

## SPECIFICATIONS

GREEN  
ORANGE  
BLUE  
PURPLE

STRUCTURE		GREEN	ORANGE	BLUE	PURPLE
<b>Shell</b>	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	●	●	●	●
<b>Masonry</b>	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	●	●	●	●
FLOORING & DADO		GREEN	ORANGE	BLUE	PURPLE
<b>Living &amp; Dining</b>	Kota stone laid with paper joints and finished with 8 coats polish	●			
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish		●	●	●
<b>Family Space</b>	Kota stone laid with paper joints and finished with 8 coats polish	●			
	Cut-pile carpet		●	●	●
<b>Kitchen</b>	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	●			
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'		●	●	●
<b>Wet Kitchen / Pantry (D6o only)</b>	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	●	●	●	●
<b>Utility / Laundry (D6o only)</b>	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'				●
	Green Marble flooring. No dado or counter.	●	●	●	
<b>Deck / Outdoor</b>	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil				●
	Terracotta Tiles / Tandoor Stone	●	●	●	
<b>Glass Deck (D6o only)</b>	Approximately 30mm thick tempered laminated floor glass panels with ceramic screen printed anti-skid pattern, supported on laminated glass structural beams below. Railing in free standing clear tempered laminated glass panels with SS supports				●

		GREEN	ORANGE	BLUE	PURPLE
<b>Master Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
<b>Master Bathroom</b>	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas	●			
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas		●	●	●
<b>Children's Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Children's Bathroom (D35 &amp; L2o only)</b>	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas				●
<b>Children's Bathroom (D6o only)</b>	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	●
<b>Guest Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Guest Bathroom</b>	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas				●
<b>Powder Room (D6o &amp; D35 only)</b>	Marble on the floor and counter. No Dado	●			
	Imported marble on the floor and Glass Counter. No Dado		●	●	●
<b>Home Office (D6o only)</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
<b>Home Office Powder Room (D6o only)</b>	Marble on the floor and counter. No Dado	●	●	●	
	Hardwood floor. No Dado				●
<b>Maid's Room</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Maid's Bath</b>	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	●	●	●	●
<b>Internal Stairs (D35 &amp; D6o only)</b>	Kota stone slabs with metal railing	●			
	Beige coloured imported marble with metal railing		●	●	
	Steel frame encased in wood veneer. Railing in clear tempered glass with SS supports				●
<b>Store / Box Room (D35 &amp; D6o only)</b>	Kota stone flooring laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Service Platform / Equipment Room</b>	IPS Flooring	●	●	●	●
<b>Water Body (D35 &amp; D6o only)</b>	Glass mosaic tiles				●
<b>SANITARY &amp; PLUMBING</b>					
<b>Water Closets</b>	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	●	●	●	●
<b>Health Faucets</b>	Health faucets of Schell or equivalent make in all bathrooms	●	●	●	●
<b>Wash Basins</b>	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	●	●	●	●
<b>Kitchen Sink</b>	Stainless steel sink with drain board	●	●	●	●
<b>Cockroach / Floor traps</b>	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	●	●	●	●
<b>Bathtubs (D6o only)</b>	1 Bathtub of Kohler or equivalent make in the Master bathroom		●	●	
	2 Standard 5'6" long Cast Iron bathtubs of Kohler or equivalent make - one each in Master and Children's bath				●
<b>Bathtubs (D35 only)</b>	1 Bathtub of Kohler or equivalent make in the Master bathroom		●	●	●
<b>Shower Area</b>	Glass partition with door for the shower area in the Master & Children's bath				●
<b>Overhead Showers</b>	Showers of Grohe or equivalent make in all bathrooms	●	●	●	●
	One Rain shower of Grohe or equivalent make in the Master bath				●
<b>Hand Showers</b>	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms				●

