

GENERAL SPECIFICATIONS

Structural & Civil :

Structural System	<p>Framed structure designed to withstand seismic load as per Seismic Zone III with Reinforced Concrete Pile foundations or isolated footings depending on sub soil conditions. All structural elements of buildings such as columns, beams, slabs, lift shafts and staircases shall be in RCC.</p> <p>Floor to floor height shall be minimum 10 Feet.</p> <p>Design of structures shall be as per provisions of Indian standard specifications and will conform to highest norms and standards.</p>
Layout	Layout of floors shall be designed so as to ensure optimum use of floor space an in accordance with the Architect's Design intent for the project.
Design Mix Concrete	All concrete used for structure elements shall be design mixed/ Ready Mix Concrete in accordance with applicable structural codes and guidelines. Furthermore the drawings and specifications adopted for the work shall be confirmed and certified by the Structural Consultant appointed for the project.
Formwork	Rigid formwork suitable to the Structural system methodology as adopted and specified by the Structural Consultant.
Cement	Shall be as specified by the Structural Consultant.
Reinforcement	Shall be as specified by the Structural Consultant.
Curing	Shall be done using water/ curing compounds as may be logistically viable at site and as approved by the Structural Consultant.
Testing	Sampling and testing of concrete shall be done in accordance with applicable codes and guidelines and as confirmed by the Structural Consultant.
Anti-termite treatment	Pre-construction Anti-termite treatment shall be carried out with Chlorpyriphos or Lindane as per provisions of IS 6313 part II by reputed agencies like PCI, Godrej Hi-care or equivalent. Chemical treatment shall be carried out separately for footings, inside the plinth, inside and outside external periphery of buildings.
Masonry	Masonry for the building shall be with bricks /concrete blocks/

	Autoclaved Aerated Concrete(AAC) Blocks, conforming to relevant IS standards. Internal Walls should be of 100 mm thick in CM 1:4/ or bonding agent/glue. External masonry shall of 150mm thick if Block masonry is utilised or 125 mm thick if Concrete walls are used with Aluminium formwork. Alternatively drywall system with glass-wool infill using GI partitions finished with gypsum sheeting may be used for internal partition walls of the apartment units.
External plaster	External sand face cement plaster on Block Masonry shall be of 25mm thick in two coats (1:4 CM and 1:3 CM for the 2 coats) with water proofing compound additive .Galvanized wire mesh (chicken mesh) shall be provided at all junctions of RCC and masonry to avoid probable cracks at junctions. External walls to be properly cured before plastering. Concrete finished walls using Aluminium formwork shall however not receive External plaster, but receive external paint directly.
Internal plaster	Internal plaster shall be 12 to 15mm thick Gypsum plaster. PVC wire-mesh shall be used for junctions of masonry and RCC to prevent cracking. Ceiling plaster shall be finished with 2 coats of cement putty to achieve desired line and level.
Water proofing of Terrace	Proprietary terrace waterproofing consisting of brickbat cement concrete of average thickness 110mm to terrace, chajjas etc. laid in required slope, outlet and rain water pipes grouted, rough to receive tiles/China mosaic flooring as directed. Alternatively membrane waterproofing system with screed protective coat may be adopted.
Water proofing of Toilets	Brick bat Coba waterproofing for floors as above and waterproof plaster in Cement mortar 1:3 upto a height of 600mm above floor level for walls. Alternatively a more durable membrane water proofing system may be adopted.

Finishes :

Flooring	800 x 800 mm Vitrified tiles in design pattern with 75 mm thick skirting all along the wall as per the Architect's Design intent and drawings to be used. Tiles shall be of reputed manufacturers like Johnson, Kajaria,NITCO or equivalent. These tiles shall confirm to relevant IS and shall be laid in 20-30 mm thick cement mortar of 1:4 and grouted with coloured pigments as per the provisions of IS or alternatively fixed with Tile adhesive.
Dado, Skirting	A backing coat plaster shall be applied for dado in CM 1:4 and properly cured before commencing dado work. Dado of Tiles shall

	be fixed either with as float of cement mortar 1:2 or tile adhesives of reputed manufactures. Tile should be of reputed manufactures like Johnson, Kajaria , NITCO or equivalent
Doors	Doorframes shall be of seasoned C.P. Teak wood/ engineered wood. All shutters except toilet shutter shall be a solid core flush door of reputed make. Main door shall have 40mm solid core flush door with wood finished laminate/veneer with melamine polish on both sides and other doors shall have flush door with ply finish and 1 mm laminate on both sides. Doors shall confirm to Fire rating as per the CFO NOC guidelines. Safety Door need to be provided as per Architect specification. Toilet shutters shall be water resistant shutters with min. 30mm thk and preferably in FRP. Door frame – Main door shall be provided with 125mm x 65 mm door frames with double rebate. All internal doors shall be provided with solid wood/ engineered wood frames 100 x 65mm. Toilets doors with granite frame/ matching FRP frame shall be provided.
Windows	All windows in Design and Specifications shall confirm to the drawings of the Facade Consultant. They shall be made of Aluminium heavy-duty sections with min.15 microns anodized/ powder coated finish and fixed with premium hardware. Aluminium sections of reputed manufacturers like Jindal, Indal, Bhoruka or equivalent only shall be used for window work. All windows shall be made with weather stripping and joints shall be sealed with silicon sealant to stop water infiltration. Glass used for windows shall be of clear glass of reputed manufacturers like Saint Gobain, Asahi,Modi, equivalent. Windows shall be fixed on step-sill made of granite/ marble or alternatively using Aluminium L subframe.
Ironmongery	Ironmongery shall be heavy duty of reputed brand such as Sobeet, Hafele,Dorma, Shalimar, Vision and equivalent. Locks shall be of Yale, Godrej, Vijayan, Sobeet or equivalent.
Wall finish	All walls shall be finished with gypsum plaster and and ceiling shall be finished with 2 coats of cement putty to achieve proper levelling.
Painting	All rooms and other area shall be painted with proper surface preparation. Sequence shall employ Primer + Putty + 2 coats of Paint.
Entrance lobby	Shall be provided with granite / Italian marble/ Premium Vitrified Tiles for flooring in design pattern as per Architect's Design Intent.
Lift lobby	Shall be provided with granite/ Vitrified tile flooring and granite/

