

ANNEXURE - I
BUILDING SPECIFICATIONS

1.	STRUCTURE	
i.	Foundation & Structure	RCC Framed Structure for G+2 floors on footing over hard strata with plinth beams by using steel (FE-550) and Cement 53 Grade of reputed make.
ii.	Steel Brands	Dhanalaxmi, Sarvotham, Radha, Jayraj, Shree/ Equivalent
iii.	Cement Brands	Bharti, Vasavadatta, Orient/Chettinad / Equivalent
iv.	Super Structure	Brick walls with cement blocks used appropriately
2.	PLASTERING	
i.	Internal & Ceiling	One coat cement plaster with two coats putty coating
ii.	External	Sponge Finish Plaster with cement for external walls, RCC and masonry surfaces with texture coat finish.
3	PAINTING	
i.	External	Texture paint with two coats of Acrylic exterior emulsion (Brands: Nippon/Nerolac/Asian/Dulux/Equivalent)
ii.	Internal	Two Coats of Emulsion paint over putty and primer finish (Brands: Nippon/Nerolac/ Asian/Dulux/Equivalent)
4	DOORS	
i.	Main Door	Engineered ABS Frames with engineered shutters aesthetically designed with reputed hardware including SS 304 hinges. And SS eye viewer.
ii.	All Internal Doors	Engineered Door frames and shutters aesthetically designed with reputed hardware including Butterfly SS 304 hinges.
5	WINDOWS/French Doors/ Ventilators	UPVC (2.5 track for Mesh Provision only) Sliding Windows and French Doors.
6	RAILING	
i.	Balconies	SS Railing Grade 304 with saint Gobain 10mm toughened glass
ii.	Stair Case	SS Railing 202 Grade
7	FLOORING	
		All floorings to be done with spacers
i.	Living / Dining/ Kitchen & / Bed Rooms	2x2 Vitrified tiles of reputed make (Brands: RAK /Asian/Vermora/Cera/Johnson/Somani/Nitco or Equivalent)

ii..	Bath Room	Acid Resistant, Anti-skid ceramic tiles for floor and glazed ceramic tiles upto lintel level (Brands :RAK/Asian/Cera/ Jhonson/Motto/Murano/Somani/Nitco or Equivalent) with grout
iii.	Staircase	Granite flooring with three groves
iv	Kitchen Dado	Glazed Ceramic Tiles
iv	Balcony	Porcelain/Vitrified Tiles of reputed make in wood pattern (Brands: RAK/Asian/Cera/Motto/Murana/Johnson Equivalent)
v	Portico	Natural Stone
vi	Terrace	Cement Based flooring with water proofing
Vii	Utility	Acid Resistant, Anti -skid ceramic tiles with brick enclosure((Brands: RAK/Asian/Cera/ Motto/Murana/ Johnson Equivalent)
8	KITCHEN	
	Provision for	supply of treated & sweet water connections
	Granite Platform with inbuilt sink	Granite with Sink size 8X24 inches with drain board
9	UTILITY/WASH	
	Provision for	washing machine and wet area for washing utensils etc.
10	ELECTRICAL AND COMMUNICATIONS	
i.	Power distribution	through underground cabling
ii.	Light Points	Sufficient lighting points,5 Amps sockets, TV points, geyser points and air-conditioner points at appropriate positions. Make: Schneider/Legrand/ ABB/MK/Indo-Asian/Anchor/Equivalent
iii.	Power Plugs	Power plugs for cooking range chimney, refrigerator, microwave ovens/mixer/grinder in kitchen and for washing machine Make: Schneider/ Legrand/ ABB/MK/Indo-Asian/Anchor/Equivalent
Iv	Internal wiring	All internal wiring with FRLS Multi strand copper electrical wires of reputed brand will be provided (Brands: Finolex/HPL/RR/ Sudhakar / Polycab/Havells/KEI or Equivalent)
v.	Internet	Provision only
vi.	Power Supply	Three phase supply for each unit and individual meter boards.
vii.	Circuit Breakers	Miniature Circuit Breakers (MCB) for distribution board with reputed make (Brands: Schneider/ Logrand/ ABB/MK/Indo-Asian/ Equivalent)

