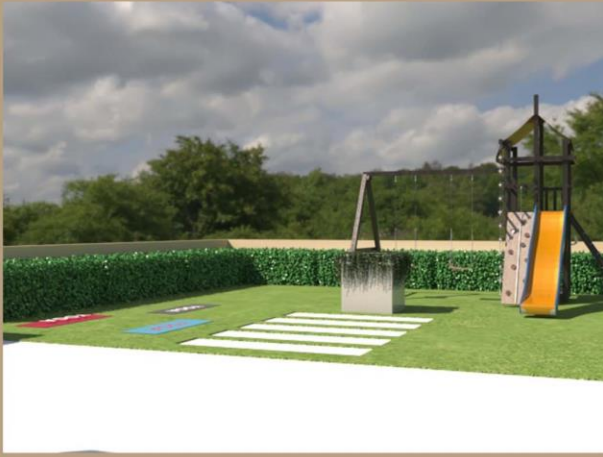




LEMARK DEVELOPERS
Beautiful Places To Live



A comfortable & modern life awaits you at LEMARK DEVELOPERS

where concrete surfaces dominate the environment. Open your doors to a life where you will feel the exclusive and distinguished feeling of the colorful world. You will enjoy the comfort of your home as well as having a spectacular glamorous styled terrace for all apartment owners.



High-Class
Elevator



3 Layer
Security



Surveillance
System

BEDROOM - 01



BEDROOM - 02



BEDROOM - 03



DRAWING & DINING ROOM



BATHROOM - 01



BATHROOM - 02



BATHROOM - 03



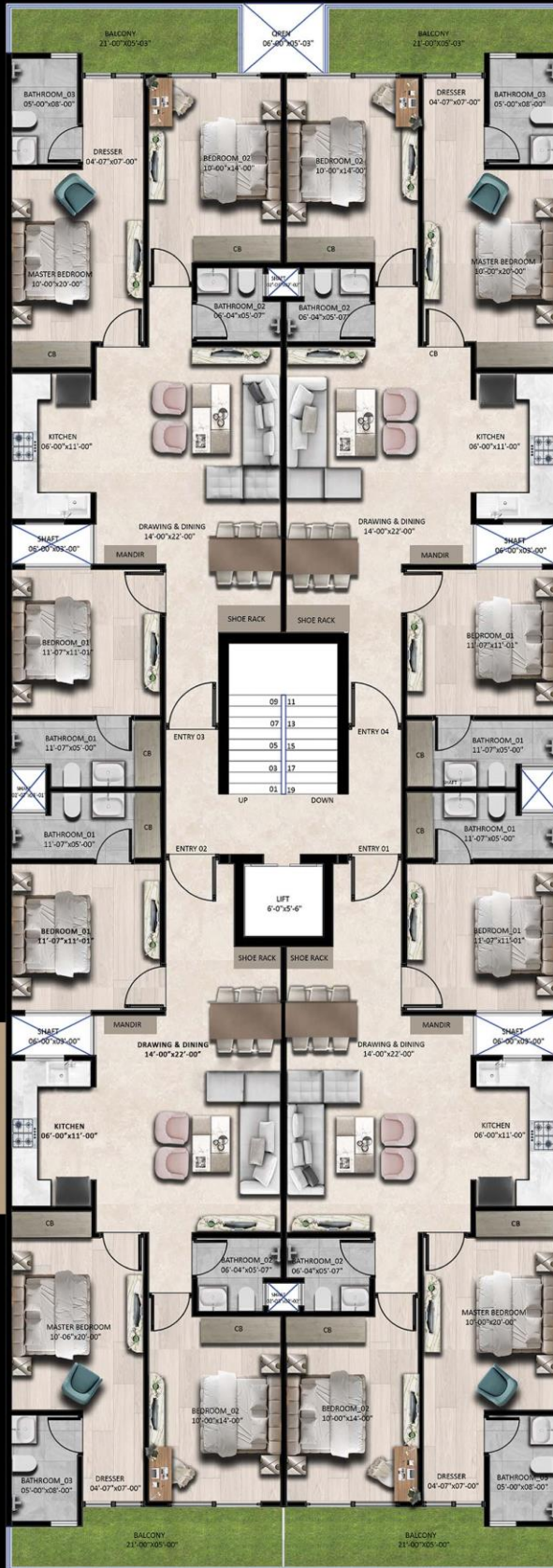
KITCHEN



*Lemark is here to serve you best...
Which Exactly you are looking for....*



FLOOR PLAN



This is a 3 BHK housing unit located in Chhatarpur, New Delhi with total build up area of 5400 sq.ft.

