

**Shree Ashish & Varad Co-Operative Housing Society Ltd.**

**What We Expect From The Developer**

**Specification/Amenities List**

Sr. No.	Description	Expectations from Developers
A)	Common Specifications /Amenities	1)Entrance lobby & compound wall of sufficient height & strong foundation Safety Grill To Main Door with Godrej lock New Request. And Entrance ( East - West ), Entrance ( North) Entrance ( South)
		2) Well equipped beautiful entrance lobby for every building with letter boxes, name boards, society info/notice board spaces, required handrail, ramps & all arrangements for senior citizens/ special children/ Handicapped people.
		3) Stone required flooring with care taken for anti skidding for all staircases & lobbies.
		4)Granite for sill or architrave for windows, doors, opening in common areas & lift opening at every floor as well.
		5) CCTV cameras will be provided to entire common area including main gates, driveways, entrance lobby and amenities area.
		6) Intercom connecting all units & security cabins + mobile approval system, Society Office
		7)Facility to store large bins for Collecting dry waste
		8) Biodegradable waste ( Vermi - composit Pits)
		09) Video door phones for all the flat
		10) Automatic elevators (Regular + streture) with power backup, resue device, V3F drive feature with 1 year comprehensive maintenance contract - kone, schindler or Otis
		11) DG back up to all common area, lifts, water pump, staircase, Elevator etc., Solar Backup for common light/Lift
		12) Security cabins, common toilets for watchman.
		13) Water supply with underground , over head tank of sufficient capacity.
		14) Bore well at basement
		16) Pressure pumps for upper floor/ all floors/ Electric Pumps
		15) Strainers/ filters near master cocks in the ducts outside the washroom or every flat to filter the sand, mud, solid particles in the incoming water for every flat.
		16)Attractive Elevation Building
		17) Led tube lights for parking, staircase & all common area & street lights for internal roads.
		18) Solar water heating system
		19) Fire fighting system with smoke detectors & fire extinguishers on each floor.
		20) Rain water harvesting
		21) Garbage treatment arrangements will be as per PCMC norms.
		22) MNGL, Broadband, Cabling, all underground cable/ lines arrangements with proper future planning.
		23) WIFI, DTH cabling for each flat
		24) Indian tree plantation along the compound wall & beautiful landscaping in the whole plot.
		25)Loft in Residential, in Shop, Tiles & Skirting
		26) Children play area, senior citizen sit-out
		27) society office
		28) Drainage and water provision
		29) There should be One Electric Vehicale Charging (EV) point in the Parking Space available to each member
		30) 2 Tube Light and 1 Fan in each flat on solar system afte the light goes off we need a facility that works.
		31) Only Residential Complex
		32) Offices/Shops not allowed in the society premises
		33) electtric Panel should have facility to run 2 Lights and 1 Fan in each flat
B)	Internal Specifications/Amenities	1) Minimum clear room carpet size should be 10ft x 10ft, excluding balcony / Terrace.
		2) Strong RCC structure designed for seismic zone ( Earthquake resistance design)
		3) Solid AAC block walls.
		4) Walls and ceiling in cement plaster and neeru finish internally and cement based putty before painting. Gypsum plaster finish is to be avoided preferably.
		5) 800mm x 800mm vitrified tile flooring in the flat.
		6) 600mm x 600mm anti skid vitrified tile flooring for bathrooms, toilets, utility/ Dry balcony, balconies, terraces.
		7) Good quality Dado tiles under the kitchen platform.

