

## **GENERAL SPECIFICATIONS (A+class)**

### **STRUCTURES :**

R.C.C framed structure in M25-grade concrete with a clear floor-to-floor .Height of 10'0" and a lintel height of 7'.  
All outer walls shall be 6" thick and  
Partition walls and balcony parapet shall be 4½" thick.

### **WALL FINISH :**

**INTERNAL:** Internal face of walls, ceiling etc. shall be finished with smooth plaster , Internal faces of rooms shall be finished with Plastic Acrylic Emulsion Paint with two coats of Primer.

**EXTERNAL:** Exterior wall surface shall be two coats plastered in sand face ,With two coats of **acrylic weather shield paint**.

### **FALSE CEILING :**

**Hall- Kitchen-Bedrooms-** Plaster of Paris false ceiling in drawing room with LED panel ceiling lights.

**Terrace -(8'-6"X10'-3")** - PVC panneling /ACP sheets

## **FLOORING :**

- I.** Double charged fully Vitrified tiles (24" x 24") to Drawing Room, Bedrooms, Kitchen, Dining.
- II.** Antiskid tiles to balconies / attached terrace.
- III.** Flooring to toilet shall be in Antiskid tiles (12" x 18").

## **NAME PLATE & [ LETTER BOX (In Common Parking)]**

- I.** Name plate on each flat entrance door.
- II.** Common name board at parking.
- III.** Allotted letter box at parking.

## **DOORS**

- I.** Main doorframe & flush door will be of plywood with veneer sheet & melamine polish protected with Latch Lock.
- II.** All Other doors shall be laminated with flush door with S S fitting.

**Make Fittings : Europa**

## **WINDOWS**

All the Windows in powder coated aluminium sliding three shutter /track ( including Mosquito net) with M.S. Grill painted in two coats of enamel paint.

## **KITCHEN**

- I. Modular Kitchen shall be provided with Black Granite top cooking platform & Steel Sink (21"x18") with Stainless steel baskets & pull out *as per design*. Glazed tiles dado upto 4' height above cooking platform.
- II. One tap in sink from overhead tank and another for fresh water from Sump well shall be provided.

## **TOILET**

- I. Designed Glazed wall tiles Full Height in toilet.
- II. Toilet shall be provided with wall hung commode with Metropole flushing cock and tap.
- III. Internal plumbing will be concealed type.
- IV. Wash basin with pillar cock and full height glazed tiles on back side of basin.
- V. Toilet shall have single lever diverter.
- VI. Make : Jaquar or equivalent make C. P. fitting shall be provided in each toilet.

**WATER SUPPLY** One tap from overhead tank shall be provided each in Kitchen, Washing balcony, Toilets and Wash basin.

To ensure continuous water supply the apartment will have sump, and one overhead tank, with pump having adequate Capacities and auto ON/OFF system.

**Source : NMC Water Supply & Borewell**

### **ELECTRICAL NETWORK**

- I. Every room shall have 4½ point of 5 amps, in concealed type fitting.
- II. One no. Cable and Broadband point shall be provided in Drawing Room.
- III. Every Balcony, Passage, Terrace, Toilet shall have one light shall have One Light points each.
- IV. Two 15 amp. power point in Kitchen Room for freeze and in toilets For geyser.
- V. All the fittings with copper wire and modular switch boards.
- VI. Two-way light arrangement in all the bedroom for light & one fan.
- VII. Tube & Fan Point, in each room on inverter shall be provided.
- VIII. A.C. Point for Each Bed Rooms.
- IX. Tube light point shall be provided in parking area.

**Make : Honeywell or Equivalent**

## **STAIRCASE**

- I. Lock and key arrangement at entry to lock entrance staircase and lift.
- II. Sufficient entry gate in parking area.
- III. Staircase shall have 3' height S. S. railing.
- IV. Steps & landing with Antiskid Granite flooring.

