

Wall Treatment-External

- Sand Stone Cladding
- External Plaster with texture paint
- MS Railing

Wood Work-Doors and Windows

- All interior doors will be Flush Doors with Veneer paneling
All hardware of Palladium / Dorset or equivalent
- All windows & external doors will be of UPVC and will have glass shutter and wire-mesh shutters wherever required. All glass will be double insulated
- Cupboards: All bedrooms will be provided with cupboards up to the ceiling or as per the design. The shutters will be fitted with brass / stainless steel handles, towers bolts, magnet catchers and locks with keys. Drawers shall have Rollers / Telescopic Channels. The hardware will be of Hafele, Hettich or equivalent

Services

Air Conditioning

- VRV System with cooling & heating. Make DAIKIN or equivalent

Water Supply

- Pressurized water supply system for cold & hot water. For 500 sq.yd. & 400 sq.yd. Villas, 450 ltr. capacity, hot water system will be given

Communication

- Pre-wired for telephone and cable television in all rooms

Security

- Access control for each house with Video Doors Phones: 'ALBA' or equivalent

Lift

- 4/6 passenger elevator. Make Kone or equivalent

Product Level Specifications

Bedroom, Family Lounge

- Imported marble or Solid wood plank / laminated wood flooring

Living, Dining & Foyer

- Imported Italian marble flooring. Brown Empredor, Roso Alicante, Perlatino, Coffee Pearl, Bottocino, White Satwaria or equivalent

Product Level Specifications

Bathrooms, Powder Room

- Imported Marble or equivalent in flooring
- Glass Mosaic / Bisazze Mosaic / Imported tiles in walls till 8 feet height in shower area and 3 ½ feet in other area. Balances painted in acrylic emulsion paint
- Master Bathroom to have a tub and Jacuzzi fitted from Duravit / Villeroy and Boch / Kohler / Jaguar or equivalent
- Frameless glass shower enclosure with SS hardware

Kitchen / Utility

- Imported marble / Spanish anti-skid tile flooring
- 2 feet high dado above counter in decorative ceramics tiles
- 25 mm Granite counter top and back splash
- Modular Kitchen from Bulthaup / Poggenpohl / Magpie / Hacker or equivalent will be provided with built-in Hob & Chimney "Siemens" make or equivalent. Adequate storage Larder Unit above and below the counters, Wood & S/S combination cutlery Tray, Corner Carousel pull-out Dustbin, Dish Rack with Drip Tray Pull Out drawers
- Inbuilt white goods provided - Kaff

Electricals

Electrical Connection

- Each Villa to have separate connection of minimum 20-40 KW load

Electrical Wiring

- Finolex or equivalent. Telephone wiring connection, minimum 2 connections and CAT 5 cables to be used for computers

Switches

- Legrand / Clipsal / Crabtree or equivalent

MCB / ELCB / Dist. Board

- Legrand / Merlin Gerin or equivalent

Fans / Exhaust Fans

- Fans to be provided in all rooms and basement. Exhaust fan with louvers in all kitchens and all toilets

Decorative Lights

- Decorative lights will be provided

Power Backup

- All Villas will be provided with power backup

Main Panel Board

- 14/16 SWG with Aluminium Bus Bar & Other arrangements as required