

# MANI REALTY PROJECTS PRIVATE LIMITED

To:  
The Authority  
WBRERA  
West Bengal

Date: 28.05.2024

SI. No.	Common Area	Installation
(i)	The two staircases along with their full and half landings from the ground floor and leading upto ultimate floor with stair cover on the ultimate roof of the Tower.	Fire wet risers with landing valves, ventilation shaft, pressurization shaft, electrical shaft etc. along with appropriate fire doors and electrical fittings
(ii)	2 (Two) numbers of high-speed passenger lifts serving ground floor to the top floor with the lift machine room above it.	Necessary Lift Machines in the Lift Machine Room
(iii)	1(One) number service lift serving the two number of basement floors, ground floor to the ultimate floor with the lift machine room above it.	Necessary Lift Machines in the Lift Machine Room

A. The ground floor of the Tower contains the following common area and installations:

SI. No.	Common Area	Installation
(i)	Exclusive entrance Foyer in the Ground Floor	Reception counter and other necessary furniture(s) and fixtures, high side of EPABX machine catering to all the flats and utilities
(ii)	Exclusive entrance lobby for club	Reception counter and other necessary furniture(s) and fixtures
(iii)	The Lift lobby catering to the two passenger lifts	Duly finished and tucked up
(iv)	The electrical meter room	With necessary wiring and change over connected to the distribution board of the

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		respective flats
(v)	One unisex washroom	Duly finished and fitted with all Cp/sanitary, fixtures
(vi)	Service/ Store Room	Duly finished

- N. 1<sup>st</sup> Floor of the towers comprising of:  
a) Well finished Indoor games room, Cards Room. Ladies & Gents toilets and exclusive Lounge and pantry services with necessary furniture doors and fitting therein
- O. 2<sup>nd</sup> of the Towers comprising of:  
a) Well finished Multipurpose Hall and well- equipped Gymnasium, with Showers and Toilets duly finished with necessary fittings and Fixture therein.
- P. 3<sup>rd</sup> floor of the Towers Comprising of:  
a) Adult Pool, Kids pool and Jacuzzi.  
b) Toilets duly finished with necessary fittings and Fixture therein
- Q. Ultimate roof of the Tower comprising of:

SL No	Common Area	Installations
(i)	Stairs to the roof from the floors below	Stair with safety handrail and stair cover.
(ii)	Open to sky terrace	Solar panels and. facade cleaning system, aviation light and lightning arrestor.

- R. Floors catering the carpark:

SI No.	Location	Common Area	Installations
(i)	2nd (lower) basement	Staircases, ramps and intervening driveways, lift shafts with service lift lobby and drivers sitting space, Sewage Treatment Plant (STP) with pump room	Electrical installations, fire, protection, installations, STP equipments, pumps, and lifts
(ii)	1 <sup>st</sup> (upper) basement	Staircases, ramps, and intervening, drive ways, lift shafts with lift lobby and store room, Sewage Treatment Plant (STP) with	Electrical installations, fire, protection, installations, STP equipments,

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		pump room	pumps ,and lifts
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## **PART-II** **(Specifications of construction)**

<b>1.</b>		<b>FOUNDATION</b>	R.C foundation resting on cast-in-situ reinforced concrete bored piles complying with IS-2911 and Raft
<b>2.</b>		<b>SUPERSTRUCTURE</b>	Reinforced concrete framed structure using minimum M50 grade concrete complying with IS-456 and Fe 500/Fe 600 Steel reinforcement complying with IS-1786
<b>3.</b>		<b>WALLS</b>	
	a)	<b>External Walls</b>	Reinforced concrete walls
	b)	<b>Internal walls</b>	Light weight concrete block wall or drywall with infill of foam concrete for the Rooms and light weight concrete blocks for the Toilet and Staircase
<b>4.</b>		<b>ULTIMATE ROOF</b>	Reinforced concrete roof with appropriate waterproofing and proper insulation system
<b>5.</b>		<b>CEILING</b>	
	a)	Apartment	
	i)	Living, Dining, Entrance, Foyer, Bedrooms, Study	Bare RCC form finish
	ii)	Wet Kitchens, Bathrooms, WC	Bare RCC form finish
	iii)	Servants Quarter, Store, Other areas	Cement & Sand Plaster with POP Punning
	b)	Common Areas	
	i)	Lift lobby	POP / Gypsum Board False Ceiling with or without drops with plastic emulsion paint

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		ii)	Staircase, M & E services rooms/shaft and utilities	Cement & Sand Plaster with neat POP punning, Staircases finished with two coats of Plastic Emulsion Paint.
<b>6.</b>			<b>FINISHES</b>	
	a)	1)	Wall – for apartment of units	
		i)	Living, Dining, Entrance, Foyer, Bedrooms, Study, Store, Other areas	Bare RCC form finish/light weight concrete block with sand cement plaster
		ii)	Wet Kitchens, Bedrooms, WC	Bare RCC form finish/light weight concrete block with sand cement plaster
		iii)	Servant Quarter	Paint Finish
		2)	<b>Wall-External common areas</b>	Texture paint finish / or Weather shield paint finish or RCC form finish with suitable glazing/Façade as per architectural drawings at designated areas or as decided by Architect
		3)	<b>Wall-Internal common areas</b>	
		i)	Corridors, Staircases, Landing and other common area	Paint Finish
		ii)	Typical lift lobbies	Paint Finish in combination with Imported Marble or Granite cladding/timber paneling/wall paper at designated areas as per Interior Designer
		iii)	Ground Floor Entrance Lobby	Paint Finish in combination with Imported Marble or Granite cladding/timber paneling/wall paper at designated areas as per Interior Designer
	b)	1)	<b>Floor – for Apartment units</b>	
		i)	Entrance foyer, Living and Dining	Bare RCC
		ii)	Bedrooms, Study and Internal staircase	Bare RCC
		iii)	Master Bedroom	Bare RCC
		iv)	Bathrooms, WC	Bare RCC
		v)	Wet Kitchen	Bare RCC

