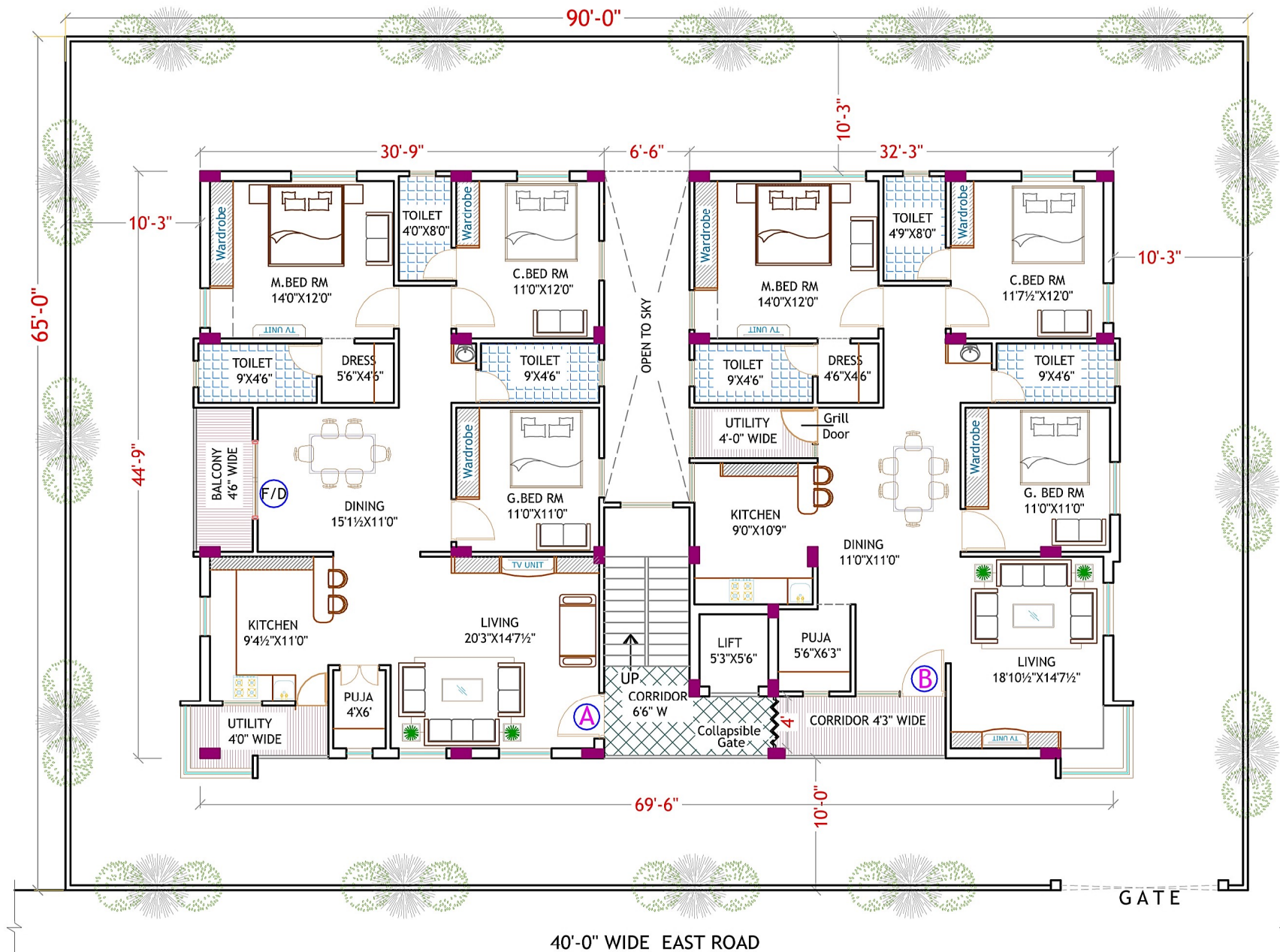






TYPICAL FLOOR PLAN
5 UPPER FLOORS

NOTE :
ALL THE FEATURES MENTIONED ARE FOR
INDICATIVE PURPOSE ONLY AND NOT PART OF
ACTUAL CONTRACT (or) AGREEMENT

STILT + 5 UPPER FLOORS

PROJECT
PROPOSED RESIDENTIAL BUILDING AT
DIAMOND HEIGHTS, GOPANPALLY,
HYDERABAD

CLIENT

TITLE
CONCEPT PLAN

DATE
02-06-22

DEALT BY
VIJAYA

SCALE
NTS

NORTH
N

AREAS -

