



SPECIFICATIONS FOR BUILDING & DEVELOPMENT WORKS

Project Name: PALM ROYALE

Location: Near Technical Glass, Chameli Bhag Firozabad, Uttar Pradesh

Promoter: M R P L DEVELOPERS

Structure: Highrise [Stilt + 5 Floors (Residential)] + Villas

FSDA Map No. FSDA/LD/24-25/0252

A. BUILDING WORKS (HIGHRISE)

1. Structure

- RCC framed structure designed for seismic zone IV as per IS 1893 and IS 456.
- Reinforcement: TMT bars (Fe500D or higher), as per IS 1786.
- Concrete: M25 grade for columns, beams, and slabs; M20 for other elements.
- Anti-termite treatment as per IS 6313.

2. Masonry

- Internal/Partition walls: AAC blocks/solid blocks 100 mm/150 mm thick.
- External walls: First Class brick work.

3. Plaster & Finishes

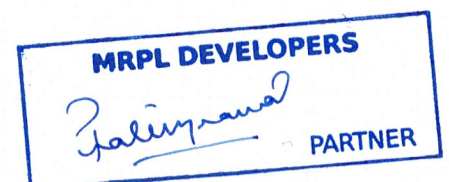
- Internal plaster: 12 mm cement plaster with POP punning.
- External plaster: Double coat sand-faced cement plaster.
- Paint: Interior - 2 coat primer; Exterior - weatherproof acrylic paint.

4. Flooring

- Living/Dining/Bedrooms: Vitrified tiles (600x600 mm or better).
- Kitchen: Ceramic tiles (anti-skid).
- Toilets: Anti-skid ceramic tiles.
- Staircase & Lobby: Granite/Kota stone.
- Parking/Stilt Area: Trimix flooring/paver blocks.

5. Doors & Windows

- Main Door: Teak wood frame with laminated flush door.
- Internal Doors: Salwood frame with laminated flush doors.
- Windows: uPVC/aluminium sliding with float glass.



6. Kitchen

- Granite counter with stainless steel sink.
- Ceramic tile dado up to 600 mm above counter.
- Provision for water purifier and exhaust fan.

7. Toilets

- CP fittings: Jaquar/Parryware or equivalent.
- Sanitaryware: Wall-mounted WC, wash basin – Hindware/Cera or equivalent.
- Dado: Ceramic tiles up to 7' height.
- Provision for geyser and exhaust fan.

8. Electrical

- Concealed copper wiring (FRLS) – Polycab/Havells or equivalent.
- Switches – Anchor/Legrand/Schneider or equivalent.
- Modular fittings with MCB distribution board.
- DG backup for common areas and limited backup in flats.

9. Elevators

- 2 lifts per block (min. 6 passengers), automatic with ARD.
- Make: KONE/OTIS/Schindler or equivalent.

10. Fire Safety

- Firefighting system as per NBC and local fire authority.
- Provision for fire escape staircase, alarms, and extinguishers.

B. BUILDING WORKS (VILLAS)

1. Structure

- RCC framed structure designed for seismic zone IV as per IS 1893 and IS 456.
- Reinforcement: TMT bars (Fe500D or higher), as per IS 1786.
- Concrete: M25 grade for columns, beams, and slabs; M20 for other elements.
- Anti-termite treatment as per IS 6313.

2. Masonry

- Internal/Partition walls: AAC blocks/solid blocks 100 mm/150 mm thick.
- External walls: AAC blocks/solid blocks 200 mm thick with plaster finish.



3. Plaster & Finishes

- Internal plaster: 12 mm cement plaster with POP punning.
- External plaster: Double coat sand-faced cement plaster.
- Paint: Interior – plastic emulsion; Exterior – weatherproof acrylic paint.

4. Flooring

- Living/Dining/Bedrooms: Vitrified tiles (600x600 mm or better).
- Kitchen: Ceramic tiles (anti-skid).
- Toilets: Anti-skid ceramic tiles.
- Staircase & Lobby: Granite/Kota stone.
- Parking/Stilt Area: Trimix flooring/paver blocks.

5. Doors & Windows

- Main Door: Teak wood frame with laminated flush door.
- Internal Doors: Salwood frame with laminated flush doors.
- Windows: uPVC/aluminum sliding with float glass and mosquito mesh.

6. Kitchen

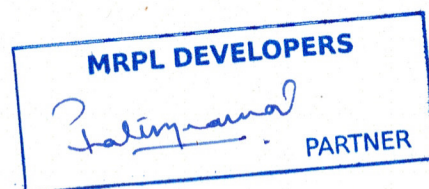
- Granite counter with stainless steel sink.
- Ceramic tile dado up to 600 mm above counter.
- Provision for water purifier and exhaust fan.

7. Toilets

- CP fittings: Jaquar/Parryware or equivalent.
- Sanitaryware: Wall-mounted WC, wash basin – Hindware/Cera or equivalent.
- Dado: Ceramic tiles up to 7' height.
- Provision for geyser and exhaust fan.

8. Electrical

- Concealed copper wiring (FRLS) – Polycab/Finolex.
- Switches – Anchor/Legrand/Schneider or equivalent.
- Modular fittings with MCB distribution board.
- DG backup for common areas and limited backup in flats.
- Provision for fire escape staircase, alarms, and extinguishers.



C. DEVELOPMENT WORKS

1. Internal Roads & Pavements

- Concrete roads with RCC/trimix finish (as per design).
- Paver blocks in driveways and walkways.
- Proper camber and storm water drainage.

2. Landscaping

- Landscaped garden with grass, shrubs, and trees as per landscape plan.
- Children's play area with play equipment.
- Open gym/Yoga zone (if applicable).

3. Sewerage & Drainage

- Underground sewer lines connected to STP/septic tank.
- Storm water drains along road edges.
- Manholes and inspection chambers as per municipal norms.

4. Water Supply

- Underground and overhead tanks for domestic/fire usage.
- Dual plumbing system for reuse of treated water (if STP is provided).

5. Electrical Infrastructure

- Underground cabling for internal electrification.
- Street lighting with LED fixtures.
- Transformer and panel room as per norms.

6. Solid Waste Management

- Collection bins at designated locations.
- Composting unit for biodegradable waste (if mandated).
- Disposal tie-up with municipal authority.

7. Security Systems

- CCTV surveillance at entrance and common areas.
- Intercom facility from flat to security.
- Boom barriers/gates at entry/exit.

8. Rainwater Harvesting

- Recharge pits as per local authority norms.
- Filtration chambers with sand, charcoal, and gravel layers.

9. Sewage Treatment Plant (STP)

- Provided for entire project (as per environmental clearance, if applicable).
- Treated water used for gardening and flushing.

