

PALM MEADOWS ANNEXE

SPECIFICATIONS

1. STRUCTURE:

- ✓ Concrete masonry – external walls with 8” Solid Block Masonry and internal walls with 4” hollow / Solid block masonry.

2. PLASTERING & EXTERNAL FINISH:

- ✓ All internal walls smoothly plastered with lime rendering.
- ✓ External plastering with Tyrolienne / equivalent finish.
- ✓ Sloping roof covered with Mangalore tiles and flat roof with pressed clay tiles.

3. FLOORING:

- ✓ Imported marble in living, dining area and internal staircase. Polished vitrified tiles 24” x 24” for all rooms, family, lounge in first floor and kitchen area.
- ✓ Open sit-outs & terrace area to have pressed clay tiles.
- ✓ Ceramic tiles for covered sit – outs, balconies, toilets, utilities and servant room.
- ✓ Granite for main entrance steps.
- ✓ Heavy Duty Vitrified Tiles for garage.
- ✓ Precast Concrete Slabs for drive way.
- ✓ Imported marble for Pooja room floor as well as wall dadoing upto 4’ height.

4. TOILETS:

- ✓ Ceramic Glazed tiles dado upto 7 feet height.
- ✓ White color EWC & washbasin with Granite counter & mirror for all other bedroom toilets including Master bedroom toilet.

- ✓ White color IWC & water tap for servant toilets (where applicable).
- ✓ Half Pedestal washbasin with mirror in powder room.
- ✓ Shower cubicle with 8mm toughened glass with openable shutter, in MBR toilet (one side)
- ✓ Acrylic bathtub in any one of the other toilets. (To be confirmed by client at the time of booking)
- ✓ Single lever mixer with shower rail & hand shower for all showers and single lever mixer for all washbasins except servant's toilet.
- ✓ Health faucet in all toilets except servant toilet.
- ✓ Ceramic tiles dado up to 4 ft. height in servant toilet.
- ✓ Water tap in servant toilet.

5. DOORS:

All door frames with good quality teak.

Main Door:

- ✓ Shutter with teak wood frames and rails of 38mm thickness and 44mm thick center panel made of 3 layers of good quality 12mm thick plywood with both sides wood veneer finished with melamine polish.
- ✓ SS hardware with Night latch and magic eye.

Other Doors:

Bedroom Doors:

- ✓ Shutter with teak wood frames and rails of 38mm thickness and 28mm thick center panel made of 2 layers of good quality 12mm thick plywood with both sides wood veneer finished with melamine polish.

Kitchen Door:

- ✓ Shutter with teak wood frames and rails of 38mm thickness and 28mm thick center panel made of 2 layers of good quality 12mm thick plywood

with both sides wood veneer finished with melamine polish for the lower half and upper half with glass panel.

Toilet Door & Door between Kitchen and utility:

- ✓ Teak Door frame of size 7' Height with shutter and rails of 38 mm thickness and center panel made of 12mm thick plywood with wood veneer finish on the outer and inner side with laminate sheet.

Servant Room Door:

- ✓ Seasoned hard wood frame with flush door shutter with enamel paint on both sides.

Servant Room Toilet Door:

- ✓ Seasoned hard wood frame with flush door shutter with enamel paint on both side.

Hardware:

- ✓ SS hardware for all doors except servant room and toilet doors.

6. WINDOWS:

- ✓ Georgian Teakwood shutters.
- ✓ M.S. safety grills (from inside).
- ✓ Mosquito mesh shall be provided for 40% of the window area.

7. KITCHEN:

- ✓ 'L' shaped Black Granite Platform with stainless steel double bowl sink & single drain board.
- ✓ 2 feet dado above platform area with Ceramic glazed tiles.
- ✓ Provision for Water purifier point in kitchen.
- ✓ Provision for Washing machine in utility area.
- ✓ Provision for Gas cylinder adjacent to kitchen with necessary copper piping arrangements.

8. PAINTING / POLISHING:

- ✓ Interior: Plastic Emulsion Paint.
- ✓ Exterior: External Emulsion Paint. (In case of Tyrolienne finish)
- ✓ Enamel painting for MS grill.

9. PLUMBING:

- ✓ Good quality CP Fittings.
- ✓ Good quality PVC Drainage & Storm water pipes.
- ✓ All plumbing will be pressure tested.

10. ELECTRICAL:

- ✓ One TV point in each BR and one in living and one in family room.
- ✓ Provision for exhaust fan in servant toilet.
- ✓ One Ceiling fan in each BR and one in living and one in family / dining room.
- ✓ Exhaust fans in kitchen & all toilets. (Except powder & servant room)
- ✓ Good quality electrical wires & switches.
- ✓ Two Earth Leakage Circuit Breaker (ELCB) for each villa (one for AC, Heating & one for lighting).
- ✓ One Miniature Circuit Breaker (MCB) provided at the main distribution box.
- ✓ Telephone points in all bedrooms, Living and family.
- ✓ Electrical AC point in all bedrooms.

- 11.** Provision for connection of solar water heater system (with necessary electrical point for the built in geyser) at all toilets except servant toilet.