Annexure O

223

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

Date :- 03/10/2022

LIST OF THE SPECIFICATIONS (AMENITIES) FOR RE DEVELOPMENT OF INDRASUKH CHS LTD

These specifications cover the item of works in structural and non-structural parts. The work that shall be carried out, shall be in confirmation to this. In general, provisions of the Indian Standards and National Building Codes (N.B.C.) shall be followed. These specifications are not intended to cover the minute details. The specifications will be a part of the Development Agreement it can't be changed and will be binding on the developer.

The work shall be executed in accordance with the best modern practices. All the codes and the standards referred to in these specifications shall be as per the latest revisions thereof.

The Developer shall carry out, as per IS codes of practice, soil investigation with sufficient number of bore holes to ascertain the safe bearing capacity of the soil, the depth of pile foundation and the rock socketing length. The foundation system shall be Pile or Raft or Open foundation depending on soil investigation report. If it is pile foundation, then the site shall be drilled to cast piles (Pile Caps) in R.C.C. mix design, as per structural consultant report on the grade of concrete. The cement that shall be Birla, Ultratech or ACC Surat the cement or equivalent reputed brand as approved by the society PMC. Fly ash as per the specifications of mix design from the consultant shall be allowed to be used in concreting. The admixtures for curing and corrosion inhibitors shall be added during execution.

The Developer shall use for R.C.C. work, 53 grade cement of approved brand viz. L&T, Ambuja, Birla Super or equivalent reputed brand as approved by the society PMC. For other civil works viz. plastering masonry work etc. 43 grade cement of ACC, Birla, Ambuja, Ultratech or equivalent shall be used. All steel bars used in the structure of the building and water tanks must be Fe 500 torrsteel for greater life. In case of use of RMC for concreting activities, minimum one higher grade than the required grade shall be used as per the specifications of the RCC consultant.

9062	283	894

The Developer shall ensure that the plinth level and the approaches are kept well above the H.F.L. (High Flood Level). The FGL shall be a minimum of 450mm above the existing concreted 18.30 mts main Saint Louis convent road.





बदर - ४		
१०७९	२४	४१५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station,
Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

The Developer shall carry out anti-termite wood borer treatment before the commencement of the construction work. Post Construction Anti-Termite treatment for building shall be provided.

The Developer shall carry out the external masonry work in 6" thick block masonry work and internal walls in 4" thick block masonry work/Seporex Blocks in 1: 4 cement mortar. Internally all the walls shall have the bottom 1st layer in RCC blocks over a DPC to avoid capillary action on the wall surface.

The Developer shall carry out the external plaster in an average 25 mm thickness with sand faced finish in two coats with 1: 4 proportion. The first coat of average thickness 15 mm and second coat to be 1: 3 mortar mix. For both the coats of plaster, water proofing chemical of "Roff" viz. plaster master and or hyproof shall be added, as recommended by the manufacture. At the junction of the R.C.C. members and masonry work, polymer slurry shall be filled with application of fiber mesh, to avoid the development of cracks at the junction. Rain water breakers are to be essentially provided at each floor level, especially on the dead walls, to divert rain water accompanied by strong winds, to protect the facade from quick deterioration. All ducts should be covered by a roof and have side openings for air/gas to escape, at the terrace level. The roof covering should not allow rain water streams to down the duct walls

Design of Building Elevation should consider ease of setting up scaffolding, facilities for repair or painting, in high rise buildings, without taking support from [illegible] or balcony sheds and damaging them. If necessary, concrete or steel supports should be provided at regular intervals, along the height and width, for scaffolding support, without affecting security and safety at other times

All the plumbing and the drainage line shall be tested for its leakage, and a certificate shall be issued for the same by the consultant.

External down take pipes should be designed to ensure that proper pressure is achieved for all floors with common down take piping for two successive floors or as designed by the MEP consultant with separate lines for Kitchen, bathrooms or toilets etc. External down take pipes should be provided with accessible shut off valves, for each entry point to the Flat, inside the Flat, to allow tap repairs without shutting off supply to other floors.

