

SPECIFICATIONS FOR RUDRAMANI

Foundation

R.C.foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911.

Super Structure

Reinforced concrete framed structure using minimum M30 grade concrete complying with IS-456 and Fe 500 Steel reinforcement complying with IS-1786.

Walls

External Walls - Common Clay / Fly Ash / and / or reinforced concrete walls. Common Area Internal Walls - Common Clay / Fly Ash / and / or reinforced concrete walls.

Ultimate Roof

Reinforced concrete roof with appropriate waterproofing and proper insulation system.

Ceiling

Office Space & Showrooms - Bare RCC surface. Lift lobby - Standard POP / Gypsum Board False Ceiling with or without drops. Car Park Areas - Cement & Sand Plaster finished in Cement Paint. Staircases, M & E services rooms/ shaft and utilities - Cement & Sand Plaster with neat POP punning. Staircases will be finished with two coats of Plastic Emulsion Paint.

Connectivity

Wall - Office Space & Showrooms: Cement & Sand Plaster. Wall- External - Cement & Sand Plaster with a combination of ACP cladding, Structural Glazing, Stone Cladding, cement paint and / or texture finish. Wall- Internal - Corridors, Staircases, Landing and other common areas - Cement & Sand Plaster with neat POP punning finished in two coats of Plastic Emulsion Paint. Car Park Areas: Cement & Sand Plaster finished in Cement Paint. Ground Floor Entrance Lobby - Cement & Sand Plaster finished in combination of neat POP punning, texture paint and Marble or Granite cladding at designated areas. Floor - Office Space & Showrooms - Bare RCC Floor. Floor- Common Areas - Staircases including landings and corridors at car park level, and typical floors - Finished in polished Kota Stone. Lift lobby - Homogeneous tile / or compressed marble / or kota stone with matching skirting with or without inlay works at designated areas. Other common areas - Screed concrete.

Windows

Standard Aluminium section casement windows (powder coated / anodised) with partially fixed and partially openable shutters with 5mm to 6mm thick clear toughened float glass glazing.

Doors

Staircases - Will be provided with Fire Control Doors. Toilet - Salwood door frame with 35mm thick flush shutters having commercial faced inners painted with white enamel paint with bathroom latch.

Plumbing & Water Management

Hydro- pneumatic system for water distribution. Rain Water Harvesting.

Electrical Installation

Office Space & Showrooms - Provided with main Distribution Box duly wired from the mains. Toilet & Common Areas - Total concealed electrical wiring with electrolytic copper conductors.

Lightning Protection

Lightning Protection- In compliance with IS 2309.

Water Proofing

Water proofing to floors of Bathrooms, W.C., Planter Boxes, Terraces and Ultimate Roof.

Driveway

Reinforced concrete slab with hardener to carpark, carpark ramp/driveway. Stone and /or paver block and /or bituminous compound. Duly finished greeneries at designated places around driveway.

Air-Conditioning

Office Space & Showrooms: Office & Showroom areas will be available with the High Side of VRV system duly installed.

Fire Suppression & Detection

Provision of adequate fire fighting system with multiple wet risers and fire sprinklers connected to separate Fire Reservoir. Evacuation points and refuge platforms for human safety. Web enabled fire detection system with facility for fire repeater panels. Special smoke detectors and extraction fans in common areas only

Power & Backup

24 x 7 Power. 100% power backup for VRB system with additional backup to the extent of 2 watt per square foot of built up area for offices and showrooms. Instant change over between mains and auto synchronised DG set.

Safety & Security

24 x 7 vigilance facility with CCTV cameras and Radio Frequency Identification Device (RFID).

Special Features

External Glazing with Doubly Glazed Glass with low U-Factor and shading ensuring maximum light and minimum heat radiation. Exquisite fully Air Conditioned Entrance Lobby at Ground Floor.