

# SPECIFICATIONS

## STRUCTURE

- RCC framed structure with red brick/fly ash block masonry

## PLASTERING

- Internal: sand faced cement plastering/Gyproc plastering
- External: double coat cement plastering

## FLOORING AND DADO

- Drawing room, living room, dining room, bedrooms, dry kitchen and common areas: Imported natural marble flooring
- Master Bedroom: Imported natural marble flooring/Engineered wooden flooring
- Staircase: Imported natural marble flooring/wooden flooring as per approved design.
- Wet kitchen: Anti-skid superior quality vitrified tiles
- Toilets: Combination of imported marble and/vitrified tiles on floor and walls

## TOILETS

- Sanitary ware: Vitra / Laufen / Reputed European make washbasins and wall hung EWC with concealed flush tank in all toilets
- Faucets: GESSI/Fantini or equivalent in all toilets
- Counter: Granite or imported marble counter in all toilets
- Bathroom accessories: Towel ring, toilet paper holder, towel rod and soap dish in all toilets.
- Shower Partition: Toughened glass partition of superior quality.
- Provision for exhaust fan
- Centralized heat pump for hot water assisted by solar thermal system

## DOORS & WINDOWS

- Main door: Teak wood frame and shutter with polyurethane finish as per approved design
- Internal Doors: Hard wood frame and flush shutter with polyurethane finish as per approved design
- Door Hardware : Hafele/Yale/Dorma or equivalent

- Windows & French Doors: Wood / UPVC / powder coated aluminium frame with toughened glass sliding/operable/fixed shutters
- Magnetic/concealed door stoppers for main door and all bedrooms

## PAINT

- External: Two coats of acrylic exterior emulsion paint with texture finish as per approved design
- Internal: Two coats of acrylic premium emulsion paint over smooth putty finish

## ELECTRICAL FIXTURES

- Wires: Fire retardant low smoke wires of reputed make (Finolex/RR Kable/Lapp or equivalent)
- Switches: Modular switches of reputed make (Schneider/Panasonic/Legrand or equivalent)
- Light Fixtures: LED type light fixtures in all common areas for energy savings
- Power Distribution: Through underground cabling
- Power Quality: Regulated power to the entire complex along with surge suppressors
- Backup Power: 100% Back up with DG sets
- Uninterrupted Power: Uninterrupted power for TVs in all rooms and Home Theater through Solar PV system. Also for all Tread mills in Club House, Security systems etc.
- Metering: Both normal & DG power metered through energy meter. Other systems viz. Thermal energy meter, water meter, LPG meter also are integrated for automatic bill generation

## AIR-CONDITIONING

- District cooling system with centrally located water cooled Chillers with thermal energy storage system. Chilled water lines extended upto every unit with Thermal energy meter. Indoor air handling unit by Individuals according to the requirement, however drain provision is made

## WET KITCHEN

- Granite counter with single bowl stainless steel sink of Franke or equivalent make
- Provision for water purifier/RO unit
- 2 Feet vitrified tile dado above granite counter

#### **UTILITY AREA**

- Granite counter with double bowl stainless steel sink
- 2 Feet vitrified tile dado above granite counter
- Provision for washing machine (subject to design).
- Provision for dishwasher(subject to design)

#### **SECURITY NETWORK**

- CCTV cameras in identified common areas & Clubhouse with monitoring & recording from Security/Maintenance office
- Boom Barriers with long range readers at entry and exit for tenant's unobstructed movement
- Access control with Card readers for maids entry/exit
- Solar powered security fence on compound wall

#### **COMMUNICATION NETWORK**

- Telephone Points in all bedrooms and living area
- Intercom facility through out the property
- Broad band connectivity to all bedrooms/living area
- Clubhouse with Wi-Fi connectivity
- TV Provision in all bedrooms and living area with DTH connectivity

#### **COOKING GAS SUPPLY**

- LPG Reticulation with centralized gas banks and piping network
- Gas leak detector in Kitchen
- Metering for consumption

#### **PLUMBING SYSTEM**

- Hydro pneumatic system for water supply
- Water treatment to potable water standards
- Recycle and reuse of sewage water for gardening, air conditioning & toilets flushing
- Centralized heat pump on terrace for hot water with re-circulation system for every villa
- Rain water recharge system
- Water metering

#### **INFRASTRUCTURE FOR UNDERGROUND SERVICES**

- A walkable underground tunnel is designed with all Safety features to reticulate all building services like electrical, HVAC piping, water, drainage & LPG piping, communication services so that there is no necessity to disturb landscape/roads for any additions/modifications or repairs

#### **GREEN CERTIFICATION**

- Entire project is certified as "Platinum-rated" by Indian Green Building Council (IGBC) as a sustainable project
- Energy conservation, water conservation and Indoor air quality are given the highest importance

#### **ELEVATOR**

- Schneider / Mitsubishi / Thyssenkrupp or equivalent

#### **LANDSCAPING**

- Professionally planned and executed landscape around the villa appropriate lighting.

**NOTE:** This brochure is only a conceptual presentation of the project and not a legal offering.

The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

All renderings and views are for representation of the project meant for conveying the idea only.

Specifications are subject to changes @ Builder's/Architect's discretion.

