

# **SPECIFICATION**

## **LIVING /DINING ROOM**

Flooring/skirting : Italian Marble

Wall finishes : Acrylic Emulsion on POP Punning

Ceiling : Oil Bound Distemper

## **MASTER BEDROOMS**

Flooring : Wooden Flooring

Wall Finishes : Acrylic Emulsion on Pop Punning

Ceiling : Oil Bound Distemper

## **OTHER BEDROOMS**

Flooring : Vitrified Tiles (2x2)

Wall Finishes : Acrylic Emulsion on Pop Punning

Ceiling : Oil Bound Distemper

## **TOILETS**

Flooring : Antiskid Tiles/Ceramic Tiles

Wall Finishes : Ceramic Wall Tiles up to Dado Level

Ceiling Finishes : Oil Bound Distemper

Vanity Counter : Granite

Sanitary Ware : Khollar or RAK or equivalent brands Of Sanitary

All toilets floors provided with suitable and adequate water proofing treatment . Provision for installation of geysers.

**EXTERNAL WALL FINISH :** External grade anti fungal/anti-algal paint from reputed makes and brands.

## **KITCHEN**

Flooring/skirting	: Vitrified Tiles
Wall Finishes	: Oil Bound Distemper On The Walls
Ceiling	: Oil Bound Distemper On Plaster Provision For Installation Of Geysers.

## **BALCONIES**

Flooring/Skirting	: Anti Skid Tiles / Stones
Wall Finishes	: Exterior Grade Paint On Plaster
Ceiling Finishes	: Exterior Grade Paint On Plaster
Handrail and Parapets	: M.S. / S.S. Handrails As Per The Functional And Elevation Requirements.

## **STAIRCASE**

Flooring	: Polished Indian Stone On Treads, Risers And Landings
Railing	: Ss Handrails and Balustrades
Wall Finishes	: Oil Bound Distemper

## **COMMON PASSAGE**

Flooring	: Polished Indian Stone or Vitrified Tiles
Wall Finishes	: Oil Bound Distemper
Ceiling	: Oil Bound Distemper

## **DOORS AND WINDOWS**

External Doors	: Painted/Polished Hardwood Frame With Decorative Flush Door
Internal Doors	: Painted/Polished Hardwood Frame With Decorative Flush Door
Windows	: UPVC/ Aluminum Frame Windows with Clear Glass.

# ELECTRICAL WIRING AND INSTALLATIONS

Fixtures and fittings	: ISI compliant modular switches / sockets, distribution boxes and Circuit breakers from standard makes and brands.
Wiring	: ISI compliant copper wiring in concealed conduits.  Adequate provision for light points , fan points , receptacles and power Points in all rooms.  Electrical points for exhaust fans in kitchens and toilets.  AC wiring for split units.
Plumbing	: ISI compliant water supply pipes with standard valves and accessories.  ISI compliant PVC rain/waste water pipes and traps.
Security System	: EPABX system or VDP system in the premises. Camera at vital points.

PROJECT SPECIFICATIONS		
SR NO.	DEVELOPMENT WORKS	BRIEF DESCRIPTION
1	Demarcation of plots	This is a single plot, having total entry gate /exit gate from front road, The site is surrounded by other plots.
2	Boundary wall	Boundary Wall is proposed.
3	Road work	Complete CC internal road along with paver pathways is proposed to be constructed as per CPWD specifications for required load and width. Roads shall have some patterns using granite pavers at junctions and BLOCK entry points.
4	Water supply including drinking water supply	underground water to be supplied through terrace tank.
5	Sewer system	Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment ,water shall be recycled and will used in gardening, washing and flushing system . Overflow from the STP shall be connected with the Municipal sewerage system.
6	Drain	A well designed rain water harvesting system has been planned along with recharge pits for the building to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain channels and pipes.
7	Parks	There are 5 type of trees proposed at site: which are kachnar, gulmauhar, amaltas, kusum and neem.
8	Tree planting	There are 5 type of trees proposed at site: which are kachnar, gulmauhar, amaltas, kusum and neem.
9	Design for electric supply including street lighting	A well designed electricity distribution system, as per norms of electricity Board, will be in place along with centralized Transformer, HT panel, LT Panel, Feeder Pillar and DG back for common service like External lighting, STP, Pump room etc. 20% street lighting shall have solar panel.
10	Community buildings	Club Building With Basic Recreational Facilities Like Gym, Library And Common Room.
11	Treatment and Disposal System of Sewage and Sullage water	Centralized Sewerage system shall be Provided. All Sewerage disposal shall be go to the STP for treatment and after treatment ,water shall be recycled and will used in gardening, washing and flushing system . Overflow from the STP shall be connected with the Municipal sewerage system. There is not separate treatment plant or arrangement
12	Solid Waste Management And Disposal System	Proper garbage disposal/collection point has been proposed. Nagar Nigam to collect garbage from this point. for the solid waste management.
13	Water Conservation System	A well designed rain water harvesting system has been planned along with 6 no. recharge pits for the whole building complex to conserve water. Rain water from internal roads, roof tops and gardens shall be directed towards recharge pits through drain channels and pipes.
14	Energy Management System Including Use of Renewable Energy	We will use LED light fittings in external and common areas as well as 20% solar street lights. In STP and Pump room all the equipment shall have energy efficient motors/pumps.
15	Fire Protection And Fire Safety System	This Project has only Residential flats. Hence we will provide Fire Fighting facility in common areas while Individual owner can install their own system as per their and local authorities requirement.