	SPECIFICATIONS (H20a, H20b)	GREEN	ORANGE	BLUE	PURPLE
	Structure				
Shell	RCC frame structure with a height of $9^{\circ}6^{\circ}$ 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.	✓	√	√	√
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	√	Χ	Χ	Χ
Civing & Dilling	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' 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	X	X	X
Utility / Laundry	Green Marble flooring. No dado or counter.	√	√	√	√
Deck / Outdoor	Terracotta Tiles / Tandoor Stone	√	√	√	√
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	Χ
	Hardwood flooring	X	X	Χ	√
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to7' in shower Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to7' in shower area	X	× ✓	X	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 to7' in shower area	✓	✓	✓	Χ
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to7' in shower	Χ	Χ	Χ	√
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 Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower	√	√ ∨	√	X
		Χ	X	X	√
	Sanitary & Plumbing				
	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	√	√	√	√
	Health faucets of Schell or equivalent make in all bathrooms Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	√	√	√	√
	Stainless steel sink with drain board	√ √	√ √	√	✓ ✓
	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	√	√	√	√
Shower Area	Glass partition with door for the shower area in the Master & Children's bath	Χ	Χ	Χ	√
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 Snowers Faucets	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	X	X	X	√ /
	Towel rings, toilet paper holders, towel racks and soan dish in Master, Children's and Guest Bathrooms - all of	V	٧	V	V
Bath accessories	Grohe or equivalent make.	X	√	√	√
	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room. 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	3 no.s - 5 amp switch & socket	/	√	√	1
	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	√	√	√	√
	1 no -5 amp switch & socket, 1 no15 amp switch and socket	√	√	√	√
	2 no.s - 5 amp switch & socket	√	√	√	√
	2 no.s - 5 amp switch & socket	√	√	√	√
	1 no - 5 amp switch & socket 1 Telephone Point each in living and master bedroom	√ √	\ \	√	\ \ \
	1 Television Point in either living or family.	√	√	√	√
	Light fixtures in the home	Χ	Χ	Χ	X
Power & Back-up	Power connection of 3 KVA with back-up power from Diesel Generator Power connection of 5 KVA with back-up power from Diesel Generator	X	✓ ×	X	X
	Fenestration				
Doors & Shutters	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		1	√	√
Mosquito Screens	Mosquito screens for all the External Windows and French Windows	X	X	X	_/
י וספלמונט פרובבוופ	riosquito screens for all the external willows and richell willows	^	^	/\	4

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.	√	√	√	√
	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	√	√	√	√
Hardware	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.	✓	√	√	1
	All internal paint in Acrylic Distemper.	✓	√	√	√
	Electro-domestic Equipment				
	4-burner cooking hob in the Kitchen	Χ	√	√	✓
	Ductable electric chimney with anodized Aluminum filters in the Kitchen	Χ	√	√	√
	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen Microwave of Siemens or equivalent make in the kitchen	X	✓ ✓	X	√
	Oven of Siemens or equivalent make in the kitchen	X	X	X	√
	Refrigerator in Kitchen	Χ	X	X	Χ
Water Purifier		✓	✓	√	✓
Heat Pump	Centralized Heat Pump	Χ	Χ	Χ	√
	Home Automation				
Console	Two tablets with touch screens	Χ	Χ	Χ	√
	Bio-metric main door lock with additional control from main console and sub-phone	Χ	X	Χ	√
	Colour door camera with call bell facility outside the main door	X	X	X	√
	Surface mounted siren and auto dialler	X	X	X	√
Security / Safety	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions	X	X	Χ	√ √
	Magnetic sensors in all windows, French windows and main door	X	X	X	√
	Glass break detectors in French Windows	Χ	Χ	Χ	X
	Gas leak detector and heat detector in the kitchen	Χ	Χ	Χ	✓
Entertainment		Χ	Χ	Χ	X
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	Χ	Χ	Χ	√
	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	Χ	Χ	Χ	√
	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	Χ	√	√	✓
Kitchen	All cabinetry in laminate finish	X	√	√	X
Master Redroom	All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe	X	X	X	√
Tiaster bedroom	boable bed with bedside tables, study unit, 2 module walk in wardrobe			V	
Maratan Bathuran	Mirror with backing ply and edge trim	X	√	√	√
Master Bathroom	Mirror with backing ply and edge trim Shutters below the counter		✓ ×	✓ X	√ √
	Shutters below the counter 2 single beds, study unit, 2 module wardrobes	X	✓ × ✓	X	√ √
	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim	X X X	√ √	X ✓	√ √
Children's Bedroom Children's Bathroom	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter	X X X X	\(\times \)	X √ X	√ √
Children's Bedroom Children's Bathroom Guest Bedroom	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe	X X X X X	√ √	X ✓ X	\ \displaystyle{\sqrt{1}} \din
Children's Bedroom Children's Bathroom Guest Bedroom	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim	X X X X	√ √	X √ X	√ √
Children's Bedroom Children's Bathroom Guest Bedroom	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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 X X X X	√ √	X ✓ X	\ \displaystyle{\sqrt{1}} \din
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from	X X X X X	√ √	X ✓ X	\ \displaystyle{\sqrt{1}} \din
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Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from	X X X X X X	√ √	X	\ \displaystyle{\sqrt{1}} \din
