

Specification

Structure

RCC Framed structure with infill brickwork, designed in compliance with Seismic Zone IV, adequately fulfilling all earthquake safety requirements.

Living / Dining Areas, Lobbies / Passage

Floorings	Matt finished stain and abrasion resistant vitreous tiles/polished vitrified tiles
Wall Finishes	Acrylic Emulsion on plaster.
Ceiling Finishes	Oil bound distemper on plaster

Bedrooms

Floorings	Wooden laminated flooring
Wall Finishes	Acrylic Emulsion on plaster
Ceiling Finishes	Oil bound distemper on plaster

Kitchen

Floorings	Matt finished ceramic tiles
Wall Finishes	2' high Ceramic tiles dado above counter. Oil bound distemper over plaster in remaining areas.
Ceiling Finishes	Oil bound distemper on plaster
Counter	Polished Indian Granite or Marble
Fixtures and Fittings	Modular kitchen of standard make with chimney and hob Provision for installation of Geyser

Toilets

Floorings	Matt finished ceramic tiles
Wall Finishes	Glazed/Matt finished ceramic wall tiles upto dado level (approximately 2100mm). Oil Bound distemper on plastered surfaces above Dado level.
Ceiling Finishes	Oil bound distemper on plaster
Sanitary ware	Wash Basin and European Water Closet (EWC) of standard makes and brands
C.P. Fittings and Accessories	Basin Mixer, Shower mixer/diverter with bath spout and overhead shower, Health Faucet along with necessary angle valves etc. of standard makes and brands All Toilet floors provided with suitable and adequate water proofing treatment. Provision for installation of Geysers

Balconies

Floorings	Matt finished ceramic tiles/Indian stone
Wall Finishes	Exterior grade paint on plaster

Handrail and Parapets	Combination of parapet walls and M.S. Handrails as per the functional and elevation requirements.
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Staircase

Floorings	Polished Indian Stone on Treads, Risers and Landings
Railing	Painted M.S. Handrails and balustrades
Wall Finishes	Oil bound distemper on plaster

Servant's Room

Floorings	Matt finished ceramic tiles
Wall Finishes	Oil bound distemper on plaster
Ceiling finishes	Oil bound distemper on plaster

Servant's Toilet

Floorings	Matt finished ceramic tiles
Wall Finishes	Dado of glazed / matt finished ceramic wall tiles. (Oil Bound distemper on plastered surfaces above dado level for remaining areas)
Ceiling finishes	Oil bound distemper on plaster
Sanitary ware	Wash Basin and Indian Water Closet (WC/ Orissa Pan) of standard makes
C.P. Fittings and Accessories	Bib cock, Pillar cock, Ablution tap along with necessary angle valves etc. of standard makes and brands

Roof

PCC finish over suitable waterproofing and insulation treatment (COBA or equivalent)

Doors & Windows

Main Entrance Door	Polished Hardwood frame with polished flush door shutters
Internal Doors	Painted Hardwood frame with painted flush doors
Hardware	Locks, Handles and knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel/brass hardware.
Windows and external glazing	Powder Coated Aluminum Frame or uPVC frame windows with clear glass

External Wall Finishes

External grade Anti Fungal / Anti Algal paint from reputed makes and brands

Electrical

Fixtures and Fittings	IS Compliant Modular switches/sockets, Distribution Boxes and Circuit breakers from standard makes and brands.
Wiring	IS Compliant Copper wiring in concealed conduits.
	Adequate provision for light points, fan points, receptacles and power points in all rooms
	Electrical points for exhaust fans in Kitchens and Toilets
	Provision of Inverter up to 1 kva
	Spilt Air-conditioners will be provided at appropriate locations in Bedrooms and Living room

Plumbing

- OVERHEAD PVC WATER STORAGE TANKS FOR WATER SUPPLY
- IS COMPLIANT CPVC WATER SUPPLY PIPES WITH STANDARD VALVES AND ACCESSORIES.
- IS COMPLIANT PVC WASTE PIPES AND TRAPS

Kitchen Cabinets

The Owner shall be provided with fully furnished modular kitchen in well finished particle board cabinets complete with all the hardware including chimney and hob