The layout is planned very considerably by keeping the private areas of the house separate from the public areas like Drawing room & Kitchen.

The Bedrooms rest in front opening to a spacious balcony.

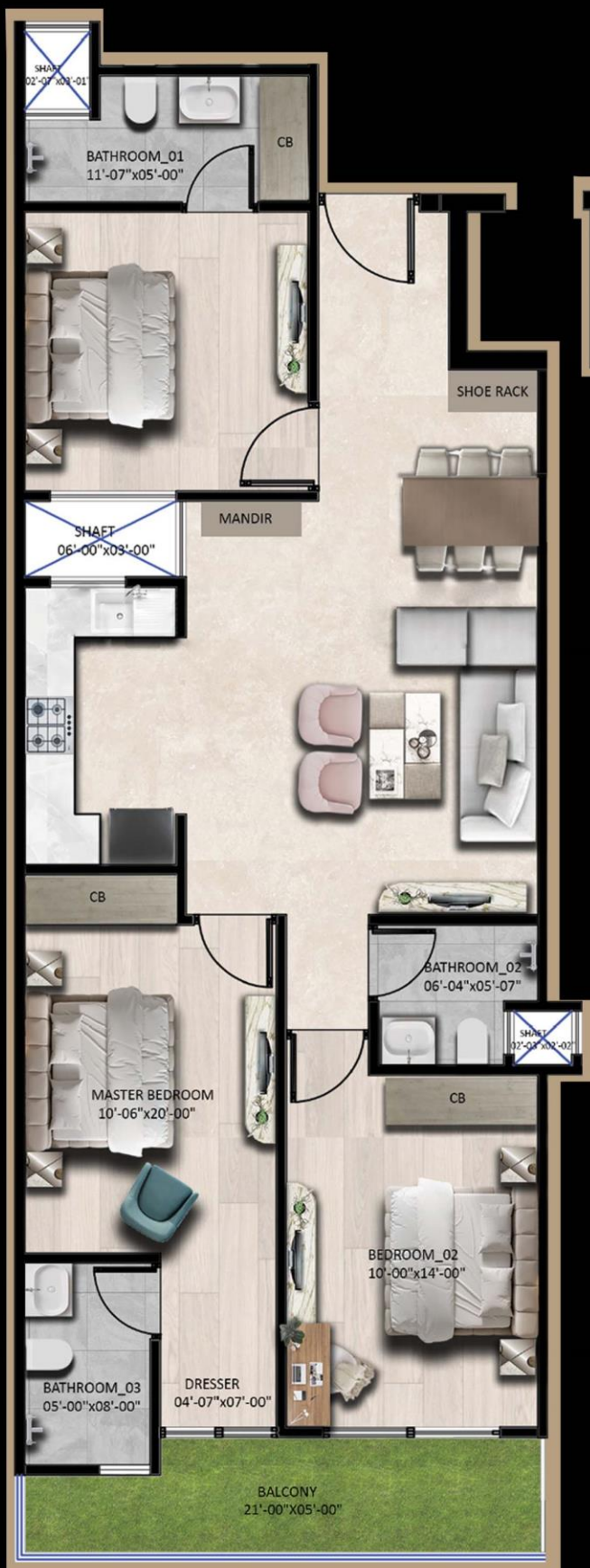
The units are equipped with all the basic amenities required, have proper allotted parking spaces and grocery stores at a walking distance.

