

SARASWATHI ENCLAVE

Amenities

Brick work: Brick work in super structure is done with good quality brick in CM 1:6 or AAC Blocks.

Basement: Basement height from road level to car park flooring level shall be minimum of 1'6"

Wall Plastering: The Wall plastering is done with CM 1:5-10mm thick and ceiling plastering including common area with CM 1:4 mix.

Flooring: Vitrified tiles flooring from Kajaria/Nitco with skirting for 3" height with Same Tile at Rs.80 per sqft. Wall tiles laid up to roof height in toilet and for 2' height in kitchen (above the granite top). Tile cladding upto to 5' height in the utility area.

DOORS

7'x3'.6" First quality African teak, with 5"x3" for frame and 1 1/2" thick planks for Main door

7'x3'.0" First quality African teak frames and Skin moulded doors for Bedrooms

7"x2".6" First quality African teak frames and WPC doors for toilets.

Main door: Brass handle with antique finish with godrej locks and magic eye.

For all other doors Hardwares will be SS. Additional Grill door for main door.

WINDOWS

UPVC sliding windows of VEKA make with sliding windows with stainless steel mosquito mesh

Sliding French window with toughened glass for living and dining. MS grill on outer side.

2' x 2' Aluminium / UPVC adjustable lower and exhaust fan for the toilets. First floor will have MS grills on the outer for safety.

MS grills on the outer side for all windows.

TOILET AND UTILITY

Bathrooms shall have first quality designed concept wall tiles of 2' feet *1' feet glazed /matt from KAJARIA/NITCO and flooring shall have matching first quality anti-skid tiles (rate of Rs. 80 per sq. ft. MRP).

Epoxy grouting for tiles, with waterproofing (Sunken areas) In Utility and Toilets.
Corner stand in L shaped corners for storage in all toilets and utility area.

Kitchen platform:

Galaxy granite for countertop with granite sink and 1 inch border around the countertop

- CP fittings from Jaquar/Roca.
- Provision for exhaust fan, separate chimney exhaust, refrigerator and water purifier.
- Ceramic/Printed tiles on the wall 2' above the countertop.

Electrical:

Chemical earthing-M.S.fabricated powder coated Panel Board, Independent DB with circuit Breakers, ELCB and RCCB.

FRLS cables from LEGRAND/ HAVELS

- Split A/C points for Living, Dining & all bedrooms.
- Modular switches and sockets of LEGRAND/ HAVELS with adequate 5 amps and 15 amps points
- Earth leakage circuit breaker to prevent shock.
- Dish TV points with cables/wiring from terrace to living and master bedroom including outlet jacks.
- 2-way switches for light and fan all bedrooms.
- Power points for water heater and exhaust fan in toilets
- Additional power point in all bedrooms at lower height (mobile charging points at Tea table height).

- Power point in kitchen/Utility area for hot water pot, mixie, fridge, grinder, washing machine, microwave

Hall: Two fan point, two light points, 15Amps fridge point and adequate 5Amps plug points, one night lamp point, two fancy light points.

Adequate points for Lights & Fan

Four nos of 5 amps plug points near TV/showcase

Dining: One fan point, two light point, one 5Amps plug point, one power point

Bed: One fan point, two light points and one 5Amps plug point, One A/C point, and one night lamp point. Additional three 5 amps plug point at lower height in all bedrooms in a place where we can place a coffee table

Plumbing

Toilet: Provision for pipeline for cold water and hot water, two stop cocks, one angle Shower, two taps for bath. One tap near closet and one tap for washbasin.

All the pipelines in toilet are concealed CPVC. All other pipes in outer and terrace are good quality UPVC pipes for fresh water. Kitchen of UPVC pipelines. Sanitary pipe line of PVC pipes

All Taps and fittings will be CP of make Jaquar/Roca (Rs.50,00,000)

Inner Plumbing:

- Bathroom and kitchen water lines with FINOLEX CPVC pipes.
- Overhead tanks to the bathroom and kitchen water lines with FINOLEX UPVC pipes

Outer Plumbing:

- Outer waste line, soil line, rainwater harvesting lines shall be with 4" inch and 6" inch dia of 4 kg/SQ.CM pressure with necessary specials of FINOLEX PVC pipes.

Sanitary & CP Fittings:

- All toilets shall have closets with soft closing seat covers from Jaquar/Roca
- Health Faucet from Jaquar/Roca.
- All toilets shall have a wash basin with necessary fittings from Jaquar/Roca
- All toilets shall have wall mixer with 3-way diverters from Jaquar/Roca.
- Overhead and ARM shower from Jaquar/Roca.
- Washbasin and Closet colour shall be matching the tile base colour

Kitchen: Two taps in sink (separate line with tap for metro and bore water).

Washbasin: Jaguar, equivalent washbasin white shade 18" wide will be provided in each toilet and washbasin for dining.

Closet: Jaquar/Roca European water closets in all toilets.

Painting: Emulsion paint with two coats of putty for interior walls.

Internal walls will be two coats of wall care Putty, one coat of Primer and two coats of premium Emulsion of Asian Paints

External surface will be Texture External primer and two coats of Apex Ultima grade Emulsion of Asian.

Main door and doors will be polished with melamine spray.

M.S. Grille shall be painted with one coat of zinc chromate primer and finished with two coats of synthetic enamel paint

OHT AND UG SUMP

4½" Outer brick wall and RCC inner wall with water proofing for OHT

Separate OHT for piped water and bore water with piped water one way connected to bore water

12000 liters RCC wall with water proofing for UG sump.

PEST CONTROL

Anti termite pest control treatment will be done at footing, around plinth beam, Brickwork and paving block laying stages.

Common Amenities:

1. Flooring with P.C.C. 1:5:10 for stilt parking and drive way. And finishing with cement mortar 1:5, adequate common light points are provided.
2. Separate motor for metro and bore well. 2HP motor is provided for bore water.
3. Common corridor finished with Vitrified tiles for all flats and common area
4. Water tank: Overhead tank is provided in adequate size. Separate overhead tank to be provided for metro and bore water. Metro water overflow to be connected to bore water. Kitchen to have a separate line for metro water from overhead tank.
5. Parapet wall: 4 1/2" thick brick to a height of 3'3" above the roof level.
6. Terrace floor: Terrace floor finish with cool roof tiles.
7. One Common Servant Toilet to be provided in stilt parking.
8. Six persons capacity Automatic door Johnson lift.
9. Kirloskar 30 KVA Diesel generator set.
10. SS Staircase railing
11. Elegant elevation features
12. CCTV Camera in common area
13. Adequate lights for common area including path way, car park, terrace etc.,
14. EV charging point / line from resp flat connection