	vitrified tile dado including lift door jambs and architraves in granite.
Staircase	Staircase shall be provided with granite treads and risers with double moulding nosing antiskid grooves with 75 mm thick granite skirting upto 1 st floor and 1 st floor onwards polished, Kotah tread and risers including 75mm thick skirting, nosing, antiskid grooves as per above. Alternatively Prefabricated Polished Cement tread and risers OR Polished and painted concrete staircase with Aluminium edge profile for concrete treads may be utilised.
Terrace waterproofing	Brick bat waterproofing laid to slope with Zypex or Nina or Vandex waterproofing or equivalent make and finishing with China Mosaic Tiles with 10 year guarantee. Alternatively Chemical /Membrane waterproofing with screed coat covering may be used with 10 years guarantee.

Services :

Elevators	<p>No. of High-speed Elevators of minimum 10 person capacity in each wing of building will be as per MCGM regulation.</p> <p>Minimum 1 Stretcher lift</p> <p>Make: Mitsubishi / Schindler / Kone/ Thyssen/ Citilift/ Johnson/OTIS or equivalent</p> <p>Cabin finish : Brush finish stainless steel cabins</p>
Plumbing	<p>All CPVC/UPVC pipes shall be tested in accordance to relevant IS standards. All concealed piping shall be with CPVC pipes of reputed make like ashirwad/ astral or equivalent</p> <p>Internal piping CPVC concealed piping including concealed elbows, tees, unions, etc. complete for hot and cold water piping necessary insulation shall be provided.</p> <p>Plumbing fittings – All toilets, bathroom, WC and kitchen shall be provided with Jaquar Florentine or equivalent range concealed stop cock, angle cock, long and short body Offer cock, wall mixtures, wall diverters, bottle traps etc.</p> <p>Sanitary ware – Wall hung European / Indian style WC of Hindustan /Parryware/ Cera or equivalent make to be provided as approved.</p> <p>All stoneware pipes/ PVC DEX pipes, bends, junctions, gully traps, intercepting traps shall be salt glazed inside and outside and shall conform to the specifications of IS. All external drainage pipes shall be of UPVC of reputed make.</p>

Electrical	<p>All electrical works shall be carried out in accordance with relevant IS codes, Indian Electricity rule 1956, Regulations and Rules set-out by Fire Insurance Regulations.</p> <p>Entire electric system shall be earthed and the earth system shall conform to the Code of Practice as per IS 3043 of 1987.</p> <p>3 phase electric supply in each flat with concealed copper wirings in all rooms including D.B's MCB and ELEB, Min switches, meters as per Power Distribution Company's requirements to be provided. Emergency lights for staircase, Lobby, underground parking area etc. to be provided. Layout of power points, light points etc. As per intended Design shall be Approved by the Society/ appointed PMC before well in advance. Extraction/ exhaust fans to be provided in all toilets/Bathrooms.</p>
Rainwater Harvesting	Needs to be provided as per Governing Law and with proper survey & due diligence.

External Development :

Roads	All internal roads should preferably be of Concrete as specified by MOST or IRC. Preferably no new utility services shall be provided under the Road. It shall be provided through utility duct along the roads.
Storm Water drains	Storm water drains for the plots shall be designed as per the rainfall data and shall be constructed in plastered brick/stone masonry or using precast concrete elements. Storm water drains shall be covered with pre-cast concrete slabs or MS Grating as per norms.
Sewer Lines	It needs to be connected to Municipal Sewer main outside the compound wall. All covers/manhole are to be designed for Truck load.
Hardscape	Pathways and hardscapes shall be finished with natural stone such as Mandana, Agra red, Golden lime, kota, Shabaz or alternatively by chequered tiles/ broom finished Trimix according to the external development scheme prepared by Architect. Depending on the use, part of the pathways and hardscapes shall be prepared on hard concrete base and part of the area may be laid-on compacted earth.
Parking area	Parking area shall be made of 65mm / 80mm thick inter-locking blocks / anti-skid tiles/ trimix/ stamped concrete laid on hard subbase.

	<p>Minimum 01 no. of Four wheeler car park per tenement + sufficient provisions for Two wheeler parking as may be permissible in the available space and subject to approval by the authorities permissible free of FSI shall be made free of cost to existing members of societies within compound wall, either in stilt /basement/podium levels.</p> <p>Provisions to be made for ensuring water drainage for car wash.</p>
Compound wall	Compound wall on the front side shall be constructed in 230mm thick brick/rubble masonry/ block masonry/ concrete as per Architect's Design.

