

SPECIFICATIONS (C20)		GREEN	ORANGE	BLUE	PURPLE
	Structure				
Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	✓	✓	✓	✓
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster. No masonry inside the unit, only external walls. No Plaster to the inner side of the external walls.	X	X	X	X
	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	✓	✓	✓	✓
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish	X	✓	✓	✓
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'	X	✓	✓	✓
Utility / Laundry	Green Marble flooring. No dado or counter.	✓	✓	✓	✓
Deck / Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil	X	X	X	✓
	Terracotta Tiles / Tandoor Stone	✓	✓	✓	X
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	X
	Hardwood flooring	X	X	X	✓
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	✓	X	X	X
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	X	✓	✓	✓
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Children's Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Guest Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Maid's room	Kota stone laid with paper joints and finished with 8 coats (mirror) polish	✓	✓	✓	✓
Maid's Bath	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	✓	✓	✓	✓
Service Platform / Equipment Room	IPS Flooring	✓	✓	✓	✓
	Sanitary & Plumbing				
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	✓	✓	✓	✓
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	✓	✓	✓	✓
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	✓	✓	✓	✓
Kitchen sink	Stainless steel sink with drain board	✓	✓	✓	✓
Cockroach / Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	✓	✓	✓	✓
Bathtubs	1 Bathtub of Kohler or equivalent make in the Master bathroom	X	✓	✓	✓
Shower Area	Glass partition with door for the shower area in the Master & Children's bath	X	X	X	✓
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	✓	✓	✓	✓
	One Rain shower of Grohe or equivalent make in the Master bath	X	X	X	✓
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms	X	X	X	✓
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	✓	✓	✓	✓
Bath accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.	X	✓	✓	✓
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	✓	✓	✓	✓
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	✓	✓	✓	✓
	Electrical				
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	✓	✓	✓	✓
Switches & Sockets	All switches of Anchor or equivalent make.	✓	✓	✓	✓
	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	4 no.s - 5 amp switch & socket	✓	✓	✓	✓
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	✓	✓	✓	✓
Utility	1 no - 5 amp switch & socket, 1 no - 15 amp switch and socket				
Master Bedroom	2 no.s - 5 amp switch & socket	✓	✓	✓	X
	4 no.s - 5 amp switch & socket	X	X	X	✓
Other Bedrooms	2 no.s - 5 amp switch & socket	✓	✓	✓	✓
Bathrooms	1 no - 5 amp switch & socket	✓	✓	✓	✓
Powder / Maid's Bath	1 no - 5 amp switch & socket	✓	✓	✓	✓
Maid's Room	2 no - 5 amp switch & socket	✓	✓	✓	✓
Telephone	1 Telephone Point each in living and master bedroom	✓	✓	✓	✓
Entertainment	1 Television Point in either living or family.	✓	✓	✓	✓
Light Fixtures	Light fixtures in the home	X	X	X	X
Power & Back-up	Power connection of 5 KVA with back-up power through Diesel Generator	✓	✓	✓	✓

