SMART INDIA INFRAHIGH & MULTI SERVICES PVT. LTD

(Formally Known as Lemon Tree Infratech Pvt. Ltd.)

स्मार्ट इण्डिया
निर्माण नये भारत का
CIN NO.: U45500BR2018PTC038428

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SPECIFICATIONS

Ref. : .....

(confidential only for site staff.).....

DETAILS FOR LUXURY UNITS

✓ **CEILING FINISHING**

- Providing and finishing with 2-3 coats of POP on ceiling. And as per company norms plaster works at ceiling is to be avoided.

✓ **OUTSIDE WALL FINISHING**

- Weather shield paints of color as per elevation to be used.

✓ **FLOOR & WALL FINISH**

- Flooring: Providing of ceramic tiles 16"x 16"/Cut size marble with 3-coat normal polish.
- Bathroom floor: Providing of Anti-skid tiles 12"x 12".
- Bathroom wall tiles: Providing of tiles of general brand like Jonson/Orient upto a height of 6′ after rough plastering on wall.
- Kitchen wall tiles: Providing of tiles 8″ x12″ of standard color upto a height of 2′ on cooking counter area only.
- Kitchen cooking counter: Providing of polished green marble on cooking counter.

#Execution Details:

- Level of bathroom should be half inch down from floor level.
- Providing of 0.5″ nosing with proper molding in vertical face of green marble at kitchen slab cooking counter.
- 4″ Skirting above floor level.
- Floor tiles/marble level in bedroom & drawing room should be at dead level.
- Provide proper slope in bathroom towards outlet.

✓ **DOOR/WINDOW/VENTILLATOR/GRILL DETAILS:**

- All Door *chaukhat* will be of *Sal* wood of 4″ x 2.5″ size.
- Main Door Panel will be of 1.5″ thick *Gamhar* wood only.
- Other door panel will be of 30-32MM thick flush/ply panel.
- Follow following tables for door & window size and window grill weight

S NO	Area	Window Sizes	Door Sizes	Window Grill Weight
1	Drawing Room	5′ x 4′	3.5′ x 7′	22 Kg
2	Bed Room	4′ x 4′	3′ x 7′	18 Kg
3	Kitchen	3′ x 4′	3′ x 7′	14 Kg
4	Bathroom	2′ x 1.5′	2.5′ x 7′	8-9 Kg
5	Balcony	---	2.5′ 7′	---

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- Sliding window: Aluminum sliding window two tracks. Glass should be black/blue/brown.
- Bathroom Door: PVC door & *chaukhat* should be of glossy finish.

Door Carpentry Fittings:

- Door: Main door cobja-5"(3pcs.) others 4"(3pcs.) Door buffer should be provide in a door in back face opening wall side only.
- Stopper should be provide in all doors.
- L-drop: Steel polished, SIZE-12".Good quality. It should be fix in front face of the door inside only.
- Tower bold- In all door 2pcs. One up side (vertical)-8" length & one on middle of the door- 6"length.
- Handel-6"both side of the door.

PVC Door Fittings:

- Aluminum cobja-3"(3pcs.), chitkini-4"(2pcs.), handel-4" total fitting. All fittings will be aluminum.

#Execution Details:

- Window:-Grill should be in outside face and sliding window should be in inside face of the wall for Safety point of view.
- Door material materials should be hard wood and we have to verify the quality at the time of purchasing sometimes they supply poor quality door which is filled by wooden dust
- We have to provide marble Beet on entrance of bathroom.

✓ **ELECTRICAL**

- Bedroom: 1-bulb point, 1-extra light point for tube light, 1-3pin socket point in same master board.
- Drawing room:- 1-bulb point,2-extra light point for tube light.2-fan point as per drawing, 1- TV point (2'6" up from floor level),
- Kitchen: 1-3pin socket 15-Amp. 1-3pin plugs for mixture grinder 5-Amp, 1-light point 5-Amp & provision for aqua guard.
- Bathroom: 1-Geizure point,1-bulb point.
- Balcony-1 light point.
- Bell switch & one light point at entrance.
- MX box Size: 8"X10" In drawing room, 6"X8" in Bedroom, 6"X4" in Kitchen & 4"X4" in bathroom.
- Height of the board: 4'6" from finished floor level.
- MCB: In bed room 10 Apm (SINGLE POLE), Drawing and dining-20 Amp, AC-Single pole-20 Amp in supply 32Amp double pole.
- MCV box -6 ways for 2 BHK & 8- Ways for 3 BHK.
- MCV box will be drawing room & easy to reach for emergency.
- Switches Brand -Cona/Ancher.

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✓ **PLUMBING**

- Bathroom: Geyser point, one tap & jet spray point near commode, one shower, Wall mixer in one bathroom, 1-corner basin, W/c Indian/western.
- Kitchen: 1-tap points with Steel sink 16"X18". 18"x24" extra chargeable.
- Use 0.5"/0.75" Dia-Cpvc pipe for inside wiring, 0.75"Dia/1"Dia/1.25"Dia for main line from tank.
- Use 4" dia pvc pipe for W/C outlet.
- Use 4" Dia pvc pipe for bathroom water outlet.
- Use 2" Dia pvc pipe for Kitchen outlet.
- Use 3" pipe for balcony outlet.
- Provide individual chamber in case of duplex.

#Execution Details:

- Cooking counter height 32" from finished floor level.
- Slab size-8'x20"(including sink area).
- 1.5" pedestal below cooking counter for cylinder.

✓ **BOUNDARY WALL**

- Height of boundary wall will be 4' & design as per elevation.

✓ **MAIN GATE**

- Main gate size 10' wide & 4' height. Fixed with RCC column.

✓ **MUMTY ROOM**

- Height of Mumty room will be 8' from floor level to top of casting level.
- Mumty gate size will be 3'X6'6", with 1'6" sunshade.

✓ **PARAPET WALL**

- Height of the parapet wall will be 3.5'.

✓ **STAIRCASE**

- Use cut marble in stair area.
- Trade width not less than 10" & 0.5" nosing with molding.
- Riser height not more than 6".
- Hand rail design is different in luxury & height of the hand rail is 3'.

✓ **OTHERS**

- Provide 1'6" chajja/sunshade & rod should be properly fix with lintel
- Lintel size-4"x9" for 9" wall and 4"x4.5" for 4.5" wall & 1' over lap both side of the door/window.

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