

## ALANKRITA, Perambur

### SPECIFICATIONS

#### STRUCTURE:

- RCC framed structure with masonry partitions. Engineered concrete Solid blocks.
- Foundation system will be based on soil test report from reputed institute.
- All steel will be of ISI standard TMT rods.

#### FLOORING AND WALL TILING:

- 24"x24" Vitrified tiles with skirting for living, dining, Bedrooms and foyer areas.
- 16"x16" First quality Ceramic/Porcelain Antiskid tiles for Kitchen.
- 12"x12" First quality Antiskid ceramic tiles for Balcony, Utility and Toilets.
- 12"x 8" or 13" x 10" Ceramic Glossy Concept tiles for all toilet walls upto ceiling height.
- 18"x 12" wall tiles will be fixed from kitchen platform level upto 2' height.
- Staircase & other common areas - Marble/Granite/Antiskid vitrified tiles.

#### DOORS

##### **Main Door**

- Main entrance door will be of first quality teak wood with panelled doors.

##### **Other Doors**

- Bedroom doors will be of country wood frame with panelled skin shutters.
- Balcony & Utility doors will be of country wood frame with water proof skin shutters.

##### **Toilet Doors**

- Imported glass doors with aluminium frame or country wood frame with flush shutter. In case of flush shutter one side of the door will have PVC lamination for suitable height.

#### WINDOWS:

- Aluminium Powder coated /UPVC/Galvanised Steel sliding windows with glass.
- Powder coated Aluminium/UPVC/Galvanised Steel ventilators with translucent glass in toilets.

- M.S safety grills will be provided.

#### **TOILET FITTINGS AND ACCESSORIES:**

- Western type closets in white colour of reputed make.
- CP Fittings of reputed brand.
- Provision for one Geyser in each toilet.
- Provision for one exhaust fan in each toilet.

#### **KITCHEN**

- Provision for plumbing points for sink and electrical points to accommodate modular kitchen.
- Granite platform with single bowl stainless sink will be provided on request; otherwise kitchen will be designed with only plumbing/electrical points to suit modular kitchen.
- Provision for water purifier will be provided.
- Provision for one exhaust fan will be provided.

#### **PLASTERING:**

- Internal walls will be smoothly plastered with lime rendering.
- External walls will be plastered with water proof chemicals.
- Ceiling cornices will be provided in living and dining rooms.

#### **PAINTING/POLISHING:**

- Interior: Two coats of putty, one coat of primer & two coats of emulsion paint.
- Exterior: One coat of primer and two coats of external emulsion paint.
- Enamel painting for MS grill/ door shutters.
- Melamine polish for teak surfaces.

#### **PLUMBING:**

- All plumbing lines are pressure tested.
- All water supply lines are of CPVC/GI of reputed make.
- Sewer lines will be of PVC make.

**ELECTRICITY SUPPLY AND WIRING:**

- Wiring will be concealed and for 3-phase supply in accordance with the rules & regulations of the TNEB.
- Miniature Circuit Breaker (MCB) for each room will be provided at the main distribution box within each flat.
- ISI Standard wiring with high quality modular switches.
- Each Flat will be provided with a separate meter.

**No. of Electrical points**

	Living/Dining	M.Bedroom	Bedroom1	Bedroom 2	Toilets	Kitchen	Balcony	Utility
Light	4	2	2	2	2	2	1	1
Fan	2	1	1	1	-	1	-	-
Two way switch	-	1	1	1	-	-	-	-
5 Amps	5	2	1	1	1	4	-	1
15 Amps	-	-	-	-	1	1	-	1
AC Point	-	1	1	1	-	-	-	-
TV	1	1	1	1	-	-	-	-
Telephone	1	1	1	-	-	-	-	-
Calling bell	1	-	-	-	-	-	-	-
Chandelier	1	-	-	-	-	-	-	--

The above list is tentative and is subject to change based on the size of rooms.

**TERRACE:**

- Weathering Course with pressed tiles.

**OTHER SERVICES/FACILITIES**

- UG Sump and OHT of suitable capacity with pumps.
- Elevators