**SPECIFICATION**

 **STRUCTURE**

The building is an rcc framed structure with aerocon blocks/bricks and plastered walls with foundation that will be earthquake resistant.

**FLOORING AND DADO**

**Living/ Dining/ Bedroom/**

 **Passage/ Kitchen** Italian full-body vitrified tiles / Imported marble (as per

 Architect’s design)

 Modular Kitchen in all the flats

 Imported Marble for Dining Room, Living

 Room and Pooja Room ONLY

**Bathrooms (Floor and Wall)** Imported Designer tiles (as per Architect’s Design)

**Balconies** Anti –Skid tiles (as per Architect’s Design)

**Laundry and Utility**  Ceramic tiles up to **7’** height for the walls and anti- skid floor

**SANITARY AND PLUMBING**

**Wash Basins** Branded wash basins shall be provided in all the bathrooms
LAUFEN/ TOTO / KOHLER / ROCA / GESSI/
EQUVIVALENT

**Faucets and Fittings** All faucets shall be cp, heavy body metal fittings of branded make. Hot water connection shall be provided to the shower and washbasin in each bathroom and to the sink in the kitchen.

LAUFEN/ TOTO/ KOHLER / ROCA / GESSI /
 EQUIVAVALENT

 **PAINTING**

Interior walls will be finished with 2 coats of putty and 2 coats of luster paint.

ASIAN/ DULUX/ NEROLAC/ RENOVA/ EQUVIVALENT

Exterior – 2 coats of external emulsion paint.

ASIAN/ DULUX/ NEROLAC/ RENOVA/ EQUVIVALENT

**ELECTRICAL**

**Wiring** All internal circuits in PVC tubes with ISI mark

**Distribution Board** ISI Quality mark

**ELCB / MCB** MDS automatic change over current limiter (ACCL)

**Switches** All switches shall be of a branded make.

 ANCHOR / LEGRAND / PANASONIC/
 EQUVIVALENT

All flats will have 3 – phase connection with independent

Meters

100% Power backup

**DOORS AND WINDOWS**

Main Door Flush door with teak veneers on both sides and necessary accessories

Bedroom Doors Flush door with teak veneers on both sides and necessary accessories

Bathroom Doors Water – proof ply door inside and teak veneers on the outside and necessary accessories

Windows, French windows & Fixed Glass Frames Aluminum powder coated/ UPVC /
 wooden foil finished frames and shutters.

**ELECTRICAL POINTS**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Location** | **Fan****points** | **Light****points** | **5****Amps****point** |  **15****Amps****point** | **Spilt A/C****point** | **Other Points** |
|
|
| Foyer | - | 1 | - | - | - | - |
| Living | 1( 2 way) | 3(1 no.2 way) | 3 | 1 | 1 (A/c Point) | 1 TV Point + cable, 1 Telephone point + 1 internet Point |
| Dining | 1 | 2 | 2 | 1 | 1 (A/cPoint) |  |
| Family | 1 | 1 | 1 | - | 1 (A/cPoint) | 1 TV Point + cable, 1 Telephone point + 1 internet Point |
| Kitchen | 1 | 3 | 3 | 3 |  | Aqua guard point provision, Fridge point & Exhaust fan point |
| Utility | - | 1 | - | 1 |  | Washing machine point |
| All Bed rooms | 1( 1 way) | 3 (1 nos. 2 way) | 5 | - | 1 (A/cPoint) | 1 TV Point + Cable, 1 Telephone point, 1 Night Lamp Point, 1 Internet Point |
| Bath rooms |  | 2 | 1 | - | - | Exhaust Fan Point Provision & 1 heater provision |
| Pooja | - | 1 | 1 | - | - |  |
| Deck | - | 1 | 1 | - | - | - |
| Main Door | - | 1 ( 2way) | - | - | - | Bell Point |