	Fenestration				
Frames & Shutters	Only Main Doors, other external doors, Windows and French windows for the external facade only. Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows and external utility fenestration in Aluminum frame and shutters.	X	X	X	X
	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminum frame and shutters	✓	✓	✓	✓
Mosquito Screens	Mosquito screens for all the External Windows and French Windows	X	X	X	✓
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	✓	✓	✓	✓
Hardware	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	✓	✓	✓	✓
	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with friction stays. Magnetic / concealed door stoppers for the Main door and Bed room doors.	✓	✓	✓	✓
	Paint				
Paint	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	✓	✓	✓	✓
	All internal paint in Acrylic Distemper.	✓	✓	✓	✓
	Electro-domestic Equipment				
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), Kitchen, and Wet Kitchen.	X	X	X	✓
Hob	4-burner cooking hob in the Kitchen	X	✓	✓	✓
	4-burner cooking hob in the wet kitchen (if applicable)	X	X	X	✓
Chimney	Ductable electric chimney with anodized Aluminum filters in the Kitchen	X	✓	✓	✓
	Ductable electric chimney with anodized Aluminum filters in the wet kitchen (if applicable)	X	X	X	✓
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	X	✓	✓	✓
Microwave	Microwave of Siemens or equivalent make in the kitchen	X	X	X	✓
Oven	Oven of Siemens or equivalent make in the kitchen	X	X	X	✓
Refrigerator	Refrigerator in Kitchen	X	X	X	X
Water Purifier	RO unit	✓	✓	✓	✓
Heat Pump	Centralized Heat Pump	X	X	X	✓
	Home Automation				
Console	Two tablets with touch screens	X	X	X	✓
Security / Safety	Bio-metric main door lock with additional control from main console and sub-phones	X	X	X	✓
	Colour door camera with call bell facility outside the main door	X	X	X	✓
	Surface mounted siren and auto dialler	X	X	X	✓
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	X	X	X	✓
	Pet immune motion sensors at few locations for detecting intrusions	X	X	X	✓
	Magnetic sensors in all windows, French windows and main door	X	X	X	✓
	Glass break detectors in French Windows	X	X	X	X
	Gas leak detector, smoke detector and heat detector in the kitchen	X	X	X	✓
Entertainment	Mood Lighting	X	X	X	X
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	X	X	X	✓
	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	X	X	X	✓
Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	X	✓	✓	✓
	All cabinetry in laminate finish	X	✓	✓	X
	All cabinetry in wood veneer	X	X	X	✓
Master Bedroom	Double bed with bedside tables, study unit, 3 module walk-in wardrobe	X	✓	✓	✓
Master Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Children's Bedroom	2 single beds, bedside table, study unit, 2 module wardrobes	X	✓	✓	✓
Children's Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Guest Bedroom	Double bed with bedside tables, 2 module wardrobe	X	✓	✓	✓
Guest Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
Maid's room	Single bed, half module wardrobe	X	✓	✓	✓
No cabinetry shall be provided in any other spaces					
Basic Materials	All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate. Modular units in particle board.	X	✓	✓	✓
Brand / make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.	X	✓	✓	✓
Hardware	All hardware in brush finished stainless steel of Hettich or equivalent make	X	✓	✓	✓
	Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	X	X	X	✓
Mattresses	Mattresses for beds	X	X	X	X

	HVAC				
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment.	X	X	✓	✓
Mechanical Ventilation	Exhaust fan of MC-Hitec make in all bathrooms	X	X	X	.
	Landscaping				
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	✓	✓	✓	✓
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	✓	✓	✓	✓
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	✓	✓	✓	✓
	Notes				
	1 All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding.				
	2 In the brands mentioned above, the Developers may use equivalent brands at their discretion.				
	3 All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created .				

SPECIFICATIONS (T35)		GREEN	ORANGE	BLUE	PURPLE
	Structure				
Shell	RCC frame structure with a height of 9’6” from slab top to slab top, except in the case of sloped or curved roofs.	✓	✓	✓	✓
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster. No masonry inside the unit, only external walls. No Plaster to the inner side of the external walls.	X	X	X	X
	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	✓	✓	✓	✓
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish	X	✓	✓	✓
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'	X	✓	✓	✓
Wet Kitchen / Pantry	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	✓	✓	✓	✓
Utility / Laundry	Green Marble flooring. No dado or counter.	✓	✓	✓	✓
Deck / Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil	X	X	X	✓
	Terracotta Tiles / Tandoor Stone	✓	✓	✓	X
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	X
	Hardwood flooring	X	X	X	✓
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	✓	X	X	X
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	X	✓	✓	✓
Children’s Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Children’s Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Guest Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Maid’s room	Kota stone laid with paper joints and finished with 8 coats (mirror) polish	✓	✓	✓	✓
Maid’s Bath	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	✓	✓	✓	✓
Store / Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Service Platform / Equipment Room	IPS Flooring	✓	✓	✓	✓
Water Body	Glass mosaic tiles	X	X	X	✓
	Sanitary & Plumbing				
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	✓	✓	✓	✓
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	✓	✓	✓	✓
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	✓	✓	✓	✓
Kitchen sink	Stainless steel sink with drain board	✓	✓	✓	✓
Cockroach / Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	✓	✓	✓	✓
Bathtubs	1 Bathtub of Kohler or equivalent make in the Master bathroom	X	✓	✓	✓
Shower Area	Glass partition with door for the shower area in the Master & Children’s bath	X	X	X	✓
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	✓	✓	✓	✓
	One Rain shower of Grohe or equivalent make in the Master bath	X	X	X	✓
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children’s bathrooms	X	X	X	✓
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	✓	✓	✓	✓
Bath accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children’s and Guest Bathrooms - all of Grohe or equivalent make.	X	✓	✓	✓
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	✓	✓	✓	✓
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	✓	✓	✓	✓