बंदर - ४
30688 | 224 | 294
2025

OF THE JOINT SUB REGISTRAR ANDHERI No. 2★★
MUMBAI SUBURBAN EAST, (MAHARASHTRA)

बदर - ४		
१०७९९	२४६	४१५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

Durable Layout drawings of all supply and drainage pipes inside and outside the flats, both concealed and exposed, should be provided to the Owners and Society respectively, while handing over, after certification for correctness. Color codes of external down take pipes would be desirable for easy identification (separate for domestic , flushing and Air conditioning drainage)

All common uptake and down-take supply and drainage pipes should be accessible for repairs, in all floors, avoiding the need for Scaffolding or Jhulas

External supply and drainage pipes should not be visible from outside the building, seen as mounted on the external wall surface of the building and should be routed throught a proper service duct with service slab provided for carrying out repairs and replacements in future by separate service providers. . Each duct should be provided with durable and openable Nylon or metallic nets to prevent pigeon nuisance

Service duct in each wing along staircase, one each separately for Electrical wiring , and common for Internet, Intercom and Landline wiring with access lockable door at each floor level

Service Duct in each wing along stair case, on outer side, for Fire Hydrant Pipeline with large access openings from the common areas. Each access opening should be provided with breakable glass door (if permitted) - to prevent easy pilferage of brass parts of the hydrant. Such glass door should GM/MDS or equivalent. MCB shall be provided for each flat and ELCB for each room. The electrical circuits shall be separate for all the rooms. The entire electric work shall be done under supervision of electrical consultant and to the satisfaction of the electrical inspector. The electrical points shall be provided as per the layout prepared by the Architect and approved by the Society. Proper earthing should be provided as per electrical inspector's requirement.

Layout of all circuits including earthing, inside and outside the flats and over the building and the rest of the premises, should be provided to the Owners and Society respectively, while handing over, after certification for correctness.

The Developer shall provide one separate storage underground tank with sufficient capacity, two submerged pumps (one remains standby) and two overhead interconnected tanks with sufficient capacity with separate down take pipes for general use (kitchen, basin, bathroom etc.) and for high pressure line for toilet flush use, with separate valves at terrace level, to allow distribution or shut off according to need; to provide one separate underground tank





बदर - ४		
१७९९	२४	४१५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

(with sufficient capacity interconnected for BMC water supply with main tank), high pressure submerged pump and a booster pump at terrace level, and one separate overhead tank (with sufficient capacity) all for emergency firefighting operations , which is to be always kept filled. Best practices to be followed for looping the outlets of all overhead tanks to allow diversion to all down take lines, during repairs of any of the overhead tanks. The capacity of the tank shall be as per the M.C.G.M. rules and regulations. Tiles shall be provided in the inner sides and on the bottom of the tank. Provision for a separate tank to store tanker water/Bore well water/rain water harvesting water shall be done. A pump with an additional standby pump, of 1st quality and reputed make, shall be provided for each water storage tank. All overhead tanks should have Automatic water level system. Overhead Tanks should be mounted on pillars with minimum space below of 1200mm as per the DCPR 2034 for inspection and repair of faults on the bottom surface

The Developer shall provide a bore-well along with a submersible pump. A connection shall be provided to the water tank for flushing purposes. Piping and valves should ensure no mixing of Borewell water and BMC water. Percolation pits shall be provided for maintaining the ground water table. Rain water harvesting tank shall be provided as per the M.C.G.M. norms.A softening plant should be installed on the borewell water line.

The Developer shall provide the decorative entrance lobby in Italian Marble with a reception area. For the walls of the entrance lobby, cladding shall be done in an approved design at the 1st floor level.

CCTV & Intercom System: The Developer shall provide a CCTV and intercom system. The CCTV system shall use hardwired cameras, storage devices and fiber-optic networking. The system shall be motion sensing type. The system shall have sufficient capacity to support up to 20% additional cameras in future. The recording system shall be able to store and retrieve recordings for a minimum period of 45 days and allow replay directly to the desired date and hour. A monitor screen of sufficient size shall be provided at a central location to enable monitoring of all cameras in not more than 3 cycles of screen repetition. The system shall have the capability to detect dead / non-functional cameras and automatically inform the service contractor and the Society's designated personnel.

Coverage: The CCTV system shall cover all entrance / exit gates, society's perimeter, lobby, other vantage points, podium parking levels, interior of lifts, Society's office, refuge area, terrace, elevator motor room, meter room , Security Cabin and other public spaces.



बदर - ४		
१०७९९	२५०	४१५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

Concealed cable routes should be marked if possible and layout of cable routes should be provided to the Society while handing over, after certification for correctness.

The system should be of latest version in the market at the time of installation

The Developer shall provide intercom security system and video door phone for each flat.

