



**THELUXURYHEIGHTS**

Built To Last

 A unit of Czone Solutions

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# Civil Work Specification

S.No.	Particular/Product	Brand/Quality
1.	Heavy Duty Ribbed Steel (TMT)	Rathi -(TMT)/Kamdhenu
2.	Brick	First/Premium Quality (Haryana) Weight B/w 3.5kg To 3.8kg
3.	Dust	Gaggar (Double Wash)/Jaipur Dust/Equivalent Quality
4.	Cement	Ultra Tech /Shree (53/54 Grade)
5	Rori	Tosham/ Jhun-Jhunu / Yamuna Nagar Equivalent (Bluish Grey Of Good Quality)

# Mixture Ratio & Other Structure Specification

S.No.	Particular/Product	Product/Specification
1.	4.5" Wall	1:4
2.	9" Wall	1:5
3.	Neev/Foundation	1:2:4
4.	Plaster	1:4 (Cement Fine Sand)
5	RCC SLAB	M-20
6	Column	M-25
7	Flooring	1:6
8	Thickness of RCC Slab after Vibrate	4.5"/As per structure design
9	Depth Of Column From Road Level In Parking Area	5 Foot
10	Depth Of Foundation From Road Level	5 Foot
11	Anti-termite Treatment In Foundation And Whole Building	

**NOTE:** The beam will be installed at DPC level of providing earthquake resistance frame to the structure of the building. DPC-15" to 18" from road level. Underground water storage tank will be provided and boring will be provided.

# Sanitary Work Specification

- Heavy duty PVC pipe of 3'-4" for rain water and waste. The brand will be of SUPREME (PRESSURE 06 KG)
- GI Pipes to be used. CPVC fitting brand (ASTRAL/SUPREME) GRADE SDR 11 with complete fittings.
- Heavy duty fitting like T, ELBOW, P-TRAP AND NANNY TRAP etc. of 3"-4" will be of SUPREME/ASTRAL and main hole of heavy duty C.I.
- HOT & COLD water lines will be provided in each kitchen & bathroom with mixer.
- Sanitary fitting will be of JAQUAR/KOHLER or equivalent. WC (Hind ware with Jaguar Cistern) will be of wall hanging type with concealed system.
- Separate water meter connection to be provided for each floor.
- Shower will be provided of size 12 x 12. In each bathroom with spouts
- WC will be provided with jet spray and health faucets.
- Separate tank of 500 ltr on roof top for parking area connected with bore well
- Separate water storage tank, insulated Triple Layer, to be provided for each floor, on terrace of Capacity 1000 liters each of white color of brand SUPREME/SYNTAX or equivalent.
- Sewer connection drawing to be prepared for each floor and will be done under the guidance of Architect.
- Separate Underground tank of 5000 ltr to be provided for each floor.

# Electric Work Specification

- Electricity Meter connection of 2 KVA will be provided for each floor. PVC conduit pipe of SETIA (ISI MARKED) will be used in Walls and RCC slab.
- Heavy modular MS boxes will be used.
- All modular electrical fittings such as switches, sockets etc. will be of GM/HAVELLS or equivalent.
- HAVELLS/POLYCAB/FINOLEX equivalent will be used for copper wiring of required specifications (Fire resistant) in complete building. Separate wiring for light and power points.
- HAVELLS/L&T/Legrand or equivalent brand used for MCB.
- All Exhaust would be soundless high rpm of cretaC(Spanish)
- Provision of AC fittings underground with Malaysian Copper and drain pipe with complete water testing wherever required.
- Total lightning connection drawing to be prepared for each floor will be done under the guidance of Architect.
- CONCEAL/COVE/ SURFACE/PROFILE/ lights on POP as per design.
- Separate wiring of LED Connection to be provided in Lobby, Bedroom and Drawing Room with panel, Bed night vision lights will be provided
- Separate wiring of telephone connection will be provided in every bedroom, drawing room and lobby.
- Inverter connectivity to be provided on each floor and its provisioning will be provided under staircase at parking
- Two Earthing will be done, One for the lift and building each
- Foot lights will be provided on roof top, stairs and main parking door, Separate lights will be provided for wardrobes

# Wood Work Specification (Rooms)

- Ivory Cost teak wood will be used for providing wooden frame chowkhats in section of 6' x 2 ½ x 8".
- Water proof flushs doors will be provided with veneer- melamine finish- Bhutan Turf/ Century Price Range: 80- 100 Rs/Sqft
- Wardrobes and T.V. panels in all bedrooms will be provided, PVC sheets/commercial tiles will be used to eliminate termite. Wardrobes and TV panels in bedrooms will be PVC laminate finish.
- Soft close sliding closet will be provided in all bedrooms.
- One TV panel will be provided in the drawing room with high gloss finish 5\*8 OR 6\*8 as per Drawing Room Size.
- One Console for utility will be provided in drawing room or temple (Wood) with console as per the requirement.
- Soft close/push to open channels will be provided of hardwyn/ozone/ Root Germany or equivalent as per design requirement.
- Handles and locks will be provided of QUBA Price Range: 1000-1500
- All fittings such as door stopper etc. will be provided as per requirement.
- UPVC (deceuninck/lesso) ISI Mark will be used for exterior doors and windows as per design requirement.