	Electrical				
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	✓	✓	✓	✓
Switches & Sockets	All switches of Anchor or equivalent make.	✓	✓	✓	✓
	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	4 no.s - 5 amp switch & socket	✓	✓	✓	✓
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	✓	✓	✓	✓
Wet Kitchen	3 no.s - 5 amp switch & socket, 3 no.s - 15 amp switch and socket	✓	✓	✓	✓
Utility	1 no - 5 amp switch & socket, 1 no - 15 amp switch and socket				
Study	2 no -5 amp switch & socket	✓	✓	✓	✓
Master Bedroom	2 no.s - 5 amp switch & socket	✓	✓	✓	X
	4 no.s - 5 amp switch & socket	X	X	X	✓
Other Bedrooms	2 no.s - 5 amp switch & socket	✓	✓	✓	✓
Bathrooms	1 no - 5 amp switch & socket	✓	✓	✓	✓
Powder / Maid's Bath	1 no - 5 amp switch & socket	✓	✓	✓	✓
Maid's Room	2 no - 5 amp switch & socket	✓	✓	✓	✓
Telephone	1 Telephone Point each in living and master bedroom	✓	✓	✓	✓
Entertainment	1 Television Point in either living or family.	✓	✓	✓	✓
Light Fixtures	Light fixtures in the home	X	X	X	X
Power & Back-up	Power connection of 7 KVA with back-up power from Diesel Generator	✓	✓	✓	✓
	Fenestration				
Frames & Shutters	Only Main Doors, other external doors, Windows and French windows for the external facade only. Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows and external utility fenestration in Aluminum frame and shutters.	X	X	X	X
	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminum frame and shutters	✓	✓	✓	✓
Mosquito Screens	Mosquito screens for all the External Windows and French Windows	X	X	X	✓
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	✓	✓	✓	✓
Hardware	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	✓	✓	✓	✓
	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with friction stays. Magnetic / concealed door stoppers for the Main door and Bed room doors.	✓	✓	✓	✓
	Paint				
Paint	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	✓	✓	✓	✓
	All internal paint in Acrylic Distemper.	✓	✓	✓	✓
	Electro-domestic Equipment				
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), Kitchen, and Wet Kitchen.	X	X	X	✓
Hob	4-burner cooking hob in the Kitchen	X	✓	✓	✓
	4-burner cooking hob in the wet kitchen (if applicable)	X	X	X	✓
Chimney	Ductable electric chimney with anodized Aluminum filters in the Kitchen	X	✓	✓	✓
	Ductable electric chimney with anodized Aluminum filters in the wet kitchen (if applicable)	X	X	X	✓
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	X	✓	✓	✓
Microwave	Microwave of Siemens or equivalent make in the kitchen	X	X	X	✓
Oven	Oven of Siemens or equivalent make in the kitchen	X	X	X	✓
Refrigerator	Refrigerator in Kitchen	X	X	X	X
Water Purifier	RO unit	✓	✓	✓	✓
Heat Pump	Centralized Heat Pump	X	X	X	✓
	Home Automation				
Console	Two tablets with touch screens	X	X	X	✓
Security / Safety	Bio-metric main door lock with additional control from main console and sub-phones	X	X	X	✓
	Colour door camera with call bell facility outside the main door	X	X	X	✓
	Surface mounted siren and auto dialler	X	X	X	✓
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	X	X	X	✓
	Pet immune motion sensors at few locations for detecting intrusions	X	X	X	✓
	Magnetic sensors in all windows, French windows and main door	X	X	X	✓
	Glass break detectors in French Windows	X	X	X	X
	Gas leak detector, smoke detector and heat detector in the kitchen	X	X	X	✓
Entertainment	Mood Lighting	X	X	X	X
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	X	X	X	✓

