

ANSN ASSOCIATES DEVELOPERS LLP

Mani Uday,16 Mayfair Road Unit No. 1AB Kolkata- 700019

LLPIN No.: AAU-4960

Email: sec.aksgroup@gmail.com, Phone: (033) 2340-7100

27.05.2024

The Authority
WBRERA
West Bengal

Subject: Facilities and Amenities

Dear Sir,

In the project "Mani Crest" the plan of development works to be executed and the proposed facilities to be provided thereof are stated below.

Project Specifications:

1. Fire-Fighting: Yes
2. Drinking Water Facility: Yes
3. Emergency Evacuation services: Staircases are provided in the project.
4. Specifications:
 - Structural Frame:
 - R.C. foundation resting on cast-in-situ reinforced concrete bored piles complying with IS Code. Reinforced concrete framed structure designed for the highest seismic consideration and using the aptly designed grade of concrete and steel reinforcement complying with IS Code
 - External & Internal Walls:
 - Common clay bricks/fly ash bricks/ reinforced concrete walls.
 - Door Frame and shutters:
 - Quality hardwood treated door frames fitted with 35 mm thick flush-doors hot pressed phenol bonded
 - Ironmongery (Toilet / Kitchen):
 - Shutters hung with standard hinges and hardware
 - Night-latch and magic eye for entrance door
 - Mortise lock and door-stopper on bedroom and kitchen door
 - Bathroom latch on the toilet door

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Designated Partner/Authorised Signatory

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- Windows:
 - Standard section of anodized/powder-coated aluminum or UPVC windows (casements/ sliding) with clear glass inserts and matching fixtures
- Floors/ Wall Finish:
 - Quality vitrified tiles floor in foyer, living & dining area and bedrooms
 - Walls finished with POP punning
 - Bedroom floor finished in vitrified tiles. Walls finished with POP punning
 - Anti-skid ceramic tiles on the bathroom floor and matching ceramic tiles on the wall.
 - Kitchen finished with quality vitrified tiles on the floor and up to 2 feet above counter
 - Staircase including landings and corridors will be finished with green marble, Walls finished with POP punning
 - Ground floor Lift lobby laid with quality imported marble with matching skirting. Wall finished with POP punning
 - Other common areas floored with screed concrete
 - Typical floor lift Lobby finished with quality vitrified tiles.
- Kitchen:
 - Granite top cooking platform with one stainless steel sink and drain board in each flat - Kitchen to be equipped with a water filter
- Toilets:
 - Finished with quality vitrified tiles up to lintel height duly fitted with matching mirrors, shelves, soap trays, towel rails and C.P. and sanitary fittings.
- Sanitary & Plumbing:
 - Concealed UPVC piping system for hot and cold water lines.
 - White porcelain sanitary ware of Kohler/Roca or similar brands.
 - Shower cubicles in the master bedroom.
 - Sleek Jaquar or similar brand fittings.
 - Geysers in all bathrooms.
- Fire Protection:
 - Provision of an adequate fire suppression and detection system with wet risers connected to the fire reservoir

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- Electrical:
 - Concealed wiring for all rooms.
 - Light and plug points in living/ dining and all bedrooms as per the architectural scheme
 - Telephone points in living rooms and all bedrooms
 - Geyser points in all toilets and kitchen
 - All rooms with provision for ceiling fans
 - Compatible wiring that can be hooked up to a cable
 - Television network with a connection thereof in living rooms and all bedrooms
 - Video door phones at the main entrance doors
 - Electrical call bell at the main entrance door
 - Generator power during power failure for lighting and domestic purposes to the extent of 1(one) watt/ per ft. of built-up area
- Air-conditioning
 - Air-conditioned apartment fitted with split units
- Security:
 - CCTV monitoring for the common areas
- Lightning protection
 - In compliance with IS 62305
- Waterproofing:
 - Waterproofing of bathrooms, balconies, planter box and terrace floor
- Driveway:
 - Reinforced concrete with hardener for carpark / driveway

Thanking you,

Yours faithfully

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