

# 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 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>Utility / Laundry</b>	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>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		●	●	●

GREEN  
ORANGE  
BLUE  
PURPLE

<b>Children's Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Children's Bathroom</b>	Marble Counter. Marazzi 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>Guest Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Guest Bathroom</b>	Marble Counter. Marazzi 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>Maid's Toilet</b>	Green Marble on the floor. Tile / glass dado on the walls up to 3'	●	●	●	●
<b>Internal Stairs</b>	Kota stone slabs with metal railing	●			
	Beige coloured imported marble with metal railing		●	●	●
<b>Water Body</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>Bathtub</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				●



GREEN  
ORANGE  
BLUE  
PURPLE

<b>Power &amp; Back-up</b>	Power connection of 5 KVA with back-up from Diesel Generator	●	●		
	Power connection of 10 KVA with back-up from Diesel Generator			●	●

### FENESTRATION

<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.	●	●	●	●

### PAINT

<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.	●	●	●	●

### 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</b>	4-burner cooking hob in the Kitchen		●	●	●
<b>Chimney</b>	Ductable electric chimney with anodized aluminum filters in the Kitchen		●	●	●
<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				●

GREEN  
ORANGE  
BLUE  
PURPLE

<b>Oven</b>	Oven of Siemens or equivalent make in the kitchen				•
<b>Water Purifier</b>	RO unit	•	•	•	•
<b>Heat Pump / Solar Water Heater</b>	Centralized Heat Pump / Solar water heating system				•
<b>HOME AUTOMATION</b>					
<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-phones				•
	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				•
	Gas leak detector, smoke detector and heat detector in the kitchen				•
<b>Comfort / Convenience</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</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>Master Bedroom</b>	Double bed with bedside tables, study unit, 3 module walk-in wardrobe		•	•	•

		GREEN	ORANGE	BLUE	PURPLE
<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, 2 module wardrobes		●	●	●
<b>Children's Bathroom</b>	Mirror with backing ply and edge trim		●	●	●
	Shutters below the counter				●
<b>Guest Bedroom</b>	Double bed with bedside tables, 1.5 module wardrobe		●	●	●
<b>Guest Bathroom</b>	Mirror with backing ply and edge trim		●	●	●
<b>Family</b>	A horizontal entertainment ledge unit		●	●	
	Audio Video storage cum library unit				●
	<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</b>	Exhaust fan of MC-Hitec make in all bathrooms				●

GREEN  
ORANGE  
BLUE  
PURPLE

LANDSCAPING					
<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</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.