**SPECIFICATIONS**

1. **STRUCTURE and WALLS:**
2. RCC framed structure with Cement concrete solid Block works. Internal and External Plaster (the internal Walls thickness 4-6 inches) and (the external Walls thickness 8 inches).

**Cement:**

1. For M 20 or higher grade of Concrete – ACC / Coramondal King Equivalent. Basic Rate – 318 / Bag.
2. For non structural elements – Like PCC, DPC etc – Deccan / Jk Cement. Basic Rate – 290 / Bag
3. For Block Works – Deccan / JK 43 Grade / Equivalent. Basic Rate – 285 / Bag.
4. For Plaster, Tile, Water Proof and balance activities – Jk 33 Grade / Jai Joythi Equivalent. Basic Rate – 285 / Bag
5. Steel – Fe 415 Grade. Basic Rate – 48000 / Ton
6. **FLOORING:**
7. Ceramic and Vitrified Tiles like Kajaria/ Regency (Mat or Glossy flooring as per the First Party choice) Basic Rate – 40 / SFT.
8. **WALLS:**
9. Internal and External Plaster and Acrylic Emulsion Paints for Interior and Exterior Walls
10. **FIXTURES & FITTINGS:**
* Main Door and Pooja Door - Teak Wood (25mm) (without curving)
* Other Doors - Sal wood door frames with flush doors, Europa / Godrej / Daisy Equivalent Ironmongery [Water proof doors for Bathrooms]
* Windows - Powder Coated Aluminum Windows with 4 MM Glass and Mosquito Mesh (min 7-10% NBC, if required the bigger size the difference to borne by the First Party) with Iron grilled for safety.
* Emulsion Paint for Doors.
* Stair Case  Railing and Windows Grills - MS

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| 1. **PLUMBING / SANITARY FITTINGS:**
* Jagqur Continetal Range Bath Room Fittings
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| * Cpve Internal Plumbing - Ajay / Ashirwad / Astral / Vectus Make line
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| * Soil Waste - Kisan / Astral / Prince / Supreme Make
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1. **ELECTRICALS:**

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| * Internal Wiring – RR / Lapp / Anchor / Polycab / Kei Make.
* MCB and other Electrical Switch Gear – Indo Asian / ABB / Schneider / LT Make.
* Switches: Salzer / ABB / Anchor / Toyama / Honeywell equivalent.

**Parking Area:*** 2 Light Point – Ceiling.
* 1 Door Bell Point.

**Lobby Area:** * 1 no Ceiling Light Point.

**Living Room:*** Fan Point in over sitting area -1 No.
* 2 Light Point – Ceiling.
* 3 Light Point on Wall.
* TV Point – 1 No. (TV Area)
* Set Top Box 5 Amp Point – 1 No. (TV Area)
* DVD / Music System Point – 5 Amp – 1 No. (TV Area)
* 2 additional 5 Amp point in living area for multipurpose useage.
* 1 No – Tel. Connection.

**Pooja Room**:* 1 no Ceiling Light Point.
* 1 additional 5 Amp point for multipurpose useage.

**Dining Area:*** Fan Point in over sitting area -1 No.
* 2 Light Point on Wall.
* 2 additional 5 Amp point in Dining area for multipurpose usages.

**Kitchen Area:*** 1 No - 16 Amp Microwave (Above Kit Platform)
* 1 No – 5 Amp for multipurpose.
* 1 No – 16 Amp (Provisional – for Kitchen chimney)
* 1 No – 16 Amp for Aqua Guard (Near Kit Sink)
* 1 No – Exhaust Provision.
* 1 No – Ceiling Fan.
* 1 No – Light Point for Kitchen.

**Utility Area:*** 1 No – 15 /5 Amp – Washing Machine.
* 1 No – Light Point.

**Bed Room 1**: (Guest Bed Room)* 1 No – Ceiling Fan.
* 2 No – Light Points.
* 1 No – 5 Amp for TV.
* 1 No – 5 Amp – for set top box.
* Two Way provision for one light point and fan point near bed.
* 2 No – 5 Amp near bed – Multipurpose.

**Wash Basin Area:*** 1 No Wall Light Point.
* 1 No 5 Amp Point.

**Stair Case:*** 1 Light Point – Two Way Connection.

**Bed Room 2: (Study)*** 1 No – Ceiling Fan.
* 2 No – Light Points.
* Two Way provision for one light point and fan point near bed.
* 2 No – 5 Amp near bed – Multipurpose.
* 1 No – 5 Amp for PC.
* 1 No – Tel / Internet

**Master Bed Room:*** 1 No – Ceiling Fan.
* 2 No – Light Points.
* Two Way provision for one light point and fan point near bed.
* 2 No – 5 Amp near bed – Multipurpose.
* 1 No – 5 Amp for TV.
* 1 No – 5 Amp for set top box.
* 1 No – 16 Amp for AC.
* 1 No – Tel / Internet.
* 1 No – 5 Amp for PC for Study Area.
* 1 Ceiling Light for Wardrob area.

**Family Room**:* 1 No – Ceiling Fan.
* 2 No – Light Points.
* 1 No – 5 Amp for TV.
* 1 No – 5 Amp for set top box.
* 1 No – Tel / Internet.
* 1 No – 5 Amp Multipurpose.

**Balcony:*** 1 No of Ceiling Light.

**All Toilets:*** 1 No – Exhaust.
* 1 No 16 Amp – for geyser.
* 1 No – Light Point.
* 1 Additional 5 Amp – Only for Master Bed Toilet.

**Set Back Areas:*** 2 No of Wall Points on each wall.
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1. **PICKET FENCING**
2. **RAIN WATER HARVESTING**
3. **SUMP AND OVER HEAD TANK**
4. 8” Block Works OHT of Hitech / sintex / Cauvery Make 1000 Lit Capacity, UGT Sump 3000 Lit Capacity in Block Work with RCC Slab
5. Water Supply will be provided by borewells.

 **10. OTHER SPECFICATIONS**

1. Height Of Wall Tiles For Bathrooms Will Be 7.0 Ft.
2. Height Of Wall Tiles Above Washbasin Other than Bathroom Area Will Be 2.5 Ft.
3. Height Of Wall Tiles Above Kitchen Platform Will Be 2.5 Ft.
4. Kitchen Platform will be fitted with Either Granite or Stainless Steel washbasin Depends On Customer Choice.
5. Height of Wall Tiles for Poojaroom Will Be 7.0 Ft.
6. O.H.T Will Be Fixed Above Staircase Headroom with a M.S.Ladder For Acess.
7. Paraphet Height At Terrace Area Will Be 3.0 Feet.
8. 1 H.p Motor Will Be Provided By Second Party to Each Indivual House.