

PROPOSED AMENITIES:-

EACH FLAT SHALL BE PROVIDED WITH THE FOLLOWING AMENITIES
DEVELOPER WILL ALSO PROVIDE ALL THE ADDITIONAL AMENITIES AS PER
SOCIETY'S WISH LIST WHICH MAY BE ATTACHED AT TIME OF TENDERING

I. FINISHING DETAILS						
	Area	Flooring	Skirting	Wall Finish	Ceiling	Special Remarks
1)	Hall	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	GYPSUM. with paint	POP finish with POP corner moulding.	French windows to be provided for maximum Natural Light.
2)	Passage	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	GYPSUM. with paint	POP finish with POP corner moulding.	
3)	Bed Rooms	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	GYPSUM. with paint	POP finish with POP corner moulding.	French windows to be provided for maximum Natural Light.
4)	Kitchen	ITALIAN MARBLE OF APPROVED MAKE & QUALITY	4" high matching to flooring	8'x4' ceramic 1st quality tiles up to window top level including kitchen platform area.	POP finish with flat paint.	Provision of L / U shape or 2 platforms on opposite walls as per the APMC's instructions. Main kitchen platform width 2'-3" in granite with

						<p>cuddappa sandwich type frame work, Granite faciapatti with moulding on front portion of the platform. Second platform width will be 24". Sink will be of stainless steel 24" x 18" size of approved makes. Below the kitchen platform white / colored ceramic tiles of suitable size will be provided. Granite shelf's to be provided above kitchen sink. Separate water connection to be provided for water purification system installation. Exhaust fan of suitable capacity is to be provided. Provision for Piped Gas connection to be made.</p>
5)	Toilet Block	Antiskid flooring tiles/stone	N. A.	8'x4" ceramic 1st quality tiles up to ceiling.	paint.	<p>Partial RCC loft & partial acrylic false ceiling (removable) with aluminum frame work to be provided. Quartz towel rod, soap dish, granite shelves to be provided as per approved size & design.</p>

II) DOORS & WINDOW DETAILS							
	Area	Door Frame	Door Shutter	Hardware	Window frame	Window Shutter	Special Remarks
1)	Main entrance	6.5' x 4' size C.P. Teak	50 mm thk Hot press flush door with laminations on both side. Teak wood safety door with suitable locking arrangement to be provided.	4 Nos heavy brass hinges with stainless steel bearing, Godrej Night lash with digital marked Key, Magic Eye, Safety chain, Magnetic door stoppers, Tadi, 12" tower bolt. (All chromium plated brass)			
2)	Hall	6.5' x 4' size			Double patti of granite edges finished with moulding.	Anodized heavy section I6 gauge (Jindal) with 5 mm thk tinted Glass with extra panel incorporatin g stainless steel jali (Mosquito jali)	Window will have 18" deep box type M.S. Grill painted with black oil paint. Provision for fixing split / window A.C. units to be made with

							common water outlet pipe.
3)	Bedrooms	6.5' x 4' size Double patti granite with moulding .	35 mm thick hot press flush door with Teak Wood beeding on all side. Both the surfaces will be finish with lamination.	3 Nos. heavy brass hinges, 12" Tower bolt, 10" Tadi, Magnate door stopper, and Mortise lock both ways.	Double patti of granite edges finished with moulding.	Anodized heavy section 16 gauge (Jindal) with 5 mm thk Glass with extra panel incorporating stainless steel jali (Mosquito jali)	Opening for window A.C. with R.C.C. Chajjas& step type granite frame. The opening to be covered with backlight sheet. 18" Box type M.S. Grill of approved design. Common water outlet down take like to be laid.
4)	Toilet	Double patti granite with moulding .	One piece fiber panel with Anodized Aluminum frame	3 Nos heavy brass hinges with small tadi. Choice Indian or Western Toilet rests with the member.	Double patti of granite edges finished with moulding.	Anodized heavy section aluminum louvered window	Exhaust fan with required connections. M. S. Grills.

