



MARTIN BURN CONSTRUCTIONS LTD

Regd. Office : Martin Burn House, 1st Floor, 1, R. N. Mukherjee Road, Kolkata - 700 001 (INDIA)

Tel : +91-33-2231-2222 / 2248-9999 Fax : +91-33-2230-6498

E-mail : mail@mbcl.in, CIN : U65992WB1995PLC068781

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July 3, 2019.

Ref: - Proposed G+11 Residential Building at 27, Bonamali Naskar Road Kolkata – 700060.

Project Specifications:-

FOUNDATION & SUPER STRUCTURE	::	RCC Foundation resting on Cast-in-situ reinforced concrete bored piles conforming to IS codes
EXTERNAL & INTERNAL WALLS	::	Flyash bricks/AAC blocks
WALLS – APARTMENT UNITS		
Ceiling Living, Dining, Bedroom & Other areas Kitchen, Bathroom, WC	::	Cement & sand plaster with neat POP punning. Cement & sand plaster with neat POP punning, and gypsum ceiling in places to cover traps and pipes
Walls-Internal Living, Dining, Bedroom Study & Other areas Kitchen, Bathroom, WC	::	Cement & sand plaster with POP punning Kitchen: Ceramic tiles up to height of 2 feet above kitchen counter only Bathroom: Standard ceramic tiles up to lintel height.
Floors Living, Dining, Bedroom & other habitable Room Bathroom, WC Kitchen	::	Quality Vitrified Tiles Anti Skid Ceramic Tiles Quality vitrified Tiles/Anti skid Tiles
WALLS – EXTERNAL	::	Cement & sand plaster with cement paint smooth and/or texture finish at places, as per architectural Drawings
COOMON AREA		
Ceiling Typical Lift Lobby Ground Floor Entrance Lobby Car Park Areas Staircases, M&E Services Room /Shaft & Utility	::	Cement & sand plaster with neat POP punning/ gypsum board with or without drops. Cement & sand plaster or Gypsum False ceiling finished with neat POP punning. Cement & sand plaster finished in cement paint Cement & Sand plaster with/without neat POP punning. Staircase will be finished with two coats of acrylic paint.
Walls - Internal Corridors, staircases, landing & other areas Car park areas	::	Cement & sand plaster with neat POP punning, landing finished with two coats of acrylic/enamel paint. Cement & sand plaster finished with cement paint.



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Ground Floor Entrance Lobby	::	Cement & sand plaster finished in POP punning duly painted / marble/ granite cladding at designated areas as per Interior drawing
Floors	::	
Staircase including landings and corridors, at car park level, and Typical Floor	::	Indian Marble / Indian Tiles / Kota stone
Lift Lobby & Fascia	::	Lift fascia & lobby with Quality Vitrified tiles with matching skirting
Ground Floor Entrance lobby	::	Quality Marble / Tiles as per Interior Design.
Other Common Areas	::	Screed Concrete.
WINDOWS / GUARD BARS	::	Standard section of anodized / powder-coated aluminum Sliding Windows with clear glass inserts, matching fittings. Windows will be provided with guard bars upto 3.5feet from floor level
FITTED DOORS	::	Salwood door frame with 32 mm thick flush shutters duly painted with enamel paint except for kitchen and toilet doors which will have inner faces finished with laminate matching the tile color. :: The shutters will be hung with SS hinges bolts. The flat entry door will also be a flush door with polished veneer finish. :: Main entry door shall have a night latch and magic eye. Bedroom and kitchen doors shall have a mortise lock, and the toilet doors will have a bathroom latch
BATHROOM – CP FITTINGS	::	Concealed piping system for hot & cold water lines Sleek CP fittings of Hindware, Parryware or equivalent make. Matching soap tray and towel rail
PIPING SYSTEM	::	Dual (Hot & Cold) UPVC piping system
KITCHEN	::	Black granite top cooking platform with one SS sink and drain board. Dual source of water supply (Hot & Cold)
TV / TELEPHONE / DATA POINTS / INTERCOM	::	Compatible wiring which can be hooked up to a cable television network with connections in the living room and all bedrooms. Telephone and Data points in the living room and bedrooms. Connection of Intercom / EPABX with the reception & security.
ELECTRICAL WIRING & FITTING	::	Total concealed electrical copper wiring for all rooms provided with conduits. Geyser point in all toilets and kitchen :: Adequate light and plug (5/15 amp) point in living, dining and bedrooms as per architectural drawings along with reputed modular switches.
POWER & BACKUP	::	24x7 power through mains / standby power Through generator power will be provided in the flats during power failure for lights and fan, controlled by electric circuit breaker. Standard Power backup for common area and at least one lift. Instant change over between mains and auto synchronized DG set.


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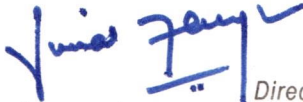
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LIGHTNING PROTECTION	::	Lightning protection – in compliance with IS Code
WATER PROOFING	::	Water proofing to floors of kitchen, bathrooms, WC, balcony, planter boxes, terraces, landscaped deck, ultimate roof, open terraces as per requirement.
DRIVEWAY	::	Reinforced concrete flooring at places as per landscape plan Paver block and/or bituminous compound Duly finished greenery at designated places around driveway
SECURITY	::	Manned Security & CCTV monitoring for all common areas.
LIFTS	::	2 nos Lifts of Otis / Kone equivalent with adequate Passenger capacity.
WATER SUPPLY	::	24 x 7 water supply and storage arrangement.
SEWAGE TREATMENT PLANT	::	Sewage Treatment Plant as per requirement for disposal of waste.
COMMON AREA LIGHTINING	::	Adequate Lightening in common areas fitted with LED light fittings

For MARTIN BURN CONSTRUCTIONS LTD.


Director