UNIT - 01

UNIT - 02



UNIT - 03



UNIT - 04



Annexure

SCOPE OF WORK, SPECIFICATION AND CONDITIONS TO BE PERFORMED BY THE BUILDER

STRUCTURAL INPUTS: -

1. CEMENT- Ambuja, Ultratech, A.C.C. Shree, Roofon
2. SARIA TMT ONLY- Rathi
3. BRICKS- Red Clay and ACC blocks
4. SAND- Yamuna Sand
5. DUST- Neela Dust/ Pali
6. Anti-Termite Treatment - Proper Anti-Termite treatment in surrounding earth work shall be executed at various levels.
7. WATER PROOFING - At all places (e.g - Bathroom, Kitchen, Terrace etc).
8. STRUCTURE - Structure design will be Earthquake resistant (Seismic Resistant) with the Plint beams at ground level. The load bearing walls, share walls shall be properly designed as per the structural engineer with norms. The maximum amount of Cement, Rodi, Sand, Dust, Aggregate will be done with a concrete mixture machine. The use of vibrators will be made to consolidate the layers properly in footings, columns, beams & roof slabs. It will be ensured that the adequate pouring of concrete laid or casting done. A common underground water tank of 40,000 litres would be provided.

STRUCTURE: -

As per design, drawings and specifications of the Architect.

SHUTTERING QUALIFICATION: -

1. Shuttering- Steel plates for Slab, Shutter Ply Shuttering for Columns, Beams & Slabs.
2. Propping- Steel Props/ Jacks to be used.

FOUNDATION FOOTINGS: -

1. All excavation work for Foundation, Column footings, main sewer line, main electrical cable etc. as per specification of the architect.
2. Back filing of excavated earth including watering, ramming compacting.
3. PCC (1:4:8) in foundation and footings.
4. Foundation for brick work and Footings for steel column as per drawing with M-20 RCC.
5. Width of roofing shall be mainly of 6" but shall not be less than 4" as per approved drawings & architect's specifications.

WALLS, CEILINGS & WALL FINISHING: -

1. False Ceiling on all floors on entire roof of each floor & flats.
2. Providing and applying Birla Putty on all Walls & POP and then plastic emulsion paint on ceiling, Apex Exterior paint on external walls.
3. One Modular Wardrobe (Laminated both inside & outside) with designer handles up to ceiling height in Every flat in Walnut/ White/ or any other approved shade.
4. Ceiling Fans 48 inch up to the range of Rs. 1500/- to Rs. 2000/- of Havells/Crompton/Orient/Usha & like brands in each Drawing Room; Mid-Range Ceiling fans 48 inch of Rs. 5000/- to Rs. 6000/- of Havells/Crompton /Orient/Ushas in all bedrooms in each flat & other common areas.
5. One Connection/Provision with all electrical wiring & copper pipe ducting for Split Air Conditioner to be provided in each bedroom & drawing room of each flat on every floor.
6. Inverter Point along with required wiring to be provided in each flat on every floor.
7. Cable TV wiring to be done in drawing room of each flat.

Approved Manufacturers :

- a. Plastic Paint & Distemper/Polish – Berger, Asian, Nerolac
- b. Wood Polish- Asian
- c. Red oxide- Shalimar, Asian, Garware Paints
- d. Water Proof Cement Paint – Apex
- e. POP Comice, Moulding, Gola,etc. – Sriram, Superfine.

LIFT AREA, STAIRCASE & BALCONY: -

1. RCC Staircase and Lift Area Entrance complete in all respect including Granite Stone @ (Basic rate Rs.110/- to Rs.120/- per Sq. Ft.) with polish complete in all respect on every floor & parking.
2. S.S. or M.S 304 Railings in Staircase.
3. Balustrade Railing in all Balconies of each flat on every floor as per front & back elevation layout of the building.

ELECTRICAL FITTINGS & WIRING: -

1. All electrical conducting, wiring and fittings & fixtures as per electrical drawings of the Architect.
2. LED False ceiling lights with warranty in all bedrooms, drawing rooms, bathrooms, kitchens, balconies & common lobby areas in each flat on every floor.
3. Exhaust Fans of Luminous/ Usha/ Crompton in all Kitchen & Bathrooms of each flat.
4. Wires- Havells and Polycab Equivalent Brand.
5. Switches & Regulators– Tito(ik)/ Greec (Roma)/Anchor/ Equivalent Brand.
6. MCBs of 16 Amp/32Amp/64Amp to be installed along the MCB Box in the each flat as per electrical requirement and drawing of the architect. Make/Brand- Anchor/ Tito(ik)/ Greec(Roma)/Orient/ Equivalent Brand.
7. Individual Electric Meter Boxes to be installed in the Parking/Stilt Area with all wiring & fittings/fixtures for each flat.