- *Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.*

TECHNICAL SPECIFICATIONS – INTERNAL

Living Room :

Item	Specification	Make
Flooring	800mm x 800mm vitrified floor tiles of approved shade and design (Premium quality)	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Skirting	75mm the same tile as use for Flooring flushed with the wall	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Gypsum punning on walls	Gypsum punning on all walls with corners/sharp edges of Beam, Column or walls should be smooth rounded off .	
Paint on walls	2/3 coats of Premium Plastic Emulsion paint on the prepared surface of all sides of wall.	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Ceiling	2/3 coats of Premium Plastic Emulsion paint White Colour on the prepared surface. 2 MS Hooks of appropriate size for Ceiling Fan & 1 hook for Chandelier to be provided.	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Main Door	40mm thick Solid core phenol bounded flush door with suitable Fire rating of minimum 2150 x 1000 size with both side Veneer (1mm) with both side melamine polish or 0.75 mm thick wood finish laminate, with heavy duty Brass/ stainless steel hinges all other necessary fittings such as Tower Bolt, aldrop, Safety Chain, Night latch, peep hole, Door Stopper & decorative handle all of Brass/ SS metal from both sides etc. Decorative Wooden Safety Door of same size with the above mentioned accessories to be provided.	Night Latch- Godrej/Europa/ Sobeet or equivalent

Doorframe	Doorframe should be of Solid wood/ Engineered wood with suitable Fire rating with proper anti-termite treatment surface. Both, frame surface and wall should be properly treated for any future weather changes. Anchor fastners to be used for fixing Door frame.	
French Window with pleated Mosquito Net provision throughout section	Three track heavy duty Aluminium window with a separate add-on track for pleated Mosquito net arrangement shall be provided as per Facade Consultant and Architect's Design.	Aluminium – Jindal/ Bhoruka or equivalent Glass-Asahi / Modi/Saint Gobain or equivalent.
M.S. Grill or Toughened glass with SS fitting/railing 12 MM	MS grill to cover the total size of window to match the elevation as per the approved design painted with 1 coat of anti-rust paint and thereafter final coat of colour oil paint.	
Electrical (Concealed)	Only ISI approved copper wires of appropriate size through PVC conduits. Separate conduits for TV Cable/Internet/Telephone with adequate spacing to be provided at appropriate location.	
	Sufficient no. (as approved by Architect) Modular switches (White colour) & 20/15 Amp. Power points.	
	AC window provision/ Split unit Aircon provision will be made by Developer.	

Kitchen :

Item	Specification	Make
Flooring	10/12 mm thk vitrified tile flooring 800mmx 800 mm in size	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Skirting	75mm thick same tile as use for Flooring flushed/ 3mm projection with the wall.	

Gypsum punning on walls	Same as Living Room	
Wall Finish	Plastered and painted with Oil Bound Distemper upto beam bottom.	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Ceiling	Same as Living Room	
Platform	600mm wide steel grey granite platform fixed on Indian marble skeleton framing/ m.s. painted metal framing with 50mm/75 mm' front side patti of Granite with raised half round moulding. Vertical fascias of same polished Granite for exposed edges.	Steel grey granite
	Wall with matt finish ceramic tile dado of 18" x 12" size upto 600 mm from platform top.	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
	6" x 6" white colour ceramic tiles below the kitchen platform on all the periphery of platform.	
	S.S. sink of 22" x 18" with all the ancillary fittings such as bottle trap, Jali etc.	Nirali/ Jayna or equivalent.
	Addl. Water taps for water purification connection & Washing Machine to be provided	
	Sink water tap (swinging cast spout)	Jaquar/ kohler/ American standard/ hindware or equivalent.
Flush Door	35mm thick Flush door with both side laminate, with heavy duty Stainless steel/Brass hinges fitted with SS screws and all other necessary fittings such as Tower Bolt, aldrop, handle from both sides etc.	Kalpataru/Greenply/Global or equivalent
Window	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement. Service	Aluminium –Jindal/ Bhoruka or equivalent Glass-Asahi / Modi/Saint

	slab/utility space should be provided outside window as per Architect's Design intent.	Gobain or equivalent
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPVC/UPVC material as per IS. Master Stop Cock to stop the water supply during any repairing work	Ashirwad/ astral/ supreme
Electrical (Concealed)	Same as Living Room (Addl. Plug point for Small Devahara)	
	Exhaust Fan of appropriate size	
	Kitchen tube light / Exhaust / Fridge / Microwave / Fan / Mixer / Aqua guard / Chimney (Min. 10 electrical points to be provided)	

Master Bedroom :

Item	Specification	Make
Flooring	600 X 600 vitrified floor tiles of approved shade and design (Premium quality)	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Skirting	75 mm thick same tile as use for flooring flushed with the wall	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Gypsum punning on walls	Same as living room	
Paint on walls	Same quality as Living Room with different colour	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Ceiling	Same as Living Room	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Flush Door	35 mm thick Flush door with both side laminate, with heavy duty	

	SS/Brass hinges fitted with SS screws and all other necessary fittings such as Tower Bolt, aldrop, Door Stopper & Bed Room Door lock etc.	
Window	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement. Provision for 1.0/1.5 ton window/ split AC.	Aluminium –Jindal/ Bhoruka or equivalent Glass-Asahi / Modi/Saint Gobain or equivalent
Electrical (Concealed)	Power supply point provision for 1.0/1.5 ton AC. Tubelight / Fan / bracket Light / TV /Computer (Min 10 points to be provided with 1 no. of 15 Amp plug point). Telephone / TV Cable conduit & switches to be provided.	

