

TECH SPEC

■ STRUCTURE

Stilt+GF+4 Floors R.C.C frame structure of raft footings, columns, beams and roof slab with M20 / M25 grade concrete with Fe500 steel.

■ MASONRY WALLS

- External walls – 6” / 9” thick red bricks
- Internal walls – 4” thick red bricks

■ DOORS

- Main door –Teak wood door with teak wood frame Europa locks, brass / SS hinges, tower bolts, stoppers, etc.
- Internal doors – For bedrooms and toilets – Country wood frame with bonded flush doors in paint of approved design & color, Mortise locks of approved quality & make, S.S hinges, tower bolts, stoppers etc.,

■ WINDOWS

- Windows – 2.5 track UPVC windows with 4mm thick plain/ ground glass where required, mosquito net shutters and M.S grill for windows.
- Sliding door for balconies – 2.5 track UPVC sliding / folding shutters using 6mm thick plain glass, mosquito net shutters without M.S grill.
- Balcony (MS railing as per design) & staircase railing (MS railing), height & spec as shown in detail drawing.

■ PLASTERING

- Internal walls and ceiling - Cement plastered, sponge finished.
- External walls- Cement plastered, sponge finished.

■ PAINTING

- Internal walls and ceiling – one coat of primer, two coats of good quality putty smooth finished and two coats of acrylic emulsion paint of approved shades.
- External walls – one coat of white cement primer, two coats of external grade emulsion paint of approved shades

■ FLOORING

- 2’0”X2’0” approved high quality vitrified tiles flooring for living, dining, kitchen and bedrooms.
- 1’0”X1’0” approved quality, make colour anti-skid ceramic tiles flooring for toilets
- Granite flooring of approved quality & colour for staircase.
- 2’0”X2’0” approved quality & make vitrified tiles flooring for corridor.
- Wall skirting of 4”ht shall be provided in living room, dining, bedrooms, kitchen and balcony.

■ WALL TILES DADOING

- 1’0”X1’6” approved quality & make designer glazed ceramic tiles for toilet walls up to 6’0” ht and 2’0” ht above platform for kitchen as shown in detail drawing.
- PLATFORM: Granite platform (20mm / 30mm) 2’0” wide with bull nosing and stainless quartz sink (42”) for kitchens will be provide in places as shown

■ ELECTRICAL WORKS

- 5 K.W power for 2 bedroom flats, 6 KW power for 3 bedroom flats with 3 phase meter.
 - GM / Anchor Roma / Salzar switches.
- Electrical wiring using PVC conduit, copper wires of multistrand- Finolex/ polycab/ RR cable.

■ SANITARY AND PLUMBING

- Water pipes – C P V C pipes (Astaral / Ashirwad / Prince / Supreme)
 - Sanitary pipes – P V C pipes (Astaral / Ashirwad / Prince / Supreme)
 - Fittings – S.S fittings of Hindware / Jaquar / Ambani equivalent.
 - Sanitary ware – Hindware / Jaquar equivalent.
- EACH KITCHEN SHALL CONSIST OF: One SS sink
- approved quality & make.
- EACH TOILET SHALL CONSIST OF: One wall mounted
- EWC with flush tank

■ COMMON FACILITIES

- Stand by sound proof diesel generator for common area of 40 kva Capacity & Make of Ashok Leyland.
- 1 bore well for drinking water.
- Water sump in the stilt area.
- 2 no - 6 passengers automatic lift of Johnson / Kone or equivalent make, with machine room on terrace.
- CCTV cameras in setback areas and entrance / exit connected in security room.
- Landscaped areas where indicated as per detail drawing.
- Four / two wheeler parking on stilt floor with clear demarcations in paint.
- Security room near entrance / exit gate.
- Watchman room in stilt floor.
- Electrical room on stilt floor as shown in detail drawing.
- Transformer yard at suitable location.
- Poly carbonate fibre sheet roofing with necessary M.S section supports for open to sky places
- Overhead tank of 30,000 Lts capacity.
- Underground sump tank of 60,000 Lts capacity.
- Rain Water tank of 10,000 Lts capacity.



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