

Diamond Bungalows – Amenities and Specifications

1. Leisure Amenities

1.1. Club House

- 1.1.1. Fully Air-Conditioned Multipurpose Hall (Basement)
- 1.1.2. Indoor Games section
- 1.1.3. Mini-Cinema Set-up
- 1.1.4. Swimming Pool and Toddler Pond
- 1.1.5. Separate Changing Area and Toilets for His and Her

1.2. Garden

- 1.2.1. Planned Landscaped Garden around the Club House
- 1.2.2. RCC Structure Gazebo
- 1.2.3. Jogging Track

2. Infrastructure Amenities

2.1. Core Infrastructure

- 2.1.1. Decorative Main Gates with Security Cabins
- 2.1.2. Planned Rainwater Harvesting for the entire compound
- 2.1.3. Underground Cabling for Electricity, Telephone and Internet.
- 2.1.4. Planned Sewage with Septic Tanks and Soft Pits.
- 2.1.5. Provisions for connectivity with City Sewage network.
- 2.1.6. 24-hour Bore-water supply.
- 2.1.7. Huge Underground Water Tank with Water Softening Plant
- 2.1.8. RCC Internal Roads, Pavements and Street Lights

2.2. Convenience

- 2.2.1. Power Backup for Common Facilities through Standby Generator

2.3. Security

- 2.3.1. Security Cabin for Personnel Security
- 2.3.2. CCTV and other Digital Security Infrastructure
- 2.3.3. Gated Compound
- 2.3.4. Electric Fencing over the Peripheral Walls
- 2.3.5. Integrated Intercom System
- 2.3.6. Video Door Phone System

3. Specifications (Unit)

3.1. Structure

- 3.1.1. Earthquake resistant RCC frame structure with brick masonry walls

3.1.2. Elegant elevation and façade

3.2. Kitchen / Utilities

- 3.2.1. Premium Jet Black Granite Platforms (Separate Dry and Wet areas) with branded Stainless Steel sink.
- 3.2.2. Multiple Spaces for Fridge, Dishwasher and other such equipment
- 3.2.3. Premium Wall Tiles – Digital Supreme by RAK
- 3.2.4. Utility (outdoor) Stone-Top Platform in with Stainless Sink.
- 3.2.5. All faucets from Jaquar

3.3. Bathrooms

- 3.3.1. Ceramic and Sanitary Fixtures from Kohler or equivalent brands
- 3.3.2. Faucets from Grohe and Jaquar
- 3.3.3. Antiskid Ceramic Tiles on floor and dado
- 3.3.4. Toughened Glass shower enclosures
- 3.3.5. Attached Toilet to the Master Bedroom comes equipped with Jacuzzi Tub (Whirlpool)
- 3.3.6. Conditional: Individual Electric Geyser Points in all Bathrooms
- 3.3.7. Electrical points for Shavers and other accessories

3.4. Doors

- 3.4.1. Solid Teakwood Main Door with Veneer finish
- 3.4.2. Excellent quality Solid-Core Flush Internal Doors with Veneer / Enamel Paint
- 3.4.3. Doorframes made of Solid Teakwood

3.5. Windows

- 3.5.1. Standard Aluminium PVDF coated Dumal Series sections with Single Glazed Toughened Glass
- 3.5.2. Open-able and Sliding windows
- 3.5.3. Windows come equipped with Mosquito Nets and embedded Safety Grill

3.6. Flooring

- 3.6.1. Mirror Polished Italian Marble flooring in Living and Dining spaces
- 3.6.2. Digital Glazed 1m x 1m Vitrified Tiles by RAK or equivalent brands, in all other areas of the unit
- 3.6.3. Hardwood Laminate Flooring in Master Bedroom
- 3.6.4. Heat Resistant Mosaic Tile flooring in Upper Terrace

3.7. Balconies & Terraces

- 3.7.1. Balustrade posts and Railings made of Teak Wood / Stainless Steel sections with Toughened Glass sections
- 3.7.2. Waterproofing in all Balconies and Terraces
- 3.7.3. Terraces designed to accommodate Terrace Garden

3.8. Staircase

- 3.8.1. Single-cast RCC Designer Staircase for an elegant look

3.8.2. Balustrade posts and Railings made of Teakwood with Toughened Glass sections

3.9. Wall and Ceiling Finishes

3.9.1. Internal: Smooth Plaster with Putty Finish

3.9.2. External: Stone Crete Plaster with Weather Resistant Acrylic Texture Paint

3.9.3. External Finishes to include Architectural Features as decided by the Architect. * These Architectural Features are regulated throughout the project to provide a uniform theme, and cannot be changed by the Client / Owner of the Property even after transfer of property.

3.10. Electrical

3.10.1. Three Phase Electric Connection with concealed Copper Wiring

3.10.2. Indoor: Conveniently places Modular Switch Boards with sufficient 15A and 5A Sockets, Switches and Regulators from Schneider or equivalent brands

3.10.3. Outdoor: Modular Sockets and Switches with Waterproof Casing from Anchor or equivalent brand

3.10.4. All units will be provided with proper Conventional and Chemical Earthing Systems with MCB Panel

3.10.5. Individual Electric Meters in a separate Meter box

3.10.6. Telephone, Internet, HDMI and Television Cabling and Points will be provided in Living, Dining and Entertainment space, and all Bedrooms.

3.10.7. Provisional points for Wi-Fi Booster instalment

3.11. Water Supply

3.11.1. Individual RCC Underground Water Tank, and Provision for Overhead Water Tank

3.11.2. Automated Pressure Controlled Water Pumping System

3.11.3. Provisional Connectivity for Corporation Water Supply

3.11.4. Provision for Centralised Hot Water Supply for water heating units like Outdoor Geyser, Wood Boiler, Solar Water Heater, etc.

3.11.5. Hot Water Supply to all basins through Water Mixer Faucets

3.11.6. Separate Hot and Cold Water Faucets in the Kitchen

3.12. General

3.12.1. Provisional concealed Conduit Copper Piping for Air Conditioning for Individual Split-AC Units compliant with all brands.

3.12.2. Anti-Termite and Pest Treatment From Godrej HiCare or Item Secure

3.12.3. Optional: Custom Built 3 Passenger Lift

3.12.4. Optional: Servant Quarter to accommodate up to 3 persons, with separate Toilets

3.12.5. Conditional: Changes in the Interior Layout can be made in accordance to the Client's demands, under the Architect's Guidance.