SPECIFICATION OF CONSTRUCTION

Specification of apartments and other buildings including the following:

S.No.	Details	OLD Remarks	New Remarks
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	"INTERNAL FLOORING OF THE FLAT LIVING/DINNING/BEDROOMS/PASSAGES VITRIFIED TILES."	Internal flooring of the flat - **Living Area - Imported Marble** **Dining Area - Imported Marble** **Kitchen Areas - Imported Marble** **Passages - Imported Marble** **Bedroom 1 - Wooden** **Bedroom 2 - Vitrified Tiles** **Bedroom 3 - Vitrified Tiles** **Bedroom 4 - Vitrified Tiles** **All Bathrooms - Anti-skid Tiles** **Balcony Area - Anti-skid Tiles** of upgraded/premium specified quality, as per drawings.
2	WALL FINISHING DETAILS	"INTERNAL WALLS/CEILINGS OF THE FLAT OBD FINISH "	Internal walls and ceilings of the flat **Finished with OBD paint** of upgraded specified quality, as per drawings.

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3	KITCHEN DETAILS	"1. GRANITE MARBLE COUNTER MOUNTED ON FRAME OR SLAB 2. SS SINGLE BOWL SINK 3. CP FITTINGS 4. CERAMIC TILES UPTO TWO TO TWO AND A HALF FEET ABOVE COUNTER. "	Part-1: **Granite/ Marble** counter mounted on frame/slab; **SS Double-bowl Sink;** **Upgraded CP fittings;** **Ceramic Wall Tiles** up to approximately 2 to 2.5 feet above counter, as per approved drawings. Part-2: **Modular Kitchen with Complete Wooden Work** from top to bottom, approximately 8 ft x 12 ft and up to 9 ft height, **With Soft-Close-type Hardware and Accessories**, as per drawings. Part-3: Kitchen appliances includes **Premium Built-in Induction / Gas Hob,** **Designer Kitchen Chimney / Premium Island Hood,** **Fully Integrated Dishwasher,** **Advanced RO Water Purification System,** **Premium Built-in Electric Oven,** **Built-in Microwave Oven and** **Premium Ventilation & Exhaust System** as per drawings.
4	BATHROOM FITTINGS	"1. TAPS FITTINGS PROVIDED 2. WC'S AND WASH BASINS"	Bathroom fittings and accessories shall include **Premium Vanity for each bathroom,** **Glass partition with all fittings for Bathing area,** **And associated accessories** of upgraded specified quality, as per drawings.
5	WOOD WORK ETC	NOT PROVIDED (CLIENT'S SCOPE)	Woodwork shall include **Wardrobes/Almirahs (upto ceiling heights)** in **all four bedrooms** **and TV console** in the **drawing room**, as per drawings.

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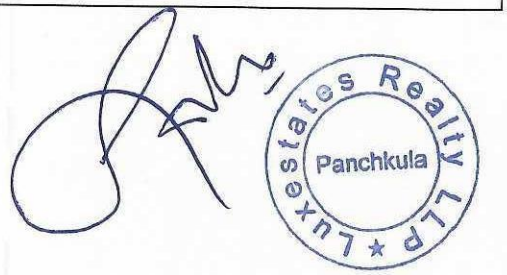
6	DOORS AND WINDOS FRAMES	NOT PROVIDED (CLIENT'S SCOPE)	We are providing **Aluminium doors and Windows with 3 Channel (mesh) fittings,** **Fire-rated Main entrance door,** along with specified **Electrical/Security provisions** Including **Camera and Access-Control/Finger-Opening provision**, as per drawings. **All other doors** shall be also provided as per approved drawings.
7	GLASS WORK	GLASS WORK OR EQUIVALENT	**Glass work** shall be provided with **Aluminium Fittings/Profiles**, as per drawings.
8	ELECTRIC FITTINGS	"ISI APPROVED SWITCHES AND PLATES OTHER FIXTURES LIKE LIGHTS, FANS ETC. - NOT PROVIDED (CLIENT'S SCOPE)"	Internal electrical works shall include **Electrical cabling,** **Electrical/ELV wiring,** **Distribution boards,** **LT panels,** **High end Switches/plugs,** **Ceiling light points/fixtures,** **Fans,** **Geysers** in all bathroom, **Exhaust Fans** in all bathroom, **and AC (including 2 Casette AC)**, as per electrical drawings.
9	CONDUCTING AND WIRING DETAILS	DISTRIBUTION BOX,CONDUTING,WIRING (AS PER I.S. CODE)	**Distribution boxes,** **Conduits/Conducting and wiring** of specified quality and shall be executed in accordance with electrical drawings, applicable IS codes and statutory requirements.