# Kitchen Work Specification

- Modular kitchen will be provided of premium Wooden or S.S. finish.
- Inotech fitting in Kitchen will be provided (Hardwyn,/Root Germany/Ozone)
- One Tall Unit/Pantry will be provided in each kitchen (Hardwyn or equivalent).
- Kitchen Counter top to be of high quality Varmora/Composite Marble/Granite (Price Range: 250/sqft).
- High gloss Laminate kitchen counters and utility boxes will be provided.
- Soft close/push to open channels will be provided of hardwyn/ozone/ Root Germany or equivalent as per design requirement.
- Lights and profile will be provided.
- Double sink will be provided (Price Range: 2000-2500 each).
- Provision for chimney will be provided.
- Provision of under sink RO unit
- 24 inches area will be covered by Tiles (Somany/ Kajaria/ Johnson or equivalent and commercial tiles/pvc sheets will be provided at the back of the wall (Price Range: Rs. 50-65/Sqft).
- Sink area will be made in Granite

# Flooring & Tiles Work Specification

- Italian marble will be used in all bedrooms, drawing room and washrooms (Price Range: Rs. 225-250/Sqft).
- Wall Tile size 2 x 4 will be used in the washroom. Brand – Kajaria, Johnson, Somany, Gujarat make or Equivalent (Price range: 65 - 75/Sqft).
- Kota stone Delhi cut will be used on the terrace with some pattern or design.
- Slim tiles of size 2 x 4 will used in parking up to ceiling Price, ISI mark (Price Range: Rs 65-75/Sqft.).
- Laminum Tiles/Granite will used in the stairs case up to 36 inches, ISI mark.

## S.S. Work Specification

- Railing on the front elevation would be of S.S Incorporation of Glass/MS as per the front elevation design.
- Main gate will be designed by using M.S powder coating with CNC cutting and High Class Paint Job.
- Stainless steel/glass to be used for staircase railing.
- MS JAAL will be provided as per the design requirement.
- MS door will be provided on roof, back gate of parking, washroom of parking.



# Glass, Paint & Polish Work Specification

- High quality plastic paint will be provided on interior walls of Asian paints/Dulux.
- One wall in each room will be highlighted by Texture Paint or wall paper (2500 per roll of 57 sqft).
- Water proofing to be done on sunken areas, Balcony and wherever required.
- POP work to be done on all the walls and ceiling of the building, Brand Sakarni.
- False Ceiling accompanied by good designing to be done on all the floors.
- High Gloss/Melamine/Deco finished will be provided wherever required.
- Apex will be provided on the open area of the building.
- 6. Mm Saint Gobain/AIS Glass will be used wherever required.

## Front Elevation Specification

- High quality design will be provided
- Combination of Laminum tiles, HPL, MS and Glass as per design.
- Focus lights will be provided as per design.
- Surface lights will be provided in the balcony.
- Profile Lights will be provided as per design.
- Front elevation expenditure (Price Range 4-4.5 Lacs).

# Washroom Specification

- Designer Vanity with waterproof HDMR boards and PVC Laminate will be provided in each washroom.
- Designer basin will be provided (Price Range:-2500-3000).
- Partition sliding glass (AIS/ Saint Gobain) will be provided in bathing area.
- Touch lights mirrors will be provided in one bathroom (Price Range: 5000).
- Niche will be provided.
- Towel rings, soap dispenser will be provided.

# Lift Specification

- Automatic lift of stainless steel body OTIS/ or equivalent (Price Range: - Rs. 8- 8.5Lacs).
- Room less lift will be provided.
- 6 stops and 6 person capacity will be provided.

## Misc. Specification

- Layouts for floor plans will be provided.
- Elevation layouts will be provided.
- 3D for elevation will be provided.
- 3D for all pop design will be provided.
- Niche and Lighting to be provided in parking area.
- All the necessary drawings will be provided like Structural, Plumbing, Electrical, Wood Work, Kitchen Design.
- Choice option will be provided for selection of color combination of laminate and TV panel only.
- All furnishing such as Italian stones, tiles, washbasin, shower, spouts, kitchen mixture, veneer, paint color, handles etc. will be provided of Premium Quality.
- The layout plan and sanctioned plan will differ for construction purposes. Only
- 7 inches screen Video Door Phone will be provided(Panasonic or equivalent)

**\*\* Any customized changes apart from this annexure will have to be borne by the end user.**