

## **Specifications Anant Raj Estates Villas Gurgaon**

### **Wall Treatments Externals**

Sand stone Cladding

External Plaster with texture and paint

MS Railing

### **WOOD WORK - DOORS AND WINDOWS**

- All interior doors will be Flush Doors with Veneer paneling
- All hardware of Palladium/ Dorset or equivalent
- All windows & external doors will be of UPVC and will have glass shutter and wire-mesh shutters wherever required. All glass will be double insulated
- Cupboards: All bedrooms will be provided with cupboards up to the ceiling or as per design. The shutters will be fitted with brass ,stainless steel handles, towers bolts, magnet catchers and locks with keys. Drawers shall have Rollers / Telescopic Channels. The hardware will be of Hafele, Hettich or equivalent

### **SERVICES**

- Air Conditioning

VRV System with cooling & heating. Make DAIKIN or equivalent

- Water Supply

Pressurized water supply system for cold & hot water. For 500 sq.yd. & 400 sq.yd. Villas, 450 ltr capacity, hot water system will be given

- Communication

Pre-wired for telephone and cable television in all rooms

- Security

Access control for each house with Video Doors Phones: 'ALBA' or equivalent

- Lift

4/6 passenger elevator. Make Kone or equivalent

### **PRODUCT LEVEL SPECIFICATIONS**

- Bedroom, Family Lounge

Imported marble or Solid wood plank / laminated wood flooring

- Living, Dining & Foyer

Imported Italian marble flooring. Brown Empredor, Roso Alicante, Perlatino, Coffee Pearl, Bottocino, White Satwaria or equivalent

- Bathrooms, powder room

- Imported Marble or equivalent in flooring

- Glass Mosaic / Bisazze Mosaic / Imported tiles in walls till 8 feet height in shower area and 3 ½ feet in other area. Balances painted in acrylic emulsion paint

- Master Bathroom to have a tub and Jacuzzi fitted from Duravit / Villeroy and boch / Kohler / Jaguar or equivalent

- Frameless glass shower enclosure with SS hardware

- **Kitchen / Utility**

- Imported marble / Spanish anti-skid tile flooring - 2 feet high dado above counter in decorative ceramics tiles

- 25 mm Granite counter top and back splash

- Modular Kitchen from Bulthaup / Poggenpohl / Magppie / Hacker or equivalent will be provided with built-in Hob & Chimney "Siemens" make or equivalent.

Adequate storage Larder Unit above and below the counters, Wood & S/S combination cutlery Tray, Corner Carousel pull-out Dustbin, Dish Rack with Drip Tray Pull Out drawers

- Inbuilt white goods provided – Kaff

## **ELECTRICALS**

- Electrical Connection

Each Villa to have separate connection of minimum 20-40 KW load

- Electrical Wiring

Finolex or equivalent. Telephone wiring connection minimum 2 connections and CAT 5 cables to be used for computers

- Switches

Legrand / Clipsal / Crabtree or equivalent

- MCB / ELCB / Dist. Board

Legrand / Merlin Gerin or equivalent

Fans / Exhaust Fans

Fans to be provided in all rooms and basement. Exhaust fan with louvers in all kitchens and all toilets

- Decorative Lights

Decorative lights will be provided

- Power Backup

All Villas will be provided with power backup

- Main Panel Board

14/16 SWG with Aluminium Bus Bar & Other arrangements as required