

SM Aksharaa

Specifications

STRUCTURE	R.C.C. framed structure with RCC columns, beams and slabs.
	Brick Masonary walls with Plastering in CM
	EARTH QUAKE resistant design as per STRUCTURAL CONSULTANT.
	COLOUR and DESIGNS as per ARCHITECT'S approval
JOINERIES Doors	MAIN ENTRANCE door size 3'6"x7'0" including frame thickness. Door shall be provided with First Class Teak Wood frames and Shutter with Godrej Night Latch or Mortise Lock, brass hinges and Lacquered brass handle and Eye Piece.
	All other doors size 3'0"x7'0" including frame thickness. Door shall be provided with 2nd Quality teak wood frames and flush shutters.
	Bath room doors size 2'6"x7'0" including frame thickness. Door shall be provided with 2nd quality Teak wood frames and flush shutters with inside film coated.
	Service/Utility/Balcony area doors size 2'6"x7'0" including frame thickness. Door shall be provided with 2nd quality Teak wood frames and flush shutters.
Windows	UPVC sliding and Fixed Windows with Glazing and Grills. Kitchen window in Powder Coated Aluminium frame with Grill & Glazing.
French Window/Door	French Window/Door shall be provided in Hall cum Dining attached Balcony.
	Powder Coated Aluminium Frame with 4 panels, both end panels fixed and centre panels are openable arrangement with plain Glazing and Grill.
Ventilators	UPVC with louver arrangements. MS grill shall be provided at outside of ventilators.
FLOORING Living/Dining/ Bedroom and Passage in between Rooms	2'x2' size vitrified tiles of standard brands (Basic cost of tiles at Rs. 45/- per sqft)
Car Parking	Durocreeet/Equivalent Brand/Rubber moulds inter locking floor tiles (Basic cost of tile at Rs. 35/- per sqft)

<i>Kitchen</i>	<i>Kitchen flooring shall be provided with 2'x2' vitrified tiles of standard Brands (Basic cost of tile at Rs. 45/- per sqft)</i>
	<i>Kitchen plat form slab top height is 80 cm from floor finished level including Granite top, Granite top 2'0" width including Nose Shape at front.</i>
	<i>Dado up to 2'6" height above the plat form (Basic cost of ceramic tile at Rs.30/- per sqft.)</i>
	<i>Stainless steel kitchen sink shall be provided without drain board.</i>
	<i>Loft for a wide of 2' shall be provided as per drawings.</i>
	<i>Suitable openings for exhaust fan will be provided.</i>
	<i>Separate pipe lines to sink shall be provided for Bore water and sump water.</i>
<i>Service/Utility Area</i>	<i>Ceramic tiles shall be provided up to sill level of window.</i>
	<i>Anti-skid ceramic tiles flooring (At basic cost of tile Rs.35/-per sqft)</i>
<i>Toilets</i>	<i>Anti-skid ceramic tiles flooring (At basic cost of tile Rs.35/-per sqft)</i>
	<i>Ceramic tile dado for about 7'0" height from floor (Basic cost of tile at Rs.35/-sqft)</i>
	<i>Suitable openings for exhaust fan shall be provided.</i>
<i>SANITARY WARES & FIXTURES Ewc</i>	<i>EWC shall be provided in attached Bedroom Toilet with Cera/Hindware or Eq. brand</i>
<i>Iwc</i>	<i>EWC/IWC shall be provided in Common Toilets with Cera/ Hindware or Eq. brand</i>
<i>Wash Basin</i>	<i>Regular Wash basin shall be provided in Dining and attached Bedroom Toilets, Corner Wash basin shall be provided in Common Toilets with Cera/Hindware or Eq. brand</i>
<i>PLUMBING Sump</i>	<i>One SUMP of adequate capacity for receiving Metro/Panchayat water as and when CMWSSB / PANCHAYATH water supply becomes available to the complex.</i>
<i>Over Head Tank</i>	<i>One OVER HEAD TANK of adequate capacity shall have two compartments with provision for pumping water from captive source (bore well) or water from the ground sump.</i>