## **LIFTS**

- I. Eight (8) passenger 2 Nos lifts shall be provided with Power backup.  
Make - Kone or Equivalent

## **PARKING**

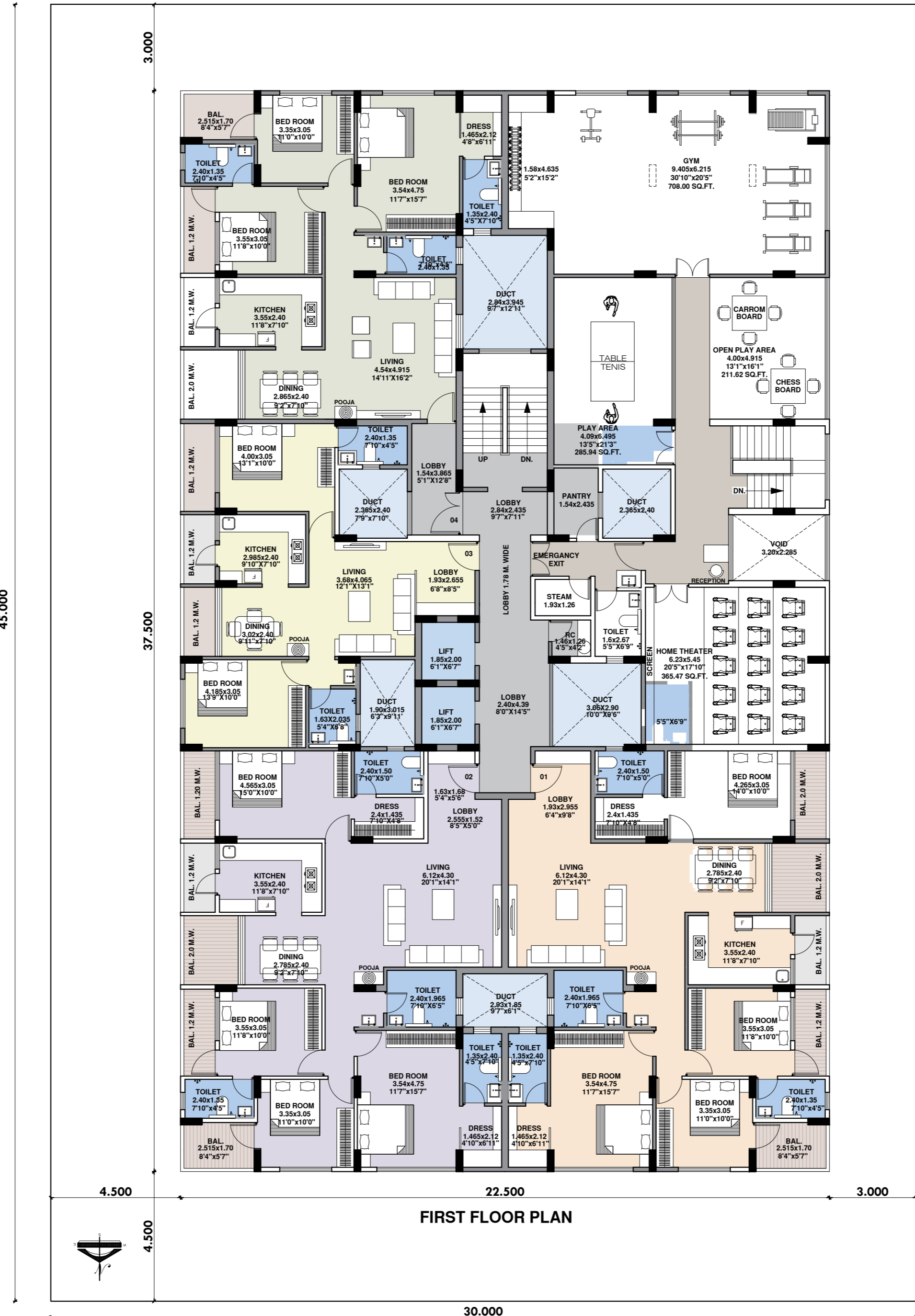
- i 2 Nos. Allotted Car Parking per Flat  
1 in Hydraulic Car Parking - 1 in open car Parking.  
Make - Klaus or Wohr
- ii Security guard room at entry gate.
- iii Toilet / Bathroom at parking.
- iv Tiles shall be provided in plinth / Covered area and paver Blocks shall be provided in uncovered area.  
Make - High Durable Rubber Mould Pavers.

