







## ADARSH PARK HEIGHTS

Date: 21.10.2019

Rev Ver : 0

### SPECIFICATIONS

Status: Draft

#### 1. STRUCTURE:

- Seismic zone II compliant - RCC structure

*Approved*  
*26/12/19*

#### 2. PLASTERING:

- All internal walls smoothly finished and painted.

#### 3. FLOORING:

- Good quality Vitrified tile flooring in Living and Dining of all flats.
- Laminated wooden flooring in Master bedroom and Vitrified tiles flooring in other bedrooms.
- Vitrified tiles in kitchen of all flats.
- Ceramic tiles in toilets, balconies and utility area.
- Granite/Marble Flooring in Ground floor Lift lobby and vitrified tiles in lift lobbies of all the floors.

#### 4. TOILETS:

- Ceramic tile dado in all toilets.
- EWC and Health faucet for all the Toilets.
- Wash basin with granite counter top in all toilets except in common Toilet.
- Toughened glass shower partition in Master bedroom toilet only.
- Single lever shower mixer in all showers and single lever mixer for all washbasins.

#### 5. DOORS:

- All doors made of engineered wooden door frame & shutters.
- UPVC sliding doors with mosquito mesh for Living to Balcony and Bedroom to Balcony.

**6. WINDOWS:**

- UPVC sliding windows with mosquito mesh.

**7. KITCHEN:**

- Granite Platform with stainless steel sink & drain board.
- 2 feet (0.6m) dado above platform area with Ceramic glazed tiles.
- Provision for water purifier in kitchen.
- Provision for Washing machine in utility area.

**8. PAINTING / POLISHING:**

- Interior: Plastic Emulsion Paint.
- Exterior: Textured / Acrylic Emulsion Paint
- Enamel painting for MS grills / Railings.

**9. PLUMBING:**

- Good quality CP Fittings.
- Green rated; lead free PVC Drainage & Storm water pipes.
- Dual piping system - Fresh water in shower/washbasin/toilet faucet/kitchen and recycled treated water for toilet flushes.

**10. ELECTRICAL:**

- TV, telephone, networking and electrical AC points in all bedrooms & living area.
- Good Quality Electrical Wires and Switches.
- Provision for Ceiling fan points in living, dining and all bedrooms.
- Connected Power load 2BHK – 5KW and 3BHK – 6KW.
- 100% Power back-up of allocated power with DG capacity arrived at diversity factor of 2.0

**11. LIFT:**

- 2 +1 - Passenger and Service lift in building.

**12. TELEPHONE AND NETWORK:**

- FTTH - Fiber to the home - Data & Voice connection.
- Internal Telephone cabling/wiring in all apartments.

**13. SAFETY AND SECURITY:**

- CCTV surveillance at Access Controlled Entry, Exit, Lift lobbies, Lifts and common areas.
- Project is designed to detect and fight for fire incidents as per National building code 2016.

**14. OTHERS:**

- Rain water harvesting system as per municipal guidelines.
- Sewage treatment plant is provided and treated waste is connected all flushing cisterns.
- Piped Gas up to utility of all flats.