

## SPECIFICATION FOR RESIDENTIAL BUILDINGS

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### STRUCTURE

**Structural System :** As per Structural engineer's design.

**Masonry :** 9 inches outer walls & 4.5 inches for inner walls - Thickness

- Wire Cut Red Bricks
- River Sand
- ISI TMT rods.
- 53 grade PPC Chettinad / Dalmia / Zuari Cement etc. Subject to Availability.

**Will be used**

**Floor Height :** 10 Feet will be Maintained

**ATT :** Anti Termite Treatment will be done

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### ELEVATION

As per Architect's Design

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### WALL FINISH

**Internal Walls :** 2 coats of putty, 1 coat of primer & 2 coats of emulsion roller Finish with colour as per client's requirement

**External walls :** 1 coat of primer & 2 coats of Exterior Emulsion paint with color as per architect's design

**Kitchen Walls :** Sparrow Brand joint-free vitrified tiles or equivalent of size (24" X 48") up to roof level from countertop height

**Bathroom Walls :** Sparrow Brand joint-free vitrified tiles or equivalent of size (24" X 48") up to Roof level with Anti Skid flooring tiles

**Ceiling :** 2 Coats of Primer, 2 coats of Emulsion Paint

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## KITCHEN

1. Granite on Kitchen Countertops with Stainless Steel Sink
2. Shelf & Loft Provision to be provided as per client requirement
3. Electrical Points for Kitchen Appliances - Chimney, RO & HOB
4. Washing Machine & Dishwasher provision will be provided

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## BATHROOM & TOILET

1. Belmonte or Equivalent Brand Mixer Taps & Showers will be provided
2. Belmonte or Equivalent Brand IWC or EWC closets with health faucets & necessary taps will be provided
3. Belmonte or Equivalent Brand Wall Hung Wash Basins will be provided
4. Electrical provision for Heater & Fan Exhaust will be provided

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## PLUMBING PIPES

1. Finolex Brand will be used.

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## FLOOR FINISH WITH SKIRTING

1. Sparrow Brand joint-free vitrified tiles or equivalent of size (24" X 48")
  2. Skirting of 4" on all sides of the walls
  3. **Bathroom & Balcony** : Anti Skid flooring tiles will be used
  4. **Terrace** : Weatherproof Roof tiles
  5. **Staircase & Corridor Flooring** : Granite flooring at all levels
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## WINDOWS

1. **Windows :** Second quality Teak grouted with 12 mm square steel grill
    - a. **Shutters :** Open & Close type with 4 mm thick glass for see through
  2. **Ventilator :** Second quality Teak with louvered glass
  3. **Painting :** Enamel paint for Windows & Ventilators
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## DOORS

1. **Main Doors :** Melamine Finish Designer Door - First quality Teak with Europa brand or equivalent, antique finish locks, Tower Bolt, Latches & Door Handle
  2. **Bathroom Doors :** Heavy UPVC single panel doors for bathrooms
  3. **Bedroom Doors :** Second quality Teak with laminate finish
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## ELECTRICALS

1. **Power Supply :** 3 Phase Power Supply Connection
  2. **Safety :** MCB will be installed for each rooms
  3. **Switches & Sockets :** Modular box & modular switches & sockets of Anchor Roma or equivalent will be provided
  4. **Split Air Conditioner :** Points will be given in the living, dining and all bedrooms
  5. **Wires :** Copper wire of brand orbit or equivalent will be used
  6. **Kitchen :** Necessary 5 amps & 15 amps will be provided
  7. **Lights :** Philips or equivalent Spot lights & Tube light will be provided
  8. **Fans :** Fan points will be provided as per design.
  9. **Cables :** Telephone, Internet & TV Cable Provision will be provided as per design
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## COMMON AREA

**Lift :** Elevator of 5 or more Passenger Automatic Lift will be provided as per client's requirement

**Power Backup for Apartments :** 100% Powerbackup for Lift, Common area & Essential Electrical units for houses per client's requirement

**Name Board for Apartments :** Owner names will be displayed on the stilt floor

**Staircase Handrails :** Stainless Steel Handrail

**CCTV :** CCTV Surveillance camera will be provided all round the building.

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## OUTDOOR

**Water Storage :** Sump & Over Head Tank with automatic overflow control will be provided

**Rain Water Harvesting :** Rainwater harvesting at site as per design

**WTP :** Water Treatment plant will be provided based on water reports

**STP :** Sewage Treatment plant will be provided if there is no drainage system in the area

**Compound wall :** Site perimeter fenced by compound wall with entry gates as per Architect's design

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**Note :** Specification provided can be customised as per client's requirement.

**To know more or schedule a Consultation, Contact us.**

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## CONTACT US FOR COMMERCIALS & INDUSTRIAL PROJECTS

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