

Golden Blossom Technical Specifications

A Structure

a	No of floors & heights	G+7, Stilt+12 with inter-connected basements.
b	Typical floor to floor height	3.00 mts
c	Frame	Earthquake resistant RCC framed structure with necessary foundations, beams and slabs, controlled concrete as per IS 456 and steel fe-415

B Super Structure:

a	Masonry wall	6" thick solid block in CM 1:6 proportion for common walls 4" thick solid block in CM 1:6 proportion for internal walls
b	Plastering	
	Ceiling	12 thick 1:4 cement mortar with lime rendering
	Internal face	12 thick 1:6 cement mortar with lime rendering
	External face	20 thick 1:6 cement mortar with sponge finish

C Doors

a Main door

Size and Material

Size	3'6"x7'0"
Frame	Good quality teakwood fully seasoned 7"x2-1/2"
Shutter	Both side teak veneered 36 thick Flush door

Hardware(Brushed SS finish)

SS Finish hinges	- 4 Nos
Door viewer	- 1 No
Morticed latch with handle	- 1No
Door chain	- 1No
Magnetic Door bush	- 1No
Tower bolt- 5" long	- 1No
Tower bolt- 8" long	- 1No
Painting/Polishing	Melamine matt finish Polish

b Bedroom doors

Size and Material

Size	3'x7'
Frame	Good quality hardwood fully seasoned 4"x 2 1/2"
Shutter	Commercial flush shutter 30 thick

Hardware

Powder coated 4" long MS hinges	- 3 Nos
Latch cum lock(SS Finish)	- 1 No
SS Finish tower bolt 8" long	- 1 No
Door bush	- 1 No
Floor stopper	- 1 No
Painting	Synthetic Enamel paint

c Toilet doors	
Size and Material	
Size	2'9"x7'
Frame	Good quality hardwood fully seasoned 4"x 2 ½"
Shutter	Flush shutter 30 thick (water resistant)
Hardware	
Powder coated 4" long M S hinges	– 3 Nos
SS Finish Lever handle	– 1 No
SS Finish tower bolt 8" long	– 1 No
Door bush	– 1 No
Painting	Synthetic Enamel paint
d Utility(Glazed door/window)	
Size and Material	
Door Size	2'9"x7'
Material	Glazed Aluminium
e French Window Balcony and Bedroom	3 Track Powder coated Aluminium glazed shutters with provision for mosquito net.
f Windows	3 Track Powder coated Aluminium glazed windows with provision for mosquito net.

D Flooring, skirting and dadoing

a Drawing, living , Dining and Bed rooms	
Flooring	20"x20"Good quality vitrified tiles
Skirting	4" high(vitrified tiles)
b Kitchen	
Flooring	Good quality ceramic tile flooring 12x12
Skirting	4" high
Dadoing	2' high Glazed ceramic tile of size 8x12
c Balcony	
Flooring	Good quality nonslip ceramic tile flooring of size 12x12
Skirting	4" high
d Toilet:	
Flooring	Good quality nonslip/ antiskid ceramic tile flooring of size 12x12
Dadoing	Full height Glazed ceramic tile of size 8x12
e Terrace	Brickbat koba and Cement rendered finish

E Kitchen platform, sink and WB Counters

Kitchen Platform	2' wide black granite 20mm thick with rounded edge
Kitchen Sink	Stainless steel sink with single bowl , single drain

F Painting

Internal walls & Ceiling	Plastic emulsion paint for walls and OBD for ceiling with Altek or equivalent putty
External Walls	External emulsion, texture and external cement paint
Grills and railings	Enamel paints

G Lifts and Stairs

Two stairs & Two lifts- one 8 passenger lift and one 13 passenger lift.

