



SPRING CITY
GROUP

SPRING CITY BUILDTECH LLP

[Formerly known as HSR INFRASTRUCTURE LLP]

LLPIN: AAG-9953

Regd. Office : Ambuja Neotia Ecocentre, Suite No. 902, Block – EM,
Sector-V, Kolkata – 700 091

Email : legal@springcitygroup.in : Phone : 033-4504 3943

GST No. :GSTIN19AAJFH5880N1ZK

Company: SPRING CITY BUILDTECH LLP

Project: "UDYATT"

Specifications of Bare Shell Apartment

Sl. No.	Particulars	Specification
1	Structure	Framed RCC Structure
2	Wall	External wall- Non- structural RC Wall, Internal Wall- AAC Block or Sandwitched wall panel having AAC sandwitched between outer layer of cement fiber board
3	Door	Main Door - Flush Door Shutter with SS Hinge /Plywood shutter with paint finish Other Doors – To be installed by Unit Owners with FSC certified or rapidly renewable wood, conforming to the standard of IGBC Green Building Requirements – Version 3.0”
4	Window	Aluminium glazed windows
5	Flooring	IPS Floor finish. No skirting, dado or wall tiles will be fixed.
6	Internal Wall finishes	Putty finish
7	External finishes	Weatherproof external paint
8	Electrical	Surface Wiring with exposed switch
9	Sanitary and CP fittings	Each water closet / wash room / wet area is earmarked in the drawing and is provided with specific drainage point and individual water supply points for the domestic and flushing use. The owner can fix the sanitary and water supply fittings of their choice but the drainage points provided on the floor shall not be allowed to change without exception. Accordingly, the customer is shall not be allowed to change / vary the earmarked space for the water

		closet, wash basin and wet area of bathroom. The developer shall provide bare necessary basic fittings which are required for obtaining the completion certificate. fixture. All water fixtures used by the customer should be low-flow, in accordance with IGBC Green Building Requirements – Version 3.0
10	Provision for Airconditioning	Space provided to keep single outdoor unit of VRF system connected to multiple indoor units of rooms and one outdoor DX unit for master bed room. Holes in reinforced concrete members provided for routing refrigerant piping along pre-fixed route
11	Kitchen counter	To be done by unit owners

SPRING CITY BUILDTECH LLP



Partners / Authorized Signatory

Date : 22-12-2025