

# OJASWI

Floral Inspiration, Modern Living



## 2 BHK FLAT

— SIZE 85 SQ.YD. —

LOCATION: JUANAPUR, SOUTH DELHI



# FLOOR PLAN



MAIN ROAD ↑ ↓



**GATED COMPOUND**  
**2 BHK FLAT**  
**SIZE 85 SQ.YD.**



## BUILDING AMENITIES



Common Terrace



Car Parking



Branded Lift

## FLAT AMENITIES



Modular Kitchen



Cctv Camera



RO



Geyser



Chimney



Wardrobe

## GOVERNMENT FACILITIES



Delhi Jal Board



BSES Meter



IGL Gas Pipeline

## PROJECT FACILITIES

- Gated Compound
- Guard Room
- Banks ATM Only 400 Mtr.
- Main Road Only 10 Mtr.
- 25 Feet Front Road

# BUILDING ANNEXURE

## SPECIFICATIONS CONCRETE WORK

### Lean Concrete

Lean Concrete work shall be in 1:5:10 (1 cement: 5 stone dusts: 10 stone ballast) shall be laid under column footing and basement beams as specified in the structural drawings.  
D.P .C

1.5" Thick damp proof coarse in 1:3:6 (1 cement: 3 Dust Stone: 6 Stone aggregate of ¾ size) be laid over the bricks on edge mixed with one packet of ACC water proofing compound in every bag of cement and on top of DPC a coat of bitumen shall be applied and waterproof in basement with chemical.

### Brick Work

Brick Work Shall be in Cement Mortar in Foundation up to Ground Level and in Super structure in 1:2:4 (1 cement: 2 Coarse and sand: 4 Fine Sand) and 4.5" bricks wall shall be in 1:4 (1 Cement: 4 Coarse Sand dust) and 6 mm dia. Bars Shall be placed at every fourth layer embedded in cement mortar of 1.5" Thick Walls.

RCC WORKS = M25 Ready mix Concrete (1:1:2) as Specified in Drawings.

Reinforced Cement Concrete Work Shall be in 1:1.:2 (1 Cement: 1 Stone Dust: 2 Stone Ballast 1/2" nominal Size) and or richer mix as per Structural details in column footings, beams, lintols, slabs, chhajjas, shelves, canopy, staircase, etc. including all centering and shuttering, reinforcement of mild steel or tor steel as per structural drawings.

### Steel

As per requirement and as per Architect drawings and specifications. Avg Steel will be 4 to 4.5 kg persq ft for the building construction.

### Work Specification

POP / False Ceiling.

Plumbing / pvc / Cpvc / Motors / Water

Tanks. Electrical / Switches / MCB / Meter

Box.

Paint / Polish / Velvet Touch / Polish Melamine.

High Gloss Kitchen with each floor with Accessory

### WORK SPECIFICATION-(CIVIL)

POP PUNNING / False Ceiling. (After aligning the wall, and beam columns)

Plumbing / Motors / Water Tanks.

Electrical / Switches / MCB / Meter

Box. Paint / Polish / Asian

High Gloss Kitchen with each floor with Accessories,



# BUILDING ANNEXURE

## WORK SPECIFICATION (INTERIORS-FINISHES)

Water Proofing  
Tiles/Flooring  
Staircase  
railing/GatesFancy  
Lights/Fans Geysers  
Wood work  
Ward robes  
Vanities  
Glass Work  
C/P fitting

## ANNEXURE-A

Detail Specification for the Construction Material and Fittings/Fixtures.

### **Superstructure**

Structure: - All R.C.C Work by in the mix of M: 25

Cement: - ultratech equivalent cement.

Steel: - Rathi Tor

Bricks: - Best

Quality.

Mix: - Mortar mix for 9" brickwork in the ratio of 1:6 and 1:4 for the 4.5" brickwork, with 6mm round bars in every fourth layer of 4.5" thick wall.

Coarse sand: - Best quality stone dust.

AGGREGATE: - Best Quality Delhi Blue.

Anti -Termite Work: -To be done

Flooring/Counter TOP: -

Bedroom drawing- dining, family lounge, and entrance lobby will be from one of the following Vitrified digital tiles 32''\* 64'' of price @ rs.65

# BUILDING ANNEXURE

Kitchen to have granite fl counter with a price range of Rs. 190/sq.ft.

Bathroom wall tile 2\*4 approx. price Rs.55/- per sq.ft.

Driveway outside granite

Staircase flooring will be of Granite of price range of Rs.80/ to 90/psqft.

