

PROPOSED HOME APARTMENT COMPLEX AT RAJA UYANA, MALABE. – SPECIFICATION

No.	Item	Description
01	Foundation	Random Rubble Masonry Foundation approximately 1'- 4" above ground. 3'-0" x 3'-0" x 3'-0" G25 RCC Column Footings. 8"x 6" RCC Tie Beam.
02	Columns	6" x 12" Concrete Columns in Ground Floor and 9" x 6" Stiffener Columns in the Upper Floor.
03	Slabs and Beams	G 20 RCC Concrete
04	Water tank slab	4 ½ " thick Grade 20 RCC Concrete
05	Staircase	G20 RCC Concrete Staircase
06	Storey Height	9'-6" (Clear Effective Height – 9'-0")
07	External Walls	6" thick Cement Block Walls.
	Common walls	6" thick Hollow Cement Block Walls
08	Internal Walls	4" thick Cement Block Walls
09	Windows & French Windows	Powder Coated Aluminum Windows with 5mm Glass
10	Main Door	Mahogany Frame 4"x3" and 1 ¼ " thick Mahogany Solid Door JAT Water Based Paint Brass Iron Mongery Brass Door Lock (Union or Yale)
11	Internal Door	Mahogany Frame 4"x2" Quality Plywood Doors Brass Iron Mongery Brass Door Lock (Union or Yale)

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12	Washroom Door	Mahogany Frame 4"x2" Powder coated Aluminum Door Iron Mongery - Aluminium Door Lock - Aluminium
13	Roof Structure	Timber Purlins and Rafters with Kempus or Thulan timber
14	Roof Covering	Corrugated Asbestos Sheet
15	Ceiling	Ceiling above Ground Floor – Soffit Plaster Ceiling above First Floor – Asbestos Sloping Ceiling
16	Gutters and Down Pipes	UPVC
17	Flashing	0.47 mm thk Zinc Aluminium
18	Flooring	Living, Dining and Pantry – Rocell 16'' x 16'' non slip floor tiles Staircase – Cut and polished cement finish Bed rooms – Rocell 12'' x 12'' non slip floor tiles Balcony – Rocell 12'' x 12'' non slip floor tiles Car porch – Power trowel cement finish Toilets – floor and walls – Rocell 12'' x 12'' Non slip tiles
19	Plastering	Internal - ½ '' thick External -5/8'' thick Soffit – ½'' thick
20	Kitchen Vanity & Top	3'' Thick G20 Concrete Vanity top Tiled with Ceramic Tiles
21	Anti Termite treatment	Lankem or Ex terminators with 10 years Manufacture's Warrantee.

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No.	Item	Description
22	Water proofing	Finco or HE engineering with 10 year Manufacturer's Warrantee (Wash room floors and shower walls up to 7 feet Balcony floors and water tank slab)
23	Staircase Handrail	Steel flat iron and rods
24	Balcony Handrails	Steel flat iron and rods
25	Painting	Internal – Ackzonobel (CIC) Emulsion two coats and one coat of CIC filler and wall putty. External -Ackzonobel (CIC) Weather shield two coats and one coat of CIC filler.
26	Electrical	Ceiling Fans - 3 No.s KDK Light Fittings - 20 Nos.
27	Wiring Points	<p>Ground Floor Light Points – LED Spot Light (Internal) – 10 Nos. LED Spot Light (External) - 4 Nos. 5A Socket Outlets – 4 Nos. 13A Socket Outlets - 2 Nos. 15A Socket Outlets – 1 No.</p> <p>First Floor Light Points – LED Spot Light (Internal) –9 Nos. LED Spot Light (External) - 2 Nos. 5A Socket Outlets – 5 Nos. 13A Socket Outlets – 2 Nos. 15A Socket Outlets – 1 No</p> <p>External – 2 No's</p> <p>Extra Point at the Rate of Rs. 3,900.00 per point. ACL Cables, Orange switches and Sockets (Local Standards) Trip and Main Switch – Orange (5 year manufacturer's warrantee) Earth Electrode is included</p>

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No.	Item	Description
28	Sanitary fittings and accessories	Rocell with 25 year Manufacturer's Warrantee for the Ceramic , Option to Upgrade Fixtures – Plumber
29	Plumbing	Pipes – Z -Lon Fittings - Z –Lon Specials - Z -Lon
30	Kitchen Sink	Single Bowl with one sided Tray/Drainer.
31	Water tank	1000 L Plastishell with a 5 year Manufacturer's Warrantee.
32	Septic Tank and Soakage Pit	Precast Concrete
33	Pantry cupboards	2D Cupboard with Sink and 2D Cupboard with Granite Top will provided. Options to upgrade. Supplier - Damro
34	Hot water, A/C, Roller gate	Only Hot water, A/C for Master Bed Room Provided. Provision for Roller gate Provided.
35	Boundary wall	Rubble foundation up to 1 feet and 7 feet high chain link fence maximum up to 8 feet.
36	Landscaping	Hardscape – paving for the front entrance Softscape – Turfing