		8) Kitchen platforms in premium black or telephone black granite & s.s. 304 sink with intellibind waste coupling like Anupam make & concealed nahani trap ( Anti cockroach trap) No direct outlets through flooring or walls without nahani trap & Kitchen Trolleys.
		09) Natural Gas Connection Point
		10) Water Purifier machine in Kitchen
		11) All windows, opening in granite for all a sides and architrave.
		12) Conventional brick bat coba with good quality waterproofing chemical like 'Perma'
		13) Heat reflective coating on terrace and walkways exposed to sun.
		14) Good Quality CPVC and UPVC plumbing
		15) Jaguar sanitaryware's.
		16) Jaguar C.P. fitting with master cock at each bathrooms & toilets, utility, kitchen
		17) Provision of hot & cold mixer units and solar water to in it bathrooms kitchen sinks basins.
		18) All plumbing and sanitary fittings should be water saving fittings.
		19) Entire electrical wiring should be concealed in multi stand copper wiring of make like finolex/ polycab.
		20) Modular concealed switchboards of make like Legrand/ GM master switch for all lights, Fans, sockets other than refrigerator at the entrance/ exit of the Flat.
		21) Tv & Telephone points in living and bed room
		22) All common lights will be LED. Individual flats will not have lights and fans as they are specific as per the interior. (Please specify if providing standradr lights & fans)
		23) Sufficient switches and two way switches in bed room and wherever possible.
		24)Provision for Microwave, Mixer and chimney Hob Provision as per required
		25)Pigeon Nets for Balconiesd, Open area,
		26)Adjoining terrace window
		27) Mosquito Net
		28) Points & provisions for electrical Geysers/ Boilers and A.C.
		29) UPS wiring for point to point in all switch boards of the entire flat and charging point preferably at floor level instead of loft level.
		30) All Main Entrance Doors of 35mm thickness With Both Side Designer Lamination & standard hardware fittings & Wooden.
		31) Wooden Laminated Frames For Bedroom Doors, and Bathrooms Doors in water resistant ply with Laminates on Both Side
		32) 3 Track Aluminium Windows With Mosquito Net & M. S. Safety Grills Window Frames and Sills (Sound proof Preferable)
		33) Standard Hardware Fittings Consisting Of Thick Brass C. P. hinges, Handles/Mortise locks Aldrop & Tower Bolts For Each Bedroom
		34) Good Quality SS Fittings Consisting Of Main Door KIT with Latch For Main Door.
		35) Inverter and battery backup points in common area and in each flat (1 light / Fan point in each room)
		36) MCB and voltage stabilizers, Home Protectors in each Flat.
		37) Oil Bond on all internal surfaces with cement based putty like Birla make and weather proof, Dust proof long lasting paint like Asian Apex ultima or equivalent for external surfaces of building. External paint - Coating & External paint- Plaster
		38) 32mm pine wood both side laminated flush doors and ply frames to all the rooms.
		39) Solid PVC/Fiber or BWP wooden flush door with laminate both side and water repellent (sil repel) coated doors for washrooms, Toilet, Balcony.
		40)Windows If possible or aluminium ( preferably Jindal 18 gauge section) powder coated (preferably off white) windows with s.s.304 or aluminium mosquito net track for every window including toilet/ bath windows.
		41) M.S. grill with appropriate grid size to be fixed on sufficient distance from the window for easy cleaning of window glasses from outside. Grill should be powder coated or oil painted well and should be fixed with safety care and should not be easy to remove from outside.
		42) There should be appropriate chajja or weather shed with sufficient projection so as to avoid rainwater coming into window tracks and perfect waterproofing to be done for chajja or weather shed.
		43) Plumbing and electrical provisions for washing machine, Dish washer Provision
		44) Sufficiently high (kid safety point of view) railing in S.S. 304 in balconies and Terraces.
		45) Sufficient light and ventilation in every room including kitchen.
		46) Structural defect liability will be as per RERA.

		47) Double walls/ Boxes should be avoided to reduce water leakages.
		48) All internal walls should be plain and offsets, built in cupboards should be avoided as possible as.
		49) Standard Ceiling POP
		50) Arrangement West Management
		51) Staircase Should be Wide and Ventilated
		52) CERA/Hindware sanitary wares with duel flow Cistern (Flush Tank)