III	PLUMBING WORKS
1)	Drainage down take: C.I. pipes up to first floor level and above PVC pipes with fittings pipes & fittings (4kg). G.I. clamps to be used to fix pipes 2" away from wall. Aluminum rat cap to each pipe @ 1st floor level.
2)	Water supply down take: -i) Drinking water - UPVC ASTM schedule 120 with G.I. fittings. Pipes to be fixed on G.I. clamps, "PRV" to be provided if required. ii) Boring water : UPVC ASTM schedule 120 with G.I. fittings
3)	Concealed plumbing - with PPR pipes as per manufactures specification. Each toilet will have hot cold wall mixer, concealed stop cock, Bib tap as per approved layout. All the C.P. fittings will be of reputed make approved by APMC.
4)	Underground drainage lines: S.W. lines of required dia. with full box type encasement of M-20 concrete.
5)	Drainage chamber: Size as per M.C.G.M. specification. Heavy duty C.I. covers. External surface of chamber below ground level to be cladded with machine cut tandoor stone or cuddappa.
6)	Underground drainage lines in toilet: -i) Nahani trap: PVC deep seal with S.S bowl jali. ii) Wash basin, washing machine outlet: Heavy duty 50 mm dia PVC pipe & fittings.

Developer should make provisions for/of all amenities as Construction Feature and with proper planning. Developer to prepare all Development/Approval plans of the Society Premises and Individual Buildings clearly indicating the provision of required amenities. SOCIETY reserves the right to advise Developer to modify any drawings/plans to suitably include the details as agreed.

IV) Electricals	Light Point		Power Point		3 Pin Socket	Exhaus t Fan	Foot Light	Fan Point
Hall	4 Nos	Ceiling	2 Nos	A.C./ P.C.	4 Nos			2
Passage	2 Nos	Ceiling/ Wall					1 No	
Wash Basin Area	1	Wall			1 Nos			
Balcony	1	Wall					1 No	1
Toilet	1	Wall	1 Nos	Geyse r	1 Nos	1 Nos		
Kitchen	2 Nos	Wall	2 Nos		4 Nos	1 Nos		1
Bed Room	3 Nos	Wall	2 Nos		4 Nos			1

NOTE :-

- i. All wiring to be done as per specification of concerned Authorities.
- ii. Location of Fitting /Type mentioned above has to be approved before starting the work by APMC & SOCIETY.
- iii. ELCB, MCB to be provided for every flat as per the approved circuit layout.
- iv. D.G. set of suitable capacity to be provided for common area lighting, lift, water pump etc. with required wiring.
- v. Provisions for installation of Gas Geyser, AC shall be made in each flat.

OTHER AMENITIES:-

- 1) Meter Cabin as per the requirement of the concerned government bodies.
- 2) Name Boards of each wing and Name plates with flat numbers of same design to each and every flat.
- 3) Pump Room with adequate number of pumps/Submersible pumps of approved make with automatic level controller.
- 4) Three Phase meter connection concealed copper wiring with reputed brand switches.
- 5) Mirror above wash basin with quality accessory fitting of first grade quality.
- 6) Space provision for Washing Machine with electricity, water tap & drainage.
- 7) Cable & Telephone Points to be provided in each and every habitable room.
- 8) Breathtaking beautiful elevation as will be approved by the Society .
- 9) Entrance lobby with Granite flooring with P.O.P. work on wall & false ceiling for each Building Wing.
- 10) Security cabin at the entrance gate with CCTV and electronic check-in system at each wing's entrance lobby and surroundings with CCTV monitors at Society's office and Security Cabin. Intercom to be provided in every flat.
- 11) Provision for internet and cable TV Connection in hall & bedroom.
- 12) Piped Gas Connection in every flat.
- 13) Garden & Landscaping
 - Beautiful lands garden.
 - Children's play equipment, children pavilion, play area, paved and well-designed lawns for children and elderly people.
- 14) Infrastructure Development
 - Decorative Compound wall with lighting facility.
 - Decorative Main Gate Entrance.
 - Concrete Internal Roads with adequate Storm water drains and drive ways.
 - Interlocking pavers in paved areas.
 - Well lighted internal Roads.
 - Well-designed Garbage Disposal System as per MCGM rules.

