

Structure & Schedule of Finishes

Project Title : NRI Retreat Apartments

Foundations : RCC raft foundations at a depth of 3.5M with bearing capacity of 1.381 kg/cm². Pile foundation can be considered after carrying load test of 18M pile at site.

Structure : RCC Column, beam and shearwall framed structure confirming to BS Code for earthquake resistance.

All Bedrooms

Flooring/skirting : Wooden laminated flooring/marble in master bedroom. Other bedrooms vitrified tiles of minimum 1200x600 size.

Wall finishes : Acrylic emulsion on POP punning

Ceiling : Oil bound distemper

Living/Dining room

Flooring/skirting : Superior quality vitrified tiles of minimum 1200x600 size or marble.

Wall finishes : Acrylic emulsion on POP punning

Ceiling : Oil bound distemper

Toilet

Flooring/skirting : Antiskid vitrified tiles.

Wall finishes : Vitrified wall tiles upto false ceiling level.

Ceiling : Oil bound distemper with false ceiling

Counter : Granite

Sanitary ware : Premium quality range

Kitchen

Flooring/skirting : Antiskid vitrified tiles.

Wall finishes : Acrylic emulsion paint & vitrified tiles on walls.

Ceiling : Oil bound distemper with part false ceiling. Modular kitchen

Servant/Toilet

Flooring/skirting : Ceramic tiles of standard make.

Wall & Ceiling : Oil bound paint on POP punning

Toilet/Sanitary : Tile on the wall upto dado level with CP fitting & chinaware.

CP Fittings & Acces. : Grohe/Jaquar/Roca or equivalent toilet fittings/ single lever fittings in all toilets.

Lift lobby at Typical Floor

Flooring/skirting :	Granite
Wall finishes :	Granite cladding
Ceiling :	Armstrong false ceiling with acrylic emulsion paint.

Entrance lobby at Ground Floor

Flooring/skirting :	Granite
Wall finishes :	Acrylic emulsion paint and cladding of vitrified tiles.
Ceiling :	Gypsum false ceiling with acrylic emulsion paint.

Ramp & Basement

Flooring/skirting :	Antiskid ceramic tiles 12MM.
Wall finishes :	Oil bound distemper over punning
Ceiling :	Cement plaster & white dry distemper

Staircase Main

Flooring :	Granite
Wall finishes :	Acrylic emulsion paint
Ceiling :	OBD paint
Skirting/dado :	Granite
Railing :	SS Railing

Staircase Fire

Flooring :	Granite
Wall finishes :	Acrylic emulsion paint
Ceiling :	OBD paint
Skirting/dado :	Granite
Railing :	SS Railing

Lifts : 2 Passenger lifts @ 13 passengers each

Doors :

Outer & Internal :	Engineered laminated frame (RELWOOD/INDOWOOD) with laminated door shutters. 35MM thick commercial board with phenolformaldehyde.
Hardware :	Locks, handles and knobs (mortise and cylindrical locks) from reputed makes and brands. High quality steel/brass hardware. Floor springs/hinges with ball bearings.

Windows &

External glazing : Powder coated aluminium frame of UPVC frame windows with clear float glass.

External wall finish : Exterior grade stucco plaster 1MM thick over 12MM thick plaster to obtain smooth surface. Along with textured spectrum paint.

Electrical Wiring & Installation

Fixtures & fittings : ISI mark switches/sockets, distribution boxes and circuit breakers from standard makes and brands.

Wiring : ISI mark conduits PVC/Steel with copper wires concealed in RCC slabs.

Plumbing : ISI mark CPVC water supply pipes with standard valves and accessories & PVC pipes for external sewerage & waste water.

Security system : CCTV and electronic surveillance would be provided with internal communication system.

EV charging : Provision for EV charging.

DISCLAIMER

The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent may be provided at the sole discretion of the Company