

243



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
		450mm x 600mm joint free glazed. Make provision for cut-out of chimney and exhaust fans
	Ceiling	Same as Living Room
	Platform	Granite platform with S.S. sink of Nirali or equivalent brand Sink waterspout (swinging cast spout). Main platform 600mm wide platform base with 25mm Kaddpa and on top of it 18 mm thick mirror polished Black Granite. Additional parallel type service platform 530mm depth or as per design will be provided. Main platform shall have divisions (1) for gas cylinder or waste basket (2) for sink (3) and (4) for open space steel trolleys. parallel type service platform shall have space for trolleys. Vertical granite at end of extended platform 100 mm front side facia of mirror polished Granite with half round molding. Below counter modular kitchen complete with all trolleys and shutters etc will be provided. Provision in terms of space and water supply point for Water purifier above the kitchen sink
	Window	Heavy section Anodized Aluminum double shutter sliding windows with 6 mm clear black I brown colour glass with locking arrangement resting on 13 mm thick / Granite Double frame on all four sides.
	Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPC of prince or supreme or Astral. Separate line

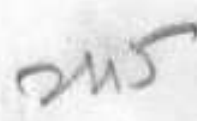


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बदर - ४		
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बदर - ४		
१०७६६	२६५	४९५
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Aluminum sliding windows of section 32mm min(



बदर - ४		
१००६८	२६६	४९५
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247



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LOCATION	ITEM	SPECIFICATION
		Jindal or equivalent), with 5mm Coloured, noise resistant glass of Modigaurd or equivalent brand with interlocking arrangement resting on 18 mm thick Granite frame on all four sides with locking arrangement with the frame on 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 Glass Slides should match the ideal number of Glass Slides. The number of Glass Slides should be such that they cover the entire width of window.
	AC	Power supply point and cutoff/sleeves for drain and copper pipes to outdoor area for 1.5-ton AC alternatively point for split AC.
	Electrical	One electronic fan regulator in switch board. Necessary electrical points for 2 tubes and spotlight in ceiling and all plug points as per the electrical layouts. Heavy duty A/C point with indicator switch. One light point on chajja outside window for all master bedrooms.
Toilet-WC cum bath	Flooring	600mmX 600mm Kajaria or equivalent non slip flooring Ceramic Tile (Premium quality) Flooring should have perfect flatness and ensure a small gradient towards drainage outlet to avoid water accumulation



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बदर - ४		
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LOCATION	ITEM	SPECIFICATION
	Dado	450mmx600mm ceramic tiles of Kajaria, Nitco or equivalent, Designer Tiles (Premium quality) up to 2400 height/Door height
	Sanitary fitting	Wall mounted (Ivory /matching with wall tiles) Kohler/Rocca/Vitra/Hindware/Somany or equivalent make EWC with all fitting like flush valve with full and half flush, cover, brackets, PVC connector, Angle Cock, 2 way water jet Bib Cock, Nhani trap with cockroach repellent SS NEOI etc. Counter top/ Counter sunk Wash Basin of Kohler/Rocca/Vitra/ Hindware/Somany or equivalent make with all the necessary fittings such as CP bottle trap, pillar cock, PVC connector, brackets etc.
	Plumbing	All internal plumbing work should be concealed Pipes and fittings used for plumbing should be of CPVC of prince or Astra
	Electrical	Adequate light points, Exhaust Fan of appropriate size, Electrical, sockets for Razor/Hair Dryer, 1 KW on line Geyser fitting of Nacoms/Bajaj or equivalent make. Mirror light point and ceiling light point for toilet to be provided.
	Water Taps	Plumbing fittings overhead shower, Single lever basin mixer and bath mixer Jaguar/Kohler/Rocca make diverter with spout, Water shower / Bib cocks, 1 Angle cock / Stop cock
	Toilet Door	Door frames of Toilet should be of double frame Granite. Door shutter shall be of 30mm panel door



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बदर - ४		
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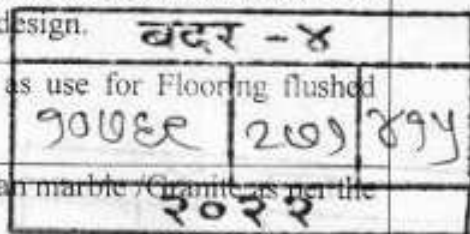
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LOCATION	ITEM	SPECIFICATION
		with both side laminate as approved with necessary lock, hinges, robe hook.
	Toilet Window	Al. frame and glass ventilators and provision for exhaust fan.window to be openable for access to the duct area.Width of window to be minimum of 600mm.
Passage	Flooring	Same as Living Room
	Skirting	Same as Living Room
	Gypsum Punning On Walls	Same as Living Room
	Paint on Walls	Same as Living Room
	Ceiling	Same as Living Room
	Electrical	As per the electrical layout
Floor Lift Lobby	Flooring	600mm x 600 mm Kajaria, Nitco vitrified floor tiles of approved shade and design.
	Skirting	75mm thick same tile as use for Flooring flushed with the wall.
	Lift jambs	Lift jambs to be in Italian marble / Granite as per the design specifications
	Gypsum on walls	Gypsum punning on surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with POP.



