

Annexure I
(Specification and salient features)

FOUNDATION:

R C C framed structure shall be designed to withstand earthquake proof zone III by leading structural consultant.

SUPER STRUCTURE:

R C C columns and beams, all MAIN WALLS 9" and PARTITIONS WALLS 4 ½ "
plaster inner walls with sponge finish – outer walls- rough finish.

KITCHEN:

GRANITE PLATFORM with S S sink and ceramic tiles – DADO of 2 feet.

SERVICE AREA will be provide with provision for vessels cleaning and provision for washing machine.

Provision for R O water purified . Only plumbing and power point will beprovided.

DOORS AND WINDOWS:

All the DOOR and WINDOW frames are FULLY COUNTRY WOOD. The MAIN DOOR will be SOLID TEAK WOOD with POLICH AND ORANMENTAL BORDERS all round to design.

All the WINDOWS are made up UPVC with grills.

The INTERNAL DOORS are 32 mm . AMERICAL MOULDED skin doors with paint finishing and SS fittings.

The TOILET doors are flush doors with chemical treatment and waterproofand painted both sides.

LOFTS:

LOFTS will be provided based on the requirement.

FLOORING:

FLOORING with 4" x 3 " VITRIFIED tiles of JOHNSONS KAJARIA / ASIAN BRANDS and the rate.

BALCONY flooring will be rusting ceramic tiles of 2" x 2" of the above brands.

ALL OTHER lobbies and stair case with polished granite slabs as per theArchitect design.

The drive ways finished with finished with coloured inter-locking pavingblocks.

DINING:

Modular Wash basin with hand wash will be provided.

TOILETS:

Design tile concepts as per architect's design. Tiles will be provided up to 7 feet height.

GRANITE counter basin will be provided in toilet.

SANITARY fitting of KHOLAR or equivalent brand will be provided.

WALL MOUNTED cascade closet in one bath room, one Indian Closet will be provided as per the choice of the client.

PAINTING:

Outer wall texture painting .

INNER painting of emulsion of Nerolac / Asian Nippon with Birla carewall putty.

The MAIN DOOR will be polished and bedroom / Toilet doors will be painted.

ELECTRICAL:

CONCEALED electrical wiring and modular switches of MK / CRABTREE/LEGRAND SWITCHES.

A C Power points for all the bed rooms and one in living rooms.

Adequate fan and light points as per the need of the client.

Cables will be FINOLEX/ ANCHOR / Q-FLEX.

Sufficient panel board with generator change over.

T V, Telephone for all bed rooms and in living and dining rooms.

WATER SUPPLY:

Adequate bore well and sufficient capacity of RCC sump for metro water.

All water storage tanks / sumps will be laid tiles internally for easier maintenance.

Adequate OVERHEAD tank with two compartments for water supply from the bore well and from the sump.

Ladder facility for cleaning the tank – Automatic overflow control for tank.

STAIRCASE:

GRANITE finish staircase and lobby with stainless steel hand rail.

PEST:

Pest control treatment to be carried out as per National building code to protect from white ants.

GENERATOR PROVISION:

Adequate diesel GANSET for full building including for LIFT and internal Apartment lightings but EXCLUDING all power points of AC.

LIFT:

The entire block will be provided ONE FULLY AUTOMATIC six passenger JOHNSON / ACCORD lift.

DISH ANTENNA:

Common DISH antenna including cabling will be provided for all the Apartments including bedrooms.

SECURITY:

Video door phone access from security room

Access control system for the LOBBY.

TERRACE:

Designed landscaped terrace with proper water proofing over weathering course with pressed tiles using lime and brick jelly and granite counter wash basin for hand wash

COMMON FACILITIES:

Security room with Driver's Toilet.

Landscaping and modern lighting.

Water treatment plant if necessary.

CC TV with camera for entire building.

SALIENT FEATURE:

- Granite finish steps with stainless steel hand rail.
- Designed toilet concepts
- Pest control treatment
- Putty finished walls for all rooms
- modular switches
- Name plates for each Apartment
- Video door phone with security access control system
- Automatic lift of Johnson/accord make of six or eight passenger capacity
- Backup generator for common lights and lift

- Landscaping with modern lighting
- Driver's room with Driver's Toilet
- 9" thick parapet wall
- RCC cover head tank of adequate capacity with two compartments
- Automatic over head tank control rain water harvesting.
- Rain water harvesting

In case of any other requirements to the owner in the specifications the same will be included after mutual discussions.