

Following are the Specifications provided for all the bungalows. Selective Specifications will be drawn up according to the individual tastes of the owners, w.r.t. the tile selections, paint color schemes, change in layout etc.

SPECIFICATIONS:-

1. The structure will be of R.C.C framed structure with a sloping roof. Height of the plinth level will be 80cms from ground level. Height of the slab is 3mtrs. The bungalows will be constructed exactly as per the Portuguese design shown, and as per the working drawings provided .
2. External walls will be of laterite masonry and as per the working drawings. The masonry work will be done with 1:5 cement mortar.
3. The Plumbing Hardware is the “ Maestro ” line from ‘Crabtree Frattini’ brand... with a 7 year warrantee.
4. The kitchen will be fitted with a designer granite counter top, with a ‘single bowl - double drainer’ stainless steel sink. Fitted kitchens/ modular kitchens will be charged extra.
5. All water outlets in the apartment except bidet (option) will have hot & cold water faucets.
6. All doors and windows, exception of toilet doors, will be of teakwood.
7. All internal wiring will be done in finolex, with switch boards from ‘Anchor’ “Roma” white/ wood range. An elaborate electrical plan will be provided.. including provision for air-conditioning units, and all electrical units, as per the plans. Electrical appliances/ units such as fridges, washing machines, air-condition units & fans, etc. can be provided by us at an extra cost. Special discount lists will be made available for our Clientele only.
8. Toilet furniture will be either from the brands “Hindware” or “Parryware” quality models selections.
9. All bathrooms in the Villa are designer bathrooms... with special features.
10. Exterior balusters will be of cast iron, with smooth flat cement railing, and any interior balusters will be wrought iron with teakwood hand smooth polished railing on top, wherever applicable.
11. Total floor area is taken as per the working drawings provided. Please refer to the Select Specifications provided, for area details on each Holiday home.
 - o In all homes, the ground level directly underneath the kitchen counter/ slab top is to be raised by 2inches (ie. 50mm), uniformly.
 - o In the same respect, a dip of 2inches (ie. 50mm) will be provided in the shower area, to allow easy drainage of water.
 - o In the toilet, the ground level at the entrance to the shower area will be raised by one inch, and tiled top with a flat piece of granite (suitably moulded/ rounded on edges & fixed wall to wall; wherever applicable).
 - o Open loft will be provided over Toilet at a height of 2.5mtrs from the floor; accessible from the bedrooms.
 - o Entire floor area is to be ceramic tiled, including bathroom walls of full 2.5mtr height. The kitchen area above the counter/ slab is to be tiled at a height of 60cms, and the counter top is to be of granite (one piece; moulded at the ends/ edges).
12. Plumbing pipes in the toilets will be G.I., and will be concealed. The remaining pipes such as sewage and rain water pipes will be of P.V.C. and will be non concealed.