- 15) The open spaces at Ground floor level shall be finished with heavy duty interlocking paver blocks of approved manufacture. The entire area will have 9" rubble soling, 4" M20 concrete. Required anti termite treatment to be carried out for all the area. The pavement work shall be carried out to proper slopes to drain out the storm water in efficient way. The surface water drainage system shall be as per the MCGM requirement.
- 16) A Stilt area at Ground floor of each wing will be finished in antiskid material with appropriate latest modern design and paint on the walls/ceilings .
- 17) M.S. gates shall be provided with R.C.C columns for the same in M25 grade of concrete with footing etc. with Granite stone/ approved type of cladding.
- 18) The compound gate columns, two nos. of light points shall be provided with lamp shed of approved design over the same.
- 19) All around the building premises including stilt area and Garden area shall have adequate Nos. of electrical tube fitting with cable wiring for the same.
- 20) The underground water tank will be provided in R.C.C. in approved grade of concrete and capacity with box type waterproofing treatment and the over-head water tank shall be R.C.C. cast in approved grade of concrete . The capacity of these tanks shall be as per the M.C.G.M rules and regulations.
- 21) The compound wall shall be constructed all around the periphery in 9" thick brick of minimum 5' height in 1.4 C.M. with 2' height M.S. grill fencing as per the approved design and drawings with 18" thick rubble wall as base for the same carried 2' below the ground level with P.C.C. of 4" thick in M: 15 with rubble soling. The rubble wall in the foundation and brick wall in super structure of the compound wall shall be provided with two coats of Sand Faced plaster from both the sides in 1: 4 C.M.
- 22) The entrance lobby shall be provided with Latest designer flooring material like Italian marble including for the wall cladding . This will be as per approved design and make. The Lobbies will be with seating arrangement of granite stone & with a provision of decorative objects. Decorative Entrance gate to be provided at the entrance lobby of each wing.
- 23) The staircase area shall be provided with midlanding and landing flooring of combination with antiskid flooring or marble. The treads and risers will be of similar material. The trades will have half round nosing and three V groove. 6" high skirting to be provided throughout staircase flight, landing, midlanding, staircase pardi.
- 24) The entrance area will be illuminated by decorative electric fittings as per design approved by Society.

- 25) Garden area will be developed within the surrounding open spaces and adequate Nos. of benches shall be provided for seating purpose and Two Nos. of slide, 2 swings, etc. shall be provided for the children with provision of decorative lamps.
- 26) 2 Nos. of lift per wing or as required by M.C.G.M. will be provided of reputed make with the necessary downtake arrangement (i.e. indicators on each floor and the arrangement for the lift arrival against landing gate in case of power failure). 1 lift per wing must be able to accommodate stretcher.
- 27) Society office of permissible area as approved by M.C.G.M shall be provided with approved ceramic tiles or equivalent flooring complete with necessary windows and flush doors etc. The society office will be provided with attached toilet with wash basin etc.
- 28) Watchman cabins, of appropriate size in 9" thick brick work with R.C.C. slab will be provided with one No. of light point and one No of tube light point the flooring for the same will be in ceramic tiles or equivalent .
- 29) The Developer shall provide a Servant toilet of area approved by MCGM per wing. The toilet will be provided with Orissa Pan of White colour with flush tank with provision of one tap with full height tile dado. Toilet water connection to be from Bore-well water.
- 30) Provision of R.C.C. CHAJJA 2'-6" and 1'-0 below floor level to be made in front of Kitchen, Bed, Living Rooms. This is to be enclosed partly by R.C.C. Pardi and M.S. Jail as per Architect design.
- 31) The Developer shall provide bore well or modify existing borewell at suitable locations free of cost with sufficient capacity so as to comply with the water requirement of the existing as well as new coming members.
- 32) Provision shall be made for Dish Antenna and internet Connection.
- 33) Developers shall make and provide system for Rainwater Harvesting and recharging of existing bore wells as per MCGM rules and regulations.
- 34) Developers shall make and provide Anti-Termite Treatment during pre-construction as per ISI specifications and ISI code no. 6313.
- 35) Provision for solar energy for Street Light, Passages, Staircase, Garden Areas etc. and such common areas and amenities shall be provided by Developer.
- 36) The terraces of those buildings which are handed over to the members / SOCIETY, the SOCIETY shall have the exclusive rights over the same.

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