FLOOR: -

1. Providing and laying Granite stone (Basic rate Rs.110/- to Rs.120/- per Sq. Ft.) with approved designs/color in Parking Area & Common Lobby Area, Stair Case.
2. Vitrified Tile flooring of price (Basic rate Rs.50/-per Sq. Ft.) with approved designs/ color in all Flats on every floor of Size (2x4) (1x1).
3. Polishing to be done on full flooring of each floor.

TOILET & BATHROOMS: -

1. Wall Tiles – Modern Design Tiles to be fixed up to roof height as per drawings & specifications of Size 2x4 @ Maximum Rate-Rs. 40/- per sq. ft.
2. Floor Tiles- Anti- Skid Floor tiles as per detailed drawings & specifications of size 2x2 @ Maximum Rate- Rs. 40- per sq. ft.
3. Roof False Ceiling- Plastic Emulsion Paint.
4. Fixture & Taps- All Fixtures will be Jaquar / Kohler / Equivalent Brand.
5. Water Supply- Concealed C.P. Brass fitting with Geyser Arrangement as per drawings.
6. Sanitary- Sanitary Fitting (Wall Hung WC, Diverter Full Set, Wash Basin, Basin Mixture, Angle Valve, Hand Shower, Over Head Shower, Jet Spray, etc.) of Jaquar / Kohler / Equivalent Brand in all bathrooms of each flat, make complete in all respect as per drawings and specifications.
7. Pipes- Providing and fixing C.P.V.C pipes of Astral/Ashirvad/Finolex complete in all respect.
8. Electrical-
 - a. Ceiling Fans 24 inch of Havells/Crompton /Orient Brand in Each bathroom,
 - b. Exhaust fans of Luminous/ Usha/ Crompton Brand in each bathroom,
 - c. Geysers of Racold/Havells/Crompton/ orient Brand in each bathroom.
9. Mirrors shall be provided in each bathroom.
10. Water Proofing - After providing base plaster laid to slope, three-layer water proofing coating shall be executed.

KITCHEN: -

1. Wall Tiles- Modern Designer Tiles (Basic rate Rs.50/ per Sq. Ft.) as per approval.
2. Floor- Vitrified Tile Flooring (Basic rate Rs.50/- perSq. Ft.) / Granite (Basic rate Rs.110/- to Rs.120/- per Sq. Ft.).
3. Wash Basin Sink- Stainless Steel Sink Double.
4. Counter Slab- Pre- Polished Granite Stone Counter Top of approved color.
5. Sanitary- Basin Mixture, Angle Valves & Taps of Jaquar / Kohler.
6. Wood Work- Modular Kitchens fittings below & above Counters with drawers, baskets installed, branded soft touch hinges & handles.
7. Ply/Board to be used of National Brand.
8. Chimney- One Chimney of Hindware/ Glen shall be installed in Kitchen of every flat.
9. Microwave & Hob.

DOORS, WINDOWS & FRAMES: -

1. Wood – Mirrandi 1st Quality
2. Door, window frames & shutters sizes as per drawings & architectural designs.
3. Flash Doors of Linear designs with modern handles & branded locks both sides on each main Gate of every flat. FlashDoors for every bedroom, Drawing room, Bathrooms of every flat.
4. Fixing of wood doors, windows, frames & other civil work related to wood work to be done by builder.
5. Branded Locks, Door Stoppers, Tower Bolts in all doors and windows of every flat.
6. Windows will have single panels with glass & tower bolts and fix window with Toughened Glass.