## Sanitary & Plumbing Works

**Sanitary ware:** concealed cistern grohe and diverter high flow all C P bathroom fitting jaquar or Kerovit

**Faucets:** As per Architect drawings and specifications

**Geysers:** t 20 Ltrs in all bathrooms. Kitchen would be providing with instant geyser isi mark of 3 Ltr Capacity.

**Pipes:** Concealed Plumbing PVC will be of 6 kg pressure Supreme **Bathrooms:** Bathroom Accessories will be provided. (Soap Dish, Towel Rod.

## Electrical Works

Wiring.	:	Polycab
Switches	:	L&T ISI mark,
MCB Distribution	:	Havells.
Fans	:	Ceiling Fans will be Crompton/Havel's @ 2500 rs
Exhaust & Ceiling Fan	:	Exhaust Fans will be Havel's in Kitchen and Bathrooms @ 1300

### Ceiling fan Havels

Decorative Lights	:	All SS finish, all recessed Lights will have good quality Crompton Provision for cable T.V/Telephone Points.
Inverter Provision	:	Proper Conduiting & Wiring Will be done and place earmarked for the Same.

## Finishes - Interiors

Common Areas	:	POP Punning, Asian plastic Apcolite premium emulsion paint. On Walls.
Rooms	:	Plaster of Paris Punning, Fall Ceiling will be provided in all bedroom and Drawing, Dining room kitchen and toilet Asian paint will be done on the Walls.
Kitchen & Toilet	:	Tiles at the rate of Rs.55/sq.ft. Up to roof height, toilets to have concealed System of Fittings.
Wood Work polish	:	All Wood Work (Doors, Chow hats, and Windows) will be melamine

## Finishes - Exteriors

1. Gate	:	Wood/m.s gate will be provided, Railing as per As per Architect drawings and specifications
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## Wood Work as per Drawing

**Doors:** All Doors Hall be of Good Quality flush doors @ 90 to 95, with Veneer @ INR 50 to 60 royal teak and American ash wood veneer 4 mm thick on both sides.

**Windows:** All Windows shutter will be of teakwood and will have Glass shutter



# BUILDING ANNEXURE

**Frames:** Inside all Chowkhats will be of marndi wood in Bedrooms, Living rooms and drawing rooms these would be 6\*3 while bathrooms and Kitchen of 6\*3 width with 8'-0" height and outside upvc slider doors and windows.

**Kitchen Wood Work:** Modular Kitchen will be finish with high gloss laminate and exhaust fan (Havel's). Elica chimney adequate storage above and below counters, as pre designs Wood & SS combination. 5 Innotech drawers Drip tray, vegetable tray, Bottle Pullout. G.t.p.t (Wood use HDHMR board @ 80 rs per sq. ft high density high moisture resistant, laminate @ rs.1400, 1 mm.)

**Fittings:** SS fittings, magnet catchers, decorative handles and Locks of Dorset @ INR 1700/, tower bolts 18" and 6", mortise locks, door stoppers, Long body Locks @ n main doors with Fancy Handles.

**Modular Cupboards:** All Rooms will be provided with cupboards up to the ceiling, with profile light. The Shutters will be High Gloss. Shelves, Drawers as per the Design. (Wood use hdhmr board high density high moisture resistant.)

## MIRROR & GLASS

Mirror in All bathrooms to be of **Saint Gobain glass** approx. 6 mm Thickness. All plain Glass panels to be **saint gobain/Modi** minimum 6 mm thicknesses. Front Façade of 8 mm toughened glass would be provided.

## ADDITIONAL POINTS

Concrete mixtures to be used for mixing cement concrete, vibrators are to be used for proper consolidation of laid or poured concrete. Concrete laid or cast is to be properly cured.

Plastering (inside) with or without groves 12 mm thick with cement sand plaster or mix (1:3) on ceiling and (1:5) on walls.

Driveaway and outside boundary will be laid to slope on adequately rammed base of earth 6" sand followed by 4" lean concrete 1:4:8 stone finishes.

Proper underground water tank with tiling, triple layer Tank (overhead) shall be provided for water storage. 1000 ltr each floor

AC piping for split Ac would be done in all bedrooms and drawing rooms.

Water proofing with certificate tap Crete or Dr Fixit will be done in all Kitchens, Bathrooms and the terrace of the whole building @ 45 rs per sq ft

Provision for RO system will be provided in the kitchen and provision for washing machine on the backside.

## Project Amenities

Lift: Kone / Johnson.

Common Terrace with Plantation for all Residents.

Geyser in Washrooms and Instant geyser in Kitchen.

RO in Kitchens preinstalled.

Kitchens will have double bowl

sink.

CCTV.

Meter is Included in the sale price

Separate Earthing for lift, meter Panel Box and Floor Shall be done.



# CONTACT US FOR BOOK

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