Attached Toilet / Bathroom :

Item	Specification	Make
Flooring (Concept Tiling)	1' X 1' Non Skid Ceramic Tile (Premium quality)	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Dado (Concept Tiling)	18" x 12" Ceramic Tile (Premium quality) up to ceiling ht. with matching ceramic leaf moulding	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
EWC	Wall mounted (Dark Colour) EWC pan with all matching fittings like flush tank , cover, brackets, PVC connector, angle cock, 2way with hot/ cold water jet Bib Cock, Nahnai trap with cockroach repellent S.S. Jail etc.	EWC- Hindware / Cera/Parryware or equivalent Water Taps- Jaquar / Plumber / kohler/ hindware or equivalent
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPVC.	Ashirwad/ Astral or equivalent.
Electrical	5 Points (15 Amp-2, 1 Exhaust,	

(Concealed)	1light) Exhaust Fan of appropriate size A.C. point near to Duct slab/loft in Bathroom	
Granite Counter	Counter W.B. with all accessories & light provision	
Plumbing Accessories	Hot and Cold mixer	Jaquar / Plumber or equivalent.
	Storage water heater (15 litres) Gas Geyser provision to be made available	Bajaj/ Ketco/spherehot or equivalent
	Water shower / Bib cocks / Angle cock / Stop Cock	Jaquar /Plumber or equivalent.
Toilet / Bathroom Door	Box type make panelled PVC door 25/ 30mm thick stepped Granite/ pvc moulded frame.	
Toilet / Bathroom Window	Al. frame and glass ventilators with removable mosquito net panel or alternatively louvered aluminium windows with granite/marble sill	
M.S. Grill	Same as Living Room	
Accessories	Soap dish / Paper Holder / Towel Rod/ Napkin Ring/ Robe Hook / Belgium glass mirror/storage heater 15 Ltr.	

Bedroom No. 2 :

Item	Specification	Make
Flooring	Same as Master Bedroom No. 1	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Skirting	Same as Master Bedroom No. 1	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
POP Punning on walls	Same as Living Room	

Paint on walls	Same as Living Room	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Ceiling	Same as Living Room	
Flush Door	Same as Living Room	
Window with Mosquito Net	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement. Provision for 1.0 ton window/ split AC.	Aluminium –Jindal/ Bhoruka or equivalent Glass-Asahi / Modi/Saint Gobain or equivalent
M.S. Grill	Same as Living Room	
Electrical (Concealed)	Same as Living Room with Telephone / TV Cable conduits & Switches Concealed	
	1 ton AC provision / electric point	

Passage :

Item	Specification	Make
Flooring	Same as Living Room	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Skirting	Same as Living Room	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
POP Punning on walls	Same as Living Room	
Paint on walls	Same as Living Room	Asian paint/Nerolac/ Berger/ Akzo-Nobel or equivalent
Ceiling	Same as Living Room	
Wash Basin	wash Basin as per selection by Architect, with all necessary fittings such as bottle trap , pillar cock , PVC connector , brackets etc.	Wash Basin - Hindware / Parryware/ cera or equivalent Pillar Cock - Jaquar / Plumber or equivalent

Common Toilet / Bathroom :

Item	Specification	Make
Flooring	1' X 1' Non Skid Ceramic Tile (Premium quality)	Johnson/NITCO/ EURO/ kajaria/ Somany/ Simpolo or equivalent
Dado	18" x 12" Ceramic Tile (Premium quality) up to beam bottom	
Toilet Pan	Indian / European WC pan with flush tank, bib cock angle cock etc.	EWC- Hindware / Parryware or equivalent Water Taps - Jaquar / Plumber or equivalent
Plumbing	All internal plumbing work should be concealed. Pipes and fittings used for plumbing should be of CPVC	Ashirwad/ Astral or equivalent
Door	Box type make panelled PVC/FRP door 25/ 30mm thick with stepped Granite/ PVC/ FRP frame frame with moulding.	
Window	Al. frame and glass ventilators with mosquito net	
M.S. Grill	Same as Living Room	
Electrical	Exhaust Fan of appropriate size	

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TECHNICAL SPECIFICATIONS – EXTERNAL

General :

Item	Specification	Make
Door / Windows frames	All Marble / Granite frames should be half rounded / chamfered / edge polished for all flats	
Flooring Tile / Wall Tile	Colour and design shall be as per Architect's approval confirmed by society /appointed PMC	
Paint	Internal wall paint colour shall be finalised by the Architect and confirmed by Society/ PMC	

Building :

Item	Specification	Make
Structure	Earthquake resistant design for Zone III	
Design Mix Concrete	Shall be in accordance with IS as per Structural Consultant's Design	L & T/ACC /Ambuja/ Ultratech or equivalent
Reinforcement	Shall be in accordance with IS as per Structural Consultant's Design	
Masonry	As per Architectural Drawing and details with material and workmanship confirming to relevant IS.	
Internal Plaster	Gypsum plaster	
External Plaster	Only on Masonry surfaces and Will be of 25mm thick applied in two coats (16mm + 9mm) with water proofing compound. External Concrete walls surfaces casted using Aluminium formwork shall not be plastered.	
Waterproofing	All wet areas like toilets, sunken portions, terraces and exposed roof surfaces will be waterproofed. Performance warranty for a minimum of 10 years should be given.	
DPC	Damp Proof Concrete course in Foundation as per IS specification.	