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X V X V V	\frac{1}{\sqrt{1}} \frac{1}{\sqrt{1}} \frac{1}{\sqrt{1}} \frac{1}{\sqrt{1}} \frac{1}{\sqrt{1}} \frac{1}{\sqrt{1}}
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Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X V X V V	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC 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 X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas Landscaped garden areas. Expensive exotic plants provided only at additional cost.	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation Soft Landscaping	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas Landscaped garden areas. Expensive exotic plants provided only at additional cost. Notes	X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X X X X X X X X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soft Landscaping	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas Landscaped garden areas. Expensive exotic plants provided only at additional cost. Notes All specifications above are subject to change & decisions taken from time to time by the Developers shall be fin	X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	X X X X X X X X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation Soft Landscaping	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas Landscaped garden areas. Expensive exotic plants provided only at additional cost. Notes All specifications above are subject to change & decisions taken from time to time by the Developers shall be fin In the brands mentioned above, the Developers may use equivalent brands at their discretion.	X X X X X X X X X X X X X X X X X X X	X X X X X X Dinding	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation Soft Landscaping	Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping Good quality red soil and sand mixture with manure as the base layer for landscaping Sprinklers and a drip irrigation system for landscaped areas Landscaped garden areas. Expensive exotic plants provided only at additional cost. Notes All specifications above are subject to change & decisions taken from time to time by the Developers shall be fin	X X X X X X X X X X X X X X X X X X X	X X X X X X Dinding	X	\frac{1}{\sqrt{1}} \frac{1}{\sqr

	SPECIFICATIONS (U10a, U10b)	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.	√	√	√	1
	Flooring & Dado				
1111 0 0111	Kota stone laid with paper joints and finished with 8 coats polish	1	Χ	Χ	Χ
Living & Dining	Beige coloured imported marble laid with paper joints and finished with 8 coats polish	Χ	√	√	√
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2' 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	X	X	X
Utility / Laundry	Green Marble flooring. No dado or counter.	√	√	√	√
	Terracotta Tiles / Tandoor Stone	√	√	√	√
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	✓	✓	✓	Χ
Tidater bedroom	Hardwood flooring	Χ	Χ	Χ	√
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower	X	X	X	X
Children's Redroom	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area 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	1	√	✓	Χ
Children's Bathroom	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in	Χ	Χ	Χ	√
	Sanitary & Plumbing				
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	1	√	√	√
	Health faucets of Schell or equivalent make in all bathrooms	√	√	√	√
	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	✓	✓	✓	√
	Stainless steel sink with drain board	√	√	√	√
	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	√ ∨	√ ∨	√	√
Snower Area	Glass partition with door for the shower area in the Master & Children's bath Showers of Grohe or equivalent make in all bathrooms	X	X	X	√ √
Overhead Showers	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	Χ	Х	√
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	Χ	1	√	1
Washing Machine Point	Grohe or equivalent make. One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	1	√	√	√
	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		1	√ ✓	_/
Tidilbilig	each bathroom and to the sink in the kitchen.	Ů	ľ	Ů	_
	Electrical				
	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	√	√	√	√
Switches & Sockets	All switches of Anchor or equivalent make.	√	√	√	√
Living / Dining	Apart from the basic light and fan controls, the following number of sockets in various rooms: 3 no.s - 5 amp switch & socket	1	√	√	√
	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	√ √	√ √	√ √	√
	1 no -5 amp switch & socket, 1 no15 amp switch and socket	√	√	√	√
Master Bedroom	2 no.s - 5 amp switch & socket	√	√	√	√
	2 no.s - 5 amp switch & socket	√	√	√	√
	1 no - 5 amp switch & socket	1	√ /	√	√ /
	1 Telephone Point each in living and master bedroom 1 Television Point in either living or family.	√ √	√ √	√	√ √
	Light fixtures in the home	X	X	X	X
	Power connection of 3 KVA with back-up power from Diesel Generator	√	√	√	√
	Fenestration				
Doors & Shutters	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	√	√	√	√
Mosauito Screens	Mosquito screens for all the External Windows and French Windows	Χ	Χ	Χ	√
Window Grills	No window grills permitted for the French Windows Grills provided only for windows where there is a sheer	✓	√	✓	√
	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	√	√	√	√
Hardware	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.	√	1	√	√
	Paint				

D. C.	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings	/	1	1	_
	etc. with a zinc-chromate primer and synthetic enamel paint.				
