

Orange Specifications | Learning to Fly

Structure

Shell	RCC frame structure with masonry partitions. The height of each floor shall be 9'6" from slab to slab.
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and /or stone masonry shall be provided for parts of the exteriors with deep-set waterproof pointing. For other parts and for the internal walls, terracotta blocks, table molded brick masonry or Aerocon blocks or Concrete block masonry with plaster shall be provided.

Flooring & Dado

Living & Dining	Beige coloured imported marble laid with paper joints and finished with 8 coats polish.
Kitchen	Beige coloured imported marble laid with paper joints and finished with 8 coats polish. Granite counter with glazed tiles above the counter upto a height of 2'.
Wet Kitchen (only T35)	Green marble flooring. Granite counter with glazed tiles on the wall above the counter upto a height of 2'.
Utility	Green Marble flooring. No dado or counter shall be provided.
Bedrooms	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Master Bathroom	Imported marble on the floor and counter, Marazzi tiles on the walls upto 7' in shower area and 3' in other areas.
Other Bathrooms	Green marble on the floor and counter, Marazzi tiles on the walls upto 7' in shower area and 3' in other areas.
Family (only P60)	Beige coloured imported marble laid with paper joints and finished with 8 coats polish.
Media Room (only P60)	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Home Office (only P60)	Wood Laminate flooring.
Maid's room + Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Maid's toilet	Green Marble flooring with glazed tiles on the walls.
External Paving	Terracotta tiles.
Wooden Deck	Brazilian Ipe or other natural hardwood.

Sanitary & Plumbing

Water Closets	Western style, porcelain EWC of Kohler or equivalent make shall be provided in all bathrooms, except the Maid's bathroom which shall be provided with an EWC of Parryware make
Health Faucets	Health faucets of Jaquar or equivalent make shall be provided in all bathrooms
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms. Parryware wash basin in the Maid's Bathroom. All basins shall be provided with a 32mm CP waste coupling & CP bottle trap of standard make.
Kitchen sink	Stainless steel sink with drainboard
Cockroach traps	a detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms
Bathtubs	One Bathtub of Parryware / Woven Gold or equivalent make shall be provided in the Masterbathroom
Showers	Showers of Jaquar or equivalent make shall be provided in all bathrooms
Faucets	All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.
Plumbing -	All water supply lines & drainage lines shall be in PVC pipes. Sewage lines shall be in stoneware.

Electrical

Wiring	All wiring shall be of Havells or equivalent make, concealed in 19mm dia, 2mm thick PVC conduit pipes.
Switches	All switches shall be of Crabtree or equivalent make. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms:
Living / Dining	4 nos - 5 amp switch & socket
Kitchen	3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket
Wet Kitchen (only T35)	3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket
Utility	1 no - 5 amp switch & socket, 1 nos - 15 amp switch and socket
Master Bedroom	4 nos - 5 amp switch & socket
Other Bedrooms	2 nos - 5 amp switch & socket
Bathrooms	1 no - 5 amp switch & socket
Family (only P60)	2 nos - 5 amp switch & socket, 1 no - 15 amp switch and socket
Media Room (only P60)	4 nos - 5 amp switch & socket, 2 nos - 15 amp switch and socket
Home Office (only P60)	2 nos - 5 amp switch & socket, 1 no - 15 amp switch and socket
Maid's Room	1 no. - 5 amp switch & socket
Telephone	One Telephone Point each shall be provided in living and master bedroom
Television	One Television Point each shall be provided in either living or family and guest bedroom.
Light Fixtures	No light fixtures shall be provided anywhere in the home
Power & Back-up	A power connection of 5 KVA and back-up power also upto 5 KVA shall be provided for C20 type units. A power connection of 7 KVA and back-up power also upto 7 KVA shall be provided for T35 type units.

Doors & Windows	
Frames & Shutters	Door and window frames and shutters shall be in Engineered Solid Wood. All door shutters shall be in solid core flush (block board or honeycomb board) shutters provided with a natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window shall have aluminium frame and shutters.
Mosquito Screens	No Mosquito Screens shall be provided for any of the Windows or French Windows
Window Grills	No window grills shall be provided or permitted for the French Windows. Grills shall only be provided for those regular windows where there is a sheer drop. Grills shall not be provided for bathroom windows.
Finish	The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with PU (Polyurethane) finish
Hardware	All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock.
Friction Stays	All openable windows shall be fitted with friction stays allowing the windows to stay open in any position
Door stoppers	Magnetic / concealed door stoppers shall be provided for the Main door and bedroom doors
Paint	
Paint	All internal paint in Acrylic Distemper. No external paint shall be provided over exposed brick or stone masonry. For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with a zinc-chromate primer and synthetic enamel paint.
Electro-domestic Equipment	
Hob	A 4-burner cooking hob with electrical ignition and an SS backing plate shall be provided in the kitchen
Chimney	a 90cm ductable electric chimney with anodised aluminium filters shall be provided in the kitchen.
Dishwasher	A dishwasher of Ariston or equivalent make shall be provided in the kitchen
Geysers	25 litre geysers - of Racold or equivalent make shall be provided in the bathrooms.
Cabinetry & Furniture	
Kitchen	Floor & wall mounted cabinets complete with cutlery tray, vegetable baskets, breakfast counter etc. of Veneta Cucine or equivalent make shall be provided.
Master Bedroom	Double bed with bedside tables, study unit, 3 module walk-in wardrobe.
Master Bathroom	Mirror with backing ply and edge trim, louvered shutters below the counter.
Children's Bedroom/s	2 single beds with bedside table/s, study unit, 2 module wardrobes.
Other Bedrooms	Double bed with bedside tables, 2 module wardrobes, TV unit or study unit.
Other Bathrooms	Mirror with backing ply and edge trim.
Home Office (only P60)	Study table unit and library unit.
Maid's Room	Single cot, half module wardrobe.
Basic Materials	All woodwork except for modular units shall be in termite resistant good quality plywood or MDF panels and natural veneer or laminate. Modular units shall be in particle board and veneer or laminate
Hardware	All hardware shall be in brush finished stainless steel of Hettich or equivalent make with soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.
Mattresses	Mattresses shall NOT be provided for any of the beds
Finishing	Natural veneer exteriors shall be finished in melamine matt finish and the interiors in laminate
Landscaping	
Soil	Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping
Irrigation	Sprinklers and a drip irrigation system shall be provided for landscaped areas
Soft Landscaping	Grass, shrubs etc. shall be provided and all garden areas shall be completely landscaped.
Water Body (only T 35 & P60)	A water body shall also be provided in the garden.
Facilities & Amenities	
Club House	Club house with a common space for parties.
Swimming Pool	A 4' deep swimming pool with a separate paddle pool for kids.
Gymn	Commercial low-impact Treadmill, Total body elliptical fitness Crosstrainer, Upright cycle, 4 station Multi-gym, Flat incline, decline Multipurpose Bench, dumbbells.
Sporting Facilities	Tennis Court, Badminton, Squash.

Note: All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent brands at their discretion.