

To
The Authority
WBRERA
West Bengal

Subject: Project Specification, Facilities and Amenities

Dear Sir,

In the project "Rishi Ventoso Phase II" the plan of development works to be executed and the proposed facilities to be provided thereof are stated below.

A. Project Specifications:

1. Fire-Fighting: Yes, as per WBFES Norms
2. Drinking Water Facility: Yes, as per Madhyamgram Municipality.
3. Emergency Evacuation services: Staircases and Fire Refuge slab are provided in the project.
4. Use of Renewable Energy: Yes, STP, Rainwater Harvesting system and Solar Panels as per PCB norms

Other Project Specifications:

SL NO	<u>PROJECT SPECIFICATION</u>	
1	Structure Frame Work	Earth Quake Resistant RCC Framed Constructions with Brick/AAC Block/RCC non-structural Wall complying with relevant IS Code.
2	Wall Finish Interior	Putty/ Plaster of Paris / equivalent over RCC /Fly Ash bricks / AAC Blocks Surface.
3	Wall Finish Exterior	Weather-Proof Paint finish.
4	Flooring	Bedroom /Living / Dining Room- Vitrified tiles / Anti-Skid Ceramic Tiles with Skirting.
5	Kitchen	
(a)		Platform- Granite / 15mm Full body Vitrified Tile
(b)		Flooring- Vitrified / Anti-Skid Tiles.
(c)		Stainless Steel sink
(e)		Dado Tiles up to 2 ft. above the counter / platform.
(e)		Provision for installing Exhaust Fan.
(f)		Electric Point for Refrigerator, Water Filter and Microwave
6	Toilet	
(a)		Anti-Skid Ceramic tiles for flooring.
(b)		Wall Tiles up to door height.
(c)		White Sanitary Ware



(d)		CP fittings
(e)		Electrical points for Geyser and Exhaust Fan.
(f)		Plumbing provision for Hot/Cold water line.
7	Electrical	
(a)		Concealed Copper Wiring with modular switches.
(b)		A.C. Points in living / dining and all bedrooms.
(c)		15 Amp and 5 Amp electrical points in all Bedrooms, Living / Dining, Kitchen and Toilets with protective MCB's.
(d)		Door Bell point at the main entrance door.
(e)		Telephone & Internet- Provisioned conduit in living / dining.
(f)		Provision for Electric point for Washing Machine
8	Doors	
(a)		Door Frame - Made of treated wood.
(b)		Main Door- Flush doors with wooden primer, Handles, Eye Piece & Night Latch.
(c)		Internal Doors - Flush doors with Wooden Primer & Locks at all Toilets & Bedrooms.
9	Windows	Standard powder coated Aluminum section with glass glazing
10	Ground floor Lobby	
(a)		Dedicated Ground Floor Lobby for each Block/Tower.
(b)		Flooring of Stone/ Vitrified Tiles.
(c)		Stone/Tile Cladding/ Acrylic Emulsion Paint in the Lobby Area.
11	Staircase & Typical Floor Lobby	
(a)		Staircases - Stairs laid with Stone / Tiles.
(b)		Wall of Lobby area - Stone/Tile Cladding/ Acrylic Emulsion Paint.
(c)		Lobby Floor - Vitrified tiles / Stone in floor.
12	Elevators / Lifts	
(a)		2 no. Passenger Lift/ Elevator in each Block/Tower.
(b)		1 no. Stretcher Lift/Elevator in each Block/Tower.
13	Common Terrace	Appropriate Water Proofing & Heat Insulation.
14	Common Area	Adequate LED Illumination in all Lobbies, Staircases & Common Areas.
15	Water proofing treatment	Wet area of Kitchen & Toilet, Roof /Terrace, Pool.
16	Lightening arrester /Protection	As per compliance with prevailing norms

B. Project Facilities :

SL NO.	PROJECT FACILITIES
1	Water Treatment Plant as per norms
2	CCTV with Central Security Surveillance of Common Area
3	Gated Community - Well trained Security Personnel/ Guards at Strategic Points
4	Intercom Connectivity via Mobile App within Intra flats, Club, Block Lobby & Security kiosks



5	Modern Residential Fire Fighting system with Sprinklers & Smoke Detectors as per norms
6	24/7 Generator/Power Back up for all common areas & services
7	Generator/Power back up for Flats - 2BHK-750W & 3 BHK - 1000 W
8	Service Toilets for Housekeeping, Facility Management, Staffs etc
9	Each building / Tower would be equipped with a (G +11)- Passenger Lift - 2 nos. & Stretcher lift - 1 no. All Lifts of Reputed make.
10	Dedicated office space for Facility Management / Association.
11	Well decorated Ground floor Lobby
12	Dedicated Wardrobe space in flats
13	Open, Ground & Basement Level Carpark
14	Staircases and Fire Refuge slab for emergency evacuation
15	Sewage Treatment Plant as per norms
16	Rain Water Harvesting System as per norms
17	Solar Panels as per norms

C. Project Amenities:

SL NO.	PROJECT AMENITIES
(i)	AMENITIES (PROPOSED IN PHASE- 2)
1	Community hall
2	Landscape Garden
3	Multipurpose Hall
4	AV Room
5	Open Gym.
6	Open Badminton Court
7	Open Kid's Play area
8	Open Senior Citizen Plaza

(ii)	ROOF TOP AMENITIES (ALREADY DEVELOPED IN PHASE-1)
1	Infinity Splash pool with Kids pool
2	Mini Amphitheatre
3	Party Zone (with Cafeteria provision)
4	Meditation Zone
5	Water feature
6	Cabana
7	Senior Citizen - Adda Zone



(iii)	OTHER AMENITIES (ALREADY DEVELOPED IN PHASE-1)
1	AC Community Hall
2	AC Gym
3	AC indoor Games Room
4	AC Kids Zone/ Play Area

Thanking you.



RISHINOX BUILDWELL LLP
Rahul Bagaria
West Bengal
Date: 13th March.2024