		GREEN	ORANGE	BLUE	PURPLE
<b>Faucets</b>	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	●	●	●	●
<b>Bath accessories</b>	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.		●	●	●
<b>Washing Machine Point</b>	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	●	●	●	●
<b>Plumbing</b>	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralized hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	●	●	●	●
<b>ELECTRICAL</b>					
<b>Wiring</b>	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	●	●	●	●
<b>Switches &amp; Sockets</b>	All switches of Anchor or equivalent make.	●	●	●	●
	Apart from the basic light and fan controls, the following number of sockets in various rooms				
<b>Living / Dining</b>	3 no.s - 5 amp switch & socket	●	●	●	●
<b>Kitchen</b>	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	●	●	●	●
<b>Wet Kitchen (D6o only)</b>	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	●	●	●	●
<b>Utility</b>	1 no -5 amp switch & socket, 1 no. -15 amp switch and socket	●	●	●	●
<b>Study(D35 only)</b>	2 no -5 amp switch & socket	●	●	●	●
<b>Master Bedroom</b>	2 no.s - 5 amp switch & socket	●	●	●	
	4 no.s - 5 amp switch & socket				●
<b>Other Bedrooms</b>	2 no.s - 5 amp switch & socket	●	●	●	●
<b>Bathrooms</b>	1 no - 5 amp switch & socket	●	●	●	●
<b>Powder / Maid's Bath</b>	1 no - 5 amp switch & socket	●	●	●	●
<b>Family (D35 &amp; D6o only)</b>	2 no.s - 5 amp switch & socket, 1 no - 15 amp switch and socket	●	●	●	●
<b>Home Office (D6o only)</b>	2 no.s - 5 amp switch & socket	●	●	●	
	4 no.s - 5 amp switch & socket				●

		GREEN	ORANGE	BLUE	PURPLE
<b>Maid's Room</b>	2 no - 5 amp switch & socket	●	●	●	●
<b>Telephone (D35 &amp; L20 only)</b>	1 Telephone Point each in living and master bedroom	●	●	●	●
<b>Telephone (D60 only)</b>	1 Telephone Point each in living and master bedroom	●	●	●	●
	1 Telephone Point in home office				●
<b>Entertainment</b>	1 Television Point in either living or family.	●	●	●	●
<b>Light Fixtures</b>	Light fixtures in the home				
<b>Power &amp; Back-up</b>	Power connection of 5 KVA with back-up power from Diesel Generator	●	●		
	Power connection of 10 KVA with back-up power from Diesel Generator			●	●
<b>FENESTRATION</b>					
<b>Frames &amp; Shutters</b>	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in Aluminum frame and shutters	●	●	●	●
<b>Mosquito Screens</b>	Mosquito screens for all the External Windows and French Windows				●
<b>Window Grills</b>	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	●	●	●	●
<b>Hardware</b>	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	●	●	●	●
	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with friction stays. Magnetic / concealed door stoppers for the Main door and Bed room doors.	●	●	●	●
<b>PAINT</b>					
<b>Paint</b>	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	●	●	●	●
	All internal paint in Acrylic Distemper.	●	●	●	●

GREEN  
ORANGE  
BLUE  
PURPLE

## ELECTRO-DOMESTIC EQUIPMENT

<b>Central Vacuum</b>	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), Kitchen, and Wet Kitchen.				
<b>Hob (D6o only)</b>	4-burner cooking hob in the Kitchen		●	●	●
	4-burner cooking hob in the wet kitchen (if applicable)				●
<b>Hob (D35 &amp; L2o only)</b>	4-burner cooking hob in the Kitchen		●	●	●
<b>Chimney</b>	Ductable electric chimney with anodized Aluminum filters in the Kitchen		●	●	●
	Ductable electric chimney with anodized Aluminum filters in the wet kitchen (if applicable)				●
<b>Dishwasher</b>	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen		●	●	●
<b>Microwave</b>	Microwave of Siemens or equivalent make in the kitchen				●
<b>Oven</b>	Oven of Siemens or equivalent make in the kitchen				●
<b>Water Purifier</b>	RO unit	●	●	●	●
<b>Heat Pump</b>	Centralized Heat Pump				●

## HOME AUTOMATION

<b>Console</b>	Two tablets with touch screens				●
<b>Security / Safety</b>	Bio-metric main door lock with additional control from main console and sub-phone				●
	Colour door camera with call bell facility outside the main door				●
	Surface mounted siren and auto dialler				●
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency				●
	Pet immune motion sensors at few locations for detecting intrusions				●
	Magnetic sensors in all windows, French windows and main door				●
	Glass break detectors in French Windows				●

