

SPECIFICATION

S.No.	PARTICULARS	SUMMARY	REMARKS
1	FOUNDATION	Isolated/raft/pile as Required Using RCC Gr. M-25 with safe design in seismic Zone-IV	Highest Risk factor of this area is protected in design
2	SUPER STRUCTURE	RCC Gr. M-25 Framed with bricks work in class 75 designation in cement mortar 1:6 in 230 mm wall and 1:4 in half brick wall and designed for providing double wall with bad conductor insulations.	Highest Risk factor of this area is protected in design
3	PEST CONTROL	Using anti termite treatment chemical as per CPWD SPECIFICATION /MANUFACTURER SPECIFICATIONS	10 years Guarantee
4	FRAMES	Wooden frames Internal and Powder coated G.I cum Aluminum (Composite section) with provision of sliding glazed and meshed shutter, ISI standered flush doors in Internal frames, Painted with enamel paint, coloured Hardware fittings	Kiln seasoned
5	INTERNAL PLASTER	Mix of fine river sand and coarse sand in mortar 1:6 in wall and 1:4 in ceiling with perfect smooth surfaces.	Using fiber reinforcement in plaster mortar
6	EXTERNAL PLASTER	Double layer coarse sand plaster	
7	FLOORING	Vitrified tiles flooring in drawing cum dining rooms, bed rooms and kitchen, Ceramic tile floor in toilets, Colorful marble in Balconies. Glazed tiles in decorative series up 2100 mm height	Vitrified URO, Asian, Marbeeto, and Glazed tiles make Kajaria, Orient, Uro or equivalent
8	SANITATION	PPR Piping for water supply with Hot and cold system and C.I. Piping for soil and waste and storm water. NP-2 RCC pipe for sewerage and class L.A. pipe for external water supply	
9	TOILET FIXTURES	C.P. Fittings in fancy design and White vitreous china ware	Fitting in Lauret, Mayur, Zim, Chinaware in Nyceer, Cera
10	POP, PAINT AND POLISH	POP molding, cornices, fan rings and oil bound distemper paint.	
11	INTERNAL ELECTRICAL	Three phase electric supply with sufficient points for light, fans, power and A.C. as per Indian electricity rules with modular switches, and ELCBs	Wire Finolex, Motherson, Delton, Switch Vinay, Anchor, MCBS in MDS, Clipsal
12	ELECTRIC SUB-STATION	As per U.P. Electricity board norms	
13	WOOD WORK IN CLUB BOARD	*** as per latest design	Non Branded
14	MODULAR KITCHEN	*** as per latest design	Branded

*** Means additional Cost

1	EMERGENCY power BACKUP	500 WATT per 1000 sft AREA OF FLATS
2	R. O. WATER SUPPLY	100 liters per house direct supply to kitchen with storage in kitchen space
3	SECURITIES	A 3000 mm high boundary wall with molded designed railing and a security guards room at entrance gate with close circuit camera, emergency alarm, Inter com arrangement and Video Conferencing arrangement
4	RECEPTION HALL	Reception hall with video conferencing facilities (Toilets, and proper sitting arrangement).
5	CLUB	Club building three storied 15000 sqft. area (Rooms for Billiards / Snooker /T.T./ Card/Carrom) with swimming pool, and Tennis court, separate space for health club, mini theater in club building and separate hall for women's club.
6	CAR WASHING POINTS	Car washing points at different suitable places with perforated floors
7	LPG NETWORK	payment by meter to Oil companies
8	GREEN LAWN AND WOODEN PAVILION	A very decorated lawn around club
9	SEPARATE KIDS PARK WITH SPLASH	Decorated as per kids needs and low depth splash
10	FOUNTAIN	Beautiful Fountain at entrance
11	ELEVATORS	One Four Passenger lift even in G+4 Story Building
12	BROAD BAND/Cable T.V.	Cabling and conducting shall be provided for B.B.conection