**HOME AUTOMATION -**

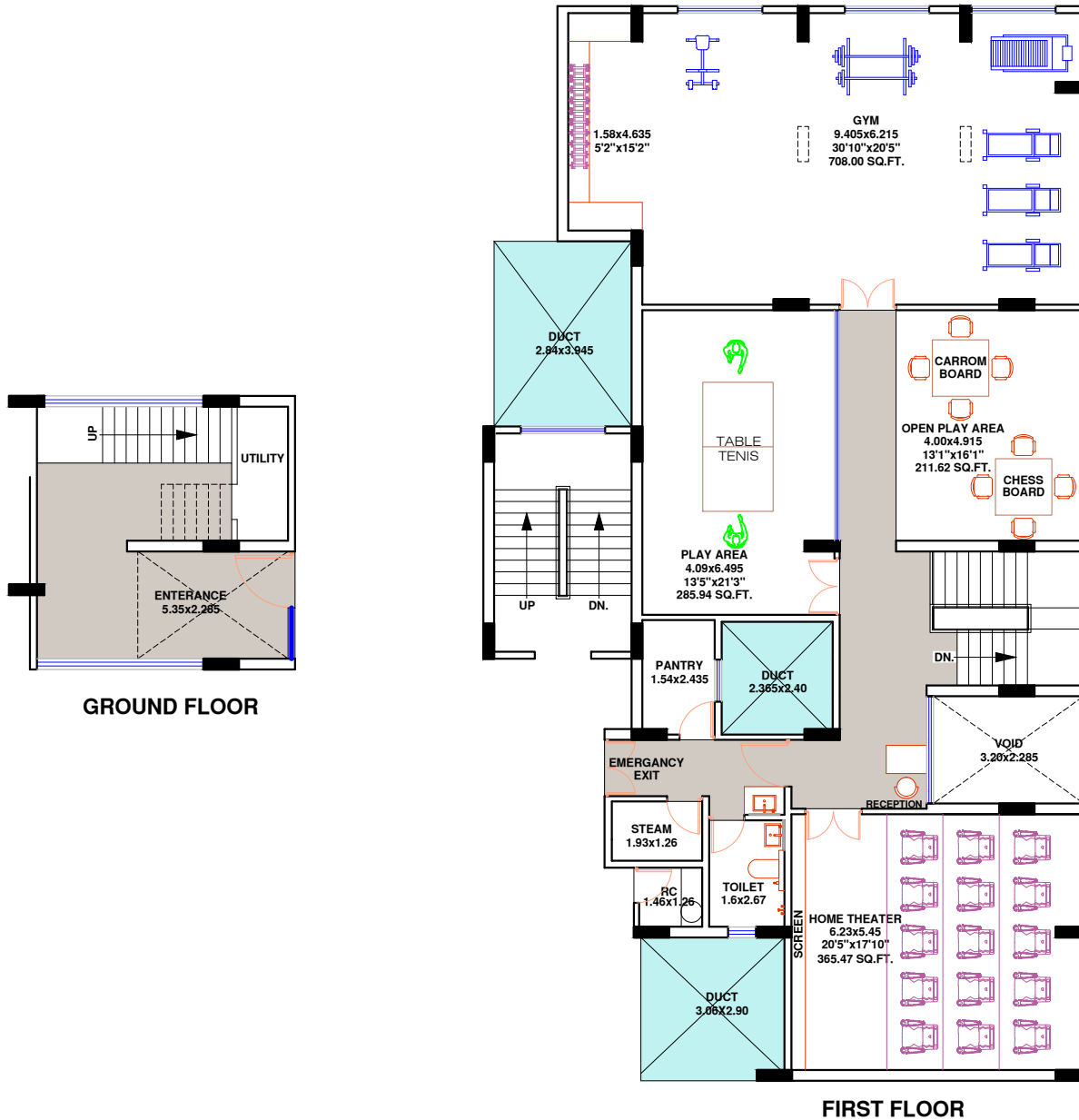
- I . Automation with mobile app based control for Bedrooms and Hall covering 4 Points.**
- II. ON/OFF motion Sensor Lights in Toilets .**

