



ONE KOWDIAR

PALACE HERITAGE BUNGALOWS

*At Clifton Royal Hills*

TECHNICAL BROCHURE



This specifications document is a guide on the general construction methodology and finishes of One Kowdiar Palace Heritage Bungalows but excludes any changes proposed by the client. The developer may decide to change the construction methodology provided that it does not affect the value, structure and quality of the villa. Materials listed may be changed provided that they are of the similar standard.

Plans can be modified for technical or operational reasons (eg. opening of door windows, positioning of sanitary wares, plumbing piping, electrical switches, shafts etc).



### Foundations

Foundations and footings - As per the structural engineer's design, drawings & specifications

Columns, beams & slabs - As per Indian standard

All foundations & filling under floor - Treated with an approved anti-termite treatment, under the guidance of technical supervision with 10 years guarantee

Foundations



Home Lift

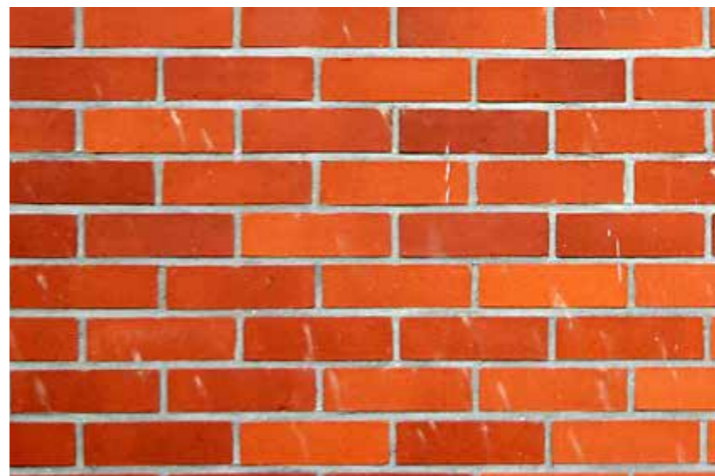
### Home Lift

Luxury Passenger lift with 2 persons capacity

Size 4 X 4 feet

With doors & without motor room

Representational images are used



Walls & mortar

### Walls & mortar

Walls - **Burnt red bricks** lay in cement mortar

Cement - Ordinary portland cement(OPC)/ portland pozzolana cement(PPC) that comply with Indian Standard

Sand - M sand/P sand that comply with the relevant standards

### Building structure

Load bearing/non load bearing walls & RCC structure - As per structural engineer's specifications in concurrence with architectural elevations

Building structure







Terrace floor

**Roof & Terrace**

Roof slab - Reinforced concrete and fabricated steel truss with Mangalore tiles as per the Art & Heritage Authority's specification

**Flooring**

Architect designed flooring – A spectacular combination of granite, vitrified tiles (80 X 80cm), pavers and designer tiles in specified area.

Bedroom flooring with treated engineered wood

General floorig - Skirting with treated engineered wood

Brand pool – RAK, AGL, Johnson, Kajaria, or equivalent

Flooring



**Wall finishes**

Plaster work - In accordance with Indian standard

External plastering - 12-15 mm thickness

Internal plastering - 8-10 mm thickness

Ceramic wall tiling in washroom - As per the design

Wall finishes



**External & internal openings**

(As per the reference from heritage & palace)

Front door – Designer door made on solid teak timber

Internal door – Designer door made on solid timber (Anjili or Mahagony or equivalent)

Windows & ventilators – Made on solid timber (Anjili or Mahagony or equivalent)

Sliding door with window (for balcony) – UPVC with tempered glass

External & internal openings



### Painting

All walls (internal, external and internal ceiling) - Putty finish/texture finish; an undercoat & two coats of emulsion paint

Wooden doors - One sealer coat & two full coats lazure

Exterior paint - Water resistant/alkali resistant paint or texture finish

All colours as per the specification of Art & Heritage Authority

Brand pool - Jotun, Asian Paints, Berger or equivalent

Painting



Plumbing & sanitary wares

### Plumbing & sanitary wares

Kitchen - Sink & cock, provision for dish washer, water purifier etc

Dining - Counter top wash basin and towel ring

Toilet (wet and dry area) - Concept design

Garden - Tap available on 4 sides

Car wash - Dedicated tap with water drainage

Plumbing network - Hot & cold water piping system wherever applicable

Brand pool - Toto, Grohe, Kohler, Astral, Supreme or equivalent



Representational images are used

### Electrical

Bedroom - Provision for air conditioner, television, telephone, lights, fan & dehumidifier

Dining - Provision for air conditioner, television, telephone, lights, chandeliers, fan

Living - Provision for air conditioner, television, telephone, lights & fan

Kitchen and work area - Provision for lights, fan, microwave, induction cooker, dishwasher, kitchen hood, mixie, grinder, fridge, washing machine & water purifier