10	CUPBOARD DETAILS	NOT PROVIDED (CLIENT'S SCOPE)	**Bedroom 1 - Wardrobes/Almirahs (upto ceiling heights)** **Bedroom 2 - Wardrobes/Almirahs (upto ceiling heights)** **Bedroom 3 - Wardrobes/Almirahs (upto ceiling heights)** **Bedroom 4 - Wardrobes/Almirahs (upto ceiling heights)** **Bathroom 1 - Luxury Vanity Unit with Premium Countertop** **Bathroom 2 - Luxury Vanity Unit with Premium Countertop** **Bathroom 3 - Luxury Vanity Unit with Premium Countertop** **Bathroom 4 - Luxury Vanity Unit with Premium Countertop** **and TV console** in the **drawing room**, as per drawings.
11	WATER STORAGE	"RCC UNDER GROUND WATER TANK OF ADEQUATE CAPACITY OVERHEAD STORAGE TANKS AS PER HSVP RULES. "	Water and wastewater infrastructure shall include **An STP** of approximately **120 KLD capacity** and **A Fire-Water Tank/System** of required capacity, as per drawings, applicable norms and statutory requirements.
12	LIFT DETAILS	PASSENGER LIFT WILL BE PROVIDED OF REPUTED MAKE LIKE KONE, JOHNSONS OR EQUIVALENT.	Passenger elevators shall be provided from **Thyssenkrupp Elevator (India) Private Limited,** with a rated **speed of approximately 2 m/s**, subject to approved lift specifications, statutory approvals and applicable safety standards.
13	EXTERNAL GLAZINGS	GLASS WORK OR EQUIVALENT	External glazing/glass work shall be provided with **Aluminium Fittings/Profiles,** as per approved elevation drawings, specifications and applicable standards.
13.1	WINDOWS/GLAZINGS	GLASS WORK OR EQUIVALENT	Windows/glazing shall be provided with **Aluminium Frames/Fittings with 3 Channel (mesh) fittings,** as per approved drawings, specifications and applicable standards.

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14	DOORS	FLUSH DOOR WITH WOODEN FRAME	We are providing **Fire-rated Main entrance door,** along with specified **Electrical/Security provisions** Including **Camera and Access-Control/Finger-Opening provision**, as per drawings. **All other doors** shall be also provided as per approved drawings.
14.1	MAIN DOORS	FLUSH DOORS WITH PAINT OR EQUIVALENT	We are providing **Fire-rated Main entrance door,** along with specified **Electrical/Security provisions** Including **Camera and Access-Control/Finger-Opening provision**, as per drawings. **All other doors** shall be also provided as per approved drawings.
14.2	INTERNAL DOORS	NOT PROVIDED (CLIENT'S SCOPE)	Internal doors shall be provided as per approved **Architectural drawings, door schedule and specifications**.
15	AIR CONDITIONING	NOT PROVIDED (CLIENT'S SCOPE)	**Now Air-Conditioning VRV system** is provided in **all rooms** with **Daikin Air-Conditioning India Pvt Ltd Systems**, including **2 (Two) Cassette-Type units** in the **drawing / dining areas**, as per HVAC design, load requirements and specifications.
16	ELECTRICAL FITTINGS	OPTIONAL	Electrical Fittings shall include **Premium Modular Electrical Switches & Sockets,** **Designer Ceiling Light Fixtures & Premium Illumination Points,** **Premium Designer Ceiling Fans,** **Premium Instantaneous Water Heaters in All Bathrooms** in all bathroom, **High-Performance Ventilation & Exhaust Fans** in all bathroom and **and Premium VRV system (including 2 Casette AC)**, as per electrical drawings.

