

SPECIFICATION

1. **STRUCTURAL** : R.C.C. Framed Column structure with brick work for Superstructure with Architect's Design.
2. **BASEMENT** : 3 feet height Basement
3. **FLOORING** : CERAMIC TILE and ANUJ TILE flooring with 4" side skirting 24'x24' Size@Rs.50/-sq.ft. Good Quality Tiles with Client option.
4. **DOORS & WINDOWS** : Main door shall be of polished teak wood frame with skin finish flush shutter. All other door frames shall be made using first quality country wood. Main door will be Padaiyappa door RS. (10,000) Toilet door frame & shutter will be of PVC. Bed room & Balcony doors shall be flush door. All doors shall be painted with synthetic enamel paint (Except Main Door.) Window Shutter will be UPVC ALPHINE Brand.
5. **KITCHEN**: Granite counter top(10ft)with stainless steel Zink and glazed tiles dado shall be done to a height of 2'0" from counter top. One side loft and four shelves will be provided in Kadapah slabs. No door will be provided for kitchen
6. **BED ROOMS** : One side loft & three shelves will be provided in each bed room with Double side polished Kadapah slabs.
7. **TOILETS** : Plain colour glazed tiles of size 12" x 8" upto a height of 5'0" for walls and plain colour ceramic tiles of size 8" x 8" for floors will be provided.
One EWC (Grey/Ivory), Hot and cold water plumbing arrangements, one wash basin (Grey/Ivory) will be provided in each attached toilet & one IWC (Grey/Ivory) will be provided in common toilet.
8. **ROOFING** : RCC Roof, Weathering course for terrace will be with Brick Jally Lime concrete and finished with weather proof tiles.
9. **PAINTING** : internal and external walls shall be painted with good quality cement based paint
10. **WATER SUPPLY**: bore well to tap ground water with arrangements for pumping water to common overhead tank will be made.
11. **COMPOUND WALL**: compound wall with Hollow block/Brick Work 4 1/2" wall shall be provided wherever necessary.

12. ELECTRIFICATION : concealed wiring with ISI approved wires ISI switches shall be provided as detailed below

I) LIVING:Fan points -2 nos, Light points -2 Nos, bell points – 1 No,5Amps plug – 1No

II) BED ROOM:Fan Points – 1 No, Light points – 2 Nos, 5 Amps – 1No, 15 Amps for A/C Point in two bedroom only.

III) KITCHEN:Light points – 2Nos, 5Amps – 2Nos ,Exhaust Fan Point – 1 No

IV) TOILET:Light Points – 1 No, 15Amps – 1No for geyser in one toilet only.

13. CUP-BOARD :Open wardrobe will be provided with R.C.C. Slabs in each bedroom and cupboard at kitchen.

14. WASH BASIN :One wash basin will be provided in one bath room

15.WIRES AND SWITCHES :Orbit wires and switches will be provide

16. solar water heating system : Solar thermal systems use solar collectors to directly heat water, significantly lowering or eliminating the need for grid electricity or fuel for your water heater, which can save 70-80% on bills.

17. DOOR AUTOMATION

18. Lift Facility 4 to 6 person with power back up.

19. Ev Charges For Both Electric Car & Bike.

20. Vedio Camera ,CCTV Protective

21. Covered Car Parking

MATERIAL SPECIFICATIONS

1.	Cement	: MahaSakthi / Dalmia Brand with Grade 53
2.	Steel Rods	ISI / Kamachi TMT bar Grade 550
3.	Paint (Emulsion & Enamel)	: Asian TC
4.	Elevation Exterior Wall	Asian Ace
5.	Wall Putty & White Cement	: Birla putty
6.	Varnish	: Sheenlac
7.	Taps and Fittings CP	: Jaquar
8.	IWC / EWC Floor Closets	: Jaquar
9.	Wash Basins	: Jaquar
10.	Plumbing	: Suguna / Besten / Texmo
11.	Plumbing PVC ISI Pipe/Plumbing CPVC Pipe	: Ashirvadh
12.	Sanitary PVC ISI Pipe	: Avon plast or equivalent
13.	Electrical Conduits	: Indian tubes or equivalent
14.	Electrical Wires & Switches	: Orbit
15.	Distribution Board	: Elltee
16.	MCB's & Isolators	: standard
17.	Rotary Switch	: L&T/Orbit
18.	Metal Box & Switches	: Anchor
19.	Tiles	: Ceramic /Anuj/ kajaria
20.	UPVC Windows	: Alphine
21.	Flush Doors	: Diamond / Deepam
22.	Mortise Locks main door	: Link