

# Golden Homes Technical Specifications

For 40' x 50' villas & 40' x 60' villas

## STRUCTURE:

RCC structure with Concrete Blocks

## PLASTERING:

Smooth plastering for all internal walls.

## PAINTING/POLISHING:

Interior: Oil bound distemper.

Exterior: Water proof cement paint and Texture paint

Internal doorframes, shutters, grills and Railings : Synthetic enamel paint

Main Door: Melamine polish

## FLOORING :

MBR: Wooden flooring

Living & Dinning, Family lounge, kitchen and other bedrooms : Vitrified tiles

Utility, Balconies, Toilets: Ceramic Tiles

Staircase, GF Front verandah : Granite and ceramic tiles

## BATHROOM:

Ceramic Glazed tiles dado up to about 8' height.

white color EWC & WB with granite counter top in all the toilets

Hot and cold-water mixer unit for shower in all the toilets.

Hot and cold-water mixer unit for washbasin in all the toilets

Health faucet in all toilets.

MBR - Bathtub

*\* other than servant toilet*

## JOINERY:

### Main Door:

Teak wood doorframe with threshold and paneled shutter

Stainless steel finish hardware with Night latch and magic eye.

### Other Doors:

Hardwood doorframe.

Flush shutter for Bedrooms with enamel paint.

Toilet and Balconies :PVC Coated flush shutter with enamel paint

Powder coated/oxidized MS hardware for all doors.

### Windows:

Aluminium/UPVC windows with provision for mosquito mesh

Enamel painted M.S. safety grills.

**Kitchen:**

Black Granite Platform with stainless steel single bowl & drain board sink of Nirali ,Futura or equivalent.  
2 feet high ceramic glazed tile dado above kitchen platform.

**Provision for::**

Aqua-guard point in kitchen.  
Washing machine point in utility area.

**Electrical:**

TV and Telephone points in master bedroom, Living and family lounge.  
Fire resistant electrical wires of Anchor / Finolex or equivalent ISI make.  
Electrical switches of Anchor Roma Series or equivalent  
3 phase power with one Earth leakage circuit Breaker.

**Plumbing:**

Jaguar Florentine/equivalent CP fittings.  
Water Supply PPR/ GI or equivalent.  
Sewer lines - PVC  
Sanitary fittings shall be of Parry ware, Hindware or equivalent.

# Golden Homes Technical Specifications

For 30' x 40' villas

## STRUCTURE:

RCC structure with Concrete Blocks

## PLASTERING:

Smooth plastering for all internal walls.

## PAINTING/POLISHING:

Interior: Oil bound distemper.

Exterior: Water proof cement paint and Texture paint

Internal doorframes, shutters, grills and Railings : Synthetic enamel paint

Main Door: Melamine polish

## FLOORING :

MBR: Wooden flooring

Living & Dinning, Family lounge, kitchen and other bedrooms : Vitrified tiles

Utility, Balconies, Toilets: Ceramic Tiles

Staircase, GF Front verandah : Granite and ceramic tiles

## BATHROOM:

Ceramic Glazed tiles dado up to about 8' height.

white color EWC & WB with granite counter top in all the toilets

Hot and cold-water mixer unit for shower in all the toilets.

Hot and cold-water mixer unit for washbasin in all the toilets

Health faucet in all toilets.

## JOINERY:

### Main Door:

Teak wood doorframe with threshold and paneled shutter

Stainless steel finish hardware with Night latch and magic eye.

### Other Doors:

Hardwood doorframe.

Flush shutter for Bedrooms with enamel paint.

Toilet and Balconies :PVC Coated flush shutter with enamel paint

Powder coated/oxidized MS hardware for all doors.

### Windows:

Aluminium/UPVC windows with provision for mosquito mesh

Enamel painted M.S. safety grills.

### Kitchen:

Black Granite Platform with stainless steel single bowl & drain board sink of Nirali ,Futura or equivalent.

2 feet high ceramic glazed tile dado above kitchen platform.

**Provision for::**

Aqua-guard point in kitchen.  
Washing machine point in utility area.

**Electrical:**

TV and Telephone points in master bedroom, Living and family lounge.  
Fire resistant electrical wires of Anchor / Finolex or equivalent ISI make.  
Electrical switches of Anchor Roma Series or equivalent  
3 phase power with one Earth leakage circuit Breaker.

**Plumbing:**

Jaguar Florentine/equivalent CP fittings.  
Water Supply PPR/ GI or equivalent.  
Sewer lines - PVC  
Sanitary fittings shall be of Parry ware, Hindware or equivalent.