

SPECIFICATIONS

ANNEXURE-II

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 pressed cement 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.
- ✓ 12” x 12” ceramic tiles for covered sit – outs, balconies, toilets, utilities and servant room.
- ✓ Indian marble / granite for main entrance steps.
- ✓ Concrete tiles for garage.
- ✓ Interlocking pavers/stamped concrete for drive way.
- ✓ Indian / imported marble for Pooja room floor as well as wall dadoing upto 4’ height

4. TOILETS:

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

- ✓ *White color IWC & water tap for servant toilets (where applicable).*
- ✓ *Pedestal washbasin with mirror in powder room.*
- ✓ *Shower cubicle with toughened glass with shutter, in MBR toilet*
- ✓ *Acrylic bathtub in any one of the other toilets. (To be confirmed by client at the time of booking)*
- ✓ *Single lever diverter for all showers and single lever mixer for all washbasins. Except
Servant Toilets*
- ✓ *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 imported wood veneer finished with melamine polish.*
- ✓ *Brass / 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 imported wood veneer finished with melamine polish.*

Kitchen Door:

- ✓ *Shutter with teak wood frames and rails of 32mm thickness and 28mm thick center panel made of 2 layers of good quality 12mm thick plywood with both sides imported 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 2'6"x 7'with shutter with teak wood frames and rails of 32 mm thickness and center panel made of 12mm thick plywood with imported wood veneer finish on the outer and inner side with laminate sheet.*

Servant Room Door:

- ✓ *2'6" x 7'0" imported seasoned hard wood frame with flush door shutter with enamel paint on both side.*

Servant Room Toilet Door:

- ✓ *2'6" x 7'0" imported seasoned hard wood frame with flush door shutter with enamel paint on both side.*

Hardware:

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

6. WINDOWS:

- ✓ *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 bowl sink with drain board.*
- ✓ *2 feet dado above platform area with Ceramic glazed tiles.*
- ✓ *Provision for Aqua-guard 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*
- ✓ *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 Bed Room and one in living and one in family room.*
- ✓ *Provision for exhaust fan in servant toilet.*
- ✓ *One Ceiling fan in each Bed Room and one in living and one in family / dining room.*
- ✓ *Exhaust fans in 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 for all villas with necessary electrical point at all toilets except servant toilet.