	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	X	X	X	✓
Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	X	✓	✓	✓
	All cabinetry in laminate finish	X	✓	✓	X
	All cabinetry in wood veneer	X	X	X	✓
Wet Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make in laminate finish	X	X	X	✓
Master Bedroom	Double bed with bedside tables, study unit, 3 module walk-in wardrobe	X	✓	✓	✓
Master Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Children's Bedroom	2 single beds, bedside table, study unit, 2 module wardrobes	X	✓	✓	✓
Children's Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Guest Bedroom	Double bed with bedside tables, 2 module wardrobe	X	✓	✓	✓
Guest Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
Maid's room	Single bed, half module wardrobe	X	✓	✓	✓
Home Office / Study	Study table with drawers and wire manager along with two overhead shelves.	X	✓	✓	✓
No cabinetry shall be provided in any other spaces					
Basic Materials	All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate. Modular units in particle board.	X	✓	✓	✓
Brand / make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.	X	✓	✓	✓
Hardware	All hardware in brush finished stainless steel of Hettich or equivalent make	X	✓	✓	✓
	Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	X	X	X	✓
Mattresses	Mattresses for beds	X	X	X	X
	HVAC				
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment.	X	X	✓	✓
Mechanical Ventilation	Exhaust fan of MC-Hitec make in all bathrooms	X	X	X	.
	Landscaping				
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	✓	✓	✓	✓
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	✓	✓	✓	✓
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	✓	✓	✓	✓
Water Body	Water body (not for swimming) with a filtration unit and underwater lights	X	X	X	✓
	Notes				
1	All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding.				
2	In the brands mentioned above, the Developers may use equivalent brands at their discretion.				
3	All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created .				

SPECIFICATIONS (P60)		GREEN	ORANGE	BLUE	PURPLE
	Structure				
Shell	RCC frame structure with a height of 9’6” from slab top to slab top, except in the case of sloped or curved roofs.	✓	✓	✓	✓
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster. No masonry inside the unit, only external walls. No Plaster to the inner side of the external walls.	X	X	X	X
	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	✓	✓	✓	✓
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish	X	✓	✓	✓
Family Space	Kota stone laid with paper joints and finished with 8 coats polish	✓	X	X	X
	Cut-pile carpet	X	✓	✓	✓
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	✓	X	X	X
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'	X	✓	✓	✓
Wet Kitchen / Pantry	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	✓	✓	✓	✓
Utility / Laundry	Green Marble flooring. No dado or counter.	✓	✓	✓	✓
Deck / Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil	X	✓	✓	✓
	Terracotta Tiles / Tandoor Stone	✓	X	X	X
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	X
	Hardwood flooring	X	X	X	✓
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	✓	X	X	X
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	X	✓	✓	✓
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Children's Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Guest Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	✓	✓	✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas	X	X	X	✓
Powder Room	Marble on the floor and counter. No Dado	✓	X	X	X
	Imported marble on the floor and Glass Counter. No Dado	X	✓	✓	✓
Home Office	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	X
	Hardwood flooring	X	X	X	✓
Home Office Powder Room	Marble on the floor and counter. No Dado	✓	✓	✓	X
	Hardwood floor. No Dado	X	X	X	✓
Media Room	IPS flooring	✓	✓	✓	✓
Maid's room	Kota stone laid with paper joints and finished with 8 coats (mirror) polish	✓	✓	✓	✓
Maid's Bath	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	✓	✓	✓	✓
Internal Stairs	Kota stone slabs with metal railing	✓	X	X	X
	Beige coloured imported marble with metal railing	X	✓	✓	✓
Store / Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish	✓	✓	✓	✓
Service Platform / Equipment Room	IPS Flooring	✓	✓	✓	✓
Water Body	Glass mosaic tiles	X	✓	✓	✓
	Sanitary & Plumbing				
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	✓	✓	✓	✓
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	✓	✓	✓	✓
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	✓	✓	✓	✓
Kitchen sink	Stainless steel sink with drain board	✓	✓	✓	✓
Cockroach / Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	✓	✓	✓	✓
Bathtubs	1 Bathtub of Kohler or equivalent make in the Master bathroom	X	✓	✓	✓
Shower Area	Glass partition with door for the shower area in the Master & Children's bath	X	X	X	✓
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	✓	✓	✓	✓
	One Rain shower of Grohe or equivalent make in the Master bath	X	X	X	✓
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms	X	X	X	✓
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	✓	✓	✓	✓
Bath accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.	X	✓	✓	✓
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	✓	✓	✓	✓
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	✓	✓	✓	✓

