

***Schedule of Finishes - JOYVILLE, Howrah***

Area	Specifications finalized for 1, 1.5, 2 & 2.5 BHK units of Joyville- Howrah
<b>Living/Dining Hall</b>	
Flooring	600x600 Vitrified tiles: Make: Kajaria / Somany / AGL / Varmora or equivalent
Wall	Putty finish only
Ceiling	Putty finish only
Main Door	32 mm thick Solid Flush door with Laminate
Main Door Lock, Handle, Door Stopper, Magic Eye and Door	Locks- Godrej / Doorset / Kitch or equivalent and other hardwares- locally available Good Quality
Door Frames	Hardwood with Polish finish.
Windows	2 track Aluminium Glazed window with low E-coated Glass
Fan Point	2 Nos Fan point will be provided at LIV/DIN area along with one energy efficient fan as per EDGE.
AC Point	Yes - 1 no. at Living area
Light Point	1 & 1.5 BHK= 3nos, 2 BHK = 4nos & 2.5 BHK = 5 Nos point only. One CFL light of 15W will be provided in any one point as per EDGE.
Calling Bell Point	1
TV Point	1
Telephone and Intercom Point	1
Others 6/ 16 amp Socket Point	4 nos 6amp point. + 1 16 amp point
<b>Bedrooms</b>	
Flooring	600x600 Vitrified tiles: Make: Kajaria / Somany / AGL / Varmora or equivalent
Wall	Putty finish only
Ceiling	Putty finish only
Doors	32 mm thick Solid Flush door with Enamel paints
Door Lock, Handle, Door stopper, Tower Bolt and Door Buffer.	Locks- Godrej/ Doorset/ Kitch/ NEEVA or equivalent and other hardwares- locally available Good Quality
Door Frames	Hardwood with Enamel Paint.
Windows	2 track Aluminium Glazed window with low E-coated Glass
Fan Point	1 no Fan point with Energy Efficient Fan as per EDGE.
AC Point	1 & 1.5 BHK = 1 no at Master Bed Room, 2 & 2.5 BHK = 1 no in each Bed Room. No AC provision for children's Room.
Light Point	1 & 1.5 BHK= 2nos, 2 & 2.5 BHK = 2 Nos point only. One CFL light of 15W will be provided in each Bed Room as per EDGE.
TV Point	1 no. at Master Bed Room.
Telephone and Intercom	No.
Others 6/ 16 amp Socket Point	<b>1 &amp; 1.5 BHK</b> = MBR - 4 nos 6amp + 1 no 16 amp, BR - 2 nos 6 amp only. <b>2 &amp; 2.5 BHK</b> - MBR - 4 nos 6 amp + 1 no 16amp, BR -2 nos 6 amp + 1 no 16amp. CR - 2 nos 6 amp only.
<b>Kitchen</b>	
Flooring	600x600 Vitrified tiles: Make: Kajaria / Somany / AGL / Varmora or equivalent
Wall	Ceramic Tiles - 200x300: For 1 & 1.5 BHK Make: Kajaria / Somany / AGL / Varmora or equivalent Ceramic Tiles - 300x450: For 2 & 2.5 BHK Make: Kajaria / Somany / AGL / Varmora or equivalent
Ceiling	Calcium silicate board false ceiling will be provided for service area and rest part will be finished with putty only.