Intercom system should be extended to Security cabin, Lifts, Lobby,

Internet and Satellite TV Connection:

Satellite TV Connection: The Developer shall provide common Dish antenna at the terrace level and to each flat to enable individual flat owner to get signals from the service provider and cable TV points for each bedrooms and living room and Society's office. Satellite TV service providers (e.g. Tata Sky, Airtel, Dish TV etc.) shall each be allowed to install only one common antenna on the terrace, from which connections shall be given to flats which have opted for the service.

FTTH (Fiber to The Home) System: The Developer shall provide a fiber optic network to offer high speed internet connectivity to all flats using fiber optic cables up to each flat, with download / upload speeds of 150 / 75 mbps minimum. The network shall be designed such that signals from multiple internet service providers (ISPs) can be accepted at one point and thereafter be routed to individual flats as per their choice of ISP. Power supply point to be provided for Wi-Fi Router near entry point of cable at the Switch Board.

All cables should be concealed and marked. Entry point to service providers is to be provided by underground cables in the compound (and not via terrace by overhead hanging / spanning cables

बंदर - ४
२०८६ | २७ | ४५
२०२२

The Developer shall provide a Mahanagar gas pipeline connection for all the flats. Rules of Mahanagar. The developer will pay the initial security deposit to the MGL and the same shall be recovered from the individual members at the time of possession.

The Developer shall provide sufficient number of servant's toilets as per DCPR 2034, complete with all the amenities, on stilt and the podium as approved by the M.C.G.M as per Society's requirements.

बदर - ४		
१७९९	२५२	४९५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station,
Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

The Developer shall provide letter-boxes with flat nos. with lock & key facilities and the name plates at the entrance level of each wing.

The Developer shall make provision for split air conditioner points (Electrical as well as cutout for drainage piping and copper piping) in the living and the bedrooms of all the flats. The Developer shall make provision for designated place for putting condenser outside the flat and evaporator inside the flat

The Developer shall ensure that the podium garden and children's play area are well planned and designed. The entry to the podium garden should be wheelchair friendly

Staircase should follow MCGM guidelines for width and other requirements. Staircase Lights to be LED / Energy Saver and preferably on motion sensor.

The Developer shall provide adequate electric car and electric two-wheeler charging [illegible] in the stilts and podium as per service provider guidelines.

Each flat and Building should be Vastu Compliant.

Cut out provision to be given in kitchen area for Chimney exhaust.

Towers to be constructed should consist of both existing as well as [illegible] numbers.

LOCATION	ITEM	SPECIFICATION
Building	Structure	R.C.C. Design earthquake resistant design for zone IV with relevant IS code 1893 as directed by R.C.C. Consultant. All steel bars used in the structure of the building and water tanks must be FE 500 corrosion steel for greater life
	Concrete	Shall be in accordance with IS: 10262 & SP 23 with strength not less than given in IS 456. The Design Mix will vary from M 25 to M 40 for various elements as per the structural design.
	Reinforcement	MS steel bars confirming to IS 432 (part 1) and hot rolled mild steel deformed bars confirming to IS

बदर - ४		
१०७६९	२४	४९५
२०२२		

Since 1984
AN ISO 9001:2000

Lashkaria Housing & Infrastructure (P) Limited

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station,
Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

LOCATION	ITEM	SPECIFICATION
		1139 and cold twisted steel bars to IS 1786 (TMT),FE 500 torrsteel.
	Curing	As specified in IS 516
	Masonry	As specified in IS 2185 and 2572. The mortar used in – masonry shall be as per IS 2250. Position of columns for each flat should be such that maximum usable area should be possible
	Internal Plaster	Internally all walls to be finished with gypsum.Mesh to be used at all junctions.
	External Plaster	Will be of 25 mm thick applied in two coats (16mm + 9mm) with water proofing compound & fiber mesh
	Waterproofing	All wet areas like toilets, sunken portions, terrace, balcony, kitchen sunk and exposed roof surfaces will be waterproofed with chemical water proofing and BBC as per the specification. Performance warranty for a minimum of 10 years should be given. A written guarantee and Registered Undertaking would be given by Developer on bond paper.
Floor Height		Floor to Ceiling height should be maintained as minimum of 3.15 mts.
	DPC	Damp Proof Concrete course in Foundation as per IS specification. The fist layer on the floor slab below the brick work in the flats shall be in DPC
Living Room	Flooring	800MM x 800MM vitrified floor tiles of approved shade and design (Premium quality kajaria, Nitco, Johnson as approved)
	Balcony	Antiskid ceramic rectified flooring for the balcony area. Drainage outlets from Balconies should be led

