

“THE GRANGE” @ Palavakkam, ECR – PROJECT BASIC SPECIFICATION

Structure

- RCC frame structure with AAC/ Concrete block partitions. The height of each floor shall be 9'-6" to false ceiling level.

Flooring & Tiling

- Garage: Checkered Cement Tile flooring.
- Living/dining: Italian marble (Crema Sicilia / Galala) provided with polish and finished with Tin Oxide.
- Lounge: Wooden Laminated flooring AC4 Grade / 3'x3' matt finish vitrified tiles.
- Kitchen: Nitco/Kajaria vitrified tile flooring, Concept tiles above the counter up to a height of 2'-0".
- Bedrooms: Wooden Laminated flooring AC4 Grade / 3'x3' matt finish vitrified tiles.
- Dressing Areas: Wooden Laminated flooring AC4 Grade / 3'x3' matt finish vitrified tiles.
- Bathrooms: Imported tile for floor and walls up to false ceiling height of 8'-0" (master toilet & Powder room), Nitco/ Kajaria ceramic tile for floor and walls up to ceiling height (other toilets).
- Bath courts: Flamed granite / Stone hardscape and Timber screens.
- Lobby and stairs: Nitco/ Kajaria vitrified tiles (stilt), Italian marble (FF), Flamed / smooth Granite and Timber decking (As per Architect selection).
- Servants Toilet: Ceramic tile floor and Dado up to 8'-0" height.
- Balconies: Timber decking with Glass railings, Antiskid tiles.
- Terraces: Gravel, Timber decking, Sand blasted Kota /Flamed granite and Antiskid tiles.
- Kitchen Counters: 19mm thick Leather finish Granite counter.

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, concealed cisterns, counter washbasin. All sanitary fittings shall be of Duravit / Roca or equivalent.
- Faucets: All Faucets shall be single lever CP, heavy body metal fittings of Grohe, Roca or equivalent make. Hot water connection shall be provided for to the shower and wash basin in each bathroom and to the sink in the kitchen.
- Plumbing: All water supply lines shall be in medium class CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Kitchen sink: stainless steel sink with drain-board of "Franke/Nirali" or equivalent make shall be provided in the Kitchen.
- Water Supply through Pressurized Hydro pneumatic System with backup supply from overhead tank for each villa.

Doors & Windows

- Window Shutters: Prefabricated Colour Anodised Aluminum sliding windows.
- Door Frames: All door frames shall be of seasoned Timbers with architraves. Outer face to be PU coated and Inner face melamine finished.
- Door Shutters: All doors shall be 38 mm thick flush shutters with 4 mm veneer / laminate on both sides. All external faces to be PU coated and Internal faces to be melamine finished
- Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, ball bearing hinges. Locks shall be mortise of Yale / Dorset make or equivalent.

Electrical

- Concealed Copper wiring of Power flex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the villa.
- Switches: All switches shall be 'Zencelo' of Clipsal or equivalent make.
- Generator: 100% backup power is provided for the entire project and services including air-conditioning.
- Internal and external Light fittings would be provided.
- Ceiling fans and exhaust fans provided.

Ceiling Treatment

- POP False ceiling/punning finished with putty and emulsion paint in all areas except service areas and servant room.

Paint & Polish

- Internal Walls: POP Punning with emulsion paint. Wall paper in selected areas.
- Service area: Oil bound / acrylic distemper (As per Architects choice).
- Doors & Windows: All doors outer face shall be provided with PU finish and inner face with melamine finish.
- External Walls: Exterior grade emulsion, texture paint.

Elevator/s

- Elevators: Of Mitsubishi or equivalent make, with automatic doors & SS brush finished / veneered interiors.

Facilities & Amenities

- Children's Play Area.
- Garage: Timber screen in Miranti.
- Glass partitions and Glass shower cubicles in all bathrooms.
- Toughened Glass handrails for all balconies.
- Bathrooms: Mirrors with backing ply and/or edge trim. Cabinets under the counter, 'Corian' counter in master bed bathroom.
- Living / Dining: Partition unit.
- Built in shoe cabinet.

Air Conditioning

- All bedrooms, living room & family space shall be of VRV type air-conditioning except kitchen and servant room.

Home Automation:

- Automated remote controlled garage door.
- CCTV for Common Areas with DVR Recording Facility at the Club.
- Dimmers in AV Room.
- Mood-lighting in Living and Master bedroom.
- Gas leak detectors.
- Glass breaks sensors.

Landscaping

- Terrace gardens with sunken slab and waterproofing and drainage facility with soil and Bermuda / Mexican lawn planted. Sprinklers and a drip system shall be provided.
- Interlock Pavers to be laid in driveways.
- Water bodies and fountains.

Facilities provided at the "Grange Club"

- Swimming pool with Changing Area.
- Fully Equipped Unisex Gym.
- Space for running a Spa.
- Pool table & T T Table.
- 21 seater home Theatre.

- Reception & Lounge.
- Pool Side Bar counters.
- Pool Side Party Area.

Other Facilities Provided

- WIFI Connectivity in club area, Access Control entry with automated sliding gates.
- Drip Irrigation system for landscapes except rear side lawn of each villa and terrace.
- Terrace gardens and internal courtyards with sunken slab and waterproofing and drainage facility with soil and Bermuda / Mexican lawn planted.
- The outer boundary of the property shall be provided with fencing in 50mm x 50mm x 6mm steel angles and G.I. chain link along with creepers, provided with a drip irrigation system.