

Construction Specifications

At The Wooded Glen Estates, Suriya Gaon, Sattal, Nainital.

1. Foundation: RCC frame structure with antisismic plinth beam. 9" columns with spread footing. Filling in random stone masonry up to plinth level if required, as per slope and site conditions.
2. Walls: (a) External – Nine inch thick brick walls in cement mortar, or nine inch thick rat-trap bonded cavity walls in cement mortar. (b) Internal – Four and a half inch thick partition walls.
3. Roof: Sloping roof in RCC with tapecrete waterproofing and imitation tile designs in plaster.
4. Plaster: Internal and external plaster in cement mortar.
5. Wall tiles: Glazed ceramic/vitrified wall tiles up to door level in baths and 2 ft. above counter in kitchen, costing up to Rs. 35/- per sq. ft. ex-Haldwani.
6. Stone Cladding: Stone cladding in local stone will be provided on the following internal surfaces (a) Fireplace, (b) Risers and sides of staircase. On external wall surfaces stone cladding will be provided up to a maximum of 20% of the external wall surface area.
7. Woodwork: (a) Bedroom cupboards of 6 x 3 ft size in commercial plyboard. (b) Shutters below counters in kitchen in commercial plyboard.
8. Doors and Windows: Powder coated aluminium frames and panels with laminated board/PVC/glass/mosquito netting.
9. Wire netting: External doors and openable external windows provided with mosquito netting shutters.
10. Glass: (a) Float glass panes in windows. (b) Bathroom mirrors. (c) Frosted float glass panes in baths.
11. Railings: MS or equivalent railing with wooden handrail on staircase. Balconies and verandahs provided with railings in MS/RCC/Cement banisters/Cement decorative jali sections.
12. Hardware: Doors windows and cupboards fitted with anodized aluminum fittings like handles, bolts, latches etc. Cupboards provided with magnetic catchers and inbuilt locks. Main door fitted with inbuilt lock.
13. Flooring: Ceramic tiles costing up to Rs. 35/- per sq. ft. (Ex Haldwani).
14. Staircase treads: In Marble/Baroda green slabs.
15. Counters: Kitchen and Bathroom counter tops in mirror polished Granite.

16. Sanitary works: (a) Overhead PVC water tank of 1000 lt. capacity. (b) Concealed PVC ½ inch pipes. (c) Parryware Aquarius WC and oval wash basin or equivalent, (special colours at extra charge). (d) Single bowl stainless steel kitchen sink with drainboard. (e) Parko mid-range or equivalent fittings like basin mixers, showers etc. (f) Septic tank with soak pit. (g) Manholes with CI covers. (h) Sewage and waste pipes in PVC.
17. Electrical works: (a) Concealed wiring in PVC conduits. (b) Plaza cables copper conductors or equivalent. (c) Earthing. (d) Anchor or equivalent modular switches, sockets, fan regulators, cable TV and phone outlets. (e) Main board with MCBs. (f) Fixtures like fans, exhaust fans, geysers, fancy lights, bulbs and lampshades not included.
18. Overhangs and Apron: External doors and windows provided with overhangs. An apron in plain cement concrete provided around the external periphery of the building.
19. Finishes: (a) External wall finish in snowcem. (b) Internal wall finish in a choice of dry distemper or snowcem. (c) Roof and overhangs in weather proof external finishes (Berger weather coat or Asian paints apex). (d) Enamel paint on woodwork.
20. Not included: (a) Electricity, water, phone and cable TV connections. (b) Rainwater harvesting tank. (c) Retaining walls.
21. Changes / Upgradations: Requests for changes, upgradations will not be entertained. However, in exceptional cases or in the case of custom designed luxury villas if any changes are made due to client's requests the same shall be charged extra.

(Disclaimer: These specifications are of an indicative nature for the purpose of giving a fair idea of the quality of construction. The specifications may be revised, edited, altered from time to time at the sole discretion of the developer.)