



**Monika -17 Co-Operative Housing Society Ltd.**

**What We Expect From The Developer**

**Specification/Amenities List**

Sr. No.	Description	Expectations from Developers
A)	Common Specifications /Amenities	1)Entrance lobby & compound wall of sufficient height & strong foundation Safety Grill To Main Door with Godrej lock New Request. And Entrance ( East - West ), Entrance ( North) Entrance ( South)
		2) Well equipped beautiful entrance lobby for every building with letter boxes, name boards, society info/notice board spaces, required handrail, ramps & all arrangements for senior citizens/ special children/ Handicapped people.
		3) Stone required flooring with care taken for anti skidding for all staircases & lobbies.
		4)Granite for sill or architrave for windows, doors, opening in common areas & lift opening at every floor as well.
		5) CCTV cameras will be provided to entire common area including main gates, driveways, entrance lobby and amenities area.
		6) Intercom connecting all units & security cabins + mobile approval system, Society Office
		7)Facility to store large bins for Collecting dry waste
		8) Biodegradable waste ( Vermi - compost Pits)
		09) Video door phones for all the flat
		10) Automatic elevators (Regular + streture) with power backup, resue device, V3F drive feature with 1 year comprehensive maintenance contract - kone, schindler or Otis
		11) DG back up to all common area, lifts, water pump, staircase, Elevator etc., Solar Backup for common light/Lift
		12) Security cabins, common toilets for watchman.
		13) Water supply with underground , over head tank of sufficient capacity.
		14) Bore well at basement
		16) Pressure pumps for upper floor/ all floors/ Electric Pumps
		15) Strainers/ filters near master cocks in the ducts outside the washroom or every flat to filter the sand, mud, solid particles in the incoming water for every flat.
		16)Attractive Elevation Building
		17) Led tube lights for parking, staircase & all common area & street lights for internal roads.
		18) Solar water heating system
		19) Fire fighting system with smoke detectors & fire extinguishers on each floor.
		20) Rain water harvesting
		21) Garbage treatment arrangements will be as per PCMC norms.
		22) MNGI, Broadband, Cabling, all underground cable/ lines arrangements with proper future planning.
		23) WIFI, DTH cabling for each flat
		24) Indian tree plantation along the compound wall & beautiful landscaping in the whole plot.
		25)Loft in Residential, in Shop, Tiles & Skirting
		26) Children play area, senior citizen sit-out
		27) society office
		28) Drainage and water provision
		29) There should be One Electric Vehicale Charging (EV) point in the Parking Space available to each member
		30) 2 Tube Light and 1 Fan in each flat on solar system afte the light goes off we need a facility that works.
		31) Only Residential Complex
		32) Offices/Shops not allowed in the society premises
		33) electric Panel should have facility to run 2 Lights and 1 Fan in each flat
B)	Internal Specifications/Amenities	1) Minimum clear room carpet size should be 10ft x 10ft, excluding balcony / Terrace.
		2) Strong RCC structure designed for seismic zone ( Earthquake resistance design)
		3) Solid AAC block walls.
		4) Walls and ceiling in cement plaster and neeru finish internally and cement based putty before painting. Gypsum plaster finish is to be avoided preferably.
		5) 800mm x 800mm vitrified tile flooring in the flat.
		6) 600mm x 600mm anti skid vitrified tile flooring for bathrooms, toilets, utility/ Dry balcony, balconies, terraces.



		48) All internal walls should be plain and offsets, built in cupboards should be avoided as possible as.
		49) Standard Ceiling POP
		50) Arrangement West Management
		51) Staircase Should be Wide and Ventilated
		52) CERA/Hindware sanitary wares with dual flow Cistern (Flush Tank)