<i>Kitchen Sink</i>	<i>A Tap in the kitchen for Metro/ Panchayat water supply from over head tank.</i>
	<i>Taps shall be provided to supply Ground water (borewater) /Sump water to bath, toilet and kitchen through over head tank.</i>
<i>Bath Rooms</i>	<i>2 way Tap connections shall be provided in bathrooms with hygiene faucet with Overhead shower & Hot and cold water provision.</i>
	<i>Concealed plumbing arrangements with CPVC pipe line for hot water pipe line.</i>
	<i>For All Internal plumbing line CPVC pipes and for External</i>
	<i>All PLUMBING fittings shall be provided with Hindware or equivalent brand.</i>
<i>ELECTRICAL</i>	<i>3 Phase Electric supply connection with change over facility</i>
	<i>Concealed copper wiring.</i>
	<i>Provision of ELECTRICAL points as listed in the table below...</i>
<i>PAINTING Internal</i>	<i>ALL INTERNAL WALLS shall be applied with Acrylic Putty to have smooth surface and finally finished with one coat of acrylic primer and 2 coats of EMULSION paint</i>
<i>External</i>	<i>The EXTERNAL WALLS of the apartment shall be initially applied with 2 coats of white cement and finally finished with 2 coats of weather proof EXTERIOR EMULSION</i>
<i>Doors</i>	<i>Doors other than entrance door & Window with enamel paint.</i>
	<i>External/Main door with varnish (sealer finish/Melamine finish)</i>
<i>Grills</i>	<i>M.S. Grills with two coats of enamel paint.</i>
<i>WARDROBES</i>	<i>Wardrobes/Cupboards in all the rooms except Master Bedroom shall be provided with Both sides polished Black Coloured Cudappa slabs. (If additional wardrobes/ cupboards, showcases & shelves are required will be charged extra.</i>
<i>STAIR CASE Flooring</i>	<i>Steps and landing will be provided with Granite (Basic cost of Granite at Rs.100/- per sqft</i>
<i>Railing</i>	<i>Hand railing will be provided with Stainless Steel material.</i>

<i>COMPOUND WALL Gates</i>	<i>Compound wall will be provided along the boundaries of the premises (only, when the premises is open from the other side), with M.S. gate as per the design and drawings.</i>
<i>Ramp</i>	<i>Paved driveway/Ramp will be provided as per the drawings.</i>
<i>SPECIAL AMENITIES</i>	<i>BUILDING Elevation is as per the ARCHITECT'S design.</i>
	<i>Flat OWNER'S Name Plate shall be provided at the entrance of the APARTMENT</i>
	<i>Separate electric meters for all Flats in the Main board, a Separate common electric meter for common service and sub main board (DB box) in each flat for quick isolation of supply.</i>
	<i>Water proofing to all toilets by brick bat coba.</i>
	<i>Water storages shall be water proofed.</i>
	<i>Covered parking space for vehicles with water tap.</i>
	<i>Rain water harvesting Etc.</i>
	<i>PEST control treatment in THREE stages.</i>
	<i>Safety/Coverings will be provided for MOTORS.</i>
	<i>Fixed supports for drying clothes in 2nd floor terrace shall be provided.</i>
<i>Loft for a width of 2' shall be provided in Bed rooms except Master Bed room as per drawings.</i>	
<i>Balcony safety grills over 2.5 Feet shall be provided at extra cost.</i>	
<i>PROVISION OF ELECTRICAL POINTS</i>	
<i>ENTRANCE</i>	<i>One Bell point and One Light point (2 way).</i>
<i>DRAWING</i>	<i>One TV point, One Telephone point, Two Light points in walls.</i>
	<i>One Fan point, Provision for hanging chandelier electrical point.</i>
	<i>Three 5A pin points.</i>
<i>DINING</i>	<i>Two light points in wall, One Fan point.</i>
	<i>One 15 A for Fridge. One 5 A pin point at suitable places.</i>
	<i>One light point & One 5 A Pin point over dining wash basin.</i>

<i>MASTER BED ROOM</i>	<i>Two Light points in wall, Fan Points at suitable location.</i>
	<i>Two 5 A pin points, one 20 A point for A/C.</i>
	<i>One TV point and one Telephone point.</i>
<i>OTHER BED ROOMS</i>	<i>Two light points in wall, One Fan points at suitable location.</i>
	<i>One 5 A pin point. One 20 A point for A/C.</i>
	<i>One Telephone point</i>
	<i>One point provision for foot lamp.</i>
<i>KITCHEN</i>	<i>One Light point in wall. One Fan & exhaust fan points.</i>
	<i>Three 5 A pin point for Mixer, Grinder and Chimney.</i>
	<i>Two 15 A point for Aqua guard & Micro oven.</i>
<i>ATTACHED TOILETS</i>	<i>One Light point.</i>
	<i>One 5 A pin point for Exhaust fan, One 15 A point for Geyser.</i>
<i>COMMON TOILET & OUTSIDE WASH BASIN</i>	<i>One Light point.</i>
	<i>One 5 A pin point for Exhaust fan, One 15 A point for Geyser.</i>
<i>SERVICE AREA</i>	<i>One Light point.</i>
	<i>One 15 A point for Washing machine.</i>
<i>COMMON POINTS</i>	<i>Common light point in stairs & terrace.</i>
	<i>Two numbers in compound wall.</i>
	<i>Two point for Pump/Motor sets as per promoter's choice.</i>
<i>SWITCHES & WIRES</i>	<i>All switches shall be of modular type of Anchor Roma or equivalent brand.</i>
	<i>All Electrical wires shall be of Polycab Make or equivalent brand.</i>

NOTE: Any additions or Alterations required over the above provisions shall be provided at EXTRA COST.