

SPECIFICATIONS OF ARYA'S-72 (SHASTRI-PURAM)

Specifications of Individual Flat **Alternate-1 (Flat with basic Amenities)**

1. STRUCTURE:-

Monolithic R.C.C. Construction.

2. FLOORING:-

Ready base for Flooring of Tiles or Stones (No Tiles or Stone provided).

3. WALLS & CEILING FINISH:-

Walls and ceiling inside the flat with POP punning and ready for painting.

4. KITCHEN:-

- a) Provision of water supply and water disposal
- b) Walls ready for tiles fixing.
- c) Base ready for flooring

5. TOILETS:-

- a) Internal sanitary/waste pipes fittings as per company's lay out.
- b) Walls plastered and ready for tiles fixing (Tiles not included).
- c) Base ready for flooring.

6. DOORS & WINDOWS:-

- a) External doors and windows in wooden painted/Aluminum/UPVC.
- b) Internal door frames of wood excluding Paint/Polish.
- c) Main entry door frame & Flush door shutters with lock and fittings.

7. ELECTRICITY:-

- a) Concealed Conduit & switch boxes with modular switches & sockets as per drawing but excluding lightfixtures, fans AC fittings.
- b) Internal electrical wiring.
- c) DB with MCBs.

8. TV/ TELEPHONE WIRING:-

Internal wiring for TV and Telephones.

9. RAILINGS:-

M.S. painted Railings.

Common Area Specification

01. LIFT LOBBY/CORRIDOR /STAIRCASES):-

- a) Flooring – Tiles / Stone or combination.
- b) Paint- OBD Paint.
- c) Railings- MS painted Railings.
- d) Light fixture- Surface Mounted Light fixtures.
- e) Staircase- Marble/ Granite Flooring

02. PARKING AT STILT/BASEMENT:-

- a) Flooring – Tiles / cement concrete flooring or combination.
- f) Paint- OBD Paint.

03. EXTERNAL FINISHES:-

- a) Weather Proof Paint.

04. LIFT:-

- a) Branded Company like (KONE / OTIS / SCHINDLER)

05. MULTI PURPOSE HALL & GYM:-

- a) Flooring-Tiles/ Wooden or Combination.
- b) Paint- OBD Paint.
- c) AC- Split Air Conditioners.

06. FACILITIES:-

- 01) Gymnasium with exercise equipment's
- 02) Swimming Pool.
- 03) Badminton Court.
- 04) Walking Track.
- 05) Children play area.
- 06) Landscaped Lawn
- 07) Power Backup through Generator.
- 08) External Lighting & security cameras.
- 09) Multi purpose hall.
- 10) Covered parking.
- 11) Entrance lobbies
- 12) Water supply through U.G. / O.H. Tank.
- 13) Fire fighting system as per norms.
- 14) Sewage treatment plant.

SPECIFICATIONS OF ARYA'S-72 (SHASTRI-PURAM)

Specifications of individual Flat **Alternate-2 (Fully Functional)**

01. All the specifications as Alternate-1.

02. FLOORING:-

- a) Vitrified Tiles flooring in bedrooms and drawing/dinning/kitchen.
- b) Anti skid Tiles in Toilet and balcony.

03. WOOD WORK:-

- a) Flush doors in paint finish/polished with locks and fittings.
- b) Wardrobes in all Bedrooms.
- c) Kitchen cabinets above & below the working platform.

04. SANITARY/ TILES:-

- a) Fully functional Toilets with branded sanitary & CP fittings.
- b) Ceramic/ Vitrified Tiles in Toilets upto Door height.
- c) Ceramic/ Vitrified Tiles in Kitchen above Counter (2 Ft. high).
- d) Stainless steel Sink in Kitchen.
- e) Shower Glass panel in Toilets.

05. PAINT / NG:-

- a) Internal Acrylic Emulsion in Flat.
- b) Enamel Paint polish on Door Shutters & Frames.
- c) Paint/Wall Paper Bed backdrop in Bedrooms.

06. ELECTRICITY:-

- a) Fans+ Light Fixtures in entire Flat.
- b) Exhaust fans in Toilets & Kitchen.
- c) 5 Nos. of 1.5 Tr each Split Air Conditioners in Bedrooms & Drawing / Dinning