

GENERAL - Construction Specifications

SPECIFICATIONS	
FOUNDATION	Foundation based on the soil bearing capacity, soil type, and structural consultant's recommendation.
STRUCTURE	• R.C.C framed structure • Brick Work - Good quality Fly brick /Aerocon Block • Plastered finish • Stilt Floor Height - 10'6" • Floor to Floor height - 11'6" • Parking - RCC Flooring with minimum reinforcement
FLOOR FINISHES	• Living & Dining - Vitrified Tiles - Kajaria /Nitco/Varmora/Equivalent - 4' x 2' • Bed Rooms - Vitrified Tiles - Nitco / Kajaria /Varmora/Equivalent - 2' x 2' • Kitchen - Vitrified Tiles - Nitco / Kajaria / Varmora/Equivalent - 2' x 2' • Staircase - Full body vitrified or Granite
WALL TILE	• Toilet – Wall Tile Upto 8' Lintel lvl - Nitco / Kajaria /Varmora/ Equivalent • Kitchen - Backsplash to a height of 2' above the platform. • Utility - Tile DADO upto 2'
DOORS	Main door, bedroom doors with African Teak frames and Factory made Flush door shutters with laminate finish. (Century , sharon , Kalpatharu) and Toilet doors will be WPVC.
WINDOWS & VENTILATORS	UPVC windows of standard make for rooms and ventilators with exhaust provision for toilets
SANITARY& PLUMBING	• KITCHEN - Polished granite slab for the kitchen platform top fixed with Stainless Steel sink • TOILET - Standard-make sanitary fittings, CP fittings, geyser provision, and hot/cold water piping.
LIFT	Kone/Johnson/ Equivalent - 6 PASSENGERS LIFTS WILL BE PROVIDED.
DRIVEWAY	Grano Flooring with Groove or pavers.
SECURITY SYSTEM	CCTV provision for common areas.
POWER BACK UP	Power Backup for Common area.
ELECTRICAL	CONCEALED WIRING WITH MODULAR SWITCHES • Anchor/Legrand modular switches. • 3 Phase Electrical Supply with MCB and RCCB Anchor/Legrand • A/C Provision for all Bed Rooms • Telephone point / Internet provision in living room
PAINTING	INTERNAL WALLS & CEILING Putty finish with standard-make emulsion paint. EXTERNAL WALLS Exterior emulsion paint with texture putty finish where required.

Brand Names of the Material Used

CEMENT	Dalmia/Ramco/Ultra Tech/JSW
Steel	Plukit/Sial/JSW
Ready Mix Concrete	ARN/SMI
Bricks	Flyash Bricks & ACC
Locks	Godrej/Ebco/Hettich
Glass	Saint Goblin
Vitrified tiles	Nitco / Kajaria /Varmora/ Equivalent
Ceramic Tiles	Nitco / Kajaria /Varmora/ Equivalent
Electrical Wires	Finolex/ RR / Polycab/Kundan/Havells
Switches	Legrand Myris/Anchor
Sanitary	Parryware/ Hindware/Equivalent
CP Fittings	Jaquar/Parryware/Hindware/Equivalent
Paint	Asian Paint/ Nippon/JSW/Equivalent
Pipes	PVC/UPVC/CPVC: Finolex/Astral/Ashirvad/Avaon Plast/Equivalent
Granite	G-20 Black Granite /Steel Grey
Lift	Kone/Johnson/Equivalent
Car Parking	Grano Flooring with Groove
Staircase	Full Body Tile/ Black Granite and MS handrail.

OTHER AMENITIES:

- Professional Rain water harvesting
- DG Provision for common areas
- Common Lighting with Compound wall around the campus
- Common Notice Board, Resident's Name board
- Common Toilet for Driver / Maid at Stilt floor
- Independent 3 phase connections and EB panel board for electricity distribution.
- 15000 Ltrs Capacity Independent Sump & 8000 Ltrs OHT with adequate depth of Bore well.
- Post-tensioned beams provided for column-free parking bays at stilt level, creating a more open and flexible layout.
- Provision for EV charging points planned for residents' convenience.