Lift Lobby :

Item	Specification	Make
Flooring	18mm thick Granite/ Tile/ Marble flooring of approved shade and design	
Skirting	75mm thick same as use for	

	Flooring flushed with the wall	
Gypsum punning on walls	Gypsum on Block masonry/ concrete surface for walls. All corners/sharp edges of Beam, Column or walls should be smooth rounded off.	
Paint on walls	Textured paint as per Architect Design	Asian paint/Nerolac or equivalent
Ceiling	As per Architect's Design	Asian paint/Nerolac or equivalent
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ RR Kabel or equivalent
	Sufficient no. (as approved by Architect) Modular switches (white colour) with light fittings	Anchor ROMA/Northwest luminaries-Phillips/Wipro or equivalent

Staircase :

Item	Specification	Make
Flooring	Mirror Polished Kotah stone of 1" thick on tread and riser and also on mid landing with antiskid strips. Edges should be half round moulded. Alternatively Prefabricated Polished Cement tread and risers OR Polished and painted concrete staircase with Aluminium edge profile for concrete treads may be used.	
Skirting	75mm thick same mirror polished kotah as use for Flooring flushed with the wall	
Railing	Brush finish Stainless Steel pipe hand rail as approved by Architect.	
POP punning on walls	POP on plastered surface of walls. All corners / sharp edges of Beam, Column or walls should be smooth rounded off with POP.	
Paint on walls	2/3 coats of washable acrylic/enamel paint on the prepared surface of all sides of wall	Asian paint/Nerolac or equivalent
Ceiling	2/3 coats of acrylic paint on the prepared	Asian

	surface.	paint/Nerolac/ ICI Dulux/ Renova or equivalent.
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries- Phillips/ Wipro or equivalent.
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest or equivalent.
Window	Louvered structure for fresh air ventilation	

Entrance Lobby :

Item	Specification	Make
Flooring	Italian Marble/Vitrified Tiles/ Composite marble/ Granite pattern of approved shade and design	
Dado	Italian/ Composite Marble/ laminated panelling/ textured paint as per Architect's Design	
Gypsum punning on walls	Gypsum Punning on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off with POP.	
Paint on walls	As per Architect's Design and Specifications.	Asian paint/Nerolac/ ICI Dulux/ Renova or equivalent
Ceiling	As per Architect's Design and Specifications.	Asian paint/Nerolac/ ICI Dulux/ Renova or equivalent
Electrical	Only ISI approved copper wires of appropriate size through PVC conduits	Finolex/Polycab/ISI Luminaries-Phillips/ Wipro or equivalent

	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube light fittings.	Anchor ROMA/Northwest or equivalent
Notice Board	Notice Board of appropriate size with Glass cover & Locking system in each wing of the Bldg.	
Name Plates	Decorative name plates of uniform size with letters embossed on it will be placed on the walls of entrance lobby as approved by Architect.	

Society Room :

Item	Specification	Make
Flooring	2' x 2' vitrified floor tiles of approved shade and design	Johnson/Bell/NITCO /EURO or equivalent
Skirting	4" thick same tile as use for flooring flushed with the wall	Johnson/Bell/NITCO /EURO or equivalent
Gypsum punning on walls	Gypsum on plastered surface of walls. All corners/sharp edges, of Beam, Column or walls should be smooth rounded off.	
Paint on walls	As per Architect's Design and Specifications.	Asian paint/Nerolac/ ICI Dulux/ Renova or equivalent
Ceiling	As per Architect's Design and Specifications.	Asian paint/Nerolac/ ICI Dulux/ Renova or equivalent
Window	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement. Provision for 1.0 ton window/ split AC.	Aluminium – Jindal Glass-Asahi / Modi /Saint Gobain. or equivalent
Flush Door	Flush door with both side laminate with heavy duty SS/Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, aldrop, handle from both sides	Greenply / Global / ISI or equivalent

	etc.	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits conceal	Finolex / Polycab / ISI Luminaries- Phillips/ Wipro
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light fittings & ceiling fan to be provided by Developer.	Anchor ROMA / Northwest / Phillips or equivalent
Fix Furniture	600mm ht. Overhead lockable modular storage units as per Design	
Loose Furniture	1 Office table with lock & key arrangement. 2 dozen stackable plastic chairs (with resting arms) 12" X 8" size Letter Box outside the Society Office Room.1 No. of Wooden Stool & 1 no. of Aluminium telescopic Ladder (Ghoda) of 4.5m length	Table – Godrej or equivalent Chairs –Neel Kamal / Prima or equivalent.
Attached Toilet	Same as Room Toilet specifications Wash Basin with mirror	

Club House Room :

Item	Specification	Make
Flooring	2' X 2' vitrified floor tiles as per approved shade and design by Architect	Johnson / Kajaria or equivalent.
Skirting	75mm thick same tile as use for flooring flushed with the wall	Johnson / Kajaria or equivalent.
Gypsum punning on walls	Gypsum on surface of walls and RCC elements. All corners / sharp edges of Beam, Column or walls should be smooth rounded off.	
Paint on walls	3 coats of Premium emulsion paint on the prepared surface of all sides of wall.	
Ceiling	3 coats of Premium emulsion paint on the prepared surface	

Window	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement. Provision for 1.0 ton window/ split AC.	Aluminium – Jindal or equivalent Glass-Asahi / Modi /Saint Gobain. or equivalent
Flush Door	Flush door with both side laminate, with heavy duty SS/Brass hinges fitted with S.S. screws and all other necessary fittings such as Tower Bolt, aldrops, handle from both sides etc.	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits	
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Light fittings.	
Fix Furniture	600mm ht. Overhead lockable modular storage units as per Design	
Loose Furniture	1 Dozen Plastic Chairs & 1 No. of modular executive office chair.	Table – Godrej or equivalent Chairs –Neel Kamal / Prima or equivalent
Sports Item	2 nos. of Champion or equivalent brand Carom Board with all accessories, Chess set & other Gym / Weighing equipments will be decided By Architect for Gym / Indoor Game Room.	