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17	CNG PIPE LINE	NOT PROVIDED (CLIENT'S SCOPE)	**Provision for Electric Vehicle Charging Infrastructure** in the parkings shall be made, **Four(4) Electric Vehicle Charging Points/Stations** shall be provided by us which is chargeable, subject to approved electrical/services design and applicable norms.
18	PROVISION OF WIFI AND BROADBAND FACILITY	EXTERIOR PAINT	**External paint** finish shall be of **Upgraded Specified Quality**, as per approved elevation drawings.
19	EXTERNAL FINISHING/COLOUR SCHEME	OBD FINISH PAINT.	**External finishing/colour** scheme shall comprise **Upgraded OBD Paint Finish** of specified quality, as per approved elevation drawings.
20	INTERNAL FINISHING	OBD FINISH PAINT.	**Internal finishing** shall be carried out as per architectural drawings and specifications, including **Specified Painting/Finishing** and **Electrical Fixture Provisions** such as **Lights and Fans.**

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SPECIFICATION UNIT WISE			
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
S.no.	Details	Old Remarks	New Remarks
1 . 1	FLOOR	VITRIFIED TILES	Marble flooring
1 . 2	WALLS	OBD FINISH	OBD finish with provision for TV console
1 . 3	CEILING	OBD FINISH	OBD finish with false ceiling and VRV provision
	2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	VITRIFIED TILES	Vitrified tiles / Wooden flooring
2 . 2	WALLS	OBD FINISH	OBD finish
2 . 3	CEILING	OBD FINISH	OBD finish
2 . 4	MODULAR WARDROBES	NOT PROVIDED (CLIENT'S SCOPE)	Modular wardrobes as per approved drawings/specifications
	3 . MASTER TOILET		
3 . 1	FLOOR	CERAMIC TILES	Ceramic tiles / Marble flooring
3 . 2	WALLS	CERAMIC TILES UPTO DOOR SIL LEVEL	Ceramic tiles up to door sill level
3 . 3	CEILING	OBD FINISH	OBD finish
3 . 4	COUNTERS	GRANITE MARBLE COUNTER	Granite/Marble counter with vanity counter and sanitary fixtures
3 . 5	SANITARY WARE/CP FITTINGS	"1. CP FITTINGS 2. SANITARY WARE "	CP fittings and sanitary ware as per approved specifications
3 . 6	FITTING/FIXTURES	NOT PROVIDED (CLIENT'S SCOPE)	Vanity counter and sanitary fixtures as per approved drawings/specifications
	4 . BED ROOMS		
4 . 1	FLOOR	VITRIFIED TILES	Vitrified tiles
4 . 2	WALLS	OBD FINISH	OBD finish
4 . 3	CEILING	OBD FINISH	OBD finish
4 . 4	WARDROBES	NOT PROVIDED (CLIENT'S SCOPE)	Modular wardrobes as per approved drawings/specifications
	5 . TOILET		
5 . 1	FLOOR	CERAMIC TILES	Ceramic tiles
5 . 2	WALLS	CERAMIC TILES	Ceramic tiles

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5 . 3	CEILING	OBD FINISH	OBD finish
5 . 4	COUNTERS	NOT PROVIDED	Counter with vanity storage
5 . 5	SANITARY WARE/CP FITTINGS	"1. CP FITTINGS 2. SANITARY WARE "	CP fittings and sanitary ware as per approved specifications
5 . 6	FIXTURES	NOT PROVIDED (CLIENT'S SCOPE)	Fixtures as per approved drawings/specifications
	6 . KITCHEN		
6 . 1	FLOOR	CERAMIC TILES	Ceramic tiles / Marble flooring
6 . 2	WALLS	CERAMIC TILES	Ceramic tiles
6 . 3	CEILING	OBD FINISH	OBD finish
6 . 4	COUNTERS	GRANITE MARBLE COUNTER MOUNTED	Granite/Marble counter with fully modular kitchen, soft-close/soft-touch shutters, as per approved drawings
6 . 5	FIXTURES	"1. CP FITTINGS 2. SANITARY WARE "	CP fittings and sanitary fixtures as per approved specifications
6 . 6	KITCHEN APPLIANCES	NOT PROVIDED (CLIENT'S SCOPE)	Kitchen appliances as per approved kitchen specifications/drawings
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	CERAMIC TILES	Ceramic tiles
7 . 2	WALLS & CEILING	OBD FINISH	OBD finish
7 . 3	TOILET	NOT APPLICABLE	Not applicable
7 . 4	BALCONY	CERAMIC TILES	Ceramic tiles
	8 . SIT-OUTS		
8 . 1	FLOOR	NOT APPLICABLE	Flooring provided as per approved drawings/specifications
8 . 2	WALLS & CEILING	NOT APPLICABLE	Finish provided as per approved drawings/specifications
8 . 3	RAILINGS	NOT APPLICABLE	Railings provided as per approved drawings/specifications
8 . 4	FIXTURES	NOT APPLICABLE	Fixtures provided as per approved drawings/specifications

