

STRUCTURE

- Load bearing/RCC framed structure/plaswall system of ground floor, first floor and partly second floor.
- Villas on independent plots with park/open spaces as per norms

EXTERNAL

- Purpose built bar top counter area on terrace of each Villa with hard-scape garden and water feature
- Landscape garden, patio and laid to lawn with perimeter planted flowerbeds/Edge planters and tree

VILLA FLOORING

- Marble/Cultured Marble or stone/Engineered Marble or stone
- Highly polished Granite for Staircase
- Laminate Wood flooring / Large format Vitrified tiles for Master Bedroom
- Vitrified tiles in other bedrooms
- Ceramic Tiles in Servant's Room
- Laminate Wood flooring for Gym
- Rustic Tiles or Anti-skid / Matt Finished Vitrified tiles for Balconies / Terraces Utilities
- Clay tiles / Concrete tile(Ultra / Pavit / Concrete Pavers) in Car parking area
- Concrete Tiles/ Concrete Pavers for Garden pathways

KITCHEN & UTILITY

- Vitrified tiles in Kitchen
- Granite platform with bull-nose finish and dado over platform up to 600mm(2'0") height with Ceramic tile / Vitrified tile. Remaining walls smoothly finished with putty and painted in Plastic Emulsion paint
- Stainless steel sink (double bowl, single drain) hot& cold sink mixer. Water inlet / outlet provision for Geyser and water purifier
- Water outlet provision for washing machine in Utility area, Long body bib cock in Utility area and servant's toilet

DOORS

- **Main Door:** Engineered /hard wood Door frame with Teak veneer and Solid core shutter consisting of Teak veneer skin on both sides, framing in solid/engineered wood rails & stiles. Melamine polished with good quality hinges, lock, handle and security eye.
- **Living/Dining Bal. and Bed Room Balcony Doors:** Glazed windows, heavy gauged, UPVC/ Aluminum frames with sliding/hinged shutters with mosquito mesh
- **Bedroom, Kitchen & Other Rooms:** Engineered /Hard wood door frame with teak veneer Kitchen & Other Rooms and shutter consisting of veneer skin on both sides, framing in solid/engineered wood rails and stiles, tubular chip board infill, Melamine polished with good quality hinges, lock and handle

- **Toilet Door:** Engineered / Solid wood door frame finished with paint/melamine polish with a shutter of tubular chipboard infill laminated on the outside with Veneer on MDF/PLYWOOD finished with Melamine polish and HPL (High Pressure laminate) on the inside and over MDF/PLYWOOD board with an internal framing of softwood stiles and rails and good quality hinges lockset

BATHROOMS

- Upto7'0" height colored glazed / matt finish designer tiles
- The dado over all walls with ceramic tile up to 4'0" height in servant's toilet.
- Anti-skid / Matt Finished Ceramic designer tiles in Toilets
- Anti-skid Ceramic Tiles for Servant's Toilets
- **CP Fittings-Sanitary Fittings:** Jaguar / Kohler / Grohe premium quality or equivalent Hindware / Roca / American Standards premium quality or equivalent
- **Master Bedroom Toilet:** Shower area with head rose / rain shower, wall mixer/diverter. Granite/marble counter with wash basin, bottle trap, hot and cold mixer. Wall mounted EWC, it includes slow close seat cover, flush valve [button type]/ Concealed cistern and health faucet. Plumbing line for Geyser inlet & outlet provision
- **Other Toilets:** Shower area with head rose, wall mixer / diverter. Granite / marble counter wash basin,with bottle trap & pillar cock.Wall mounted EWC, it includes seat cover, flush valve [button type]/ Concealed cistern and health faucet. Plumbing line for Geyser inlet & outlet provision.

WINDOWS

- Heavy gauged, UPVC / Aluminum frames with glazed, sliding/hinged shutters with mosquito mesh and optional M.S.Grills

VENTILATORS

- Heavy gauged, UPVC/Aluminum frames with glazed, louvered/hinged/fixed shutters with provision for exhaust

BALCONY RAILINGS & STAIRCASE HANDRAILS

- MS Railings as per Architects design

WALLS & PAINTING

- **All Interior walls faces:** Plastered, smoothly Finished with putty and painted in Plastic Emulsion / Acrylic Emulsion
- **Exterior Fascia of Building:** Plastered and painted with Acrylic Exterior Emulsion and textured surfaces in selective places as per Architect's design
- **Ceilings:** Gypsum plaster board or on concrete plastered smoothly finished with Putty and painted with OBD. Subject to design, some areas of suspended ceilings with grid tiles

ELECTRICAL

- Best quality cables / wiring through PVC conduits concealed in walls and Ceilings
- Light points, Fan Points, exhaust points, Power points, Call Bell point, Geyser points, TV and Telephone points provided
- AC point in all Bedrooms and living/dining area with dummy point in family area
- The electrical room if required will have panel boards, meters, etc. as per KPTCL norms
- Each A-Type unit to have 7500 Watts and B,C,D-Type units to have 6000 Watts KPTCL power supply
- Solar water heating 100litres on roof serving some bathrooms
- **FTTH:** FTTH based Broadband / ipTV / VoD / Surveillance

TELEVISION, TELEPHONE & DATA POINTS

- TV, Telephone, Data point in all the Bedrooms & TV, Telephone, Intercom point.
- Provision for cable TV connection in the Living/Dining

D.G. POWER

- 100% Back up for common area lighting, pumps, and Each unit to have 4000 Watts. All villas to be fitted with ELCB on incoming power supply

SECURITY SYSTEM & INTER COMMUNICATION SYSTEM

- Panic Button in Master Bedroom and Dining Gas leak detectors in kitchens, CCTV coverage of main roads and key areas to dedicated display in security hut
- Inter-communication facility from each Unit to security cabin at main gate

DISCLAIMER:

- The project is sanctioned under the group-housing scheme of BDA

- The selection and allotment of unit is subject to realization of booking cheques, subject to availability and final confirmation from PPL and allocation of such units will be at the sole discretion of PPL.

- PPL reserves the right to release only a specific number of units during the pre-launch stage and subsequently at differentpoints of time. PPL reserves the right to name each type of villa by a different name and market them accordingly

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