

## PROJECT SPECIFICATION

<b>STRUCTURE</b>	-	Earthquake resistant structure designed for the highest seismic consideration of the zone, as stipulated by the code. The foundation is reinforced with raft foundation and columns to provide better safety.
<b>BEDROOM</b>	-	
Flooring/skirting	-	Wooden laminated flooring in Master bedroom & other bedrooms with Vetrified tiles 600x600mm or bigger
Wall finishes	-	POP punning
Ceiling	-	White cement on plaster
<b>LIVING/DINING ROOM</b>	-	
Flooring/skirting	-	Vetrified tiles 600x600mm or bigger
Wall finishes	-	POP punning
Ceiling	-	White cement on plaster
<b>BALCONIES</b>	-	
Flooring	-	Tiles
Wall finisher	-	Exterior grade paint on plaster
Ceiling finisher	-	Exterior grade paint on plaster
Handrail and parapets	-	Combination of parapet walls and M.S Handrails/toughned glass railing as per the functional and Elevation requirements
<b>TOILETS</b>	-	
Flooring	-	Antiskid Ceramic tiles
Wall finishes	-	Ceramic wall tites up-to dado level (Approximately 2400 mm) & oil bound distemper
Ceiling finishes	-	Oil bound distemper with 2x2 grid false ceiling
Vanity counter	-	Granite /Ceramic/Tiles
Sanitary ware	-	Jaquar or equivalent
<b>KITCHEN</b>	-	
Flooring/skirting	-	Vitrified tiles/Antiskid ceramic tiles
Wall finishes	-	POP punning
Ceiling	-	White cement on plaster
Counter	-	Granite top with sink
<b>C.P.FITTINGS AND ACCESSORIES</b>		
Jaquar/Hindware/Parryware/Equivalent brand fittings in all toilets .		
All the toilet floors to be provided with suitable and adequate water proofing treatment.Provision for installation of geysers or common water heat pump		

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<b>STAIRCASE</b>	-	
Flooring	-	Polished Granite/tiles on treads,risers and landings
Railing	-	Painted M.S. railings or S.S. railings
Wall finishes	-	Oil bound distemper on plaster
<b>COMMON PASSAGE</b>	-	
Flooring	-	Vitrified tiles/Marble/Granite
Wall finisher	-	Whitewash/oil bound distemper on plaster
Ceiling finisher	-	Whitewash/oil bound distemper on plaster
<b>DOORS AND WINDOWS</b>	-	
Main Entrance Door	-	Painted hardwood frame with laminated door shutters
Internal Doors	-	Hardwood frame with flush doors
Hardware	-	Locks, handles and knobs from reputed makes.
Windows and External Glazing	-	Powder coated aluminium frame or UPVC frame windows with clear glass
External Wall Finishes	-	Exterior grade paint on plaster
<b>ELECTRICAL WIRING AND INSTALLATIONS</b>	-	
Fixtures and Fittings	-	ISI mark switches /Sockets, distribution boxes and circuit breakers from standard makes and brands
<b>WIRING</b>	-	ISI mark copper wiring in concealed conduits.Adequate provision for light points
<b>PLUMBING</b>	-	ISI mark CPVC water supply pipes with standard valves and accessories. ISI compliant PVC waste pipes and traps
<b>SECURITY SYSTEM</b>	-	CCTV camera at campus entrance gate & common areas
<b>FIRE</b>	-	Fire fighting provision in entire complex
<b>LIFT</b>	-	Good make 12-15 passengers lifts
<b>WATER</b>	-	Ground water supply through overhead water tank. Common water softner in overhead water tank
<b>STP</b>	-	As per standards of government norms
<b>POWER BACK-UP</b>	-	For all common services. 2 KVA backup for all flats
<b>INTERNAL ROADS</b>	-	Paver block floorings with good quality landscaping
<b>FACILITIES</b>	-	EPBAX connections to all flats

**NOTE:** The above specifications are only indicative & some of these may be changed in consultation with the architect or equivalent may be provided at the discretion of the company.