

## Specifications

Sr. No	Location	Specifications
i.	Structure	The building will be RCC framed structure. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of laterite/brick finished with cement plaster and two coats of oil bound distemper
iii.	Electrification	<ol style="list-style-type: none"> <li>1. Each bedroom shall have 2 light points, 1 fan point and two 5AMP plug points</li> <li>2. Electrical Point provision for AC in the master bedroom and living room.</li> <li>3. Living &amp; Dining area shall have 3 light points, 2 fan points and 2 plug points.</li> <li>4. Kitchen shall have two 15A plug points for kitchen appliances, one point for a chimney and one point for the hob, one 5A plug points and 1 light point.</li> <li>5. Bathrooms shall have a geyser point, a light point and an exhaust point.</li> <li>6. Terrace shall have 1 light point</li> <li>7. Suitable concealed conduiting shall be done for T.V. points in living room and each bedroom. One telephone point shall be provided in living room only.</li> <li>8. All wiring shall be concealed and of copper manufactured by Polycab (or equivalent brand).</li> <li>9. Switches will be Modular of Legrand or equivalent.</li> </ol>
iv	Windows	<p>Shall be powder coated aluminum. Windows that are more than 1.5 meters in height will be part fixed and part sliding/ open able. The windows shall have GI/aluminum mesh mosquito net.</p> <p>Bathroom windows will be powder coated aluminum windows with open able shutters/glass louvers.</p>
v.	Waterproofing	The roofs and toilets will be waterproofed. In case of a leakage, the same will be rectified, as under warranty in case any painting is required, only touchup will be done – Variation in the shade of paint is expected and will have to be accepted. Any breaking, tampering to the structure, services & existing finishes will render all warranties null and void
vi.	Doors	a. Entrance Doors: Shall have a door frame with both sides laminated flush door shutter

		<p>b. Bedroom doors shall have door frames with laminated flush door shutters</p> <p>c. Toilets: shall have doorframes of owner/promoter/developer's choice with laminated flush door shutters.</p> <p>d. Terrace sliding door shall be powder coated aluminum door with GI/ aluminum mesh mosquito net</p>
vii.	Flooring	<p>a. Living/ dining, all bedrooms shall have vitrified flooring of approx. 600mm x 600mm with skirting.</p> <p>b. Kitchen area shall have vitrified flooring.</p> <p>c. Attached terrace of all the Apartments shall have ceramic tiles.</p>
viii.	Bathrooms	<p>Shall have ceramic tiles on the floors and till lintel height on all the walls. The color of the bathroom tiles shall be the choice of the developer. Sanitary ware and CP fittings shall be Jaguar or equivalent make.</p> <p>The bathroom will contain:</p> <p>A. Washbasin with a pillar lock of Jaguar or equivalent make.</p> <p>B. European style W.C. of Jaguar or equivalent make and a concealed flush Valve (or flush tank) of Jaguar or equivalent make to be provided.</p> <p>C. All toilets shall have concealed plumbing.</p>
ix.	Terrace/Balcony	To have MS railing
x.	Kitchen Area	<p>The kitchen area shall have a platform of granite. The platform shall have a ceramic tile splash surface of approx. 600 mm height from the granite counter.</p> <p>The kitchen platform shall also have a stainless steel sink (of Nirali make or equivalent).</p> <p>The plumbing will be done for a water purifier.</p>