

SPECIFICATIONS FOR LEELA RESIDENCES



STRUCTURE

RCC framed structure with solid block masonry for all walls.

AIR CONDITIONING SYSTEM

- Centralized Chilled water based airconditioning system with individual fan coil Units for each Unit as per design. BTU meters will be installed for every residence and the consumption will be on chargeable basis.
-

BATHROOM AND BATH FITTINGS

- Natural stone or imported marble counters in all bathrooms.
 - Under-counter or Counter mounted wash basins and wall mounted EWCs with concealed cisterns. All ceramic fixtures are with Villeroy & Boch, Kohler or equivalent make and CP fixtures are of Gessi, Kohler or equivalent.
 - Provision for 24 hours running hot & cold water.
 - Shower cubicle of fine finish in all bathrooms.
 - Sauna provided in Master Bedroom bathroom in 4 Bed Residence. Bathrooms in Master Bedrooms in 3 and 4 Bed Residences are fitted with thermostatic shower, bath tub and 2 wash basins.
 - EWC and shower for Maid’s toilet from Parryware or equivalent.
-

CLUBHOUSE AND AMENITIES

- Reception with Concierge, Club house Bar, Virtual Golf, Wine room, Club House Lounge, Spa, Library, Games room, Crèche, Mini Theatre, Restaurant, Specialty Chef Room, Business Centre, Swimming Pool, Children's Play Area and Squash Court.
-

DOORS, WINDOWS AND RAILINGS

- Entrance Door: 9 feet extra tall door with frame and panelled with 2-leaf shutter in teak wood with teak architrave, fitted with biometric/numeric controlled lock and manual over-ride.
 - Internal Doors: 8 feet tall bedroom doors with engineered wood frames, architraves and flush shutters. 8 feet tall bathroom doors with engineered wood frames and flush shutters.
 - All doors have superior quality hardware of Hafele or equivalent brand.
 - External Doors and windows: Powder coated Aluminum frames and shutters with clear double glazed toughened glass.
 - Designed railings finished in a combination of stainless steel and glass.
 - Maid’s toilet door with solid core flush shutter.
-

ELECTRICAL

- Concealed wiring with PVC insulated copper wires and modular switches from Legrand or equivalent.
 - Suitable points for power and lighting provided.
 - TV and Telephone points provided in the Living and all bedrooms.
 - Lighting & Raw Power: To a maximum of 3 KW for Studio and 1 Bed Residences, 5KW for 2 Bed Residence, 6 kW for 3 Bedroom Residence, 8 kW for 4 Bedroom Residence and 3 Bedroom Pent House, and 10kW for 4 Bedroom Penthouse.
 - Besides the above connected loads, Centralized HVAC and hot water will be charged separately.
-

ELEVATORS

- Two passenger elevators and one Service elevator for each tower with suitable size and capacity of brands like Toshiba, Otis, Schindler or equivalent.

FALSE CEILING AND RECESSED LIGHTING

- All units to have a false ceiling with AC grills as per design. Concealed and Recessed Lighting will be provided on the ceiling.
-

FLOORING

- Imported marble in the foyer, living and dining areas and engineered wooden flooring in all bedrooms.
 - Flooring of decks with anti-skid vitrified tiles.
 - Imported marbles or imported vitrified tiles of similar quality for flooring in the kitchen.
 - All bathrooms to have imported marble in 3/4 bed units and imported marble or similar quality imported vitrified tiles in all other units.
 - Bathroom walls cladded with imported marble up to the false ceiling in shower and bath tub areas and cladded up to 4 feet with marble in other areas.
 - Vitrified tile for Utility area flooring and dado and Maid's room flooring in 3 / 4 bed units.
-

GAS

- Reticulated gas supply into kitchen with individual meters and Gas leak Detectors.
-

GYMNASIUM

- Gym with cardio vascular and strength equipment. Gym with suitable floor. The toilet has a combination of imported marble, natural stone and tiles as per interior design guidelines.
-

KITCHEN (Chargeable)

- Italian modular kitchen from famed Boffi brand finely finished with hob and hood, under-counter and overhead cabinets with smooth pull out systems and equipped with washing machine cum dryer, dish washer, refrigerator and oven from brand miele or equivalent.
 - Kitchen counter top and back splash finished with imported marble either engineered or natural.
-

LANDSCAPE

- Professionally designed, planned and executed landscape for all common areas.
-

MAIN LOBBY

- Aesthetically designed with flooring and cladding in a combination of natural stone and imported marble.
 - Lobby walls to be a combination of stone cladding, paneling with wall vinyl, texture or emulsion paints as designed by Interior Designers.
 - Decorative false ceiling in all lobbies.
 - Service elevator lobby, service corridor and staircases in Kota stone or equivalent and emulsion painted walls.
-

PANTRY (Only in Penthouse - chargeable)

- Boffi Modular Pantry with hob and hood, under counter and overhead cabinets with pull out systems, appliances and oven.
- The Pantry counter top and back splash finished with imported marble slab, natural stone or tiles.

POWDER ROOM

- Natural stone or imported marble counter with counter mounted wash basin, wall mounted EWC and fittings with Chrome Plated finish.

PRIVATE GARDEN (In Penthouse only)

- Decoratively designed by international landscape consultants.

POWER BACKUP

- 100% backup power provided for all common areas, utilities, lifts and residences.

SECURITY SYSTEM AND INTERCOM

- Security system like intruder alarm, CCTV coverage for common areas both external and internal.
- Entries to the Residence blocks with access control devices provided at the ground floor and parking floor entrance.
- Intercom and Centrex facility for each Residence to security cabin and maintenance office.

SEWAGE TREATMENT PLANT

- Sewage treatment and the treated water will be used for flushing and landscaping.

SPIRAL STAIRCASE (Only in Penthouse)

- Powder coated MS Staircase with wooden / natural stone steps.

SURFACE FINISH

- Interior: Acrylic Emulsion paint for walls and ceiling based on the design by the interior designers.
- Exterior: Weather shield emulsion paint or textured paint.

TV & BROAD BAND

- Satellite TV and telephone points provided in the living and dining areas and in all bedrooms. Broadband point will be provided in Living room and Master bedroom.

WARDROBES IN BEDROOMS (Chargeable)

- Purpose designed imported modular wardrobes with high quality hardware of Hafele or equivalent brand.

WATER TREATMENT PLANT

- Fully treated water through filtration system.
- Rain water harvesting scheme to recharge ground water.