	All internal paint in Acrylic Distemper.	✓	√	√	V
	Electro-domestic Equipment				
Hob	4-burner cooking hob in the Kitchen	Χ	√	√	,
	Ductable electric chimney with anodized Aluminum filters in the Kitchen	Χ	√	✓	,
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	Χ	√	√	,
Microwave	Microwave of Siemens or equivalent make in the kitchen	Χ	Χ	Χ	,
Oven	Oven of Siemens or equivalent make in the kitchen	Χ	Χ	Χ	,
	Refrigerator in Kitchen	Χ	Χ	Χ	
Water Purifier		✓	√	√	Ŀ
Heat Pump	Centralized Heat Pump	Χ	Χ	Χ	
	Home Automation				
Console	Two tablets with touch screens	Χ	Χ	Χ	
	Bio-metric main door lock with additional control from main console and sub-phone	Χ	Χ	Χ	
	Colour door camera with call bell facility outside the main door	Χ	Χ	Χ	
	Surface mounted siren and auto dialler	Χ	Χ	Χ	
5	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	X	Χ	X	
Security / Safety	Pet immune motion sensors at few locations for detecting intrusions	Χ	Χ	Χ	١.
	Magnetic sensors in all windows, French windows and main door	Χ	Χ	Χ	
	Glass break detectors in French Windows	Χ	Χ	X	Т
	Gas leak detector and heat detector in the kitchen	Χ	Χ	Χ	
Entertainment	Mood Lighting	Χ	Χ	X	Т
	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	Х	Χ	X	
0.000					
	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	Χ	Χ	X	L
171.1	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	Χ	√	√	
	All cabinetry in laminate finish	Χ	√	√	L
	All cabinetry in wood veneer	Χ	Χ	X	,
	Double bed with bedside tables, study unit, 2 module walk-in wardrobe	Χ	√	√	,
Master Bathroom	Mirror with backing ply and edge trim Shutters below the counter	X	√	√	,
		Х	X	X	,
Cilliaren 2 Bearoom	2 single beds, study unit, 1.5 module wardrobes Mirror with backing ply and edge trim	X	√ √	√ √	,
Children's Bathroom	Shutters below the counter	X	X	X	'
	No cabinetry shall be provided in any other spaces	_ ^	^		
	All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural				
Basic Materials	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	Х	,	,	
Didilu / ilidke	our proprietary furniture design line.	^	٧	√	
Hardware	All hardware in brush finished stainless steel of Hettich or equivalent make	Χ	✓	√	,
	Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	Χ	Χ	Χ	Ŀ
Mattresses	Mattresses for beds	Χ	Χ	Χ	L
	HVAC				
	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and				Г
Air-conditioning	Living / Dining area of each apartment.	X	X	√	'
1echanical Ventilation	Exhaust fan of MC-Hitec make in all bathrooms	Χ	Χ	Χ	
	Landscaping				Г
C-11		,	-		
	Good quality red soil and sand mixture with manure as the base layer for landscaping	√ /	√ /	√	H
	Sprinklers and a drip irrigation system for landscaped areas	√ /	√ /	√	H
Sort Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	√	V	√	
	Notes				
1	All specifications above are subject to change & decisions taken from time to time by the Developers shall be find	al and	bindir	ng.	
2	In the brands mentioned above, the Developers may use equivalent brands at their discretion.				
	All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to an	v ch a	nanc t	בחס חי	-
3	Wil Specifications above shall be brovided for the spaces in the default layout of the home, and do not abbiv to an	iy Cild	ווצבא ו	בעכ טי	ILE.

