

GRANGE SPECIFICATION

Structure

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

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.
- Kitchen: **Nitco/Kajaria tile flooring**, Concept tiles above the counter up to a height of 2'0".
- Bedrooms : Wooden Laminated flooring AC4 Grade
- Dressing Areas: Wooden Laminated flooring AC4 Grade.
- Bathrooms : Italian marble wall and floor for powder room ,Imported tile for floor and walls up to false ceiling height of 8' 0"(master toilet), **Nitco/ Kajaria 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 tiles (**stilt**), Italian marble (**FF**) , Flamed /smooth Granite and Timber decking.
- Servants Room, laundry & Servants Toilet: Ceramic tile floor and Dado up to 8ft 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 Ash wood and Miranti with architraves .Outer face to be PU coated and Inner face melamine finished.
- Door Shutters: All doors shall be 35 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 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

Paint & Polish

- Internal Walls: POP Punning with emulsion paint. Wall paper in selected areas
- Service area - Oil bound / acrylic distemper
- 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

- Childrens Play Area
- Garage: Timber screen in Miranti
- Glass partitions and Glass shower cubicles in all bathroom
- Toughened Glass handrails for all balconies

Air Conditioning

- All bedrooms, living room & family space shall be air-conditioned with high wall splits

Home Automation:

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

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
- Spa
- Pool table & T T Table.
- 21 seater home Theatre.
- Multipurpose Hall
- Reception & Lounge
- Pool Side Bar counter
- Pool Side Party Area

Other Facilities Provided

- WIFI Connectivity in club area, Access Control entry with automated sliding gates
- Drip Irrigation system for all landscape
- 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.