DIST SUB REGISTRAR ... SURURBAN DIST. (RANGREJI) ... 24 PARGANAS
बंदर DR
9056 244 894
2937





बदर - ४		
१०७६९	२५६	४९५
२०२२		

Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

LOCATION	ITEM	SPECIFICATION
		to Drainage down take pipes to avoid muddy water flowing on to the wall surfaces
	Skirting	Skirting of 75mm height of same tile as used for Flooring flushed with the wall with groove
	Gypsum plaster on walls	Gypsum plaster on surface of walls. All corners I and sharp edges of Beam, Column or walls should be smooth rounded off with POP.
	Paint on Walls	3 coats of Premium lustre paint on the prepared surface of all sides of wall.
	Ceiling	3 coats of Premium plastic paint on the prepared surface.
	Main Door	Main door frame would be 150mm × 75mm of well seasoned BTC/CP teak wood. Main door would be 2400mm x 1000mm panelled door. Solid core phenol bounded hot press flush door with both side Laminate (1mm) on both side, with heavy duty Brass / hinges fitted with S.S. screws and all other necessary fittings such as Brass Tower Bolt, Al drop, Night latch/lock (Yale brand/Godrej/Euro), decorative handle from both sides etc.
	Window frame	Polished granite double frame with moulding edges
	French Window	Four track/3 track heavy section Anodized Aluminum sliding windows of section 32mm min. Jindal or equivalent). with 5mm coloured noise resistant glass of Modigaurd /Asai/Saint Gobin or equivalent brand with interlocking arrangement resting on 18 mm thick Granite frame on all four sides with locking arrangement with the frame on

SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2
MUMBAI SUBURBAN DIST. (BANDRA)

बदर - ४		
१०७६९	२५८	४९५
२०२२		

Since 1984
AN ISO 9001:2000

Lashkaria Housing & Infrastructure (P) Limited

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

LOCATION	ITEM	SPECIFICATION
		both sides. All track guides should have holes at fixed intervals to drain rain water outwards Gaps between metallic window frame and the Granite frame should be properly sealed to avoid seepage inwards. Depending on width of window, the number of tracks should match the ideal number of Glass Slides . The number of Glass Slides should be such that they cover the entire width of window, including interlock and spring latches at each end; interlocked with one of the Glass slides pushed at one end and provided with a spring latch at the other end. The balcony will have a toughened glass and SS railing of 1200mm height and design as specified by the architect
	Electrical	Only ISI approved copper wires (Finolex or equivalent brand) of appropriate size (3/20) for lighting and 7/20 for A/C computer through PVC conduits.
		Sufficient no. (as approved by Architect) Modular switches (White or approved Colour) with MK Roma/GM or equivalent brand. A/C point will have indicator switch in Living room and Bedroom.
		Shall have separate circuit breakers ELCB MCB shall be installed. 20/15 Amp. Power points. Wall mounted cabinet housing the main electrical circuit breaker- Siemens make.





बदर - ४		
१०७९९	२६०	४९५
२०२२		

Since 1984
AN ISO 9001:2000

Lashkaria Housing & Infrastructure (P) Limited

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

LOCATION	ITEM	SPECIFICATION
		Two electronic fan regulator points, one chandelier point and minimum of 4 concealed ceiling light points on switch board, Concealed T.V and telephone cable line in living room should be provided. Telephone circuit TV cable circuit and light circuit shall be provided in separate conduit. Standard copper conductor for entire apartment.
		Necessary electrical and intercom and videophone socket in MDS/Legrand/ Anchor/GM or equivalent brand
Kitchen	Flooring	800mm × 800mm full body vitrified floor tiles of approved shade and design (Premium grade) Nitco Johnson Kajaria or equivalent brand as approved. Flooring should have perfect flatness and ensure small gradient towards drainage outlet to avoid water accumulation during floor washing
	Dry Balcony	Each flat shall be provided a dry balcony adjoining kitchen. The dry balcony should have the adequate size, electrical plug points, water [illegible] to support one clothes washer, one dish washer, exhaust fan. Adequate no of plug points for 15 Amps and 5 Amps.
	Skirting	Skirting of 75mm height of same tile as used for Flooring flushed with the wall with grouve.
	Gypsum on walls	Same as Living Room
	Wall Finish	Wall ceramic tile dado of design concept up to 2400 mm ht/door height. (Kajaria, Johnson or equivalent)





बदर - ४		
१०७९९	२६२	४९५
२०२२		