

Standard Specifications for Villa (Shell & Core)

(A): The following shall be provided as a part of the Demised Premises:

Building Structure	<ul style="list-style-type: none"> ▪ Standard foundation with stone piling for soil densification ▪ Water proofing for the basement area ▪ Anti termite treatment ▪ Basement & floors with a height of about 3 mtrs. each ▪ Brick walls and RCC columns, beams and slab ▪ All internal walls plastered in cement plaster ▪ Plain cement concrete flooring base ▪ Mangalore tiled roofing on sloping roofs ▪ Plumbing ready to receive fixtures ▪ GI Piping till inlet ▪ Boundary wall, planters and gate ▪ Railings in balconies ▪ Teak Wood / Aluminium doors and windows ▪ Stone and / or Stucco treatment in the façade ▪ Landscaping in external courtyards as per design ▪ Fire alarm system
Internal Conduiting	<ul style="list-style-type: none"> ▪ Internal conduits in concrete slabs for <ul style="list-style-type: none"> (i) Electrical wiring (ii) Telephone / Intercom (iii) Cable TV / Internet / DTH connectivity
Services	<ul style="list-style-type: none"> ▪ Connectivity at single point at periphery of the house for the following: <ul style="list-style-type: none"> ▪ Pressurised Water supply, Electricity supply, Sewerage, Drainage, Telephone, Intercom, Cable TV, Internet. ▪ Security <ul style="list-style-type: none"> ▪ 24 Hour manned perimeter security for the complex ▪ Provision for linking of burglar alarm system to central control room for the complex ▪ Provision for linking of fire detection system to central control room for the complex

(B): The following shall not be provided as a part of the Demised Premises:

Building Structure	<ul style="list-style-type: none"> ▪ Internal Doors and windows or any other wood work ▪ Counter, slabs, fittings, sinks, or any kind of fittings and fixtures in kitchen, toilets or any other area ▪ Overhead and / or underground water tanks ▪ Wiring, switches, electrical fitting(s) / fixtures, etc.
Others	<ul style="list-style-type: none"> ▪ Any other thing not specifically mentioned in part (A) above

Notes and Remarks

1. All floor plans, layout plans and specifications are indicative and are subject to change as decided by the company or by a competent authority
2. All works shall be carried out as per standard practice.
3. All works shall be executed as per the standard architectural design and details worked out by our Project Architects.