**AMMENTIES IN COMMON AREAS:**

- I. Electric Car Charging Station .**
- II. Diesel Generator Backup for single lift , Pumps , common lights of parking and lobbies .**
- III. Provision of Optic Fibre Line for Internet Connection**
- IV Gazebo at terrace .**
- V. Society Office at terrace .**



FIRST FLOOR PLAN



**GROUND FLOOR**

**FIRST FLOOR**

**DWG. NO:** 0 1

**TITLE:**  
**CLUB HOUSE**

**REVISION NO:** 0 01

DC-8/AJAY/PROPOSAL/TAYWADE/KHARA/PROPOSAL . . . . .

**REVISION NOTES:**

1.	
2.	
3.	
4.	

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN METERS.
  2. THE CONTRACTOR SHOULD GET THE CENTERLINE LAYOUT APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  3. FOR STRUCTURAL DETAILS REFER CONSULTANTS DWGS.
  3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
  4. DIMENSIONS / LEVELS SHOWN TO BE VERIFIED AT SITE BEFORE COMMENCEMENT OF WORK.
  5. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
  6. ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS.
  7. ALL DIMENSIONS ARE FROM UNFINISHED WALL & FLOOR SURFACE UNLESS OTHERWISE MENTIONED.
  8. THIS DWG IS ONLY VALID SUBJECT TO STATUTORY PERMISSIONS.
  9. DISCREPANCIES IF ANY TO BE BROUGHT TO THE NOTICE OF ARCHITECTS BEFORE EXECUTION.
  10. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS OFFICE.
  11. THIS DRAWING IS THE PROPERTY OF DESIGN CELL AND NOT TO BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
  12. ALL DIMENSIONS ARE TO BE REFERRED FROM THE ARCHITECTURAL DRAWINGS.
  13. REFER TO LATEST "P" REVISION DWG.
  14. BEFORE COMMENCING THE WORK HE IS MUST TO OBTAIN PRIOR PERMISSION FROM THE CONCERNED SANCTIONING AUTHORITY.
  15. IT IS MUST FOR RESPECTIVE SITE ENGINEER TO CHECK AND CO-RELATE THE SURVEY DRAWINGS, DRAWINGS WITH ARCHITECTURAL DRAWINGS.
  16. ALL SUNKEN PORTIONS ARE MARKED WITH HATCHED PATTERNS ALONG WITH PART SECTION TO BE REFERRED.

**"PROPOSED RESIDENTIAL BUILDING" (MAHENDRA LAKE PRIDE) NAGPUR.**

**CLIENT / OWNER'S NAME:**  
**"MAHENDRA GROUP"**  
NAGPUR.

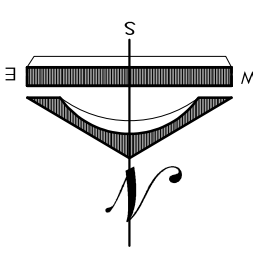
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**Design Cell** 

