

ANNEXURE J

PART –1

Internal Amenities in Members' New Flats

- **Structure:**
RCC Framed structure.
- **Masonry & Plaster:**
The External Masonry Walls shall be brick/ concrete/ light weight blocks of 6” thick.
Internal Partition Wall shall be brick/ concrete/ light weight blocks of 4” thickness.
Internal Gypsum plaster in flats.
- **Flooring/Tiling:**
Vitrified tile in entire flats
Matching skirting.
Granite Kitchen platform with steel sink with glazing
Main platform and service platform (L shaped / Parallel)
- **Door / Window:**
Main entrance door to be of good quality teak wood solid flush door with Veneer finish with brass fitting.
Safety door with locking arrangement.
Laminated Bedroom doors flush / paneled with mortise lock
Water Resistant Flush/ panelled door for toilets
Marble / Granite framing with Anodised Aluminium sliding windows
One panel of mosquito net
- **Internal Plumbing:**
Concealed plumbing for internal water supply works with PVC pipes.
Good quality C. P. fittings in toilets for shower, taps.
Wash basin to be provided in bathrooms/toilet blocks.
Storage Geyser in each Bathroom
Wall mounted EWC with flushing system.
- **Paints:**
The internal paints shall Plastic Emulsion / Luster paint over Gypsum finish in wall ceilings.
- **Electricity**
Single / Three phase electric connection as per BEST standard.

Cable connection points, Intercom facility and internet connection points to be provided.

Concealed copper wiring and reputed brand switches.

Adequate number of Light and Fan points to be provided.

Sufficient utility electrical points.

Video door phone to each flat.



Piped Gas Connection

Mahanagar piped gas connection for each flat.

ANNEXURE J

PART –2

Internal Amenities in Members' New Shops

- **Structure:**
RCC Framed structure.
- **Masonry & Plaster:**
The External Masonry Walls shall be brick/ concrete/ light weight blocks of 6” thick.
Internal Partition Wall shall be brick/ concrete/ light weight blocks of 4” thickness.
Internal Gypsum plaster.
- **Flooring/Tiling:**
Vitrified tile with Matching skirting.
- **Door / Window:**
Main shutter / doors with locking arrangement
Water Resistant Flush/ panelled door for toilets
- **Internal Plumbing:**
Concealed plumbing for internal water supply works with PVC pipes.
Good quality C. P. fittings in toilets.
Wash basin and Floor/ Wall mounted EWC with flushing system in toilet.
- **Paints:**
The internal paints shall Plastic Emulsion / Luster paint over Gypsum finish in wall ceilings.
- **Electricity**
Electric connection with single/ three phase meter as per BEST standards
Concealed copper wiring and reputed brand switches.
Adequate number of Light and Fan points to be provided.
Sufficient utility electrical points.

ANNEXURE J

PART –3

Internal Amenities in Members' New Offices

- **Structure:**
RCC Framed structure.
- **Masonry & Plaster:**
The External Masonry Walls shall be brick/ concrete/ light weight blocks of 6” thick.
Internal Partition Wall shall be brick/ concrete/ light weight blocks of 4” thickness.
Internal Gypsum plaster.
- **Flooring/Tiling:**
Vitrified tile with Matching skirting.
- **Door / Window:**
Main shutter / doors with locking arrangement
Water Resistant Flush/ panelled door for toilets
Aluminum window with marble / granite frame as per CFO requirement and elevation of the building
- **Internal Plumbing:**
Concealed plumbing for internal water supply works with PVC pipes.
Good quality C. P. fittings in toilets.
Wash basin and Floor/ Wall mounted EWC with flushing system in toilet.
- **Paints:**
The internal paints shall Plastic Emulsion / Luster paint over Gypsum finish in wall ceilings.
- **Electricity**
Electric connection with single/ three phase meter as per BEST standards
Concealed copper wiring and reputed brand switches.
Adequate number of Light and Fan points to be provided.
Sufficient utility electrical points.

ANNEXURE J

PART –4

Common Amenties

- **Structure:**
RCC Framed structure.
External Brick/ Block Masonary
External Plaster in two coats
Single coat cement mortar plaster in staircase and lobby
- **Waterproofing:**

All the open wet areas viz. Terrace, Lift Machine Room Top, Mumty Room Top, to be water-proofed with brick bat coba and I.P.S.
All the closed wet areas viz Bathroom, W.C. and Kitchen sinks to be done in chemical waterproofing as well as brick bat coba finished with cement mortar
- **External Plumbing:**
Vertical Drainage pipes and fittings shall be of C.I. material up to 1st floor and then PVC pipes above 1st floor.
The water down take shall be of G.I. pipes/ PVC pipes
Water connection for domestic/flushing as per MCGM norms
Water storage tanks as per MCGM/CFO norms subject to height available from civil aviation.
- **External Painting:**
The external surface of the building will be painted with Acrylic / Texture Paint
- **Common Facilities**
Designer entrance lobby with reception area and fancy nameplate, letter boxes.
Security cabin, Society office, Fitness center, servant toilets as per MCGM rules
Submersible pump with control panel at suitable location.
Lift of required capacity of reputed brand as per CFO requirement
Car lifts for car parking movement to basement and podium
Chequered tiles / Interlocking Paver blocks.
Adequate lighting facility in compound.
Provision for storm water drains and drive ways.
Firefighting, rain water harvesting as per norms
Recreation garden.
CC T.V. Camera in compound
Decorative main gates with watchman cabin