	Electrical				
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	✓	✓	✓	✓
Switches & Sockets	All switches of Anchor or equivalent make.	✓	✓	✓	✓
	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	4 no.s - 5 amp switch & socket	✓	✓	✓	✓
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	✓	✓	✓	✓
Wet Kitchen	3 no.s - 5 amp switch & socket, 3 no.s - 15 amp switch and socket	✓	✓	✓	✓
Utility	1 no - 5 amp switch & socket, 1 no - 15 amp switch and socket				
Study	2 no -5 amp switch & socket	✓	✓	✓	✓
Pantry	1 no -5 amp switch & socket	✓	✓	✓	✓
Master Bedroom	2 no.s - 5 amp switch & socket	✓	✓	✓	X
	4 no.s - 5 amp switch & socket	X	X	X	✓
Other Bedrooms	2 no.s - 5 amp switch & socket	✓	✓	✓	✓
Bathrooms	1 no - 5 amp switch & socket	✓	✓	✓	✓
Powder / Maid's Bath	1 no - 5 amp switch & socket	✓	✓	✓	✓
Family	2 no.s - 5 amp switch & socket, 1 no - 15 amp switch and socket	✓	✓	✓	✓
Media Room	3 no.s - 5 amp switch & socket	✓	✓	✓	✓
Home Office	2 no.s - 5 amp switch & socket	✓	✓	✓	X
	4 no.s - 5 amp switch & socket	X	X	X	✓
Maid's Room	2 no - 5 amp switch & socket	✓	✓	✓	✓
Telephone	1 Telephone Point each in living and master bedroom	✓	✓	✓	✓
	1 Telephone Point in home office	X	X	X	✓
Entertainment	1 Television Point in either living or family.	✓	✓	✓	✓
Light Fixtures	Light fixtures in the home	X	X	X	X
Power & Back-up	Power connection of 7 KVA with back-up power from Diesel Generator	✓	✓	✓	✓
	Fenestration				
Frames & Shutters	Only Main Doors, other external doors, Windows and French windows for the external facade only. Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows and external utility fenestration in Aluminum frame and shutters.	X	X	X	X
	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminum frame and shutters	✓	✓	✓	✓
Mosquito Screens	Mosquito screens for all the External Windows and French Windows	X	X	X	✓
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	✓	✓	✓	✓
Hardware	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	✓	✓	✓	✓
	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with friction stays. Magnetic / concealed door stoppers for the Main door and Bed room doors.	✓	✓	✓	✓
	Paint				
Paint	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	✓	✓	✓	✓
	All internal paint in Acrylic Distemper.	✓	✓	✓	✓
	Electro-domestic Equipment				
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), Kitchen, and Wet Kitchen.	X	X	X	✓
Hob	4-burner cooking hob in the Kitchen	X	✓	✓	✓
	4-burner cooking hob in the wet kitchen (if applicable)	X	X	X	✓
Chimney	Ductable electric chimney with anodized Aluminum filters in the Kitchen	X	✓	✓	✓
	Ductable electric chimney with anodized Aluminum filters in the wet kitchen (if applicable)	X	X	X	✓
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	X	✓	✓	✓
Microwave	Microwave of Siemens or equivalent make in the kitchen	X	X	X	✓
Oven	Oven of Siemens or equivalent make in the kitchen	X	X	X	✓
Refrigerator	Refrigerator in Kitchen	X	X	X	X
Water Purifier	RO unit	✓	✓	✓	✓
Heat Pump	Centralized Heat Pump	X	X	X	✓
	Home Automation				
Console	Two tablets with touch screens	X	X	X	✓
Security / Safety	Bio-metric main door lock with additional control from main console and sub-phones	X	X	X	✓
	Colour door camera with call bell facility outside the main door	X	X	X	✓
	Surface mounted siren and auto dialler	X	X	X	✓
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	X	X	X	✓
	Pet immune motion sensors at few locations for detecting intrusions	X	X	X	✓
	Magnetic sensors in all windows, French windows and main door	X	X	X	✓
	Glass break detectors in French Windows	X	X	X	X
	Gas leak detector, smoke detector and heat detector in the kitchen	X	X	X	✓
Comfort / Convenience	Curtain Motor with remote control for curtains in the double height living area.	X	X	X	X
Entertainment	Mood Lighting	X	X	X	X
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	X	X	X	✓

