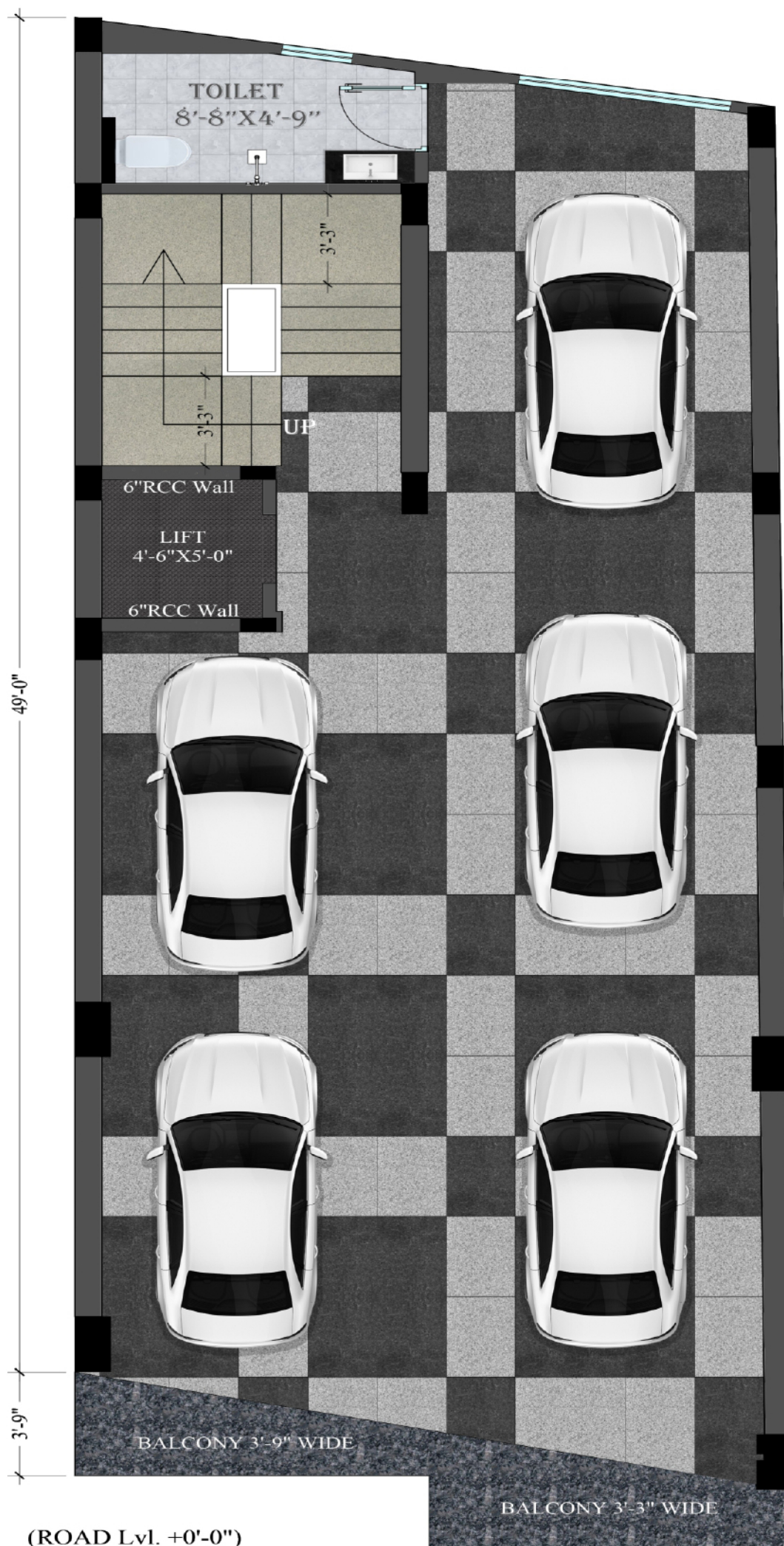




INDEPENDENT FLOOR

CAR PARKING

- Branded Lift
- Granite Flooring



(ROAD Lvl. +0'-0")
STILT FOR PARKING PLAN



Floor Plan

2

SIDE OPEN BUILDING

3BHK

INDEPENDENT FLOOR IN

111

SQ.YD.

- Highlighted Walls
- Modular Wardrobe
- Molding Work
- Washroom

Project Highlights



Modular Kitchen



Geyser



Wardrobes



Chimney



Vanity In Washroom



Terrace Garden



Branded Lift /Johnson / Equivalent



Branded Fittings



Car Parking With Reception



Branded Electrical Switches



Location Advantages



08 Minutes Chattarpur
Metro Station



08 Minutes Qutab Minar
Metro Station



Chhatarpur Mandir 1 Km.