Toilets - Provision for lights, electric shaver & geyser

Garden - Optimal outdoor energy efficient lighting & provision for car charging

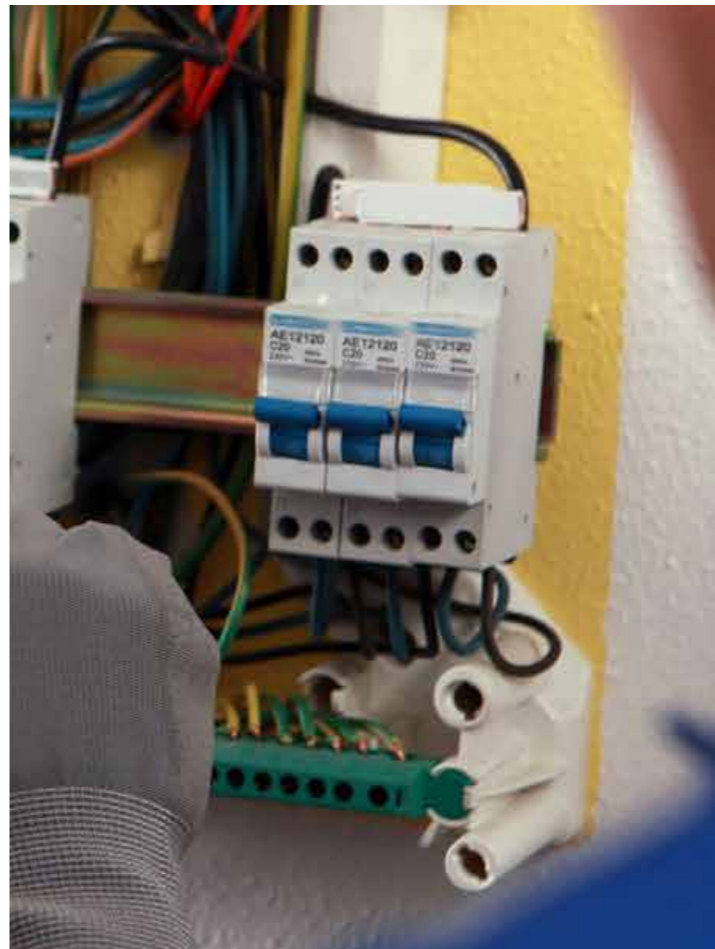
A common stand by generator for common area, common amenities, security etc

Modular designer switches

Brand pool - Finolex, Polycab, V Guard, Schneider, RR Kabel, Legrand, Schindler, Kone, Mitsubishi or equivalent

Provision for Inverter backup for villas

Electrical



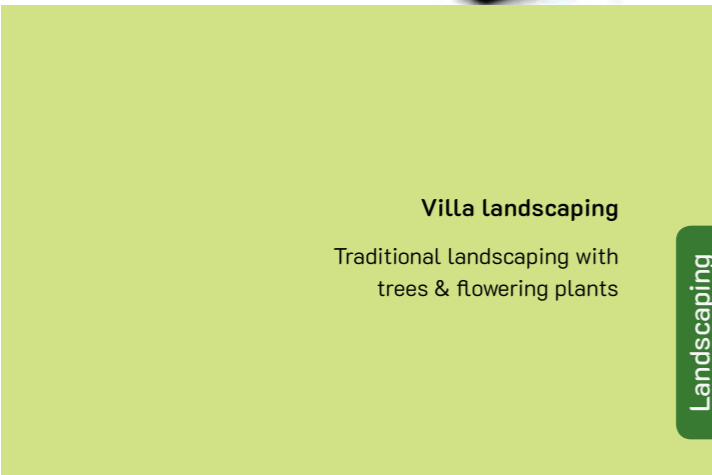




Phone & internet

### Phone & internet

Provision for intercom connectivity & broadband connectivity



Landscaping

### Villa landscaping

Traditional landscaping with trees & flowering plants



Internal roads

### Internal roads

Road works & road signage - As per Architect's master plan

Road - Cut and fill of the ground to suit road profile, levelling and grading of the ground



External Lighting

### Villa external lighting

Focus light from road, adequate lighting for common amenities, roads, walkway, street light etc



### Water supply

Well/bore water with central water purifier system

Water distribution - Through an underground potable water network with individual water meters at the entrance of each villa

KWA connection - Subject to availability

Underground sump tank for common area

Underground sump tank for each villa

Water supply



### Electricity

The KSEB - Through underground UG cables for each villa and common area

Back up - Common area generator/ solar  
Provision for inverter backup

Electricity



Representational images are used

Rain water harvesting

### Rain water harvesting

As per KMBR



### Waste management

Fully sustainable waste management with bio-bins, where the manure will be re-used.

Waste management



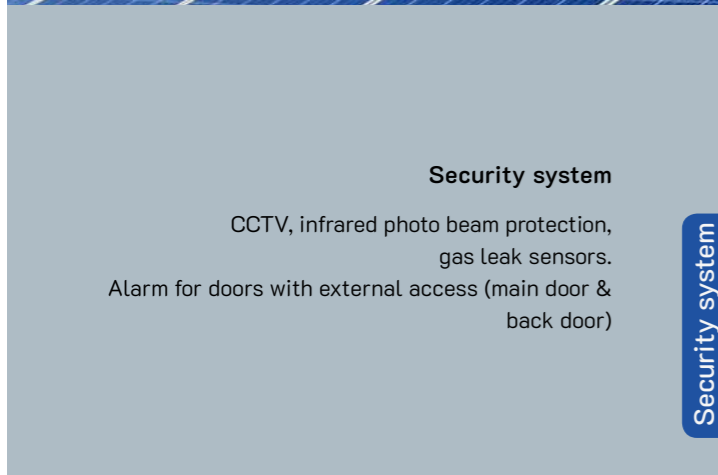




Solar power

### Solar power

For street lights & non mandate lightings in the common area



Security system

### Security system

CCTV, infrared photo beam protection,  
gas leak sensors.  
Alarm for doors with external access (main door &  
back door)







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