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Area	Specifications finalized for 1, 1.5, 2 & 2.5 BHK units of Joyville- Howrah
Doors	Openings Only
Windows	2 track Aluminium Glazed window with low E-coated Glass - in 1 & 1.5 BHK only
Kitchen Counter top	Counter top: Black Granite
Sink	Stainless Steel sink: Futura or equivalent (without drainboard)
Bib cock with provision for water purifier inlet	CP Fittings provided from Johnson / Jaguar (lower range) / CERA / KEROVIT or equivalent
Chimney Provision	Sleeve to be provided for chimney exhaust with necessary electrical point.
Fan Point	Yes - 1 no. fan point
Light Point	1
Refrigerator Point	1 no 6/16 amp.
Microwave Point	1 no 16 amp.
Mixer Grinder Point	1 no 6 amp
Water Purifier Point	1 no 6 amp
<b>Kitchen Utility Area (For 2 &amp; 2.5 BHK)</b>	
Flooring	600x600 Vitrified tiles: Make: Kajaria / Somany / AGL / Varmora or equivalent
Door	Openings Only
Windows	2 track Aluminium Glazed window with low E-coated Glass
Angular Stop Cock	Angular Stop Cock for washing machine water inlet has been provided
Light Point	1
Provision for Washing Machine	1 no 6/16 amp.
<b>Toilets</b>	
Flooring	Antiskid Ceramic Tiles - 300x300: For 1 & 1.5 BHK Bathroom - Make: Kajaria / Somany / AGL / Varmora or equivalent Antiskid Ceramic Tiles - 300x300: For 1 & 1.5 BHK WC - Make: Kajaria / Somany / AGL / Varmora or equivalent Antiskid Ceramic Tiles - 300x300: For 2 & 2.5 BHK common & attached Toilet - Make: Kajaria / Somany / AGL / Varmora or equivalent
Wall	Ceramic Tiles - 300x300: For 1 & 1.5 BHK Bathroom - Make: Kajaria / Somany / AGL / Varmora or equivalent <b>(Upto Door Ht)</b> Ceramic Tiles - 300x300: For 1 & 1.5 BHK WC - Make: Kajaria / Somany / AGL / Varmora or equivalent <b>(Upto Door Ht)</b> Ceramic Tiles - 300x450: For 2 & 2.5 BHK common & attached Toilet - Make: Kajaria / Somany / AGL / Varmora or equivalent. <b>(Upto Door Ht)</b>
Sanitary Fittings & Fixtures	Sanitary CP Fittings & Fixtures: Johnson / CERA / KEROVIT or equivalent
Ceiling	Calcium Silicate false ceiling.
Doors	Wooden Flush Door with Enamel Paint
Door Handle, Tower Bolt and Door Buffer.	Locks- Godrej/ Doorset/ Kitch/ Neeva or equivalent and other hardwares- locally available Good Quality
Door Frames	Hardwood with Enamel Paint
Ventilators	Anodized Aluminium Frame and Glass louvers

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Area	Specifications finalized for 1, 1.5, 2 & 2.5 BHK units of Joyville- Howrah
Towel Rail	Locally available Good Quality

Soap Dish	Locally available Good Quality
Light Point	1 & 1.5 BHK = 1 no, 2 & 2.5 BHK = 2 nos.
Others 6/ 16 amp Socket points.	No.
Provision of Geyser	1 no 16 amp.
Provision of Exhaust Fan	No
<b>Balcony</b>	
Flooring	Antiskid Ceramic Tiles - 300x300: Make: Kajaria / Somany / AGL / Varmora or equivalent for 1, 1.5 BHK
	Antiskid Ceramic Tiles - 400x400: Make: Kajaria / Somany / AGL / Varmora or equivalent for 2, 2.5 BHK
Railing	MS Railing with Paint Finish.
Doors	Wooden Flush Door with Enamel Paint
Door Handle, Door stopper, Tower Bolt and Door Buffer.	Locks- Godrej/ Doorset/ Kitch/ Neeva or equivalent and other hardwares- locally available Good Quality
Door Frames	Hardwood with Enamel Paint
Light Point	1
Others 6/ 16 amp Socket points.	No.
<b>Main Entrance Lift Lobby</b>	
Flooring	Vitrified Tiles
Wall	Putty & Granite cladding
Ceiling	Gypsum Board ceiling
<b>Staircase/ Lobby</b>	
Flooring	Tread with concrete and riser with putty
Wall	Putty finish only
Railing	MS Railing with Paint Finish.
<b>Shafts</b>	
Internal Wall finish	White wash finish
Door	Wooden Flush Door with Enamel Paint Finish.
<b>External Fascade</b>	Finished with texture paint

**Notes - All switches and sockets will be of Modular type - Anchor or equivalent.**