DRAINAGE PIPES: -

1. Drainage pipes shall be of Prakash make only (PVC Pipes for drainage).

WOOD WORK: -

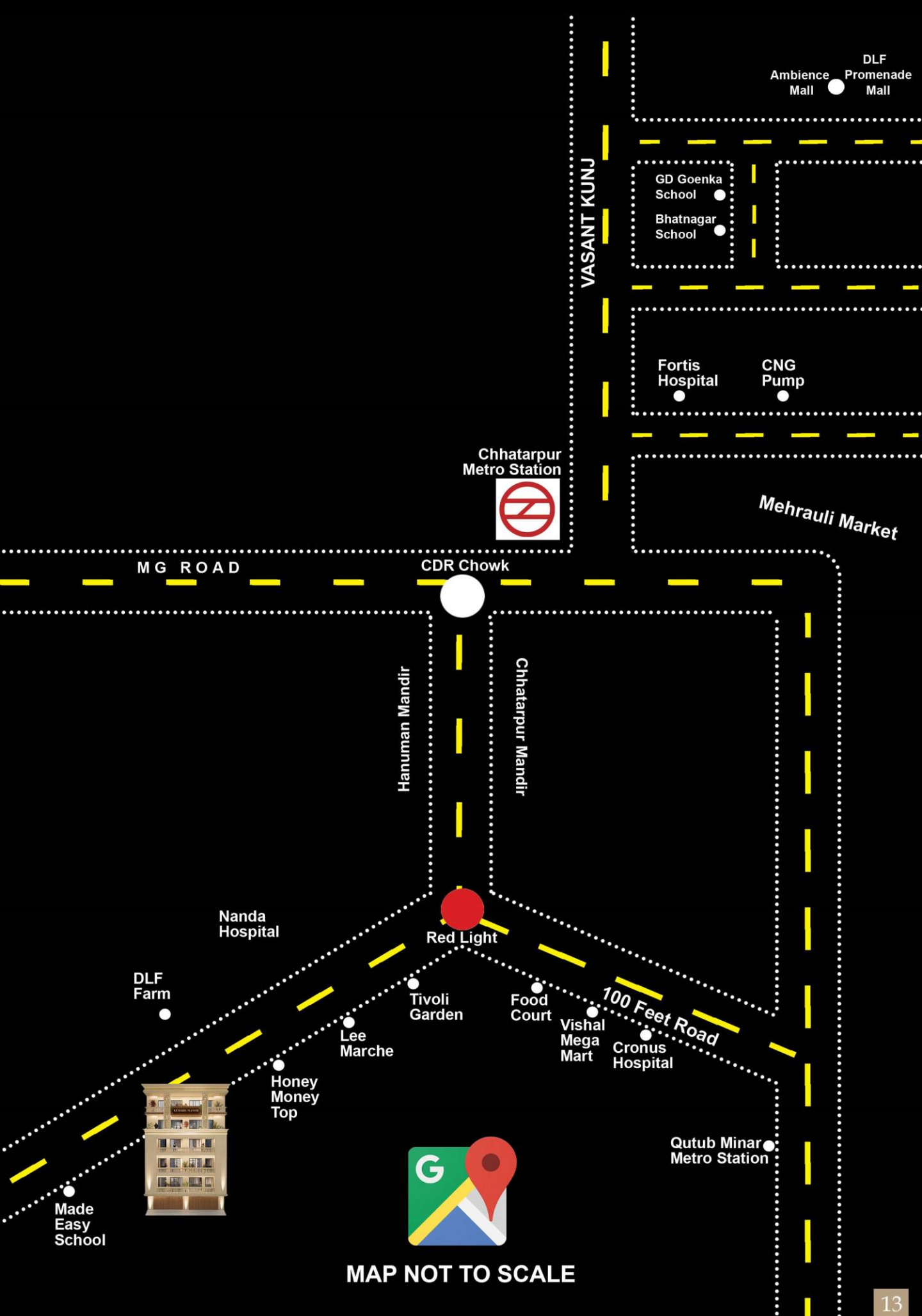
1. Ply/Board (Water Proof/Moisture Proof) to be used of National Brand.
2. Branded Veneers to be used.
3. Polish Work to be done on entire woodwork in each flat on every floor.

LIFT: -

1. Lift with Capacity of 4-6 persons of High quality Elevator make will be provided for all the building including stilt Parking to fifth floor only of the newly constructed Building.

Note: -

1. In addition to the above, the builder will provide two (1,00,000 Litres) Underground Water Tank and Shifting with R.C.C. Walls & Tiles work inthe Stilt/Parking Area and Separate Overhead Water Tank of 1,000 Liters for flat separately.
2. In shafts & open areas, safety grills will be provided.
3. Plaster & Samosam in all shafts, Back side elevation of the Building & open areas with complete paint work & waterproofing.
4. Independent door bells shall be fixed at the main door of each flat.
5. M.S Main Gate for Parking shall be provided by the builder as per building front elevation layout/design.



MAP NOT TO SCALE

Site Surroundings



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