



Technical Brochure

This specifications document is a guide on the general construction methodology and finishes of The New Earth 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, shaftsetc).



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



Swimming pool

Reinforced concrete with decorative slates as per architectural design

Saline pool with infinite water view

Size 20 X 10 meter (including kids pool and deck)

Kids pool 4 X 5 meter

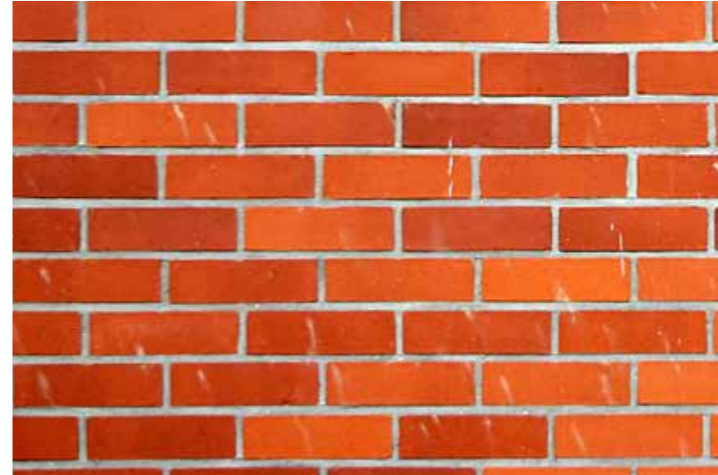
Swimming pool



Building structure

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

Building structure



Walls & mortar

Walls & mortar

Walls - Red brick 20/15/10cm thick 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





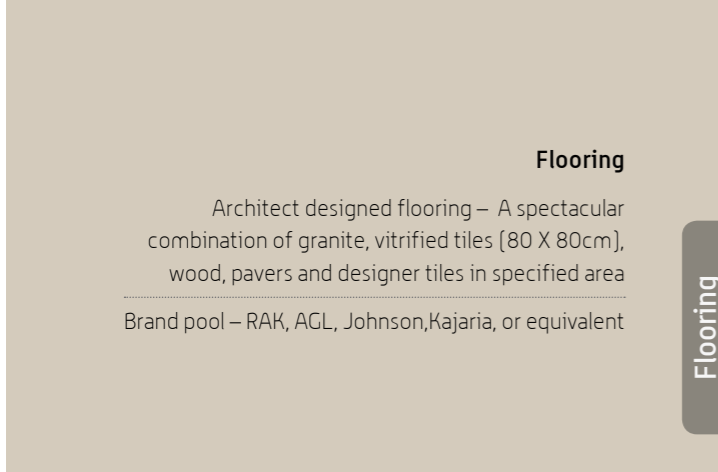
Terrace floor

Terrace floor

Terrace floor & roof - Constructed in reinforced concrete according to the architectural plans & elevations

Roof slabs - Reinforced concrete with insulating sheet for thermal comfort (top floor slab)

Roof slabs waterproofing - BASF or Sika or Dr. Fixit or equivalent with 10 years guarantee



Flooring

Flooring

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

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



Wall finishes

Wall finishes

Plaster work - In accordance with Indian standard

External plastering - 12-15 mm thickness

Internal plastering - 8-10 mm thickness

Ceramic wall tiling - As per the design



External & internal openings

External & internal openings

Front door – Designer door made on solid teak timber

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

Windows & ventilators – Sliding/opening UPVC with tempered glass

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

Brand pool – Godrej, Fenesta, Yale or equivalent

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

Brand pool - Jotun, Asian Paints, Berger or equivalent

Painting



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 from a green certified global brand

Garden - Tap available on 4 sides • Solar water heater

Car wash - Dedicated tap with water drainage

Plumbing network - Hot & cold water piping system wherever applicable

Brand pool - Toto, Grohe, Jaguar, Kohler, Parryware, V Guard, Supreme or equivalent

