING /DADOING/SKIRTING.

1. 600X600mm thick vitrified tiles of_____ make , light beige colour for all the main areas and 100 mm high skirting (base price of Rs 50 /SFT)
2. 300X300 mm 6 mm thick antiskid ceramic tile for kitchen, toilet, utility and balcony.(base price of Rs 35 /SFT)
3. Glazed tile dado up to lintel in toilets.
4. 600mm high dado above cooking platform in kitchen.

E. PAINTING.

1. All interior ceiling shall be painted with oil bound distemper.
2. All internal walls shall be painted with plastic emulsion paint.
3. All external walls shall be painted with ACE, acrylic emulsion.
4. All metal surfaces like window grill and railings shall be painted with synthetic enamel paints.
5. All doors shall be painted with synthetic enamel paints.

F. ELECTRICALS

1. Electrical point with multi strand copper wire drawn in P.V.C conduits, with metal switch boxes and modular switch of ANCHOR ROMA make shall be provided.
2. Distribution board with suitable M.C.B for each circuit shall be provided.
3. Provision to fix U.P.S shall be provided.
4. Electrical points shall be as below
 - i) Calling bell point near entrance door,

[illegible]

G. PLUMBING & SANITARY

1. All plumbing lines shall be with C.P.V.C pipes.
2. All sanitary lines shall be with P.V.C pipes.
3. Toilet shall have 1 shower point with 2 in one wall mixers, with a spout
BRANDED WHITE SANITARY WARE.
4. 1 E.W.C HINDWARE/PARRYWARE/CERA
5. concealed flushing cistern of Vega make,
6. 1 wash hand basin (HIND WARE, PARRY WARE or CERA branded)
7. C.P fittings JAQUAR or SOMA or equivalent.
8. All kitchens shall have one municipal water connection.

H. COMMON AREA FINISHES.

1. All corridors shall have vitrified tile flooring and 100 mm high skirting.
2. M.S tube railing for corridors and balconies with enamel paint.
3. Staircases shall have polished Sadarahalli granite for tread and black granite for rises, with M.S enamel painted railings,

I. LIFT

1. Shall be 5 passengers lift with M.S powder coated interior.
2. Automatic sliding doors, with automatic rescue device in case of power failure all as per manufactures warranties.

J. PARKING AREA:

1. Parking area and drive ways shall be floored with M: 50 grade interlock concrete pavers.

K. COMPOUND WALL

1. Security compound wall around the boundary edges up to a height of 1350mm built with 150mm thick hollow cement block walls.

L. COMMON FACILITIES

1. There shall be an underground R.C.C sump tank of required capacity.
2. There shall be an overhead R.C.C water tank.
3. There shall be rain water harvesting pits.
4. There shall be a sewage treatment plant of required capacity,
5. Treated water shall be used for toilet flushing purpose drawn from an exclusive water line.
6. Top 2 floors i.e., 2nd and 3rd Floor shall have solar water heaters.
7. Common area shall be lit with solar P.V cells.
8. There shall be transformer of required capacity.
9. There shall be a diesel generator of required capacity to cater to the needs of common facilities like water pumps, lifts and common area lighting.
10. Each house shall be provided with 4.00 K.W E.B power connection.
11. There shall be C.C.T.V. cameras provided at strategic location with monitor within the security cabin.
12. There shall be 2 toilets one for men and other for women to be used by security personal, drivers or housekeeping staff.
13. There shall be a bore well as alternate supply of water to municipal water.