	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	X	X	X	✓
Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	X	✓	✓	✓
	All cabinetry in laminate finish	X	✓	✓	X
	All cabinetry in wood veneer	X	X	X	✓
Wet Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make in laminate finish	X	X	X	✓
Master Bedroom	Double bed with bedside tables, study unit, 3 module walk-in wardrobe	X	✓	✓	✓
Master Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Children's Bedroom	2 single beds, study unit, 2 module wardrobes	X	✓	✓	✓
Children's Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
	Shutters below the counter	X	X	X	✓
Guest Bedroom	Double bed with bedside tables, 2 module wardrobe	X	✓	✓	✓
Guest Bathroom	Mirror with backing ply and edge trim	X	✓	✓	✓
Family	A horizontal entertainment ledge unit	X	✓	✓	X
	Audio Video storage cum library unit	X	X	X	✓
Maid's room	Single bed, half module wardrobe	X	✓	✓	✓
Home Office / Study	Study table with drawers and wire manager along with two overhead shelves.	X	✓	✓	✓
	Bookshelves	X	✓	✓	✓
Media Room	Furniture / cabinetry	X	X	X	X
No cabinetry shall be provided in any other spaces					
Basic Materials	All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate. Modular units in particle board.	X	✓	✓	✓
Brand / make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.	X	✓	✓	✓
Hardware	All hardware in brush finished stainless steel of Hettich or equivalent make	X	✓	✓	✓
	Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	X	X	X	✓
Mattresses	Mattresses for beds	X	X	X	X
	HVAC				
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment.	X	X	✓	✓
Mechanical Ventilation	Exhaust fan of MC-Hitec make in all bathrooms	X	X	X	.
	Landscaping				
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	✓	✓	✓	✓
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	✓	✓	✓	✓
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	✓	✓	✓	✓
Water Body	Water body (not for swimming) with a filtration unit and underwater lights	X	✓	✓	✓
	Notes				
	1 All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding.				
	2 In the brands mentioned above, the Developers may use equivalent brands at their discretion.				
	3 All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created .				

Utilities and Amenities

Utilities / Services	
Back-up Power	Back-up power shall be provided to the common area lighting and pumps and motors etc. The Generators shall be provided with acoustic enclosures and an automatic change-over switch.
Reticulated Gas	Reticulated gas supply shall be provided to individual units
Rainwater Harvesting	Percolation pits shall be provided for rainwater harvesting
Sewage treatment	A tertiary sewage treatment plant shall be provided with separate plumbing for the use of re-cycled water in landscaping and for the flushing system
Elevators	Elevators shall be provided with automatic doors and SS finish inside the cabins. Elevators shall be provided with multi-beam sensors for door operation and down collective system
Facilities & Amenities	
Club House	Club house with a common space for parties
Swimming Pool	A 4' deep swimming pool with a separate paddle pool for kids
Gym	Commercial low-impact Treadmill, Total body elliptical fitness Cross trainer, Upright cycle, 4 station Multi-gym, Flat incline, decline Multipurpose Bench, dumbbells
Sporting Facilities	Badminton, Squash

Note: All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent brands at their discretion.