Security Room :

Item	Specification	Make
Flooring	Vitrified tiles of Approved shade and design	
Skirting	75mm thick same tile as use for Flooring flushed with the wall	

Paint on walls	External wall paint	
Electrical	Only ISI approved Copper wires of appropriate size through PVC conduits	Finolex / Polycab / ISI Luminaries- Phillips/ Wipro or equivalent.
	Sufficient no. (as approved by Architect) Modular switches (White colour) with Tube Light fittings & ceiling fan to be provided by Developer.	Anchor ROMA / Phillips/Northwest or equivalent
Window	Heavy section Aluminium sliding Anodised windows fixed on Aluminium L-subframe with 5mm clear glass with interlocking arrangement.	Aluminium – Jindal or equivalent Glass – Asahi / Modi / Saint Gobain or equivalent
Flush Door	Flush door with both side laminate with heavy duty SS/Brass hinges fitted with s. s screws and all other necessary fittings such as Tower Bolt, aldrop, handle from both sides etc.	Greenply / Global / ISI or equivalent
Furniture	2 nos. of Plastic Chairs	

Elevators :

Item	Specification	Make
Type	Adequate no. of high speed elevators of min. 10 passenger capacity with the latest technology (infra-red door curtain, Fireman's switch, 2 way communication system and Automatic rescue device with Airline finish SS body & VVVF System. Minimum 1 no. of Stretcher Lift.	OTIS/Schindler/Kone Mitsubishi or equivalent
Interior	The interior finish of Lift should be as follows: Car in scratch proof brush finished stainless steel of 304 grade. Flooring of granite with approved shade. The Ceiling should be of S.S. with light fittings and exhaust fan. Small ceiling fan with auto on/off.	

Water Supply / Storage & External Plumbing :

Item	Specification	Make
Water down-take line	Should be of UPVC of sufficient dia, sch 80. as specified by the consultant and approved by MCGM guidelines.	Rigid PVC/UPVC
Drainage line	PVC pipes as as specified by the consultant and approved by MCGM guidelines.	PVC pipe – Prince or ISI make
Overhead Tank	RCC / Water proof tank as per the MCGM law. Separate partition to store Bore Well Water for the Flushing.	
UG Tank	RCC / water proof tank as per the MCGM law.	
Pump Room	With approved capacity Pumps (one stand by)	Grundfos/ hbd/ kirloskar or equivalent
Bore well	Subject to feasibility and approvals, bore well will be provided with the pump and necessary pipe arrangement to satisfy the additional requirement of flushing & cleaning water. One Tab of bore water will be provided at Gr. Level for gardening & car wash purpose.	

Miscellaneous :

Item	Specification	Make
Paint to Building Exterior	Acrylic Paint with 10 yrs. Warranty of shade fading. Water proofing coat should be applied before paint coat.	Asian Paint/Nerolac/ ICI Dulux/ Renova or equivalent.
Fire-fighting	As per the MCGM governing law/CFO	Fire Doors- Signum/kalpatar

System	requirement	u/Kutty/Shakti
Stilt Area	The parking area and pathways shall be finished in heavy duty concrete interlocking paver block/ chequered tiles or preferably in broom finish tri-mix concrete.	
Podium Area	The parking area and pathways shall be finished in non – skid tile/ broom finish durable Trimix concrete Sufficient no. of light points with the fittings shall be provided.	
Electric Meter Room	As per the MCGM/Power suppliers governing rules	
Letter Box	12” x 8” size decorative metal/FRP durable letter box fixed in the stilt near the Lift lobby.	
EPABX Facility	EPABX system to be provided free of cost to all existing members connected with Security Cabin as per the Design and requirement of Telecom company	
External Site Development	The landscape proposal will be of low maintenance plantation subject to approval norms and guidelines as specified by MOEF.	
	The internal roads shall be finished in Concrete pre-cast RCC kerbs, with RCC covered drains. The parking area and pathways shall be finished in non-skid tiles/ trimix and stamped concrete. The sufficient nos. of light posts should be provided with necessary fittings.	Luminaries-Phillips / Wipro
Compound Wall	In Brick/ stone/block masonry along the total periphery of the plot as per Architect’s design subject to approval by the MCGM.	
Main Gate	2 nos. (one large for vehicular movement and one small for pedestrians) of Entrance gates per building with with adequate lighting arrangement as per Architect’s Design and as permissible by MCGM.	
External Signage Board	External Signage at Stilt level and terrace level signage wherever necessitated by Design shall be installed highlighting the Building/ Society name.	