- All the plumbing fittings ie. Taps/ mixer sets/ shower fixtures etc. will be of ‘Crabtree Frattini’ brand & chrome type fittings.
 - As shown in the drawings, in each toilet, a sink and a commode will be provided. In addition to this, each toilet will have hot & cold water faucets on the basin, and a hot & cold shower mixing set in same design; also each ‘toilet’/ commode should have a biday ‘shower head’ with flexi hose (no particular brand), optional.
 - All ceramic sanitary ware ie. Commode/ wash basin/ bidet (wherever applicable) to be of Hindware/ Parryware brand & designs.
 - All toilet accessories ie. towel and napkin rails and ceramic soap dishes will be in each toilet.
13. Kitchen will be provided with platform with granite top (Refer to each individual working drawings for counter top dimensions) The height and width of the counter top will be 90cms clearance and 60 cms width respectively. The kitchen is also to have hot & cold water faucets, model no.9039 of Maestro design for the stainless steel sink.
- Ceramic/glazed tiles will be provided above the platform over a height of 60 cms. One steel sink of single bowl and drain board with a tap will be provided on the platform.
 - The granite counter top is to be one full stone, cut in to fit the stainless steel sink (to be sealed at a slight dip of 25mm), with ½ moulding design inset. In case the sink size is changed (for larger).. according to the selective specifications, then the counter top granite stone may have joints in the front of the sink.
14. The tiling will be of Nitco quality ceramic tiles, for all the rooms, galleries, toilets & passages. Toilets would also be fully ceramic tiled and wall tiles should be fixed at full height of 2.5mtrs. height.
15. All the windows will have teakwood frames of size 4’’*2½’’ and glazed teakwood shutters. All the doors will be of paneled teakwood type with teakwood frames. All the doors and windows will have aluminum fittings, except the main door, which will have brass fittings.
- The main door is solid teak, double door, opening inward.
 - All front French doors, wherever converted into a window, is to be maintained at 70cms from the ground level (as per choice). The same are to be attached to parliamentary hinges to enable them to open flush against the front entrance wall.
 - All glass in windows/ doors, are to be clear, except for toilet and the dressing room i.e. frosted.
 - The extreme end windows are to be French doors (part glazed and part wood paneled), and are to be foldable wherever applicable.
 - All interior doors dimensions are as mentioned in the individual bungalow working drawings.
 - All kitchen windows are to have an outward extended sill of one & half foot, to allow potted plants.
16. All the windows will be provided with M.S. grills, to be billed at cost.
17. Painting: Internal paint will be ‘Almond white’ Acrylic washable distemper, except for the living room which will be plastic emulsion. All the grills and balusters will be oil painted black. All the wood finishings, ie. doors, windows and hand-railing of balusters will be french polished/ painted white (as per preference).

18. Electrical work:- Electrical points will be as per the drawing supplied by the Engineer. Switches, sockets, holders, ceiling roses, fuses, etc. will be Anchor brand, 'Roma' chrome board design. Wiring will be concealed and will be done for 3 phase connection. Wiring will be done using Finolex wires. You are requested to kindly indicate as to where you would prefer to have the position of the switches (30cms from the ground/ mid height on the wall, etc.).
- Any additional switches are to be added at cost.
 - The wiring will be concealed wiring and will be done for III Phase connection. Details of points are mentioned in the electrical drawings attached.
19. There will be additional construction/s of
- Compound wall with illumination;
 - Underground sump/s, 10,000 ltrs capacity;
 - Water pump (2HP) attached to the sump/s;
 - Swimming Pool (6mtrs * 12mtrs), with filtration unit and 2.5mtrs paving all round the pool with lockable tiles;
 - Garden tiles leading up to the entrance of each bungalow;
 - General landscaping;
 - Septic tank & soap pit;

All above civil work are to be executed at the builder's cost.

20. Traditional water proofing of 15cms thickness will be provided for the open terrace. The finishing of the roof will be of Mangalore roof tiles.
21. Pest control services will be initiated at foundation stage, payable at cost.
22. A total of 5% extra on cost of construction, will be billed in case of any further change in plans/ R.C.C. designs, and the changes (material/ labour) will be billed at extra cost.
23. All utility connections such as water, and III Phase electric connection will be carried out by the Builder. Necessary departmental fee/s, will be borne by the owner, and connections shall be deemed to be carried out after final payment.
24. The Agreements will be attached with the working drawings (incl. Roof design), electrical drawings & Specifications. A set of R.C.C. drawings and Engineer liability certificate will be given to the owners at the time of giving possession.
25. All necessary permissions and licenses will be obtained by builder. A copy of notorized ownership documents as well as copies of the licenses will be given to you, for your reference & perusal.
26. We consider 12 months from **date of starting**, as good time to carry out and complete the construction of your Holiday Home.
27. Failing which 5% penalty amount is due payable by us. In retrospect, should the payments not reach us in time, according the stages of work, then the delays in construction are not considered our liability.
28. In respect, kindly be aware of the stages of work, schedule of payments, and selection/ choice of finishes in time.