viii.	Switch Sockets	All Switch sockets will be provided with reputed make (Brands: Legrand/Anchor/ABB/ Indo-Asian /Schneider /Equivalent)
ix.	Earth Pits	2 No's dedicated standard earth pits per villa
11	TELECOM	Provision for telephone point in appropriate rooms
12	CABLE TV	Provision for cable connection in all bed rooms and living room
13	GENERATOR	Acoustic enclosed DG backup shall be provided for selected lighting loads in each villa (Brands: Kirloskar Greens / Mahindra / Jackson-Cummins/Equivalent)
14	PLUMBING & SANITARY	
i.	Plumbing Lines	Concealed good quality PVC / CPVC pipes (Brands: Ashirvad / Astral / Ajay/HIL/Hindware/Equivalent)
ii.	CP & Sanitary Fixtures	All bathrooms feature Polished chrome (CP) and sanitary ware fixtures of reputed make Brand: Hindware/Jaquar/Parryware/Equivalent)
iii.	Wall Mixer/Shower Point	Wall Mixers Cum Shower for all Bathrooms
iv.	EWC	Floor Mounted Western commodes in all toilets (Brands: Parry ware / Hind ware /Equivalent)

Annexure-II

15	INFRASTRUCTURE & AMENITIES	
i.	Water source:	Bore well water with water softening
		Municipal water – Provision for connectivity
		Recycled water – for landscaping
16	SEWAGE TREATMENT PLANT	STP with treated water ozonated after filtration to ensure that there is no turbidity in the water as per PCB Norms
17	ROADS	
i.	Main Road	Avenue road as per Approved HMDA Plan
ii.	Internal Roads	Internal roads as per approved HMDA plan
iii.	Roads Specification	All roads in the project are VDF roads.
18	SECURITY SYSTEM	
i.	Surveillance	24hrs Surveillance and Multilevel Security with Intercom facility.
ii.	Solar Fencing	Solar fencing throughout the boundary at appropriate locations.
iii.	Surveillance Cameras	Security Surveillance Cameras at appropriate community locations

For BHEL NAGNAR MUTUALLY AIDED
CO-OPERATIVE HOUSING SOCIETY LTD.

Anivane
Secretary



For BHEL NAGNAR Mutually Aided
Co-operative Housing Society Ltd.

Regd. No.
Secretary

iv.	Security Rooms	Room shall be provided at the main entrance for security persons
19	LANDSCAPE & INFRASTRUCTURE	
i.	Landscape	Aesthetically designed hard and soft landscape with native species increasing bio-diversity.
ii.	Irrigation System	Effective irrigation system for gardening areas
iii.	Garden Lighting	Appropriate garden lighting
x.	Gazebo	Gazebo sitting spaces
xi.	Tot lot	Play area and activity Zone for children
xii.	Gathering Area	Gathering area
20	CLUB HOUSE	
i.	ROOMS	Fully Equipped Lounge, Gymnasium, Health club, Library, Crèche
ii.	Swimming Pool	Swimming Pool as per standards with filtration & changing rooms
iii.	Halls	Multi-Purpose Hall & Conference room
iv.	Games	Indoor Games
v.	Yoga Room	Yoga / Meditation / Aerobics Area
vi.	Coffee Shop	Coffee Shop / Restaurant
vii.	Store	Convenience store
viii.	Office	Maintenances Office
ix.	Dispensary	Dispensary / Nurse Station
x.	ATM	Provision for ATM
xi.	Saloon	Unisex Saloon

Construction Covenants and Guidelines

Project: As per RERA

Layout: As per HMDA rules

Electrical: Under Ground Electrical Lines and street lights within Hume pipes with LED Street lights as per design approved by first party

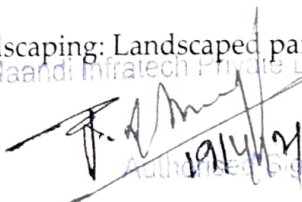
Sewerage: Underground sewerage lines, sewerage treatment plant including STP Overflow Disposal

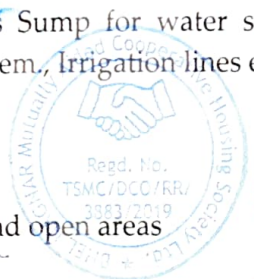
Water: Underground water Lines Sump for water storage and Storm water drains including Rain water Disposal system, Irrigation lines etc.

Road: CC top Roads

Landscaping: Landscaped parks and open areas

For Naandi Infrotech Private Limited


Authorized Signatory



For BHEL NAGNAR MUTUALLY AIDED
CO-OPERATIVE HOUSING SOCIETY LTD.


Anil Kumar