- *In case of Mivan construction, specifications are subject to change with the consent of PMC.*
- *Brands and specifications given above are for reference purposes only, any change to a reputed imported brand can be done with the consent of PMC.*

LIST OF APPROVED MATERIALS

Civil Work :

Sr. No.	Material	Make
1	Cement (43/53 Grade)	Ambuja/ Ultratech/JSW/ Kalburgi/ JK Laxmi or equivalent.
2	Structural Steel	SAIL/Malhotra/Balaji/SKS/Mahamaya/ MSP/Champion or equivalent.
3	Mild & TOR Steel	Sangam/ Guardian/Metro/Regency/Kalika or equivalent.
4	Plasticiser	Fosroc, MC-Bauchemic, SIKA, Krishna Con-Chem, Sunanda Chemical / HR Johnson, Mapai or equivalent.
5	Waterproofing Compound	Pidilite, Accoproof, Impermo or equivalent.
6	Waterproofing Polymer	Roofex, Krishna Chemicals, Fosroc or equivalent.
7	Waterproof Cement Paint	Super Snowcem, Surfaced, Nitcocem or equivalent.
8	Hardware	PAG, Sobeet, Kainya, Navbharat, Magnum or equivalent.
9	Glazing	Saint Gobain,Hindustan Pilkington, Triveni, Float Glass of Modi, Asahi or equivalent.
10	Red Oxide/ Antirust	Shalimar, Asian, Precise, Garware Paints or equivalent.
11	Paints & Distempers	Jotun, Renova, ICI Dulux, Asian,Jenson & Nicholson, Berger, Asian, ICI, Goodloss, Nerolac or equivalent.
12	Hardness	Ironite, Ferrok, Hardnate or equivalent.

13	Aluminium doors, doors, windows, partitions etc.	Jindal, Bhoruka, Indian Aluminium Sections of HINDAL Co. or equivalent
14	Rolling shutters & grills	Standard, Swastik, Shudwar or equivalent.
15	CPVC pipes	Ashirwad/ Astral / Supreme/ Prince or equivalent.
16	Paver blocks	Conwood, Unifab, Super Tiles or equivalent.
17	Chequered Tiles	SuperTiles/ Yash Tiles or equivalent
18	Block Masonry	Factory made
19	Polycarbonate Sheet	G.E. Plastic or equivalent
20	Fly Ash	Dirk / Ashtech or equivalent.
21	Non shrinkage grout	ACC, Fosroc, MC-Bouchemie or equivalent.
22	Flush & Panel Doors-ISI mark	Sejpal, Kutty flush door, Anand wood crafts, Shreeji doors, Kamdhenu, Kalpataru or equivalent.
23	F.R.P./ PVC Doors	Advance Marketing Mosonite (Dupont)/ Sintex or equivalent.
24	PVC Pipes	Ashirwad/ Astral / Supreme/ Prince or equivalent.
25	SW Pipes	Durn or equivalent
26	Ceramic Tiles	First Quality tile of Bell Ceramic, Johnson, Kajaria, NITCO, Somany, Asian or equivalent.
27	White / Coloured Glazed Tiles	First Quality tiles of H & R Johnson, NITCO, Hilltop or equivalent.
28	Precast RCC Inspection Chamber Covers	Pratibha Industries, Neeraj, P&P precast, Channel India, Cement Structurals or equivalent.

29	LA Class Pipes:	
	With rubber gasket (Tyton Joints)	IISCI, Electro Steel Casting, NECO or equivalent.
	With Lead Caulked Joints Steel	IISCO, Kesoram, Visveswarrayya, NECO or equivalent.
	With flanged joints	IISCO, Bhadravata, Baroda Rolling Mills BRM, Premier, Elctro Steel Casting, NECO or equivalent.
	With screwed on flanged joints	BRM, General Tubes (Hawa), NECO or equivalent.
30	Sanitary Fittings	Jaguar (Florentine series), Cera, Hindware or equivalent.
31	Glass Mosaic Tiles	Bissazza, Palladio, or equivalent.
32	Water Meter	Captain , Kranti or equivalent
33	Sanitary Wares	Cera, Hindustan, Parryware or equivalent.
34	GI Fittings	Unique, Kirti, TATA, Zenith, R. Brand or equivalent.
35	GM Valve Ball (Float Valves)	ITAP/ Zolotto or equivalent.
36	Water, Sewage & Fire Pump	Kirloskar, BEST & Crompton, Jyoti , CRI, Grundfos or equivalent.
37	CINR Valves	Kirloskar, IVC or equivalent.
38	PVC Pipes	Ashirwad/ Astral / Supreme/ Prince or equivalent..

Electrical Work :

Sr. No.	Material	Make
1.	Pump	BEST & Crompton, Crompton WASP,

		Kirloskar, Mather & Platt, Beacon Weir, KSB, Jyoti, Fair Bankmorse, Wortington, Kishor, Flow More, Grundfos/ CRI or equivalent
2.	Motor	KEC, Bharat Bijlee, Jyoti, NGEF, Kirloskar, Crompton, BHEL, GEC, Brown Broveri or equivalent.
3.	Ring Main Unit/HT Switches & Fuse Unit	As per standards of Service Provider(TATA/ BEST/Reliance)MEI, Andrew Yule Souther, CG, Lucy or equivalent.
4.	C.T. /P.T.	Pactil, Crompton or equivalent. As per standards of Service Provider(TATA/ BEST/Reliance)
5.	Auto Transformer Starter	MEI, Kilburn, JMP, Siemens, Andrew Yule, GEC, KEC or equivalent. As per standards of Service Provider(TATA/ BEST/Reliance)
6.	Tri-vector Meter	IMP, AE, Havell, Jaipur, ME or equivalent. As per standards of Service Provider(TATA/ BEST/Reliance)
7.	Measuring Instruments	AMP, AE, UE, MECO, RISHLINE (L & T) or equivalent. As per standards of Service Provider(TATA/ BEST/Reliance)
8.	Current Transformer	AE, Gilbert & Maxwell, IMP, Siemens, SEGC (C.S.) or equivalent.
9.	PVC Conduits, PVC Pipes	Garware, Pricision, Shakti, Circlearc, Popular, Prince, Shaktiman, Sangir, EL-Mech. or equivalent.
10.	HDPE Pipes	Finolex, Prince, Supreme, Astral or equivalent.
11.	Ceiling / Table Fans / Air Circulators	Usha, Crompton, Bajaj, Cinni, Ralies, Orient, Polar, Almonard, Indo, RR, Alfa or equivalent.