10 Minutes Guruji Ashram



30 Minutes Indira Gandhi
International Airport



Tivoli Garden 500 Mtr.



South Asian University 1 Km. (approx)



Yogmaya Hospital 800 Mtr



Nanda Hospital 700 Mtr.

BUILDING ANNEXURE

SPECIFICATIONS CONCRETE WORK

Lean Concrete

Lean Concrete work shall be in 1:5:10 (1 cement: 5 stone dust: 10 stone ballast) shall be laid under column footing and basement beams as specified in the structural drawings.
D.P.C

1.5" Thick damp proof coarse in 1:3:6 (1 cement : 3Dust Stone : 6 Stone aggregate of $\frac{3}{4}$ size) be laid over the bricks on edge mixed with one packet of ACC water proofing compound in every bag of cement and on top of DPC a coat of bitumen shall be applied and waterproof in basement with chemical .

Brick Work

Brick Work Shall be in Cement Mortar in Foundation up to Ground Level and in Super structure in 1:2:4(1 cement: 2 Coarse and sand: 4Fine Sand) and 4.5" bricks wall shall be in 1:4(1 Cement: 4 Coarse Sand dust) and 6 mm dia. Bars Shall be placed at every forth layer embedded in cement mortar of 1.5" Thick Walls.

RCC WORKS =M25 Ready mix Concrete (1:1:2) as Specified in Drawings.

Reinforced Cement Concrete Work Shall be in 1:1.:2(1 Cement : 1 Stone Dust : 2 Stone Ballast 1/2" nominal Size) and or richer mix as per Structural details in column footings,beams,lintols,slabs, chhajjas,shelves,canopy, staircase,etc.including all centering and shuttering, reinforcement of mild steel or tor steel as per structural drawings.

Steel

As per requirement and as per Architect drawings and specifications. Avg Steel will be 4 to 4.5 kg per sq ft for the building construction.

Work Specification

POP /False Ceiling.

Plumbing /pvc/Cpvc /Motors/Water Tanks.

Electrical /Switches/MCB/Meter Box.

Paint/Polish/Velvet Touch/Polish Melamine.

High Gloss Kitchen with each floor with Accessory

WORK SPECIFICATION-(CIVIL)

POP PUNNING /False Ceiling. (After aligning the wall, and beam columns)

Plumbing /Motors/Water Tanks.

Electrical /Switches/MCB/Meter Box.

Paint/Polish/Asian

High Gloss Kitchen with each floor with Accessories,

BUILDING ANNEXURE

WORK SPECIFICATION (INTERIORS-FINISHES)

Water Proofing
Tiles/Flooring
Staircase railing/Gates
Fancy Lights/Fans
Geysers
Wood work
Ward robes
Vanities
Glass Work
C/P fitting

ANNEXURE-A

Detail Specification for the Construction Material and Fittings/Fixtures.

Superstructure

Structure: - All R.C.C Work by in the mix of M: 25

Cement: – ultratech equivalent cement.

Steel: - Rathi Tor

Bricks: - Best Quality.

Mix: - Mortar mix for 9" brickwork in the ratio of 1:6 and 1:4 for the 4.5" brickwork, with 6mm round bars in every fourth layer of 4.5" thick wall.

Coarse sand: - Best quality stone dust.

AGGREGATE:- Best Quality Delhi Blue.

Anti -Termite Work:-To be done

Flooring/Counter TOP:-

Bedroom drawing- dining, family lounge, and entrance lobby will be from one of the following
Vitrified digital tile 32"* 64" of price @ rs.65

Kitchen to have granite fi counter with a price range of Rs. 180 to 200/per sq.ft.

Bathroom wall tile 2*4approx. price Rs.55/- per sq.ft.

Driveway outside granite

Staircase flooring will be of Granite of price range of Rs.80/ to 90/psqft.

Sanitary & Plumbing Works

Sanitary ware: concealed cistern grohe and diverter high flow all C P bathroom fitting jaquar or Kerovit

Faucets: As per Architect drawings and specifications

Geysers: t 20 Ltrs in all bathrooms. Kitchen would be providing with instant geyser isi mark of 3 Ltr Capacity.

Pipes:, Concealed Plumbing PVC will be of 6 kg pressure Supreme only

BUILDING ANNEXURE

Bathrooms: Bathroom Accessories will be provided.(Soap Dish, Towel Rod.

