

Annexure -1

LIST OF AMENITIES

List of Amenities - Premises

1. Flooring:

- All Rooms – Vitrified Tiles of reputed Indian companies of Johnson or equivalent with skirting of the same.
- Other Room - Same as above.
- Kitchen – Dado Glazed tiles in black splash area up to 2' high and kitchen platform with marble inside and top finishing granite or equivalent.
- Toilet/Bath/W.C. - Anti Skid tiles of reputed make.

2. Plumbing:

- Concealed plumbing, CP fittings with Jaguar” or equivalent make.
- Washbasin & English pattern WC / Toilets from Sona or equivalent make.

3. All Toilets / W.C./Bathrooms:

- Toilet & Bathrooms as per planning.
- All External plumbing of ISI mark. All internal plumbing is concealed.
- All Toilet & Bathroom internal areas must be waterproofed.
- Provision of instant Hot/Cold concealed mixer in bath/toilet.
- Flushing System – Hindustan level deluxe or equivalent make.
- All the Toilet & Bathroom to be equipped with provision for Exhaust Fan Point.
- Toilet Flooring
 - Walls – 8” x 12” good quality tiles of Johnson or equivalent make up to door height or 7 ft. whichever higher.
 - Window – Green marble Frame for all sides
 - Door - Green Marble Frame for Door
 - Provision of Jet & Shower in all the Toilets

4. Doors:

- Decorated main door with sun mica/painted with wood frame and polished with, peep-hole, Good quality Night latch, safety chain, good Quality lock, handle.

- Wooden frames for all Bedroom Doors. All internal door shutters would be 32 mm flush door or whatever size applicable with finish with oil paint/laminate or likewise with all fittings. Good quality flush doors/FRP doors for bathroom and toilet doors.

5. Window:

- Aluminum Sliding Window in Living Rooms, Bed Rooms & Kitchens with powder coating with granite / marble frame.
- Box type powder coated louvered or open able windows in Toilet/WC/Bath with provision for Exhaust Fan Point.
- All sections are from Jindal or equivalent.

6. Kitchen:

- Provision of Water Filter point.
- Provision for Exhaust Fan in the Kitchen.
- Adequate Electrical Points for Fridge, Mixer, Oven & Washing Machine. etc.

7. Electrical Works:

- All Cable & Wires of Anchor or equivalent concealed copper wiring.
- Each Room to have adequate no. of Electric Points. Provision of TV connection points in Living Room & Bed Room(s). Provision of Internet point in Living Room.
- Provision for A.C. points in Living Room & Bed Room(s).
- All Electrical Switches Board would be Anchor/ROMA or equivalent.
- Provision of ELCB, MCB of reputed ISI make in each flat with MCB tripper.
- Provision of Telephone connection points in the Living Room. Minimum 4 core wire installed to cater 2 telephone lines.
- Main power inlet should be built in such a way that it would withstand natural calamities like heavy rains, jolts, jerks, strong to hold multiple meters, resistant proof.
- Minimum 7 numbers of plug points would be provided including points for light(s), fan(s) in Living Room, Bedroom(s), Kitchen, Toilet and points for exhaust fan(s) in Kitchen and Toilet area.

8. Drainage System:

- External – Vertical PVC ISI make pipe to be used.
- External U/G pipes with good quality SW pipes with adequate no of chambers duly fitted with chamber covers to be connected to the nearest BMC sewer line.
- Drainage facility for water clearing within compound/ entrance.

List of Amenities – Building

1. Elevator / Lift:

- High speed modern Elevators or as per MCGM norm with all safety features, of following make Otis/ Kone/ Schindler or equivalent.
- Warranty/Contract document of all Lifts to be handed over to Society.
- Lift Licenses to be arranged (by Developer) and procured while or before occupying the Premises.

2. External / Internal Painting:

- External = 1+2 coat of weather proof paint of reputed make.
- Internal = POP finished walls 1 coat of primer + minimum 2 coat of plastic emulsion paint in the entire flat.
- Staircases = Painted.
- Lobby = beautifully decorated with individual room name plate and provision of letter box.

3. Waterproofing:

- Terrace area waterproofing with china mosaic finishing on top.
- Water tanks are waterproofing with plaster.
- Toilets flooring area is waterproofed.
- Warranty to be furnished by the Developer for all the water proofing as may be provided by the Contractor.

4. Staircase Block:

- Green marble treads and rises including landing with railing on Ground to First Floor and Kota steps for treads & rises including landing on First to Upper Floors.
- Well ventilated Staircase & Passages.

- Adequate tube lights in each landing.
- Main Entrance Lobby with Italian flooring or marble & granite, ceiling (POP/Glass) and decorative lightings.
- Elevated Stilt Floor.
- Chequered tiles/rock tiles or equivalent in the Compound or Compound Wall.

5. Water:

- Water Supply – (Domestic Water from Municipality - MCGM), with provision of water storage facility/capacity to store water as per MCGM norms.
 - Separate Water Tank for drinking water, flushing water and water required towards firefighting.
 - Underground & Overhead Water Tanks with RCC & water proofing. It should be of adequate capacity as permitted with provision of pumps.
 - Provision for Rain Water Harvesting System as per MCGM.
 - UG Tank as per BMC rules with 2 Nos. Pumps for all floors capacity of reputed make like Crompton, Kirloskar or equivalent make. One extra pump to be deployed for emergencies.
6. Provision of Society Office – as per bye laws (as may be accommodate in planning)
 7. Provision of Security Cabin at the entrance gate as per bye laws (as may be accommodate in planning)
 8. Foundation of the building to be treated with anti-corrosion, anti-termite treatment.
 9. Newly constructed building have provision of firefighting systems as per bye laws.
 10. Intercom in all Flats connected to the Entrance Lobby and or the Security Cabin.
 11. The building have a common terrace which shall belong to the Society.
 12. Newly constructed building to be structurally designed & constructed in such a way to withstand high seismic pressure & earthquake resistance as per norms.
 13. Provision of Meter Room- as per bye laws (as may be accommodated in planning) and Electric Meter as may be provided by Competent Authority.
 14. Provision of Health Club /Fitness Center as per bye laws (as may be accommodated in planning) may be provided by Competent Authority.
 15. Provision of Swimming Pool as per bye laws (as may be accommodated in planning) and may be provided by Competent Authority.