

## STANDARD FEATURES FOR INDEPENDENT HOUSES

<b>WALL FINISHES</b>	<p>INTERNAL WALLS/CEILING Smooth plastered surface painted with acrylic emulsion. Walls treated with lappam.</p> <p>EXTERNAL WALLS* Sponge finished plaster admixed with water proofing compound and painted with weather proof cement paint of approved make and color.</p>
<b>FLOORING</b>	<p>Master Bed Room/Family Room &amp; Staircase Area: Engineer Wood Flooring* for with skirting.</p> <p>Toilets: Non Skid Ceramic Tile flooring &amp; Ceramic Tile Dadoing up to Ceiling.</p> <p>Other areas: 2'X2' Vitrified Ceramic Tile Flooring with skirting.</p>
<b>KITCHEN*</b>	<p>Aesthetically finished modular kitchen with polished granite platform, stainless steel sink and chimney.</p>
<b>ELECTRICAL INSTALLATIONS*</b>	<p>Automatic change over switch between normal and backup power. Flame retardant, low smoke medium duty PVC conduit with modular switches of Legrand &amp; Toyama makes.</p>
<b>SECURITY SYSTEM</b>	
<b>SANITARY FITTINGS*</b>	<p>All Toilets (except Maids Toilet): Shower cubicles in bath area. Ceramic ware and CP fittings of Toto make.</p> <p>Bath tub for Master Bedroom</p> <p>Kitchen CP fittings of Toto make</p> <p>Maid's toilet – Ceramic ware and CP fittings of standard make.</p>
<b>LANDSCAPING</b>	<p>Landscaped front yard with grass cover and specific plantation as per architect's design.</p>
<b>COMPOUND WALL*</b>	<p>Aesthetically designed 5' high concrete block wall with plaster and painted with weather proof paint at rear and sides of the building</p>

\* These features cannot be replaced and no refunds will be given out for the above.

The following are **not** part of the standard fittings

1. All electronics & consumer durables.
2. Furniture.
3. Wardrobe.

## DEVIATION POLICY FOR INDEPENDENT HOUSES

SR.	ITEM	ALLOWED	NOT ALLOWED
<b>Interior Design</b>			
	Flooring Options	<ol style="list-style-type: none"> <li>1. Marble flooring @ extra cost will be as per samples shown at site.</li> <li>2. The sizes and border will be as per the company architect design.</li> </ol>	
	Color Scheme		Cannot be changed. Changes after handover to be done by the Owner.
	AC copper piping	Will be provided @ extra cost. Location for AC to be identified by customer.	
	Change in wall electrical switches location	Technical team will approve after a detailed study on a case to case basis.	
	Change in wall location	Technical team will approve after a detailed study on a case to case basis.	
<b>Exterior Design</b>			
	Compound Wall		No change allowed
	Modification of plot boundary for Vastu.	Will be done with RR masonry below plot formation level @ extra cost. However the main boundary wall will not be altered.	
	Trellis and the polycarbonate covering.		No change allowed
	Planter Boxes	Will be provided as per model units @ extra cost	
	Utility Grills	Will be provided as per model units @ extra cost	
	Solar Water Heater location		No change allowed
	Doors & Windows *	Technical team will approve after a detailed study on a case to case basis for the internal doors only.	No change allowed with external doors & windows
<b>Standard &amp; Special Features</b>			
	Modular Kitchen		Cannot be changed.
	Bathrooms – Shower Cubicles		Cannot be changed.
	Wooden Flooring	Can be added to other rooms @ extra cost at the discretion of the technical team.	Cannot be changed.

**NOTE: ALL PROPOSED CHANGES HAVE TO BE APPROVED BY THE TECHNICAL TEAM**