

SPECIFICATIONS FOR GENTLE & SUBTLE (MIG)

Structure	Toilet
RCC frame	Anti-skid tiles for floors and dado with glazed tiles
Exterior Finish	Windows
Blending of water proof acrylic base paint & other decorative finish	Anodized aluminium windows openable type with MS Grill
Staircase	Doors
Kota & Neat Cement finish for fire escape stair	(a) Main Door - Teak wood panelled door (b) Internal door incl. Toilet - Commercial type flush door
Lift Facia	Interior Finish
Granite/vitrified tiles	Wall putty for internal walls and ceiling
Lobby (Ground)	Roof
Vitrified Tiles	Roof Tiles
Lobby (Typical Floor)	Car Parking
Vitrified Tiles	Kota
Balcony	Lift
Decorative MS Grill	Otis/Equivalent
Flooring	Communication
Vitrified tiles in living room, dining room, bedrooms & balcony	Intercom, CCTV
Kitchen	Electrical
Vitrified tiles for flooring, glazed tiles upto 3ft. height above kitchen counter with granite slab and stainless steel sink	(1) AC point in both bedrooms for Upper MIG and AC point in master bedroom for Lower MIG (2) Provision for adequate lights and geyser points

*Common Area comprises of all service areas like durwan's room , caretaker's room & toilet , Facility Management's office and store, Community Hall, Common spaces viz stair, lift lobby, Corridors per floor, stair lift lobby at ground floor, lift machine room, stair mumty room at roof etc.

The Standard built-up Area of any Apartment comprises of its entire carpet area, area of all internal walls, columns, all external walls, columns (common walls between any two units shall be considered half-width), proportionate share of all common spaces outside the unit but within the building viz., stair, lift lobby, corridor etc/ floor, stair lift lobby, entrance lobby at ground floor, lift machine room, stair mumty room at roof, common service areas like electrical & pump room, caretakers' room and toilet, proportionate share of all the common utility & facility area outside the building but within the complex viz., facility management office and store, community hall, electrical sub-stations, generator shed, gate ghoomty etc. (As per Circular of West Bengal Housing Board vide Memo No. 581/FA/HB dated 05.04.2016 issued against Ref no. 447(9)/FA/HB dated 03.03.2016)