



## **Specifications for Finishing and Fixtures**

### **1. Finishing specifications for residential flats:-**

#### **Living/Dining Room/Drawing room/Bed rooms:-**

Flooring: Vitrified Tiles.

Walls: Tiles skirting and Oil bound distemper.

Internal Doors: Sal wood frames with flush door, Acrylic paint finish.

External Door and Windows: Sal wood frames, Teak wood decorative main entrance door with spa paint finish.

Wooden shutters in high gloss paint finish, Security grills as required

#### **Kitchen:-**

Flooring: Vitrified Tiles.

Walls: 2' high Ceramic Tiles dado along working platform and Oil bound distemper.

Internal Doors: Sal wood frames with flush door. High gloss paint finish.

Others: Granite working top, stainless steel sink with drain board.

#### **Toilets:-**

Flooring: Anti-skid Ceramic Tiles.

Walls: 7' high Ceramic Tiles and Oil bound distemper.

Internal Doors: Sal wood frames with shutter as specified. High gloss paint finish.

Others: Wash basin in each toilet. Good quality C.P. Fittings, Indian W.C. Seat in one toilet and European W.C. seat in other toilets, mirror, soap dish, towel rail etc.

#### **Balconies:-**

Flooring: Anti-skid Ceramic Tiles.

Walls: Tiles skirting and Oil bound distemper.

#### **Doors/Windows:-**

**External door:** Sal wood frame with wooden shutters as specified, in high gloss paint finish.

**Windows:** uPVC windows with glazed and mosquito proof shutter. Stainless steel door and window fittings (Aldrop, Tower bolt etc.)

**Electrical Fittings:** Concealed PVC Conduit with copper conductor. Modular type electrical switches, without any fixtures.

**Wardrobe:** All Wardrobe spaces in bedrooms, drawing/dining, kitchen to be provided without any wood work.

**Fire Safety:** All mandatory fire safety norms have to be incorporated as per design and planning.

#### **Rain water harvesting:-**

Roof top rain water harvesting arrangement has to be devised.

#### **Solar water heating system:-**

Solar water heating system commissioning approved by BIS as per IS 12933 and as per local regulations. System capacity 400 ltrs. per (LPD) having four collectors and 600 ltrs. per (LPD) having six collectors (Make Tata BP solar/BHEL/Solahart/CEL/Silver spark) arrangement has to be devised.

#### **Development works:**

**Roads and parking** - Cement concrete with Trimixing, **Boundary** - Brick work/R.C.C., **Gates** - Mild steel section, **Water distribution lines** - G.I./HDPE pipes, **Waste water/Drainage** - R.C.C. hume pipe.



## 2. List of Electrical Items:

1	DG Set Approved Vendors for lift & common areas	Powerica/Jackson/supernova/Excel/Kirlosker
2	Moulded Case Circuit Breakers	L&T/GE Schneider/Relays /Starters
3	Power / auxiliary Contactors	L&T /Schneider/Relays/Starters
4	LT panels	CPRI certified manufacturer
5	Capacitors	L&T Meher /Ducati EPSOD/Indo Asian/Khantad/Jenkar
6	APFC Relays	L&T /Siemens/Epcos/Dugati
7	MCB Distribution Boards	L&T Hager/Standard/Havells
8	Miniature Circuit Breakers	L&T Hager/Standard/Havells
9	ELCB / RCCB	L&T Hager/Standard/Havells
10	XLPE LT cables	Polycab/KEI/Gloster/Havells
11	Light Fittings	Philips/Bajaj/Crompton Greaves
12	Lamps	Osram / Philips / Havells/ Bajaj
13	PVC / MS conduits	Supreme/Astral/Prince ISI Mark
14	PVC insulated Copper wires	ISI Marked
15	Modular Switches & Socket outlet	ISI Marked Polycab/KEI/Gloster/Havells
16	Metal Clad socket outlet with Boxes	ISI Marked
17	Elevator Panel	L&T Hanger/Merth Gerin/Lexic/ABB
18	XLPE insulated cable Alu conductor	Polycab/KEI/Gloster/Havells
19	Ceiling Fan/Exhaust/Air Fresher Fan	Bajaj/Crompton/Havells
20	Lifts as per norms	Thysson Krupp/Otis/Kone/Schindler
21	Switch Fuse Units with HRC fuses	Standard / Control Switchgear/Havells
22	Telephone/TV Cables	Varsha /Sigma /Selton/Equivalent
23	Telephone tag blocks	Krone
24	RJ 11 telephone Socket	ISI Mark

## 3. List of Sanitary and plumbing Items:

SI.No.	Description of Items	Make / Model No.	Alternate make
1	Floor mount EWC	Parryware 0297	Hindware
2	Rectangular shaped wash basin,	Parryware 0436	Hindware
3	Kitchen sink IS 13983	Nirali Elegance Mini	Jayna
4	C.P. Pillar Cock	Jaquar 021	Ess Ess Trend series
5	CP Brass health faucet with two way bib cock	Jaquar 041 + 0563	Ess Ess Trend series
6	3 in one Wall mixer, Shower rose and shower arm	Jaquar 273 + 491 + 483	Ess Ess Trend series
7	Long body C.P. brass bib cock	Jaquar - 107	Ess Ess Trend series
8	Short Body bib cock	Jaquar - 037	Ess Ess Trend series
9	Towel rail	Jaquar - 1111	Ess Ess Trend series
10	Angle valve	Jaquar - 059	Ess Ess Trend series
11	Soap dish	Jaquar - 1131	Ess Ess Trend series
12	G.I. pipes 'B' Class	Jindal	Zenith
13	H.C.I. soil / waste pipe As per IS 1729	Neco	BIC
14	C.I. floor Trap	Neco	BIC
15	CPVC pipes of SDR 13.5 & 11 and fittings	Astral	Ashirwad
16	Insulation tubing of 6mm thick	Vidoflux	Armaflux
17	Valves	Zoloto	Sant
18	C.P. Brass Bottle Trap	Jaquar - 773	-
19	Half Stall Urinal	Parrywar Mag C 05755 & C 8095 & Jaquar - 773	-
20	Sensor Concealed type flushing valve	Jaquar - 51087	-
21	Sink mixer	Jaquar - 309	-
22	Single Hole wash basin	Jaquar - 167 & 021	-
23	Medium duty CI manhole cover	Neco	BIC
24	UPVC pipes & fittings IS 13592	Kissan	Supreme
25	HDPE pipes	Kissan	Supreme
26	Monoblock pumps	MBH	Kirloskar
27	Stoneware pipes	ISI Make	-
28.	Hume pipes of NP-2 Class as per IS 458 : 2003	ISI Make	-
29	Submersible dewatering pumps	Zenith	MBH