

Villas by Vakil Housing

SALIENT FEATURES

- Vaastu compliant planning
- Spacious living with respect to maximum utility
- Traditional style of villas with sloped roof
- landscaped gardens
- B.U.A & FA.R according to BMRDA bye laws.
- Set backs with respect to zoning according to BMRDA bye laws.
- Covered Car & two wheeler parking
- Duplex type of planning with ground & first floor access

Specification for villas

- 1) **Foundation:** As per the Structural Engineer's design either in Size Stone Masonry (SSM). Or RCC footings or both combined. Plinth level will be 1'6" above road level.
- 2) **Walls:** Load bearing and external walls – 8" thick solid blocks, Partition / internal – 4" solid blocks.
If it is framed structured then external walls will be 6" Solid blocks.
- 3) **Main Door:** Frame and shutters will be made in Teak wood and polished on both sides. Brass fittings like mortice latch, aldrop, tower bolts, doorstopper, magic eye, and night latch will be provided.
- 4) **Internal Doors:** Frame will be made of Sal or Honne wood, Shutters will be Modular which will be painted on both sides.
Door fittings will be of Stainless steel which include Cylindrical Lock, Doorstopper and Tower bolt.
- 5) **Windows:** Three track powder coated Aluminum windows with mosquito mesh. And with adequate painted MS grills,
Ventilators will be in Aluminum with adjustable louvers
- 6) **Flooring:** 2' x 2' Vitrified tiles will be provided throughout the house except kitchen, balconies, utility & bathroom, where Antiskid tiles will be provided.
For entrance step and staircase 20mm thick granite will be provided with half nosing.
For car porch checkered tiles of 20mm thick will be provided
Flagging concrete of 3" thick & 2'3" wide around the plinth

- 7) **Dadoing:** Toilet will have wall cladding up to 7'0" height. Kitchen dadoing will be upto 3'0" above cooking platform. For pooja room tile cladding will be upto 4'0" height.
- 8) **Cooking platform:** Pre polished 20mm thick black Granite fixed on MS angles with a double bowl stainless steel sink with drain board.
- 9) **Bathroom fittings:** All Chrome Plated (C.P) fittings will be a Jaguar make (Continental series) which include one wall mixer, one shower head, one health faucet, one long-body bib cock and one pillar cock for wash basin in each bathroom. Sanitary fittings will be of light shades (50% coloured) which include cistern mounted 1 EWC, 1 washbasin in each bathroom.
- 10) **Painting:** Internal paint will be oil bound distemper, External finish will be water proof cement paint.
- 11) **Lofts in Bedrooms:** will be provided on one of the walls.
- 12) **Under ground sump tank** capacity will be of 3000 liters.
- 13) **Over head tank** PVC make capacity will be of 1000 liters capacity.
- 14) **Pump motor of 1.0 HP** will be provided for pumping water from Sump to Overhead tank.
- 15) **Doors, windows, ventilators** sizes, shapes & numbers will be provided as per the standard architectural designs.
- 16) **Electrical Works**
Modular switches from a reputed company will be provided. No. of points to be provided will be as per the standard architectural design
Wiring of ISI brand copper wires.
- 17) **Boundary Fencing:**
Rear side: compound wall of 6" thick covering the total set back area at the rear side with a height of 4'0"
Either side of the house hedges will be planted to bifurcate the boundary of neighbor with fencing stones at regular interval.
Front side boundary Dwarf wall shall have the inbuilt letter box, paper holder & milk bag holder with some architectural feature.
- 18) **BESCOM** power of 3 KW will be provided.