

PROJECT SPECIFICATION

Structure :-

- RCC frame structure.
- Solid concrete block masonry – 6 inches & 4 Inches.

Plastering :-

- All internal walls are smoothly plastering.

Painting :-

- Interior: Superior Quality Interior Plastic Emulsion Paint.
- Exterior: Weather Proof Exterior Emulsion or other equivalent solution as per elevation features.

Flooring :-

- Marble flooring for living, dining and family areas.
- Master bedroom - Engineering wooden flooring / vitrified flooring or equivalent.
- Other bedroom - Laminated wooden flooring / vitrified flooring or equivalent.
- Kitchen - Vitrified or equivalent flooring.
- Utility and Balcony - Antiskid ceramic flooring.
- Master bedroom toilet - Combination of marble & vitrified tiles for flooring and dadoing.
- Other bedroom toilets – Antiskid Ceramic tiles/vitrified or equivalent for flooring and cladding.

Toilets :-

- All Sanitary wares shall be from Jaquar / Kohler or of equivalent make.
- MBR toilet -
 - Single lever concealed divertor, rain shower of appropriate size.
 - Single lever basin mixer with marble counter.
 - 'He' & 'She' wash basins.
 - Glass shower cubicle provision.
- Other Toilets -
 - Hot & Cold shower mixer with overhead shower & bucket spout, Hot & Cold Basin Mixer with accessories.
 - Pedestal wash basin with built-in counter for other toilets.
 - Powder room - Pedestal wash basin with hot & cold basin mixer & built in counter, EWC with accessories.
 - Plumbing & electrical Provision for geyser in toilets.



Plumbing :-

- All water supply lines of CPVC or equivalent.
- Plumbing piping provision for solar water in all toilets.
- PVC sewer lines.

Doors and Windows – OST (One side Teak) & BST (Both side Teak) :-

- Main door - Solid teak wood door frame with panelled teak wood door shutter or Engineering Flush door
- Other room doors -
 - Good quality chrome finish hardware.
 - BST Shutters for bedrooms and OST shutters for toilets.
 - BSC shutters for servant quarters.

Toilet Doors :-

- OST with lamination from inside.
- Good quality chrome finish hardware.

Balcony Doors :-

- Living room and bedrooms will be provided with UPVC/Aluminium sliding doors/casement door with clear glass, designer finish and mosquito mesh.

Windows & Ventilators :-

- All windows will be provided with UPVC/Aluminium sliding / casement windows with clear glass, designer finish and mosquito mesh.

Kitchen / Utility :-

- Provision for electrical & plumbing points.
- Granite platform with double bowl stainless steel sink of reputed make.
- Cladding upto 2 ft above cooking platform in kitchen with ceramic tiles.
- Provision for water purifier and instant geyser in kitchen.
- Provision for washing machine, dryer and dishwasher in utility.
- Stainless steel sinks with counter.

Electrical :-

- One TV point in the living room and in all bedrooms.
- Fire resistant electrical wires of Finolex/Anchor make or equivalent.
- Branded modular switches.
- Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each villa.
- For safety, one Earth Leakage Circuit Breaker (ELCB) for the villas.
- Telephone - points in all bedrooms, living room and family room.
- Provision for internet points.
- Door video phone.



AC Provisions :-

- Provision for split AC in all rooms.

Power Provisions :-

- From 6 KW to 10KW depending upon the size of the villa.

DG Back Up

- DG Power back up for all the villas.