TOTAL PLOT AREA - 650.0 SqYds
OR 543.40 SqMts

FLAT - A - 1750.0 Sqft

FLAT - B - 1750.0 Sqft

TOTAL - 3500.0 Sqft

Each floor BuiltupArea : 3500.0 Sqft
Including 25% Common Areas
For 5 floors Area : 3500.0x5 floors
-17,500.0 Sqft

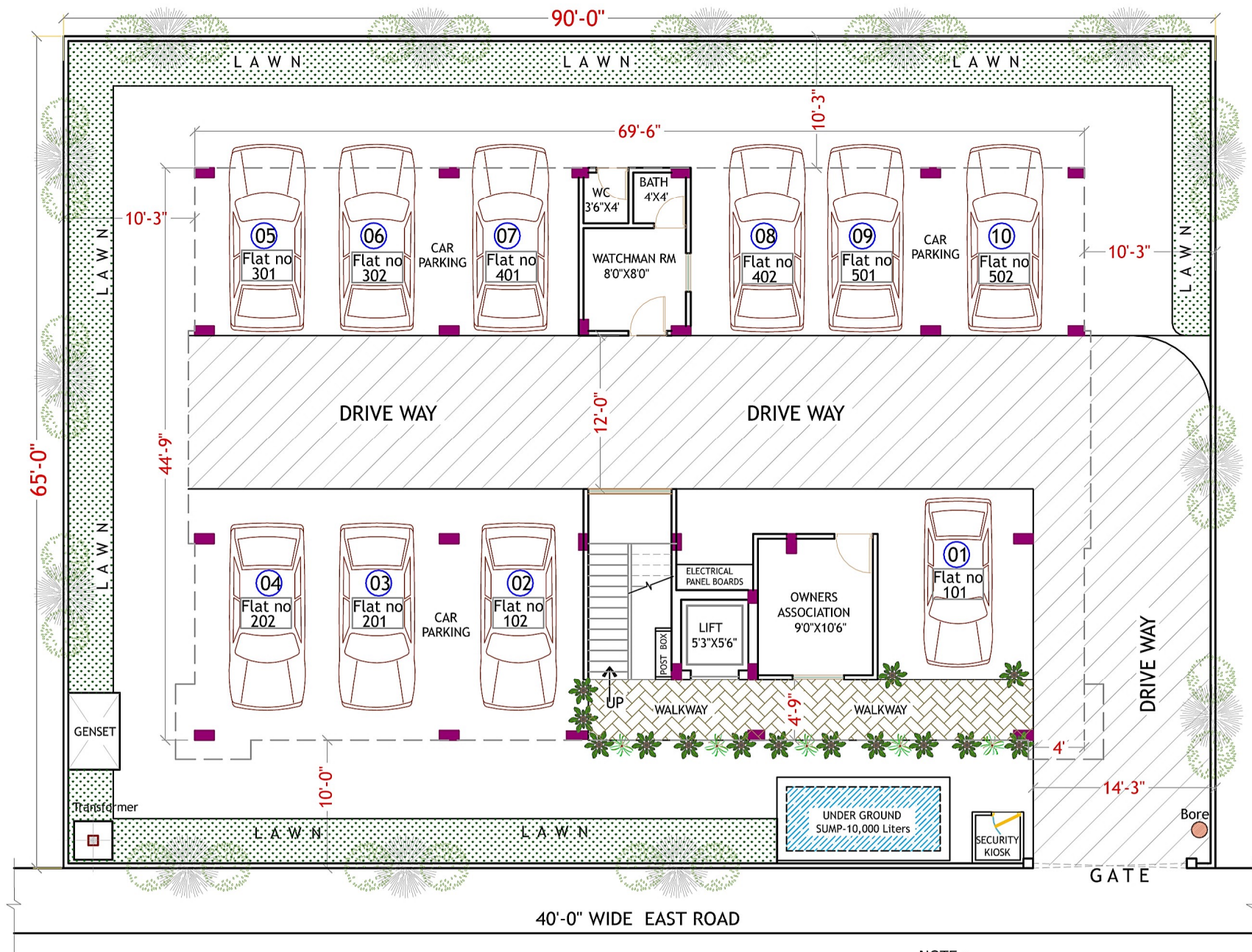
CONSULTANTS



V.R. ASSOCIATES
ARCHITECTS, ENGINEERS &
PROJECT MANAGEMENT CONSULTANTS
FLAT # 3A, DIVYA SAI SHAKTI APTS.
PANJAGUTTA, HYDERABAD.

