

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 Sink 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 Kadappa 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 Kadappa 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 ½" 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

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	: Parryware
8.	IWC / EWC Floor Closets	: Parryware
9.	Wash Basins	: Parryware
10.	Plumbing	: Suguna / Besten / Texmo
11.	Plumbing PVC ISI Pipe/Plumbing CPVC Pipe	: Ashirvadh
12.	Sanitary PVC ISI Pipe	: Avonplast 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
20.	UPVC Windows	: Alphine
21.	Flush Doors	: Diamond / Deepam
22.	Mortise Locks main door	: Link / Trishul