		GREEN	ORANGE	BLUE	PURPLE
<b>Security / Safety</b>	Gas leak detector and heat detector in the kitchen				●
<b>Comfort / Convenience (D6o only)</b>	Curtain Motor with remote control for curtains in the double height living area.				●
<b>Green Controls</b>	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.				●
<b>CABINERY &amp; FURNITURE</b>					
<b>Living &amp; Dining (D6o only)</b>	Console unit in dining area. No crockery unit.				●
	Storage unit at the base of the stairs.				●
<b>Living &amp; Dining (D35 &amp; L2o only)</b>	Console unit in dining area. No crockery unit.				●
<b>Kitchen</b>	Floor & wall mounted cabinets of Veneta Cucine or equivalent make		●	●	●
	All cabinetry in laminate finish		●	●	
	All cabinetry in wood veneer				●
<b>Wet Kitchen (D6o only)</b>	Floor & wall mounted cabinets of Veneta Cucine or equivalent make in laminate finish				●
<b>Master Bedroom (D6o only)</b>	Double bed with bedside tables, study unit, TV Unit, 3 module walk-in wardrobe		●	●	●
<b>Master Bedroom (D35 only)</b>	Double bed with bedside tables, 3 module walk-in wardrobe		●	●	●
<b>Master Bedroom (L2o only)</b>	Double bed with bedside tables, 2,5 module wardrobes		●	●	●
<b>Master Bathroom</b>	Mirror with backing ply and edge trim		●	●	●
	Shutters below the counter				●
<b>Children's Bedroom</b>	2 single beds, study unit, 3 module walk-in wardrobe		●	●	●
<b>Children's Bathroom</b>	Mirror with backing ply and edge trim		●	●	●
	Shutters below the counter				●
<b>Guest Bedroom (D6o &amp; L2o only)</b>	Double bed with bedside tables, 2 module wardrobes		●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Guest Bedroom (D35 only)</b>	Double bed with bedside tables, 1.5 module wardrobe		●	●	●
<b>Guest Bathroom</b>	Mirror with backing ply and edge trim		●	●	●
<b>Family (D60 only)</b>	A horizontal entertainment ledge unit		●	●	●
<b>Family (D35 only)</b>	A horizontal entertainment ledge unit.				●
<b>Maid's Room</b>	Single bed, half module wardrobe		●	●	●
<b>Home Office / Study (D60 only)</b>	Study table with drawers and wire manager along with two overhead shelves.		●	●	●
<b>Home Office / Study (D35 only)</b>	Study table with drawers and wire manager along with two overhead shelves. Bookshelves.				●
<b>Library (D60 only)</b>	Bookshelves				●
<i>No cabinetry shall be provided in any other spaces</i>					
<b>Basic Materials</b>	All woodwork except for modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate. Modular units in particle board.		●	●	●
<b>Brand / Make</b>	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.		●	●	●
<b>Hardware</b>	All hardware in brush finished stainless steel of Hettich or equivalent make  Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.		●	●	●
<b>HVAC</b>					
<b>Air-conditioning</b>	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment.			●	●
<b>Mechanical Ventilation (D35 &amp; L20 only)</b>	Exhaust fan of MC-Hitec make in all bathrooms				●
<b>Mechanical Ventilation (D60 only)</b>	Exhaust fan of MC-Hitec make in Guest bathrooms  Mechanical ventilation system in Master & Children's bath		●	●	●



GREEN  
ORANGE  
BLUE  
PURPLE

LANDSCAPING		GREEN	ORANGE	BLUE	PURPLE
<b>Soil</b>	Good quality red soil and sand mixture with manure as the base layer for landscaping	●	●	●	●
<b>Irrigation</b>	Sprinklers and a drip irrigation system for landscaped areas	●	●	●	●
<b>Soft Landscaping</b>	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	●	●	●	●
<b>Water Body (D35 &amp; D60 only)</b>	Water body (not for swimming) with a filtration unit and underwater lights				●

## Notes:

1. All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding.
2. In the brands mentioned above, the Developers may use equivalent brands at their discretion.
3. All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created.