(O): 23357180, e-mail: vrassociates2009@gmail.com

CHIEF CONSULTANT: ER. G.V.R.RAVI



STILT FLOOR PLAN

NOTE :
ALL THE FEATURES MENTIONED ARE FOR
INDICATIVE PURPOSE ONLY AND NOT PART OF
ACTUAL CONTRACT (or) AGREEMENT

STILT + 5 UPPER FLOORS

PROJECT
PROPOSED RESIDENTIAL BUILDING AT
DIAMOND HEIGHTS, GOPANPALLY,
HYDERABAD

CLIENT

TITLE
CONCEPT PLAN

DATE
02-06-22

DEALT BY
VIJAYA

SCALE
NTS

NORTH
N

AREAS -

TOTAL PLOT AREA - 650.0 SqYds
OR 543.40 SqMts

CONSULTANTS

V.R. ASSOCIATES
ARCHITECTS, ENGINEERS &
PROJECT MANAGEMENT CONSULTANTS
FLAT # 3A, DIVYA SAI SHAKTI APTS.
PANJAGUTTA, HYDERABAD.

(O): 23357180, e-mail: vrassociates2009@gmail.com

CHIEF CONSULTANT: ER. G.V.R.RAVI



ANNEXURE – I

SPECIFICATIONS AND AMENITIES FOR “SAISANKALP”

1. Structure:

R.C.C. (1:2:4) (M20 grade) using 20 metal for

- a) Footings and columns as per design
- b) Beams as per design of the Architect and Engineer.
- c) A clear slab height of 10'-0" shall be provided as per standards with 5" slab thickness, and final slab for 5th floor (6th slab) shall be with 10'-6" plus slab thickness of 5".
- d) Lintels and sunshades wherever required technically
- e) Steel: Standard TMT of reputed brand shall be used.

2. Walls: With table mould clay bricks with cement mortar.

- Brick: Use regular clay bricks for External wall (8") and Internal walls (4").
- Cement: Use Cement: KCP 43/53, Birla 43/53 grade etc or equivalent brands.
- Sand: Use good manufactured sand or regular sand for various works.
- Plastering: All surfaces shall be finished with plastering in two coats in cement mortar giving uniform sponge finish for internal walls.

3. Painting: All the exterior surfaces depending on elevation treatment will be of luppum finish as per finalized elevation with Asian Apex Paints. Asian Emulsion paint for interior walls with luppum finish. Main door frame and shutter polish. Other internal doors and window grills painted with enamel paints.

- a) **Doors** : Main door frame and shutter in good teakwood. Internal Door frames in good medium teak with readymade flush shutters.
- b) **Windows:** All windows of U.P.V.C with plain 4mm glass with 3 track mosquito mesh provision and safety grills of Wintech Veka or equivalent make.

4. Toilets: Antiskid ceramic tile flooring with Glazed Ceramic tiles up to a height Of 7'.0" of good quality tiles approximate range of Rs.50/- sft Sanitary fittings of Hindware or equivalent make of one piece floor Mounted WC of Rs.10,000/- range and Washbasin of Rs.3000/- range. CP fittings of Jaguar Florentine make or equivalent.

5. Flooring:

Bedrooms / Living / Drawing / Dining and Kitchen: Vitrified Tiles of 800mm x 800mm with skirting 4" (Price range: Rs. 75/- Sq.ft).
Bathrooms, Utility areas, Watchman room (stilt floor): Ceramic anti-skid acid resistant tile flooring of good quality (Price range:Rs.40/ Sq.ft)

Staircase: Good quality granite flooring with skirting of Rs.75/sft range.

