

SPECIFICATIONS

STRUCTURE:

- RCC framed structure.
- Cement blocks for walls.

VILLA FLOORING:

- Superior quality imported marble in the foyer, living, dining, corridor, family, all bedrooms & internal staircase
- Ceramic Tiles in staff quarters and utility
- Balconies and terraces in antiskid tiles
- External Car Porch Area – Sadarahalli Granite

KITCHEN / UTILITY:

- Premium Vitrified Tiles
- Ceramic tile flooring and dado in the utility, maids room and toilet
- Provision for RO point, dishwasher along with washing machine and sink
- Reticulated Gas Pipeline.

TOILETS:

- Flooring and dado up to false ceiling in Marble
- Master Bath with Shower Cubicle, Shower partitions in other toilets
- European water closets and chrome plated CP Fittings and accessories and mirror over the wash basins
- Solar water heater with panels on the terrace to supply to all toilets
- Geysers in all toilets
- Pressure tested CPVC piping for internal and shaft plumbing system and HDPE for external piping

INTERNAL DOORS/ RAILINGS:

- Internal doors, 7 feet high with wooden frames and flush shutters
- Balcony / staircase/ terrace railings in frameless glass



EXTERNAL DOORS AND WINDOWS:

- Main Door - Timber frame with 9 feet high opening and 4'6" wide panelled single shutter in hard wood timber and natural veneer finish with polyurethane coating
- Aluminium framed sliding glass doors with mosquito mesh
- UPVC/ Aluminium frames and shutters for windows with clear toughened glass, mosquito mesh shutters and grills
- Double-glazed windows

PAINTING:

- Premium water-resistant external emulsion on exterior walls
- Internal walls and ceilings in plastic emulsion

ELECTRICAL:

- Concealed electrical wiring with PVC insulated copper wires with modular switches from Legrand/ Schneider or equivalent brand
- Sufficient power outlets and light points provided for.
- TV and Internet points provided in the living, family and all bedrooms
- ELCB and individual meters will be provided for all villas
- Intercom facility from each villa to the security room, clubhouse, & other villas
- Fan points in living, dining, family, kitchen and all bedrooms

DG POWER:

- Generator will be provided for all common services
- 100% Back up power for all villas at additional cost

AIR CONDITIONING, SECURITY SYSTEM & ADDITIONAL AMENITIES:

- Centralised VRV Air-Conditioning System in all Villas with false ceiling and air ducts with individual controls
- Security cabins at all entrances and exits with CCTV coverage
- Provision for home automation to control lighting, Air-conditioning, lighting sensors and automated curtain operations

GARDEN/ TERRACE AREAS:

- Light & power points at select locations
- Plumbing points in select locations