	SPECIFICATIONS (U20)	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.	✓	✓	✓	✓
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	√	Χ	Χ	X
civing & Dining	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' 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	X	X	×
Utility / Laundry	Green Marble flooring. No dado or counter.	√	√	√	√
	Terracotta Tiles / Tandoor Stone	√	√	√	√
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 Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area	X	X	X	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	√	√	√	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in	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 Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in	√	√	√	X
		Χ	X	X	V
	Sanitary & Plumbing				
	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	√	√	√	√
	Health faucets of Schell or equivalent make in all bathrooms Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	√	√	V	√
	Stainless steel sink with drain board	√	V	V	√
	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	√	1	√	√
	Glass partition with door for the shower area in the Master & Children's bath	Χ	Χ	Χ	√
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	Χ	√
	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 Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of	V	V	V	V
Bath accessories	Grohe or equivalent make.	X	√	√	√
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	√	√	√	√
	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				
Miring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	1	1	1	
	All switches of Anchor or equivalent make	√	V	V	/
Switches & Sockets	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	3 no.s - 5 amp switch & socket	√	√	√	√
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	√	√	√	√
	1 no -5 amp switch & socket, 1 no15 amp switch and socket	√	√	√	√
	2 no.s - 5 amp switch & socket	√	√	√	/
	2 no.s - 5 amp switch & socket 1 no - 5 amp switch & socket	\ ./	/	\ ./	\ ./
	1 Telephone Point each in living and master bedroom	√	1	√	√
	1 Television Point in either living or family.	√	√	√	√
	Light fixtures in the home	Χ	Χ	Χ	Χ
Power & Back-up	Power connection of 3 KVA with back-up from Diesel Generator Power connection of 5 KVA with back-up from Diesel Generator	X	X	X	X

	Fenestration				
Doors & Shutters	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	Χ	Х	Χ	/
-	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	√	√	√	√
	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	√	√	√	√
Hardware	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				
Hob	4-burner cooking hob in the Kitchen	Χ	√	√	√
	Ductable electric chimney with anodized Aluminum filters in the Kitchen	Χ	√	√	√
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	Χ	√	√	√
	Microwave of Siemens or equivalent make in the kitchen	Χ	Χ	Χ	√
	Oven of Siemens or equivalent make in the kitchen	X	X	X	√
	Refrigerator in Kitchen	X	X	X	X
Water Purifier		√	√	√	√
Heat Pump	Centralized Heat Pump	Χ	Χ	Χ	√
	Home Automation				
Console	Two tablets with touch screens	Χ	Χ	Χ	√
	Bio-metric main door lock with additional control from main console and sub-phone	Χ	Χ	Χ	√
	Colour door camera with call bell facility outside the main door	Χ	Χ	Χ	✓
	Surface mounted siren and auto dialler	Χ	Χ	X	√
Security / Safety	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	Χ	Χ	Χ	√
	Pet immune motion sensors at few locations for detecting intrusions	Χ	Χ	Χ	✓
	Magnetic sensors in all windows, French windows and main door	Χ	Χ	Χ	√
	Glass break detectors in French Windows	Χ	Χ	X	X
	Gas leak detector and heat detector in the kitchen	X	X	X	√
Entertainment		Χ	X	X	X
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	Χ	Χ	Χ	√
	Cabinetry & Furniture				
Living & Dining	Console unit in dining area. No crockery unit.	Χ	Χ	Χ	√
	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	Χ	√	√	√
Kitchen	All cabinetry in laminate finish	Χ	√	√	X
	All cabinetry in wood veneer	X	X	Χ	\
	Double bed with bedside tables, study unit, 2 module walk-in wardrobe				
Maatan Dati		Χ	√	√	√
	Mirror with backing ply and edge trim	Χ	√	√	√
Master Bathroom	Mirror with backing ply and edge trim Shutters below the counter	X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	X	√ √
Children's Bedroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes	X	\ \(\times \)	X 	\ \ \
Children's Bedroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim	XXXX	\ \(\) \(\times \)	X X V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter	X X X X	\ \(\times \)	X 	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe	X X X X	\ \(\) \(\times \)	X X V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim	X X X X	\ \(\) \(\times \)	X X V	√ √ √