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	vi)	Servant Quarter	Quality vitrified tiles/Indian marble flooring
	vii )	Balconies / Terrace	Bare RCC
	2)	<b>Floor- Common Areas</b>	
	i)	Staircases including landings and corridors at car park level, and typical floors	Finished in polished Kota Stone/ Green Marble
	ii)	Lift lobby/Vestibule	Imported marble with matching skirting with or without inlay works at designated areas or as decided by Interior Designer
	iii)	Other common areas	Screed concrete
<b>7.</b>		<b>WINDOWS/FAÇAD E</b>	Double/single glazed high precision Aluminum windows/glazing system (power coated/anodized/PVD F coated) with partially fixed and partially openable shutters.
			2m high glass balustrade with Stainless Steel hand rail at balcony
<b>8.</b>		<b>FITTED DOORS</b>	
	i)	Living, Dining, Entrance, foyer, Bedroom, Toilets, Study	Only Main Doors will be provided (Solid Hard wood doors; elegantly designed door frames will be of seasoned hard wood)

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	ii)	Servant Quarter, Servant Toilets, Wet Kitchens and Other service areas	Phenol bonded hot pressed Flush doors shutters with seasoned hard wood frames duly finished in high quality spray paint and fitted with quality hardware
	iii)	Staircase and services areas	Provided with Fire Resistant Doors
<b>9.</b>		<b>SANITARY WARE, CP FITTINGS, SHOWER CUBICLES</b>	
	i)	Sanitary Ware	Not provided
	ii)	CP Fittings	Not provided
	iii)	Shower Cubicle	Not provided
<b>10</b>		<b>PLUMBING &amp; WATER MANAGEMENT</b>	
			Efficient water distribution with dual piping system
			Rainwater harvesting system
			Sewage treatment plant adopting a test technology for efficient handling of sewage/Waste Water
<b>11</b>		<b>ELECTRICAL INSTALLATION</b>	
<b>12</b>		<b>TV/TELEPHONE POINTS</b>	Fire Resistant Low Smoke cables and wires with connection upto Distribution Board in each flat. Compatible wiring which can be hooked up to a cable television network to

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			be terminated in the junction box at the flat entry.
13		<b>LIGHTNING PROTECTION &amp; EARTHING</b>	Lightning Protection – In compliance with relevant IS code
14		<b>WATER PROOFING</b>	Water proofing to floors of Toilet, Planter Boxes, Terraces, and Ultimate Roof using advanced technology
15		<b>AIR CONDITIONING</b>	Fully air-conditioned apartments using imported VRV / VRF system with temperature control arrangement in each room adopting state of the art technology to be installed by the Purchaser and the outdoor unit placed at the space provided thereof.
16.		<b>FIRE DETECTION, ALARM AND SUPPRESSION</b>	
	a)	Fire Protection Strategy	Fire protection system as per fire authority norms with Hydrant and sprinkler system
	b)	External Fire Hydrant	External yard hydrant with hose cabinet located at strategic locations
	c)	Addressable fire detection and alarm system	Addressable fire detection and alarm system with Fire detection and control panel.
	d)	Manual call points and Hooters	Manual call points and hooters at strategic locations and integrated with the control panel centrally

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			located and monitored round the clock.
	e)	Public Address system	2 way talk back public address system located on different floors connected to the fire alarm control panel and PA console.
	f)	Emergency evacuation	Emergency evacuation maps in common areas only
17.		<b>POWER &amp; BACKUP</b>	
			24 x 7 Power
			100% power backup
			Instant change over between mains and auto synchronized DG set using PLC system
18.		<b>SAFETY, SECURITY &amp; ACCESS CONTROL</b>	
			24 x 7 vigilance facility with CCTV cameras
			Proximity card reader with Boom barrier/bollard control
			Swipe cards access to entrance lobby and lifts
			Biometric Front door lock
			Video door phone monitoring for front door and entrance lobby to monitor visitors
19.		<b>VERTICAL TRANSPORTATION</b>	
			2 Nos. high speed Passenger lifts and 1 No. Service lift for the apartments
20.		<b>DRIVEWAY</b>	
			Reinforced concrete slab with hardener to Fire tender access; RCC carpark ramp/driveway
			Elegantly finished Greeneries at designated places around driveway

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21.		<b>RECREATIONAL FACILITIES</b>	
			Exclusive Reception lobby for Residents' Club
			Multi-function hall
			Well-equipped gymnasium
			Swimming pool, Kids pool, pool deck and Jacuzzi
			Showers & Toilets for Gym and Pool
			Yoga room/fitness room
			Indoor Games & Card Rooms
			Exclusive lounge at club floor
22		<b>DATA NETWORKING</b>	Entire premises will be WI-FI enabled along with the signal Booster
23.		<b>SALIENT FEATURES</b>	
	i)	Façade Glazing	High performance External Glazing with Double Glazed Glass with low U-Factor and shading coefficient ensuring maximum light and minimum heat radiation
	ii)	Lobby	Exquisite fully Air-Conditioned Entrance Lobby at Ground Floor
	iii)	Landscape	Landscape garden at ground level
	iv)	Façade & Landscape Lighting	External façade lighting and extensive landscapes lighting

Thanking you,

**MANI REALTY PROJECTS PVT. LTD.**



Director/Authorised Signatory

Mani Realty Projects Pvt. Ltd.

Srikant Jhunjunwala

Director

West Bengal

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