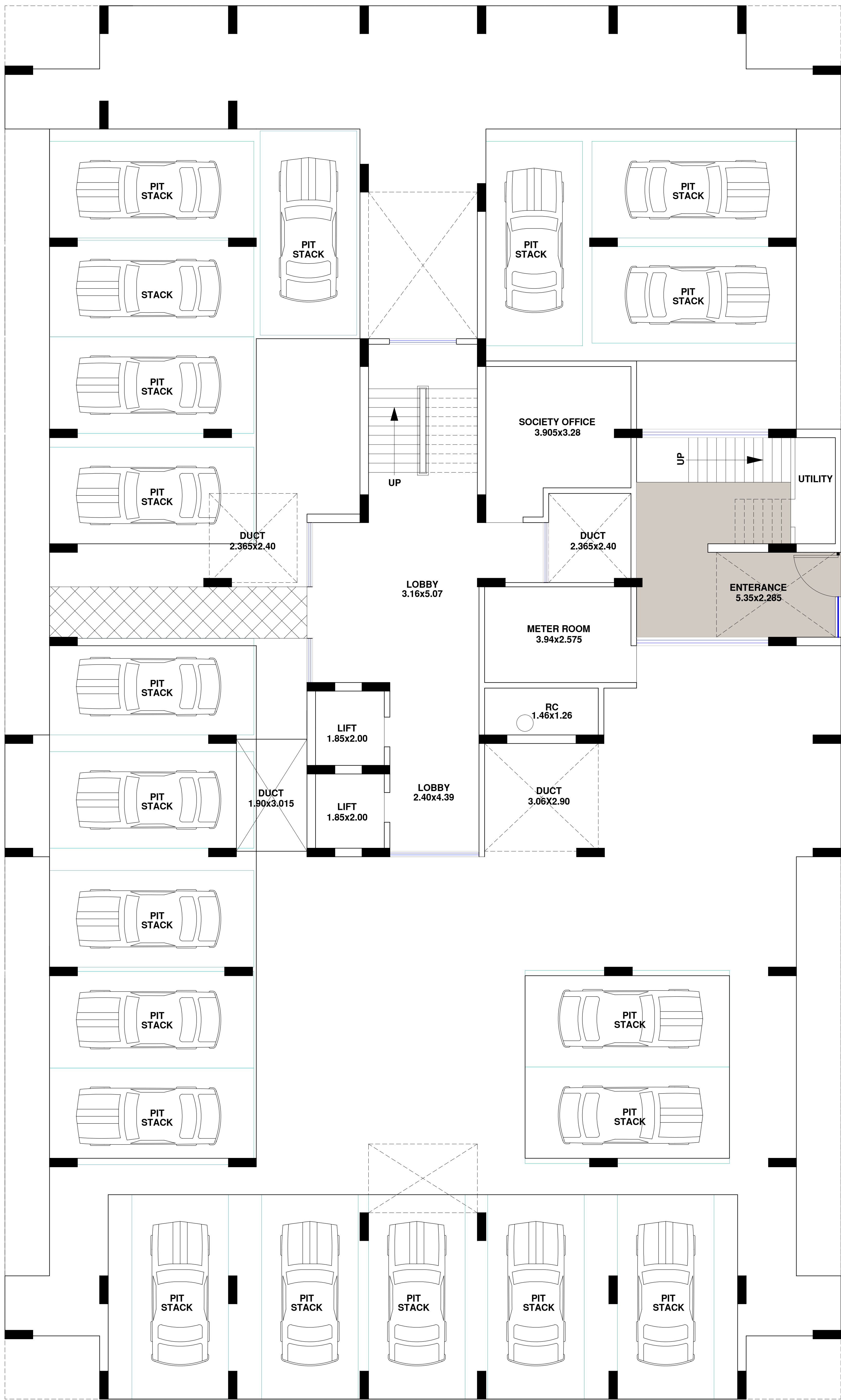
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**ARCHITECTS  
PLANNERS &  
INTERIOR  
DESIGNERS**

