

Specifications:

- **RCC Framed Structure**

Earthquake Resistant foundation with R.C.C M25 grade concrete designed for Seismic Zone II

Brick Masonry with Autoclaved cement concrete bricks in cement mortar or red brick anti-treatment carried out as per IS standards. Walls of 9" thick outer and 4" inner walls

- **Plastering**

Internal: Double Coat cement plaster with trowel finish

External: Double Coat sand faced cement plastering

- **False Ceiling**

Mix of POP false ceiling in drawing, living and dining bedrooms

Entertainment Lounge has Acoustic Modular False Ceiling

- **Doors**

Main door- Designer teak wood frame with a flush shutter of melamine matt polish fixed with highly reputed make hardware of SS of Hafele, Hettich, Ozone

Internal Doors- Designer teak wood frame with veneered teak wood molded and paneled masonite doors shutters with reputed make hardware of SS of Hafele, Hettich, Ozone

French doors- UPVC Sliding door with float glass paneled shutters and designer hardware of Fenesta or LG UPVC

- **Windows**

UPVC Window system with float glass with suitable finishes as per design of Fenesta or LG (fly mesh)

- **Grills**

Aesthetically designed, mild Steel (M.S) grills with powder coated finish

- **Painting**

External: Textured finish and 2 coats of weather-proof exterior emulsion paint of reputed make with a combination of stone cladding

Internal: 1 Coat of primer over 2 coats of Birla Wallcare putty, 2 coats of acrylic emulsion paint of Asian or Dulux

- **Flooring**

Imported Italian natural marble flooring with 3" skirting for the living, drawing and dining rooms

Imported marble flooring with 3" skirting for all bedrooms

Wooden flooring in TV lounge of commercial grade

Bathrooms, utility powder, servant room with ceramic non-slippery, acid-resistant tile flooring

Imported Italian natural marble for staircase covered balconies & open portico: tiles of brand Kajaria or Somani

Imported Italian natural marble treads and riser with skirting on staircase

Anti-skid ceramic tiles of Kajaria or Somani make or with epoxy joints to the terrace

Vitrified Porcelain Tiles of 24" x 24" with a combination of granite pattern with 3" skirting for main entrance verandah

- **Parking Area**

Cement concrete interlocking pavement blocks/natural stone

Main Entrance from wicket gate: Rough Tandoor stepping stones with 75mm wide joints for grass

- **Lift**

One lift of 4 persons capacity will be installed of Mitsubishi or Schindler Company

- **Kitchen**

Polished granite platform with superior stainless steel sink, treated water connection and provision for fixing RO System

Provision for modular kitchen.

Dishwasher & washing machine provision and wet area for washing utensils in the

utility area

Provision for built-in Gas Bank outside utility area (with granite)

- **Bathrooms**

Well-planned toilet layout with wet and dry areas.

Wall-hung EWC with flush tank & counter washbasins of Kohler or Villeroy- Boch.

All bathrooms will have a granite counter with counter washbasin, CP basin mixer and Single-lever Hot & Cold wall mixer with Shower.

Anti-skid tiles flooring in the powder room.

Imported Glazed ceramic designer tile dado of brand Kajaria or Somani from bottom to false ceiling in all bathrooms.

Vanity type wash basin and ready made counter top in all bathrooms.

Wall mounted WC with concealed flush tank / valve of Villeroy-Boch or Kohler in all bathrooms.

Shower cubicle toughened glass with single lever fixtures, wall mixer-cum-shower in all bathrooms.

Provision for solar water heating system and provision for geysers in all bathrooms.

All C.P. Fittings are chrome plated of Hans Grohe/ Villeroy-Boch.

All sanitary wares of Villeroy-Boch or Kohler.

- **Plumbing**

Plumbing lines will be with CPVC pipes/ as specified by PHE consultants

All C.P. Fittings are Chrome Plated of Grohe/ Villeroy-Boch

All sanitary wares of Kohler or Villeroy- Boch

Provision for solar water heating system

- **Dadoing**

Kitchen - Glazed ceramic tiles Dado up to 600mm height above kitchen platform.

Toilets - Well designed concept with combination of marble & designer tiles for walls and

floor and Dado up to lintel height.

Utility - Glazed ceramic tiles up to 900mm near the wash area

- **Electrical**

Power plug for cooking range, chimney, refrigerator, microwave ovens, water purifier, mixer/grinders in the kitchen, washing machine and dish washer in the utility area.

100% power back-up for all electrical points in each Villas (excluding A/C and Geysers).

3-phase power supply for each unit and individual meter boards.

Miniature Circuit Breakers (MCB) for each distribution boards of Havells or Schindler and sockets of Legrand.

Elegant designer modular electrical switches of Legrand.

Concealed conduit wiring with PVC insulated copper cables in all rooms for light, fan and plug points.

- **Air Conditioning Provisions**

A/C Copper pipe to suit split A/C with Insulation, A/C related power conduits and the A/C condensate drain pipe embedded within the walls.

Civil works of the specified rooms/spaces or provision for VRF Air Conditioning

Detailed drawing by HVAC Consultant.

- **Home Automation Provisions**

PVC Conduits, CAT5 cables and power cables will be provided, concealed in walls for Home Automation and Video Door Phone will be provided.

- **Plunge Pool**

Above 300 square yards villa only.

- **Security Surveillance & BMS**

Solar Powered security fence.

Boom Barrier near the entry .

Separate entry barrier for visitors.

CCTV Cameras around the Campus for surveillance during night.

The complete premises shall be provided with Building Management System with all facilities.

- **Internal Landscape Courtyard**

A beautifully landscaped internal courtyard with water body (built-in Filtration System) with lighting, mister

- **Communication**

Cable connectivity across the community for all voice, video and data communication (TV, Internet, Intercom and Telephones).

Telephone points in all bedrooms, drawing and living rooms and dining room

Provision for internet.

Cable connection in all bedrooms, living room, drawing room and entertainment room.

- **Ventilators**

Aluminium ventilator including provision for exhaust fan .

- **Outdoor Landscaping**

External areas of the villa are fully landscaped with grass lawns, planter boxes and water bodies.

Automated drip irrigation with sprinkler system.

- **WTP & STP**

Fully-treated water made available through an exclusive water softening and purification plant with water meters for each unit.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purpose.

- **Generator**

D.G. Sets with acoustic enclosure & A.M.F/ as specified by Mahindra and Kirloskar with 100% backup including common areas except air conditioning.

- **Water Supply**

Water supply lines with GI/PPR pipes or /as specified by PHE consultants.

- **Club House**

Integrated with all facilities-IN & OUT CAFÉ Lounge-cum-Restaurant| Fully-equipped gym of reputed make machines of Life fitness | Swimming pool | Cricket and net practice court | Billiards room with table tennis.

Provision for squash room | Steam room.

Community hall

Yoga studio

Badminton court.

Library

Barbecue area with pool side seating

Joggers track

Kids play area