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural	X X X X	\ \(\) \(\times \)	X X V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces	X X X X X	\ \(\) \(\times \)	X X V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make	Mirror with backing ply and edge trim 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make	X X X X X X X	\frac{1}{\sqrt{1}}	\(\frac{1}{\sqrt{1}} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Mirror with backing ply and edge trim 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	\frac{1}{\times}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Mirror with backing ply and edge trim 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make	X X X X X X X	\frac{1}{\sqrt{1}}	\(\frac{1}{\sqrt{1}} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Mirror with backing ply and edge trim 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	\frac{1}{\times}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr	\frac{1}{\times}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC 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 X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms	X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Basic Materials Brand / make Hardware Mattresses Air-conditioning Mechanical Ventilation Soil Irrigation	Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 1.5 module wardrobe Mirror with backing ply and edge trim No cabinetry shall be provided in any other spaces 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. All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line. All hardware in brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units. Mattresses for beds HVAC A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment. Exhaust fan of MC-Hitec make in all bathrooms Landscaping	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

	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 (HD30)	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.	√	√	√	✓
	Flooring & Dado				
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	√	Χ	Χ	Χ
	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 Beige coloured imported marble laid with paper joints and finished with 8 coats polish	X	X	X	X
	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	√	X	X	X
Kitchen	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble /	Х	./	1	<i></i>
	granite counter with glass or glazed tile dado above the counter up to a height of 2'		V		
	Green Marble flooring. No dado or counter.	√	√	√	√
	Terracotta Tiles / Tandoor Stone Kota stone laid with paper joints and finished with 8 coats polish	✓ ✓	\	✓ ✓	X
Master Bedroom	Hardwood flooring	X	X	X	\ \ \
	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower	√	X	X	X
Master Bathroom	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area	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 $\frac{1}{2}$ in shower area	√	√	√	Χ
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in	Χ	Χ	Χ	√
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	✓ ✓	X	✓ ✓	X
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in Marble on the floor and counter. No Dado	X	X	X	X
Powder Room	Imported marble on the floor and Glass Counter. No Dado	X	1	1	√
	Kota stone laid with paper joints and finished with 8 coats 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
IIILEIIIdi Stalis	Beige coloured imported marble with metal railing	X	√	√	V
Service Platform /	IIPS Flooring	∧	X	X	✓ ✓
Equipment Room					
	Sanitary & Plumbing				
	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms Health faucets of Schell or equivalent make in all bathrooms	√ ./	√ ./	√ ./	√
	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	√	√ ✓	√ ✓	√
	Stainless steel sink with drain board	√	√	√	√
	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	√	√	√	√
	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	/
	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	1	1	√	√
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				
1.linia -	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	1	1	1	
	All switches of Anchor or equivalent make	√	✓ ✓	√ √	✓ ✓
Switches & Sockets	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	3 no.s - 5 amp switch & socket	√	√	√	√
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	√	V	√	√

Utility	1 no -5 amp switch & socket, 1 no15 amp switch and socket	/	1	1	1
	2 no.s - 5 amp switch & socket	√	√	√	√
	2 no.s - 5 amp switch & socket	√	√	√	√
Bathrooms	1 no - 5 amp switch & socket	√	√	√	√
	ıno - 5 amp switch & socket	√	√	✓	✓
	2 no.s - 5 amp switch & socket, 1 no - 15 amp switch and socket	√	√	√	√
	2 no - 5 amp switch & socket	√	√	√	\ /
-	1 Telephone Point each in living and master bedroom 1 Television Point in either living or family.	√	√ /	√	1
	Light fixtures in the home	X	Y	X	X
	Power connection of 3 KVA with back-up power from Diesel Generator	✓	\ \	X	X
Power & Back-up	Power connection of 5 KVA with back-up power from Diesel Generator	X	Χ	√	√
	Fenestration				
	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door				
Doors & Shutters	shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and	/	1	√	/
	window in Aluminum frame and shutters				
Mosquito Screens	Mosquito screens for all the External Windows and French Windows	Χ	Χ	Χ	√
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer	1	,	/	,
Willia Willia	drop. No grills for bathroom windows.	V	V	V	V
	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	√	√	√	✓
Hardware	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with	1	1	/	1
	friction stays. Magnetic / concealed door stoppers for the Main door and Bed room doors.				