Plumbing & sanitary wares



Electrical

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

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

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

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

Toilets - Provision for lights, electric shaver & geyser

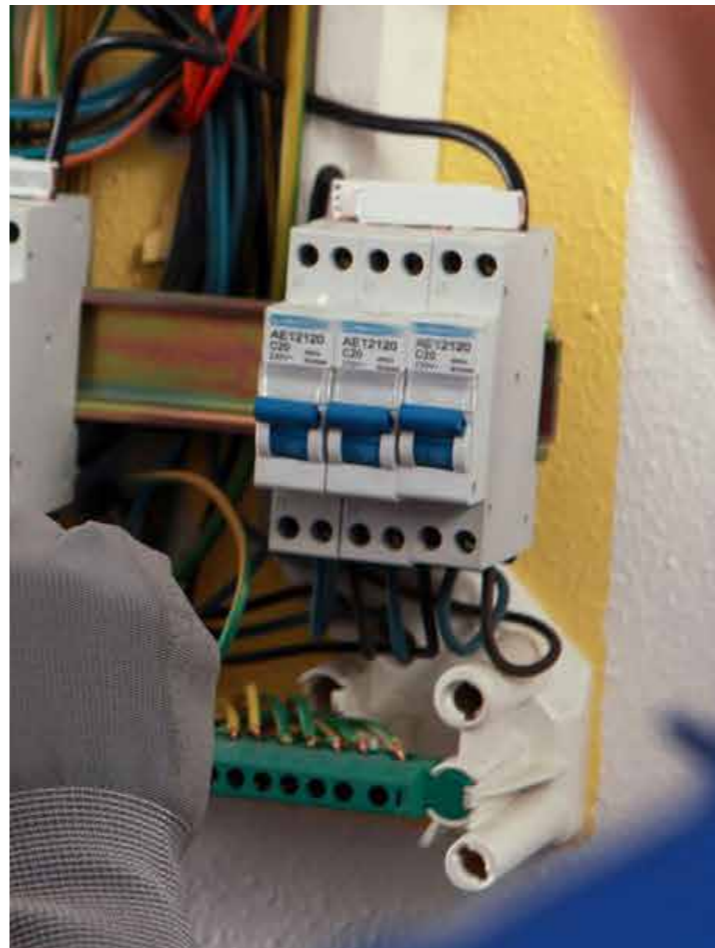
Garden - Optimal outdoor energy efficient lighting & provision for car charging

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

Modular designer switches

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

Electrical

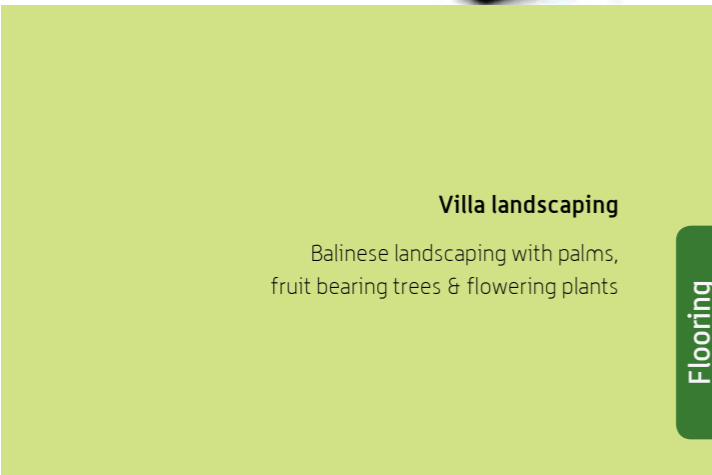




Phone & internet

Phone & internet

Provision for intercom connectivity & broadband connectivity



Villa landscaping

Balinese landscaping with palms, fruit bearing trees & flowering plants

Flooring



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



Villa external lighting

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

Wall finishes



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

Electricity



Waste management

Fully sustainable waste management with bio-bins, where the manure will be used for poly-house

Waste management



Rain water harvesting

Rain water harvesting

As per KMBR





Solar power

Solar power

For street lights & non mandate lightings in the common area

Polyhouse for vegetable farming

Professional polyhouse with technical guidance & maintenance

Farm area - 12cents

Polyhouse



Security system

CCTV, infrared beam photo beam protection, gas leak sensors, smart access front door, burglar alarm for all windows & doors with external access (main door & back door)

Security system



Recreation

- Lawn tennis court - With clear markings & net
- Basket ball court (half) - With clear marking & full size board
- Table tennis
- Billiards
- An array of indoor games
- Fully secured children's play area
- Swimming pool - Saline pool with infinite water view including kids pool & deck
- Association room/indoor games area - Water view
- Fully equipped gymnasium
- Gathering space - Landscaped area
- Barbeque area
- Walkway - Landscaped, gazebos & parks
- Dedicated area for fishing
- Lawns - Inspired by Balinese style
- Garden - Fruit bearing trees & flowering plants
- Boat house with a motor boat (subject to approval)



1st Floor, Jubilee Memorial Building, NH-47 By Pass,
Thykoodam - Vytilla, Cochin. Tel : 0484 - 2303951 / 953 E-mail : info@antabuilders.com

Call : +91 95440 73111, +91 99955 98989