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बदर - ४		
१०७६६	२०२	४९५
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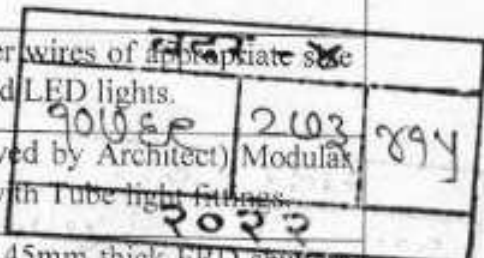
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LOCATION	ITEM	SPECIFICATION
	Paint on Walls	3 coats of Premium plastic paint on the prepared surface of all sides of wall.
	Ceiling	3 coats of Premium plastic paint on the prepared surface.
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits
		Sufficient No. (as approved by Architect) Modular switches (White colour) with Tube light fittings.
Staircase	Flooring	Natural stone with non-skid treatment of 25mm thick on tread and riser.
	Skirting	75mm thick same natural stone as use for flooring flushed with the wall.
	Gypsum punning on walls	Gypsum on plastered surface of walls. All corners sharp edges of Beam, Column or walls should be smooth rounded off with gypsum.
	Paint on Walls	3 coats of plastic paint on the prepared surface of all sides of wall.
	Ceiling	3 coats of Premium plastic paint on the prepared surface.
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits and LED lights.
		Sufficient No. (as approved by Architect) Modular switches (white colour) with Tube light fittings.
	Doors	All staircase doors to be 45mm thick FRD shutters with 2 hours fire resistance with required and allowed hardware



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 - Anurag Lashkaria
 - P. K. Lashkaria
 - J. P. Lashkaria
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 - [Other illegible signatures]



बंदर - ४		
१००६८	२०४	४१५
२०२२		



255



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LOCATION	ITEM	SPECIFICATION
Railing on staircase		RCC pardi with stone finish handrail on each floor.
	Windows	openable/sliding window for fresh air ventilation.
Entrance Lobby	Flooring	The Entrance lobby flooring shall be of high grade decorative Italian marble as per design. The side walls of the entrance lobby shall also be of Italian marble up to height as per design.
		Entrance lobby should be spacious and decorative and air conditioned. Entrance Lobby should be wheel chair friendly
	Skirting	75mm thick same tile as use for flooring flushed with the wall
	Gypsum Punning on walls	Gypsum on plastered surface of walls. All corner 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 lustre paint on the prepared surface.
	Electrical	Only ISI approved copper wires of appropriate size through PVC conduits.
		Sufficient No. (as approved by Architect Modular switches (White colour) with Tube light fittings.
Elevators	Schindler/Otis or Kone or any other equivalent approved make	Minimum 2 Nos. of high speed (1.50 mtr/sec) passenger elevators each one of 8-12 passenger capacity per building/wing Minimum 1 service lift per building/wing



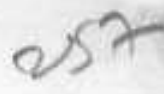
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बदर - ४		
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बदर - ४	
mm thick Granite slab fixed	894
The interior should be as	
roof brush finished stainless	
2022	

18



बदर - ४		
१०७६६	२७८	४९५
२०२२		



259



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LOCATION	ITEM	SPECIFICATION
External Paint to Bldg		External Paint (Acrylic paint on Texture treatment). Waterproof Nitcotex or snowcem or equivalent. Top parapet walls of building would be waterproofed with latest technology to avoid seepage of water.
External Plumbing	Water Down take Line	Should be of CPVC of sufficient diameter as specified by the MCGM.
	Drainage Line	UPVC pipes / cast iron pipes as per the MCGM provision.
Fire Fighting System		As per the MCGM governing law and as per CFO requirement, including booster pump at terrace level and hose reels in every floor. Water Sprinklers in higher floors
		Hoses should be long enough to reach water jets to all areas of each flat in each floor and Podium Parking Area. To be tested and verified before handover
		Submerged Pump in underground tank for firefighting must be powerful enough to shoot water jets to the highest floors. To be tested and verified before handover
		Layout in building and Arch if any or Main Gate should allow space for easy movement of fire tender within compound all around the building
		Fire Extinguishers to be provided in staircase in each floor, Lobby, Lift Motor Room and Meter Room, Podium Parking Area. Multipurpose Fire Extinguishers suitable for different types of fire should be installed in convenient locations and floor frequency



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बदर - ४		
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LOCATION	ITEM	SPECIFICATION
		Smoke Detector Systems and Hooter warning Systems to be installed in each floor landing, (detector in each flat?), Podium Parking Area, Lobby, Lift Motor Room, Meter Room. Control Panel to be installed in the Lobby/ Reception / Security Cabin
		Staircase and Passage ways should be wide and easily accessible up to ground level for emergency evacuation of residents during fire and earthquake. Enough open area in the compound to be provided to assemble all evacuated residents.
Stilt Area/basement/podium/surface area		The parking area and pathways shall be finished in heavy duty concrete interlocking paver block or heavy duty chequered tiles. Layout should avoid sharp turns and easy movement of Sedan size cars. area should be brightly lighted and have enough ventilation. All parking areas in podium level to be accessible without exposure to rain
		The Parking areas & stilts shall be provided with adequate numbers of car charging points for electric vehicles.
		The entire Podium Parking Area should be supported by the installed Fire Fighting System with Fire Hose Reels, Hydrant, Smoke Detectors and Fire Extinguishers
Terrace		The Developer should provide for solar panels on the terrace as a part of the Green initiative if required as per MOEF.

बदर-४
2022
894

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बदर - ४		
१०७६८	२८२	४९५
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