



ADARSH PINECOURT

Date:12.11.2018

Rev Ver : 1

SPECIFICATIONS

Status:
APPROVED

1. STRUCTURE:

- Seismic zone II compliant RCC framed structure.
- Masonry -walls with 8" /6"/4" Solid concrete Blocks.

2. PLASTERING:

- All internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

3. FLOORING:

- Good quality Vitrified Tiles in living, dining & kitchen.
- Laminated Wooden flooring in all bedrooms.
- Ceramic tiles for Balconies, Utility area, toilets.
- Granite flooring in ground floor lobby. All other floor's lift lobbies with vitrified tiles.
- Kota / Tandoor stone for Staircase

4. TOILETS:

- Good quality Ceramic tile dado up to 7 feet (2.15m) height in all toilets
- White color EWC, Washbasin & mirror for all toilets
- Toughened glass partition with openable shutter in Master Bedroom Toilet.
- Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins
- Health faucet in all toilets.

5. DOORS:

- All doors with engineered door frames & skin paneled shutters
- UPVC sliding doors with 3-track (one with mosquito mesh) for Living room to Balcony & Bedroom to Balcony doors.



ADARSH PINECOURT

Date: 12.11.2018

Rev Ver : 1

SPECIFICATIONS

Status:
APPROVED

6. WINDOWS:

- UPVC sliding windows with three tracks (one with mosquito mesh).
- M.S. grills (from inside) for windows in Ground Floor and First Floor Only.
- UPVC ventilators with translucent glass in toilets.

7. KITCHEN:

- Granite Platform with stainless steel sink & drain board with sink mixer.
- 2 feet dado above platform area with Ceramic glazed tiles.
- Provision for water purifier point in kitchen.
- Provision for Washing machine and gas cylinder in utility area.

8. PAINTING / POLISHING:

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.
- Enamel painting for MS grills / Railings.

9 . PLUMBING:

- Good quality CP Fittings
- Good quality PVC Drainage & Storm water pipes
- Water metering for water supply.
- Dual piping for fresh water in shower/washbasin/toilet faucet/kitchen and recycled treated water for toilet flushes.

10. ELECTRICAL:

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Geysers and exhaust fans in all toilets.
- Provision for Geyser point in Utility.
- Provision for Exhaust fan in Kitchen.
- Two Earth Leakage Circuit Breaker (ELCB) for each Flat. (One for AC & heating and the other for lighting)

 ADARSH <small>GROUP</small>	ADARSH PINECOURT	Date:12.11.2018
		Rev Ver : 1
	SPECIFICATIONS	Status: APPROVED

- Individual metering for both BESCOM & DG power.
- Good Quality Electrical Wires and Switches.
- Provision for Ceiling fan points in living/dining and all bedrooms.
- Connected Power
 - 2BHK Apartment -5KVA
 - 3BHK Apartment -6KVA

11. LIFT:

- Two lifts for each block.

12. OTHERS:

- Fiber to the home (Data & Voice).
- Internal Telephone cabling/wiring in all apartments.
- CCTV surveillance at Access Controlled Entry & Exit.
- 100% Power back-up of allocated power with DG capacity arrived at diversity factor of 2.0

13. RAIN WATER HARVESTING:

- Rain water harvesting system as per municipal guidelines.