

ANNEXURE – E

Specification & Amenities for the Apartment (WHICH ARE PART OF THE APARTMENT)

<u>Sr. No.</u>	<u>Description</u>
<u>A)</u>	<u>Construction Material:</u> Class A Construction RCC Framed along with Brickwork with following Quality/Brand of material Will be used for construction of Building. a) Cement: PPC/OPC Type of Cement with Proper Grade will be provided of Brand like JK Laxmi/Birla Shakti or other only ISI Marked Brands Cement will be used for Construction to ensure the quality of Construction. b) Concrete: M20/M25 (depending upon the use) Grade of readymade/in situ Concrete will be used for the construction of all building RCC Members like Foundation, Columns, and Beams & Slabs. c) TMT Bars: All TMT Bar will be used of Fe415 & Fe500 quality & Kamdhenu/Prakash/Lodha or other available ISI Marked brand TMT Steel of minimum 8mm, 12mm, 16mm, 20mm & 25 mm will be used depending upon as per structural drawings will be provided in all RCC above mentioned members of the Building. d) Brickwork: (i) Outer Walls of each Apartment OR Partition walls provided between Two Apartments will be of 150cm THK. Including Cement/Gypsum Plaster on Both Sides of wall will be provided. Inner Walls/Partition Walls provided within every apartment will be of 115CM THK. with Cement/Gypsum Plaster on Both Sides of the walls.
<u>B)</u>	<u>Waterproofing:</u> (a) Waterproofing of Every bathroom & Kitchen wash area will be provided by consulting/Conducting proper Waterproofing Contractor and by using standardized waterproofing material . Terrace IPS type proper waterproofing will be provided with proper drainage outlets of 110CM Dia. PVC Astral's Pipes for rainwater removal/collection from terrace.
<u>C)</u>	<u>Electrification Specification:</u> (a) All Wiring, Switches & Sockets, MCB's will be provided of ISI Marked brands like HPL/Polycab. (b) Single Phase meter connection will be provided to every Apartment Holder of the building. (c) Single Common Meter Panel will be provide in meter room at Parking Premises through which proper distribution of Electricity will be supplied in every apartment of the building. (d) Single Three Phase Common Meter connection will be provide in above mentioned Panel for Common Electricity distribution for Parking Lights, Lift Energy and Common Passage area lighting. (e) Power Distribution system will be as Provided & Regulations Guided by from the Local Electricity State Distribution Company i.e. Maharashtra state Electricity Distribution Company Ltd.
<u>D)</u>	<u>Plumbing Specification:</u> 1) All material used in Plumbing i.e. All CPVC & UPVC Supply pipes, PVC Pipes will be of Specific use grade & will be of ISI Marked Quality of Astral's Brand in each of Apartment & Throughout the Building. 2) All Sanitary items in each of Bathroom in every apartment of building will be used of Cera's Brand.
<u>E)</u>	<u>Tiles Specification:</u> 1) Within Living Room, Bedrooms, Kitchen Balcony Area of each Apartment there will be

	32 inch x 32 inch Premium quality double charged Nano Technology Floor Tiles will be provided. 2) In Every Bathroom of each Apartment 2 foot x 1 foot Premium digital Tiles will be provided upto 7 foot Height. 3) Granite Finishing/Framing will be provided in every Window, Bathroom & Ventilators in every Apartment of the building Also Granite Treads will be provided in Staircase. 4) In Common Parking Area Digital Parking Tiles will be provided.
F)	<u>Access to Building & Apartment:</u> There will be one Common Staircase with SS Steel railing & Two Common Lifts will be Provided of Johnson Lift with ARD System in each in Lift with Automatic Opening Doors.
G)	<u>Doors & Windows:</u> 1) Main Entrance Door of Size min. 1m in width 1m Size will be of Stainless Steel Finish Bajaj B-secure Brand Type will be provided. 2) All Bedrooms & Balcony Areas, Laminate Finish Flush Doors with Cylindrical Lock in system will be provided. 3) FRP Doors (Waterproof) will be provided in all Bathrooms in every apartment of Building. Powder Coated 1.2mm THK. Aluminum sliding windows with 5mm Glass size will be provided in every window of particular sizes with fabrication grills provided in each window of every apartment in building.
H)	<u>Water Source:</u> 1) 02 Nos. of Bore wells with having sufficient water level will be provided in building which will be commonly used as regular use water for all Apartment Holders in Building with proper quantity of Overhead storage will also be provided to distribute the same. 2) One Corporation water connection for the Drinking water purpose along with sufficient storage sumps at parking premises will also be provided. 3) Installation of Automatic water level controller to every overhead tank will be provided.
I)	<u>Pop & Painting Work:</u> a) <u>POP:</u> POP will be provided in Living Room, Master Bedroom & Balconies in each of Apartments in a Building. b) <u>Painting:</u> i) Interior Painting: Interior Painting will be of Asian Paints Brand. In Interior Painting 2 Coats of Water-Base Emulsion will be provided in Interior Area like Living Room, Kitchen, Bedrooms & all balconies in each apartment in a Building. ii) Exterior Damp-proof painting will be provided to all exterior walls of Asian Paints Brand to the Building.