

# specifications



## INFRASTRUCTURE

Internal Roads:	Main Roads WBM with tar black top, cluster roads with soling and paving to increase rainwater percolation.
Compound Wall:	Layout will be surrounded with a solid 6 feet compound wall.
Water Supply:	Central pressurized water supply from bore wells with common sump tank.
Electricity:	Underground cables with individual meters in each house, common lighting for roads and parks.
Telephone/Internet:	Underground cables for telephone and broadband internet to each house.
Landscape:	All common areas will be landscaped with trees and parks, designated visitor car parks and playground.
Club:	Community Club with games room, gym, party space and swimming pool.

## STRUCTURE

Foundation:	Combination of Random Rubble Stone foundation and RCC frame.
Super Structure:	Load bearing brick walls & Stone masonry for external walls.
Roof & Slabs:	Reinforced Cement Concrete slabs and Ventilated Filler Roof Slab.
Interior walls:	Cement plastered.

## FINISHES

Exterior finishes:	Walls—combination of painted, artistic bricks and stone masonry.
Interior finishes:	Walls rendered with lime putty, and painted with oil bound distemper.

## WOODWORK

Front door:	Seasoned teakwood, artistically designed, fully panelled.
Internal doors:	Seasoned hardwood, fully panelled, finished with polish.
Windows:	Seasoned hardwood, clear glass, except for toilets, finished with cashew and linseed oil.
Grills:	Mild Steel grills as per design, painted with primer and semi-gloss paint.
Hardware:	A combination of Brass and powder coated fittings and branded locks wherever necessary.

## ELECTRICAL

Three phase concealed wiring. All wiring shall be of Anchor/Finolex or equivalent make concealed in 19/25mm dia, 2mm thick PVC conduit pipes. Modular Switches of Crabtree, or equivalent brand.

## FLOORING

Vitrified tiles with a rustic stone finish of Nitco or equivalent brands.

## BATHROOMS

Ceramic tiles with a rustic finish, of Nitco or equivalent brands. Walls in Ceramic tiles up to 7' ht., interspersed with designer tiles.

## SANITARY FITTINGS

European wall mounted white closet with flush valve, of Parryware or equivalent make.

Taps—diverters, basin mixers and overhead shower in toilets, of Jaguar or equivalent make, CP fittings and ISI marked concealed PPR plumbing for water and PVC pipes for sewage. Provision for geysers and solar water heaters.

## KITCHEN

The kitchen counter, wall tiles and cabinets will not be provided. Electrical and plumbing connections as required, will be provided.

We would like each house to reflect its own identity and respond to the owners' lifestyle, while not ignoring the realities of logistics and management. So each member would have some amount of choice in flooring patterns, inlays, toilet details of shelving and colour. We would also try and integrate some identifying feature in the external elevation of the house, while still making it harmonious with the rest of the homes.