

TENTATIVE SPECIFICATION FOR STANDARD FLATS

Specification:

STRUCTURE	:	Earthquake resistant R.C.C. framed structure with infill brickwork.
WALL FINISH	:	Internal – All internal walls plastered & painted in pleasing shades of oil bound distemper and P.O.P. cornice in drawing & dining areas. External – Aesthetically designed classical exterior with texture paint finish.
FLOORING	:	Living/Dining – Vitrified Tile Flooring Bedrooms – Vitrified Tile Flooring. Balconies – Anti skid Ceramics Tiles.
TOILETS	:	Dado – Selected ceramic tiles. Flooring – Anti skid Ceramic tile Flooring & granite counter top for washbasins. Fitting – Wash Basin, EWC, A Mirror, Tower Rail, HOT & Cold Water Mixer fittings (Without Geyser).
KITCHEN	:	Flooring – Anti skid Ceramic tiles Flooring. Dado – Ceramic Tiles upto 2' - 0" height above Working Platform, rest with Acrylic emulsion paint. Platform – Working Platform in Granite top with Stainless Steel Sink.
WINDOWS	:	Powder Coated Aluminium windows/equivalent with shutters.
DOORS	:	All Doors shall be Hardwood Frame/Quality Flush Doors. All door shutters shall be flush type except main entrance door, which shall be of decorative type with Eye Piece, night latch, safety chain & good quality brass fittings.
WATER SUPPLY	:	Hot & Cold Water mixing arrangement in each flats, 24 hours water supply ensured with large underground & over-head tank with boosting arrangement.
ELECTRICAL	:	PVC recessed copper wiring with provision of A/c point in all rooms with convenient and adequate provision of light & power points as well as T.V. & Telephone points in all rooms.
LIFTS	:	Granite finish lift lobby for electrically controlled lifts with 100% power backup.
FIRST SYSTEM	:	Fire protection system in accordance with the latest NBC code.
POWER SUPPLY	:	3 Phase connection in all flats with mandatory power back up facilities of 5 K.V.A.
STAIR / PASSAGE	:	Kota Stone Flooring

Note: All buildings layouts/units plans, specifications etc. are tentative & subject to variation & modification by the developer/architect/authorities sanctioning such plans.