12.	G.O.D. Switches & Dropout Fuse Outfit	Kiran, Pactil, Atlas or equivalent.
13.	Sluice Valve	Kirloskar, IVC, Zolotto or equivalent
14.	Butterfly Valve	Forbes, IVC, Kirloskar, Zolotto or equivalent.
15.	Lugs	Dowels, Lotus or equivalent.
16.	C.I. Pipes	Tisco, Zenith, NECO, or equivalent.
17.	Chlorinator	Penwalt, Shree Mitra Purification or equivalent.
18.	Motor Protection Relay	Universal, L & T, Minilac, Siemens, C.S. Telemachanque, Indo Asian or equivalent.
19.	11 K.V. Cable/22 KV Cable	CCI (Tropodur), Asian, NICCO, ICL, Gloster, Torrent, Polycab or equivalent with nitrogen curing facility As per standards of Service Provider(TATA/BEST/Reliance)
20.	Feeder Piller/Mini Piller	Popular Brass Metal works, Anil Elect. Ind. Manisha, ABAK, Success Engineers or equivalent.As per standards of Service Provider(TATA/BEST/Reliance)
21.	Transformer	Kirloskar, Crompton, Bharat Bijlee, NGCF, Delta, KEL Sharun, TC Elect. Argus, Telawane or equivalent.
22.	L.T. Cable	Tropodur (CCI), Gloster, Asian (S+M), NICCO, ICL, Space Cab, Indo Cab, Poly Cab, INCAB, KEI, RR, Havells or equivalent.
23.	MCB & MCB DB	MDS, Schindler, IndoAsian, Havells, Siemens, HPL or equivalent.
24.	ELCB	MDS, Schindler, IndoAsian, Havells, Siemens, HPL or equivalent.

25.	PVC Wires, Copper Aluminium Conductor, Flexible Cables	Finolex/RR/KEI/ Polycab/Havells, Pagoda or equivalent.
26.	HRC Fuse	L & T, Indo Asian, Siemens, Havells, EE or equivalent.
27.	Fuse Switches/SW Fuse	L & T, Siemens, Crompton, Telemecanique, Indo Aisan, Havell, EE, HH-ELCON, Standard, KEW, Kalki, Sentinel, Stenly, Samarat or equivalent.
28.	Switches/Socket	SKS/ RR/ Polycab/Anchor/Clipsal/MDS or equivalent.
29.	Cable Glands	HME, EEW, Comet or equivalent.
30.	HC Fuse Distribution Board	CPL, EE, Essen, Stenly, KEW or equivalent.
31.	Air/Oil Circuit Breakers (HT/LT)	Kiburn, Easun, MEI, Jyoti, Andrew Yule, Siemens, L & T, GEC, Southern, BHEL, Telemecanique or equivalent.
32.	Energy Meters	Havells, Jaipur, ME or equivalent.
33.	Capacitor	Crompton, L & T, Siemens or equivalent.
34.	Steel Tubular Poles	Indian Electric Poles, Bombay Tubes, Nityanand, Rajan Tubes or equivalent.
35.	GI Pipes/Poles	Zenith, Tata, Bharat, Jindal or equivalent.
36.	Terminal Box, Bracket, Junction Box, Control Pillar	ELM, United, DVK, MEW or equivalent.
37.	Street Light Luminaires	Bajaj, Crompton, Phillips, Wipro, GE Apar, Havells, Polycab, Hybec or equivalent.
38.	Chokes/Igniters	Bajaj, Crompton, Phillips, Wipro, GE Apar or equivalent.

39.	Power Contractors	L & T, Siemens, Bharticulter, Hammer, Telemecanique, Schindler or equivalent.
40.	Lamps	Bajaj, Crompton, Phillips, Cema, HMT, Electro, Surya, Mysore, Sylvania, Laxman, Hybec, Polycab or equivalent.
41.	Rotary/Select or Switches	L & T, Siemens, Kaycee, EE or equivalent.
42.	Post Top Lantern	Phillips, Crompton, Glolite, Bajaj, Klite, Hybec, Polycab, Parimal, Tulip, Wipro or equivalent.
43.	Street Light Controller/Timer	L & T (TSQ 100) 24 Hours Dial, ELM Indo Asian or equivalent.
44.	Alternators	Kirloskar, Greaves Cotton, Cummins, Ashok Layland, Cater Pillar, Stanford, CG, Newage Elect. Ltd. or equivalent.
45.	Diesel Engines	Kirloskar, Greaves, Cotton, Cummins, Ashok Leyland, Cater Pillar, Perkins or equivalent.
46.	Flow Meters	Signet, Monetec, voryex or equivalent.
47	Cable Joint Kit	Raychem, Xicon, Benson, Mahindra (Push on), M Seal. or equivalent.

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