



STANDARD SPECIFICATIONS

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|---------------------------------------|---|-----------------------------|--|---------------------------------------|--|-------------------|--|----------------|---------------------------------------|-------------------------|---|
| Foundation: | Random rubble masonry in cement mortar 1:8. | | | | | | | | | | |
| Basement: | Random rubble masonry in cement mortar 1:8. and RCC plinth beam (23x15cm) over the basement | | | | | | | | | | |
| Superstructure: | Partially exposed wire-cut brick/terra cotta block masonry neatly pointed for external walls and brick masonry plastered on either sides for internal walls. The clear height of each floor is 3 m. | | | | | | | | | | |
| Flooring: | <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"><u>Living & dining:</u></td> <td>Matt finished vitrified tiles of standard make or equivalent rustic series tiles</td> </tr> <tr> <td style="vertical-align: top;"><u>Bedrooms, Kitchen and utility:</u></td> <td>1st quality Kajaria or equivalent ceramic tiles, 1' x 1' on the floor. 1st quality Kajaria or equivalent wall tiles 12"x8" dado in kitchen up to a height of 2'</td> </tr> <tr> <td style="vertical-align: top;"><u>Bathrooms:</u></td> <td>1st quality Bell or equivalent Anti skid ceramic tiles on the floor and 1st quality Kajaria or equivalent wall tiles 12"x8" up to a height of 7'</td> </tr> <tr> <td style="vertical-align: top;"><u>Stairs:</u></td> <td>Pre-Polished Kota stone or equivalent</td> </tr> <tr> <td style="vertical-align: top;"><u>Kitchen counter:</u></td> <td>Polished black granite with edge polish</td> </tr> </table> | <u>Living & dining:</u> | Matt finished vitrified tiles of standard make or equivalent rustic series tiles | <u>Bedrooms, Kitchen and utility:</u> | 1st quality Kajaria or equivalent ceramic tiles, 1' x 1' on the floor. 1st quality Kajaria or equivalent wall tiles 12"x8" dado in kitchen up to a height of 2' | <u>Bathrooms:</u> | 1st quality Bell or equivalent Anti skid ceramic tiles on the floor and 1st quality Kajaria or equivalent wall tiles 12"x8" up to a height of 7' | <u>Stairs:</u> | Pre-Polished Kota stone or equivalent | <u>Kitchen counter:</u> | Polished black granite with edge polish |
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| Windows: | Window and French window frames and shutters in seasoned hard wood section, with 3 mm clear float glass, powder coated hinges and brass hook & eye. | | | | | | | | | | |
| Doors: | <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"><u>Frames:</u></td> <td>All door frames in seasoned hard wood sections</td> </tr> <tr> <td style="vertical-align: top;"><u>Shutters:</u></td> <td>The front door in seasoned hardwood, melamine finished with Godrej or equivalent lock, Brass hinges and brass tower bolts. All internal doors are flush doors neatly enamel painted over putty with mortice lock and PC hardware. Toilet doors in seasoned hardwood shutter frame and frosted glass with PC hardware and baby latch.</td> </tr> </table> | <u>Frames:</u> | All door frames in seasoned hard wood sections | <u>Shutters:</u> | The front door in seasoned hardwood, melamine finished with Godrej or equivalent lock, Brass hinges and brass tower bolts. All internal doors are flush doors neatly enamel painted over putty with mortice lock and PC hardware. Toilet doors in seasoned hardwood shutter frame and frosted glass with PC hardware and baby latch. | | | | | | |
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| Sanitary and Plumbing: | <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"><u>Sanitary fittings:</u></td> <td>Western style floor-mounted closet with PVC twin flush cistern. Porcelain washbasin 20" with 32 mm CP waste coupling, CP two piece grating. All sanitary fittings of ordinary colour Cera make or equivalent. All CP items Jaquar or equivalent.</td> </tr> <tr> <td style="vertical-align: top;"><u>Plumbing:</u></td> <td>Concealed plumbing with CPVC pipes (for hot water) and PVC pipes for cold water. All external plumbing lines, soil and waste water lines in PVC pipes</td> </tr> </table> | <u>Sanitary fittings:</u> | Western style floor-mounted closet with PVC twin flush cistern. Porcelain washbasin 20" with 32 mm CP waste coupling, CP two piece grating. All sanitary fittings of ordinary colour Cera make or equivalent. All CP items Jaquar or equivalent. | <u>Plumbing:</u> | Concealed plumbing with CPVC pipes (for hot water) and PVC pipes for cold water. All external plumbing lines, soil and waste water lines in PVC pipes | | | | | | |
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Kitchen sink: One stainless steel sink with drain board of "Diamond/prince" or equivalent make
Sewage: Septic tank and soak pit system for disposal of sewage
Water Supply: Common water supply system for both KWA as well as well water

Electrical:

Wiring: Single phase. All wiring shall be of Finolex or equivalent make, concealed in PVC conduit pipes. The wiring for 16 amp points shall be of 2.5sqmm copper wire of 660/440 volts rating adequate for equipment of capacity up to 3.0 KW. Wiring for Air conditioners up to one ton shall be of 4sq.mm copper wire connected to 30amp DP switch. The wiring for 6 amp points adequate for wet-grinders/ mixers/ shavers/ refrigerators/ washing machines and other equipments of capacity up to 1100 w shall be of 1.5sqmm rating copper wire. The wiring for light, fan and all remaining point shall be of 1.0sq.mm rating copper wire

ELCB: DP ELCB 40Amps(30mA) and SP MCB's MDS or Equivalent

Switches: Semi Modular switches & sockets

Paint and Polish: Putty & oil Bound distemper finished Living & Dining

Internal paint: All other internal walls and ceiling painted with oil bound distemper of standard make.

MS grills and railings: MS grills and railings are coated with enamel paint

Landscaping: Paved path way, landscaped garden and children play area

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