

SPECIFICATIONS

GREEN
ORANGE
BLUE
PURPLE

STRUCTURE		GREEN	ORANGE	BLUE	PURPLE
Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	●	●	●	●
Masonry	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
Living & Dining	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		●	●	●
Family Space	Kota stone laid with paper joints and finished with 8 coats polish	●			
	Cut-pile carpet		●	●	●
Kitchen	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'		●	●	●
Wet Kitchen / Pantry (P75 only)	Terracotta tile flooring. Green Marble counter with glass or glazed tile dado above the counter up to a height of 2'	●	●	●	
	Brazilian Ipe flooring. Green Marble counter with glass or glazed tile dado above the counter up to a height of 2'				●
Utility / Laundry	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.	●	●	●	
Deck / Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil				●
	Terracotta Tiles / Tandoor Stone	●	●	●	

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Glass Deck	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				●
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
Master Bathroom	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		●	●	
	Hardwood / Marble flooring. Imported marble counter and on the walls up to 7' in shower area and 3' in other areas				●
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
Children's Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	●
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
Guest Bathroom	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				●
Powder Room	Marble on the floor and counter. No Dado	●			
	Imported marble on the floor and Glass Counter. No Dado		●	●	●
Home Office	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
Home Office Powder Room	Marble on the floor and counter. No Dado	●	●	●	
	Hardwood floor. No Dado				●

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Media Room (P75 only)	Bamboo flooring.	●	●	●	
	Hardwood flooring.				●
Maid's Room	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
Maid's Bath	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	●	●	●	●
Internal Stairs	Kota stone slabs with metal railing	●			
	Steel frame encased in wood veneer. Railing in clear tempered glass with SS supports		●	●	●
Store / Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish	●	●	●	●
Water Body	Glass mosaic tiles		●	●	●
Plunge / Lap pool (P75 only)	Glass mosaic tiles		●	●	●
SANITARY & PLUMBING					
Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	●	●	●	●
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	●	●	●	●
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	●	●	●	●
Kitchen Sink	Stainless steel sink with drain board	●	●	●	●
Cockroach / Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	●	●	●	●
Bathtubs	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				●
Shower Area	Glass partition with door for the shower area in the Master & Children's bath		●	●	●
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	●	●	●	●
	One Rain shower of Grohe or equivalent make in the Master bath				●
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms				●

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Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	●	●	●	●
Bath Accessories	Towel rings, toilet paper holders, towel racks and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.		●	●	●
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	●	●	●	●
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	●	●	●	●
ELECTRICAL					
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	●	●	●	●
Switches & Sockets	All switches of Anchor or equivalent make.	●	●	●	●
	Apart from the basic light and fan controls, the following number of sockets in various rooms:				
Living / Dining	3 no.s - 5 amp switch & socket	●	●	●	●
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch and socket	●	●	●	●
Utility	1 no - 5 amp switch & socket, 1 no. -15 amp switch and socket	●	●	●	●
Pantry (P75 only)	1 no - 5 amp switch & socket, 1 no. -15 amp switch and socket	●	●	●	●
Master Bedroom	2 no.s - 5 amp switch & socket	●	●	●	
	4 no.s - 5 amp switch & socket				●
Other Bedrooms	2 no.s - 5 amp switch & socket	●	●	●	●
Bathrooms	1 no - 5 amp switch & socket	●	●	●	●
Powder / Maid's Bath	1 no - 5 amp switch & socket	●	●	●	●
Family	3 no.s - 5 amp switch & socket	●	●	●	●
Media Room (P75 only)	3 no.s - 5 amp switch & socket	●	●	●	●
Home Office	2 no.s - 5 amp switch & socket	●	●	●	●

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Maid's Room	2 no - 5 amp switch & socket	●	●	●	●
Telephone	1 Telephone Point each in living and master bedroom	●	●	●	●
	1 Telephone Point in home office				●
Entertainment	1 Television Point in either living or family.	●	●	●	●
Light Fixtures	Ceiling light fixtures in the terrace garden	●	●	●	●
Power & Back-up	Power connection of 5 KVA with back-up power from Diesel Generator	●	●		
	Power connection of 10 KVA with back-up power from Diesel Generator			●	●
FENESTRATION					
Frames & Shutters	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	●	●	●	●
Mosquito Screens	Mosquito screens for all the External Windows and French Windows				●
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	●	●	●	●
Hardware	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					
Paint	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					
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), Kitchen, and Wet Kitchen.				●

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Hob	4-burner cooking hob in the Kitchen		●	●	●
Chimney	Ductable electric chimney with anodized Aluminum filters in the Kitchen		●	●	●
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen		●	●	●
Microwave	Microwave of Siemens or equivalent make in the kitchen				●
Oven	Oven of Siemens or equivalent make in the kitchen				●
Water Purifier	RO unit	●	●	●	●
Heat Pump	Centralized Heat Pump				●
HOME AUTOMATION					
Console	Two tablets with touch screens				●
Security / Safety	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				●
Security / Safety	Magnetic sensors in all windows, French windows and main door				●
	Glass break detectors in French Windows				●
	Gas leak detector and heat detector in the kitchen				●
Comfort / Convenience	Curtain Motor with remote control for curtains in the double height living area.				●
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.				●
CABINETSRY & FURNITURE					
Living & Dining	Console unit in dining area. No crockery unit.				●
	Storage unit at the base of the stairs.		●	●	●

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Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make		●	●	●
	All cabinetry in laminate finish		●	●	
	All cabinetry in wood veneer				●
Master Bedroom	Double bed with bedside tables, study unit, TV Unit, 3 module walk-in wardrobe		●	●	●
Master Bathroom	Mirror with backing ply and edge trim		●	●	●
	Shutters below the counter				●
Children's Bedroom	2 single beds, study unit, 3 module walk-in wardrobe		●	●	●
	Bunk bed				●
Children's Bathroom	Mirror with backing ply and edge trim		●	●	●
	Shutters below the counter				●
Guest Bedroom	Double bed with bedside tables, 2 module wardrobes		●	●	●
Guest Bathroom	Mirror with backing ply and edge trim		●	●	●
Family	A horizontal entertainment ledge unit		●	●	●
Maid's Room	Single bed, half module wardrobe		●	●	●
Home Office / Study	Study table with drawers and wire manager along with two overhead shelves.		●	●	●
Library	Bookshelves		●	●	●
	<i>No cabinetry shall be provided in any other spaces</i>				
Basic Materials	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.		●	●	●
Brand / Make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.		●	●	●
Hardware	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.				●

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HVAC		GREEN	ORANGE	BLUE	PURPLE
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and Living / Dining area of each apartment.			●	●
Mechanical Ventilation	Exhaust fan of MC-Hitec make in Guest bathrooms		●	●	●
	Mechanical ventilation system in Master & Children's bath				●
SPECIAL FEATURES		GREEN	ORANGE	BLUE	PURPLE
Aquarium	Aquarium				
Feature Wall	Slate Butchwork cladding on Living / Kitchen partition wall				●
Plunge Pool (P75 only)	Plunge pool with a depth of 4' with filtration unit.	●	●	●	●
LANDSCAPING		GREEN	ORANGE	BLUE	PURPLE
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	●	●	●	●
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	●	●	●	●
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	●	●	●	●
Water Body	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.