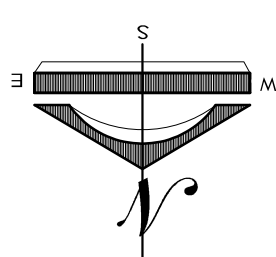


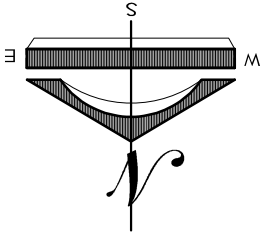
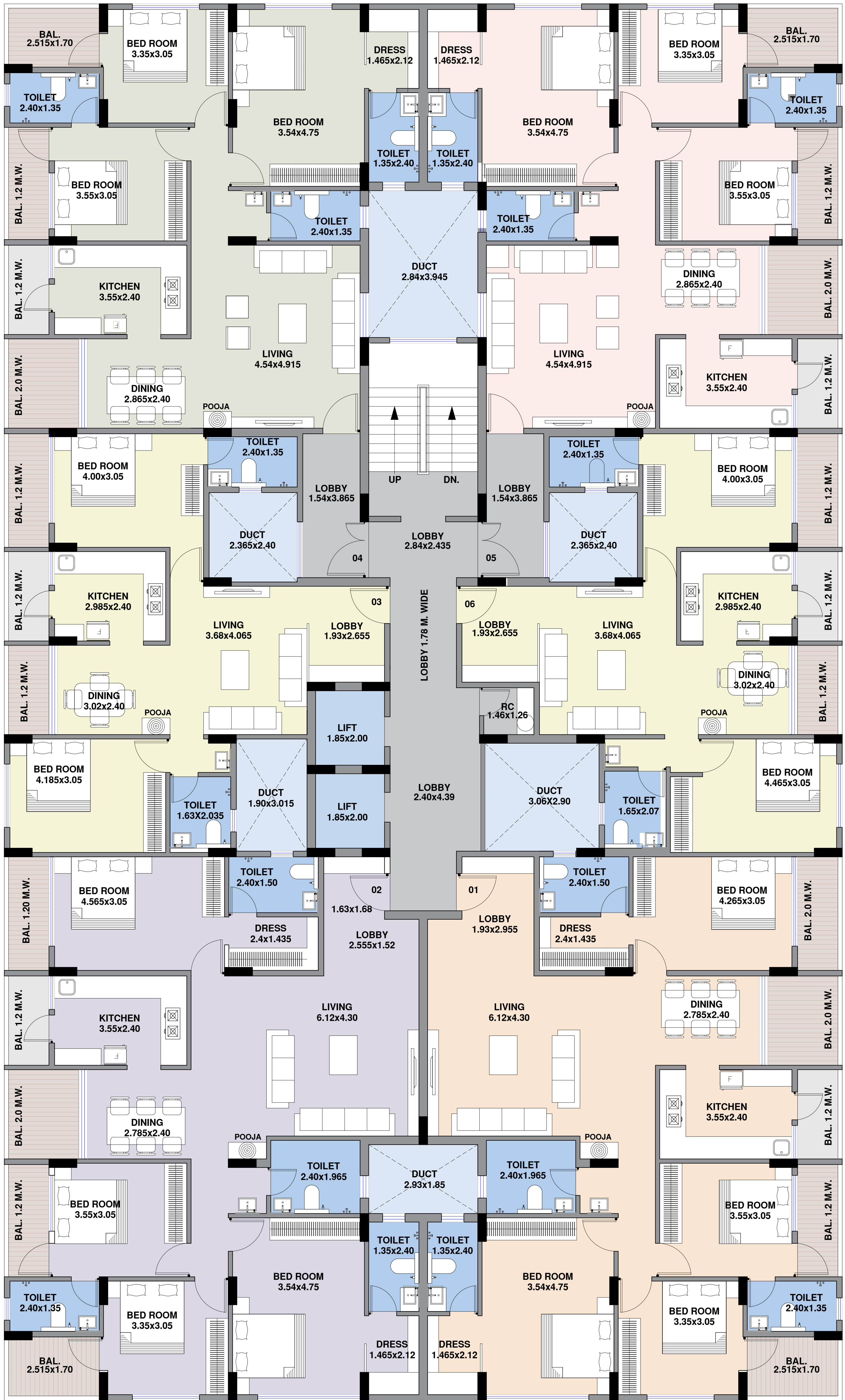


FIRST FLOOR PLAN



**GROUND FLOOR PLAN**





**TYPICAL FLOOR PLAN  
2ND, 3RD, 4TH, 5TH, 6TH, 7TH FLOOR**