Parking Area: Cement classic parking tiles over a bed or PCC (1:5:10).

6. Kitchen:

- a) Polished black granite or other colour for cooking platform (maximum Rs. 150/-sft) of 2 feet width with Nirali sink. Glazed ceramic tile dado up to 3 feet height above kitchen counter wall tiles of (Price range: Rs. 40/Sft).
- b) Kitchen sink shall also have 2 taps one for municipal water and one for bore water.

7. Utilities and Wash area:

Glazed ceramic tiles of Price range: Rs. 40/ Sq. ft) up to 3'.6" height,

8. Compound wall & Gate:

Compound wall with brick masonry with M.S Main gate. (Design as per working drawings).

9. Electricity:

Finolex or equivalent IS multi stand copper wire with Anchor Roma or equivalent White modular switches with distribution board with following points:

All 5Amps/15 Amps points in the flat shall be provided with proper earthing.

Electrical Panel Board at stilt floor.

- | | | |
|----------------|---|---|
| a) Hall/dining | : | 3 Ceiling points, 2 wall points, 1 TV point, 1 Telephone, 1 Bell, 5Amp plug socket on each board. |
| b) Kitchen | : | 1 Tube, 1 Fan, 1 Light, 1 Exhaust, 1-15 Amp, 2-5 Amp provision for microwave. |
| c) Bedrooms | : | 1 Tube, 2lights, 1 TVpoint, 1 Telephone, 1 A.C point, 1 Fan, 2-5Amp 2 plug socket, foot (night) lamp. |
| d) Bathrooms | : | 1 Bulb, 1 Exhaust, 1-15 Amp for Geyser. |
| e) Passage | : | Sufficient Light points will be given |
| f) Balconies | : | Light point – 1 each and fan point |
| g) Staircase | : | Light point –sufficient numbers in each landing and passages and lobbies. |
| h) | : | In the terrace sufficient light points shall be provided as per requirement. |

Note:

- 1) For all A.C. point's 7-20 wire with a separate circuit (heavy duty) breaker & suitable board plug pinpoint will be provided.
- 2) Individual distribution board for each flat.

10. Sanitary:

Each toilet in three bed room flat shall have,

- | | | | |
|-----------|--|---|-------|
| a) | W/Commode | : | 1 No |
| b) | Pillar cock | : | 1 No. |
| c) | Bib cock | : | 1 No. |
| d) | Concealed stop cock | : | 1 No. |
| e) | Shower (hot & Cold) wall mixer | : | 1 No |
| f) | C.I. Nahani, Cockroach proof | : | 1 No |
| g) | Wash basin. | ; | 1 No |
| h) | and others (S) Trap | : | 1 No |
| i) | One connection of Geyser inlet: | | 1 No. |
| j) | The standard (heavy duty) water supply items like taps like Jaguar Florentine or equivalent, head showers etc from the Jaguar or equivalent make with health faucet, plumbing will be in C.P.V.C (flow guard) for water Lines Prince Gold (PVC) for drainage and SWG for underground sewage. | | |

11. Drainage and water supply:

Overhead water tank (8000 litres capacity with one partition of 5000 litres for bore water and other 3000 liters for Municipal water), Lift room, parapet wall 4” PVC down rain pipes will be provided. 1 No, underground sump of 10,000 litres capacity, with partition for another chamber.

- 12. Lift:** Standard 6 passenger lift of Johnson or equivalent make with vision panel will be Provided. Lift walls (outside) cladding shall be done with good quality black granite tiles.

13. External Services:

- a) All sanitary pipe lines: PVC prince Gold
- b) Water pipes all CPVC concealed pipes.
- c) Compound wall with MS Gate. (as per design)
- d) Weathering course on open terrace and waterproof treatment shall be done for all bath rooms, balconies and chajjas.
- e) Security grill door shall be provided on the terrace floor.
- f) Internet cable provision will be provided.
- g) Intercom phones facility will be provided.
- h) CCTV surveillance facility shall be provided.
- i) 6-1/2” bore well shall be provided with relevant size motor.
- j) Rain water harvesting pits as per norms.
- k) Power back up for lift, motor and basic light points with 20 KVA Generator.

14. Staircase Railing: Stainless Steel railing of good quality (202 Gauge).

@@@@