H Electrical and Communication

a Electrical Power and DB:

Power supply	3 KW for 2BR, 5 KW for 2 ^{1/2} and 3 BR flats
Main distribution board:	Powder coated body(Indo Asian/ Havels, Legrand or equivalent make)

b No of Electrical points,(area-wise):

Living

Fan point	2 nos
Light point	3 nos
5 Amp power point	2 nos
Telephone point	1 no
Intercom	1no
TV point	1 no

Dining

Fan point	1 no
Light point	2 no
5/15 Amp power point	1 no

Kitchen

Exhaust Fan point	1 no
5 amp power point for water purifier	2 nos
15 Amp power point	3 nos
Light point	2 nos

Guest Bed

Fan point	1 no
Light point	2 nos
5 Amp power point	1 no
Telephone point	1 no

Master Bed

AC Point	1 no
Fan point	1 no
Light point	3 nos
5 Amp power point	2 nos
Telephone point	1 no
Internet Point	1 no
TV point	1 no

Children Bed

Fan point	1 no
Light point	2 no
5 Amp power point	2 no
Telephone point	1 no
Internet Point	1 no
TV point	1 no

Utility

Light point	1 nos
5/15 Amp power point	1 nos

Toilets

15 amp power point	1 no
Light point	1 no
Wash basin light point	1 no
5 amp power point(wash basin)	1 no
Exhaust fan point	1 no

Balcony

Light point	1 no
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c Others

Calling Bell (Provision)	1 no
Video Door phone(provision)	1 no
Heat detector in kitchen	1 no (only for stilt +12 Towers)
Smoke detector(Liv & Bedrooms)	3 nos for 2BR, 4 nos for 2 1/2 and 3 BR flats (only for stilt +12 Towers)
Lightening arrester	As per norms

d Electrical switches/sockets/ MCBs/ wires

Switches and sockets	Modular (Anchor Roma, Leon or equivalent)
MCBs	Good quality MCBs (ISI mark)
Wires	Anchor, Finolux or equivalent

e Back-up power (1 KW / house and full ba

DG SET - Kirloskar/ Cummins or equivalent

I Sanitary and Water supply

a Water supply lines

Concealed GI piping – B class (Zenith, Jindal or equivalent) Hydro pneumatic (uniform pressure) system for water mains.

b Sanitary lines

UPVC pipes - Type B for soil and waste and Type-A for Rain water

c Toilet design and Fixtures

Master bedroom

Sanitary	One EWC cascade (Hindware or equivalent) Ivory Wash basin with polished granite counter
Plumbing	One CP shower mixer and shower rose CP pillar cock for washbasin Health faucet CP angle cocks for health faucet, flush tank, wash basin (Brand: Jaguar, Marc, Ceramix, ESS or equivalent) Shower partition

Children bedroom

Sanitary	One white EWC (Hindware or equivalent) Wash basin with pedestal
Plumbing	One CP shower mixer and shower rose CP Pillar Cock for washbasin Health faucet CP Angle Cocks for health faucet, flush tank, wash basin (Brand: Jaguar, Marc, Ceramix, ESS or equivalent)

Common Toilet

Sanitary	One white EWC (Hindware or equivalent) Wash basin with pedestal
Plumbing	One CP shower mixer and shower rose CP Pillar Cock for washbasin Health faucet CP Angle Cocks for health faucet, flush tank, wash basin (Brand: Jaguar, Marc, Ceramix, ESS or equivalent)

Kitchen/Utility

Plumbing	Hot & cold water lines for domestic water with mixer with long body tap One line for drinking water with long body tap One Bib Cock for washing machine
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Disclaimer

1. Tiles

Flooring – For all types of floorings, three color choices will be given, out of which one color will be default for all the Units. The customer has to choose from the available colors and patterns only. The color choice other than the default one will be charged extra at the rate of Rs. 10/sft. No other color or pattern will be accepted and also material substitution/credit will not be given in this regard.

2. Electrical

Any additional point will be charged separately and is required to be intimated at the time of entering into the sale of agreement.

3. Painting (Internal)

For all internal paintings, two or three color choices will be given, out of which one color will be by default for all the Units. The customer has to choose from the available colors only. The color choice other than the default one will be charged extra at the rate of Rs 2.50 /sft. No other color or pattern will be accepted, and also credit will not be given in this regard.

4. Modification/Retrofilling

The Company will call for a cut-off date for any Retrofilling/modifications. After the assigned cut-off date, no modifications will be entertained, and the material and pattern listed as default will be executed and the unit will be completed.