	Paint				
	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings	,		,	,
Paint	etc. with a zinc-chromate primer and synthetic enamel paint.	√	V	-	-
	All internal paint in Acrylic Distemper.	√	√	√	√
	Electro-domestic Equipment				
Uah		V	√	-	-
	4-burner cooking hob in the Kitchen Ductable electric chimney with anodized Aluminum filters in the Kitchen	Х	·/	\ ./	-/
	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	X	/	√	1
	Microwave of Siemens or equivalent make in the kitchen	X	X	X	1
	Oven of Siemens or equivalent make in the kitchen	X	Χ	X	1
	Refrigerator in Kitchen	Χ	Χ	X	X
Water Purifier		√	√	√	√
Heat Pump	Centralized Heat Pump	Χ	Χ	Χ	√
	Home Automation				
Console	Two tablets with touch screens	X	X	X	√
Console		X	X	X	√ √
Console	Two tablets with touch screens				-
Console	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone	Χ	Χ	Χ	√
	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	XXXX	X X X	X X X	\
Console Security / Safety	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions	X X X X	Χ	X X X X	\
	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door	X X X X X	X X X X X	X X X X X	\ \frac{1}{\sqrt{1}} \frac{1}{\s
	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows	X X X X X	X X X X X X	X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen	X X X X X X	X X X X X	X X X X X X	\ \ \q
Security / Safety Comfort / Convenience	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area.	X X X X X X X	X X X X X X	X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Security / Safety Comfort / Convenience Entertainment	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting	X X X X X X X X	X X X X X X X X	X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	X X X X X X X	X X X X X X	X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture	X X X X X X X X	X X X X X X X X	X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit.	X X X X X X X X	X X X X X X X X	X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make	X X X X X X X X X	X X X X X X X X	X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish	X X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer	X X X X X X X X X X	X X X X X X X X	X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe	X X X X X X X X X X	X X X X X X X X X	X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe	X X X X X X X X X X	X X X X X X X X X	X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom	Two tablets with touch screens Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim	X X X X X X X X X X X X X	X X X X X X X X X X X	X X X X X X X X X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim	X X X X X X X X X X X X	X X X X X X X X X X X	X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes	X X X X X X X X X X X X X X	X X X X X X X X X X X	X X X X X X X X X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in laminate finish Milror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqrt{2}} \frac{1}{\sqr
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Family	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detectors and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim A horizontal entertainment ledge unit	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom Guest Bedroom Family	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim A horizontal entertainment ledge unit Single bed, half module wardrobe	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom Guest Bedroom Family	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim Shutters below the counter Double bed half module wardrobe No cabinetry shall be provided in any other spaces	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqr
Security / Safety Comfort / Convenience Entertainment Green Controls Living & Dining Kitchen Master Bedroom Master Bathroom Children's Bedroom Children's Bathroom Guest Bedroom Guest Bathroom Family	Bio-metric main door lock with additional control from main console and sub-phone Colour door camera with call bell facility outside the main door Surface mounted siren and auto dialler Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency Pet immune motion sensors at few locations for detecting intrusions Magnetic sensors in all windows, French windows and main door Glass break detectors in French Windows Gas leak detector and heat detector in the kitchen Curtain Motor with remote control for curtains in the double height living area. Mood Lighting Occupancy sensors in master bathroom, children's bathroom and guest bathrooms. Cabinetry & Furniture Console unit in dining area. No crockery unit. Floor & wall mounted cabinets of Veneta Cucine or equivalent make All cabinetry in laminate finish All cabinetry in wood veneer Double bed with bedside tables, study unit, 2 module walk-in wardrobe Mirror with backing ply and edge trim Shutters below the counter 2 single beds, study unit, 2 module wardrobes Mirror with backing ply and edge trim Shutters below the counter Double bed with bedside tables, 2 module wardrobe Mirror with backing ply and edge trim A horizontal entertainment ledge unit Single bed, half module wardrobe	X X X X X X X X X X X X X X	X X X X X X X X X X X X Y Y	X X X X X X X X X X X X X X X X X X X	\frac{1}{\sqrt{1}} \frac{1}{\sqrt{2}} \frac{1}{\sqr

3	All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to ar or additional spaces created .	ny cha	nges :	to spa	ces
	In the brands mentioned above, the Developers may use equivalent brands at their discretion.				
	All specifications above are subject to change & decisions taken from time to time by the Developers shall be fin	al and	bindir	ng.	
	Notes				
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	√	√	√	√
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	√	√	√	√
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	√	√	√	√
	Landscaping				
Mechanical Ventilation	Exhaust fan of MC-Hitec make in all bathrooms	Χ	Χ	Χ	√
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	√	√
	HVAC A bubyid control Air conditioning system with blower units in the Dedrooms Llame office. Camily space and				
Mattresses	Mattresses for beds	Χ	X	Χ	X
	Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.	Χ	Χ	Χ	√
Hardware	All hardware in brush finished stainless steel of Hettich or equivalent make	Χ	√	√	√
Brand / make	our proprietary furniture design line.	Χ	/	√	-
5 1,	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from	.,			