

Villa on 300

Survey Number 311/13B

Plot Size - 300 SqM (3230 SqFt)

Floor area – 176 SqM (1894 SqFt)

Built-Up Area - 205 SqM (2206 SqFt)

Additional Spaces

38 SqM (410 SqFt) – Second floor Terrace Bar and Barbecue

22 SqM (240 SqFt) - Rooftop sit-out

General Specifications

- RCC framed structure building with walls in Laterite Stone
- All bedroom Balconies and Terrace with 4-inch parapet walls on all sides with MS railing as per design
- Elevation Side with 4-inch parapet with Metal Railings

Plastering

- Internal Walls with cement plastering and finish with Birla Putty.
- External Walls with cement plaster and machine finish mixed with waterproofing compound

Paint

- Interior: Asian Paints/Berger Plastic Emulsion for internal walls and ceilings
- External: Asian Paints/Berger exterior weather proof paint

Staff Quarters and Parking

- Quarters for Staff with toilet
- Single covered car parking adjacent to Quarters

Flooring and Cladding

- Vitrified Tile flooring for all Bedrooms
- Vitrified Tile flooring in Living Room and Kitchen
- Granite/tiles for steps/staircase
- Anti-skid Ceramic Tile for toilets

Toilet: Fittings and Accessories

- Bathrooms with Cera extended wall hung EWC.
- Cera Hot and Cold Divertor for Shower.
- Cera Sink and Sink Tap.
- Internal piping for water supply with CPVC piping.
- Drainage with UPVC piping.
- All extra fittings (Cera and Hindware).

Doors and Windows

- Entrance Door - 7.7' high and 3.7' wide, panelled single shutter with seasoned hardwood stained to match interior colour scheme.
- Internal Doors – Standard size with veneer finish flush shutters stained to match interior colour scheme.
- Toilet Doors Standard size with laminated flush shutters stained to match interior colour scheme.
- External Doors and Windows - Shutters and Doors in natural hardwood stained to match interior colour scheme.
- All Windows with clear glass
- Balcony and Terrace railings in MS square pipe and square rod.

Electrical and Security

- Sufficient power outlets with concealed wiring with PVC insulated copper wires (Finolex Flameguard) and LeGrand MCBs and panels as per electrical plan.
- Light points and fittings as per electrical plan.
- LeGrande Myrius Modular Switches and accessories.
- Crompton Greaves Fans in all areas.
- Tata Sky Cable points for TVs in all Bedrooms and Living Room.
- LED light points and Fan points in all spaces.
- Tie-up with Security (Premium Local Security) 24/7. (optional)**

Plumbing

- 2000 Litres Supreme 4 layer Foodgrade overhead water storage tank
- 6000 Litres below ground concrete water storage sump.
- Gravity System for water distribution with CPVC piping.

Kitchen

- Granite counters and SS sink with drainboard and branded waterspout.
- Second wash area attached to kitchen.
- Washing machine in the second wash area attached to kitchen.*
- Modular kitchen with under counter storage

Additional Amenities

- 22ft x 8 ft lap pool with 3 ft depth.

Furniture (Natural wood)

Bedrooms

- King size natural hard wood bed
- Sleepwell mattresses
- Wardrobe
- Mirror and counter

Living Room

- 5 Seater sofa set
- 6 seater Dining Table
- Side table
- 42 inch LED TV

Utility Area

- Washing Machine
- Sideboard

Air-Conditioning

- 1.5 Ton Daikin 3 Star splits in all bedrooms
- 1.5 Ton Daikin 3 Star split in Living Room