Electrical Works

Wiring .	:	Polycab
Switches	:	L&T isi mark,
MCB Distribution	:	havells.
Fans	:	Ceiling Fans will be Crompton/Havel's @ 2300 to 2700 rs
Exhaust & Ceiling Fan	:	Exhaust Fans will be Havel's in Kitchen and Bathrooms @rs.1300 to 1500

Celling fan Havels

Decorative Lights	:	All SS finish, all recessed Lights will have good quality Crompton Provision for cable T.V/Telephone Points.
Inverter Provision	:	Proper Conduiting & Wiring Will be done and place earmarked for the Same.

Finishes - Interiors

Common Areas	:	POP Punning, Asian plastic Apcolite premium emulsion paint. On Walls.
Rooms	:	Plaster of Paris Punning, Fall Ceiling will be provided in all bedroom and Drawing, Dining room kitchen and toilet Asian paint will be done on the Walls.
Kitchen & Toilet	:	Tiles at the rate of Rs.50 to 60/sq.ft. Up to roof height, toilets to have concealed System of Fittings.
Wood Work	:	All Wood Work (Doors, Chow hats, and Windows) will be melamine polish

Finishes - Exteriors

1. Gate	:	Wood/m.s gate will be provided, Railing as per As per Architect drawings and specifications
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Wood Work as per Drawing

Doors: All Doors hall be of Good Quality flush doors @ 90 to 95, with Veneer @ INR 50 to 60 royal teak and American ash wood veneer 4 mm thick on both sides.

Windows: All Windows shutter will be of teakwood and will have Glass shutter

BUILDING ANNEXURE

Frames: Inside all Chowkhats will be of marndi wood in Bedrooms, Living rooms and drawing rooms these would be 6*3 while bathrooms and Kitchen of 6*3 width with 8'-0" height and outside upvc slider doors and windows.

Kitchen Wood Work: Modular Kitchen will be finish with high gloss laminate and exhaust fan (Havel's). Elica chimney adequate storage above and below counters, as per designs Wood & SS combination. 5 Innotech drawers Drip tray, vegetable tray, Bottle Pullout. G.t.p.t **(Wood use hdhmr board @ 80 rs per sq. ft high density high moisture resistant, laminate @ rs.1400, 1 mm.)**

Fittings: SS fittings, magnet catchers, decorative handles and Locks of Dorset @ INR 1700/, tower bolts 18" and 6", mortise locks, door stoppers, Long body Locks @n main doors with Fancy Handles.

Modular Cupboards: All Rooms will be provided with cupboards up to the ceiling, with profile light. The Shutters will be High Gloss. Shelves, Drawers as per the Design. **(Wood use hdhmr board high density high moisture resistant.)**

MIRROR & GLASS

Mirror in All bathrooms to be of **Saint Gobain glass** approx. 6 mm Thickness. All plain Glass panels to be **saint gobain/Modi** minimum 6 mm thicknesses. Front Façade of 8 mm toughened glass would be provided.

ADDITIONAL POINTS

Concrete mixtures to be used for mixing cement concrete, vibrators are to be used for proper consolidation of laid or poured concrete. Concrete laid or cast is to be properly cured.

Plastering (inside) with or without groves 12 mm thick with cement sand plaster or mix(1:3)on ceiling and (1:5) on walls.

Driveaway and outside boundary will be laid to slope on adequately rammed base of earth 6" sand followed by 4" lean concrete 1:4:8 stone finishes.

Proper underground water tank with tiling, triple layer Tank (overhead) shall be provided for water storage. 1000 ltr each floor

AC piping for split Ac would be done in all bedrooms and drawing rooms.

Water proofing with certificate tap Crete or Dr Fixit will be done in all Kitchens, Bathrooms and the terrace of the whole building @ 45 rs per sq ft

Provision for RO system will be provided in the kitchen and provision for washing machine on the back side.

Project Amenities

Lift: Kone / Johnson.

Terrace Garden Common for all Residents.

Geyser in Washrooms and Instant geyser in Kitchen.

RO in Kitchens preinstalled.

Kitchens will have double bowl sink.

Firefighting System.

CCTV

Meter is Included in the sale price along with separate transformer for Compound.

Common Areas will have proper Lighting in compound.

Separate Guard rooms for each 1000 sq yard project along with one common reception area of the compound.

Compound Entrance will also have a Gate plus guard sitting.

Approach road to the project will also be enhanced with street lights and footpath

Plantation in common areas of compound and terrace garden will be done.

Kitchen have light looking mirror .

Electric vehicle charging point in parking area.

BSES Electric meter and water.



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