

PELICAN SQUARE
LUXURY VILLAS

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TECH SPEC

UNIQUE FEATURES

- Architecturally Designed for maximum fresh air circulation and natural ventilation into the entire Villa for Improved indoor air quality.
- Water Management: Water conservation technologies and strategies.
- Waste Management.
- Energy efficient lighting system.
- Eco-friendly paints (Low VOC).
- Water efficient fixtures/ taps.

FACILITIES & AMENITIES

- PELICAN SQUARE amenities are divided into multi-faceted zones, each one a customised experience for the right set of people. Adventure, Health, Meditation, Learning, Entertainment & Recreation are elements classily encompassed into the property, that enhance the lures of them.

FACILITIES & AMENITIES

- Club House
- Multi-purpose Party Hall
- Party Lawns
- BBQ and Food Counter
- 2 Nos of Indoor Badminton Courts
- Squash Court
- Indoor Gymnasium
- Indoor Games – TT table, Pool Table, Carroms
- Yoga/ Zumba Room
- 3 Nos of Guest Rooms
- 2 Nos of Tuition Rooms for Dance, Music, Painting, Literature, etc..
- Swimming pools – Adults & Kids
- Outdoor Games: Beach Volley Ball, Half Basket Ball court, Cricket Practice Net, Golf Putting
- Outdoor Gym
- Parks,
- Children's Play Areas- Giant Ludo/ Chess/ Snake & Ladders, etc..
- Jogging track / Leisure Plaza and many more...
- Sewage Treatment Plant / Water treatment plant / Rainwater Harvesting Pits.
- Fiber To Home (FTH) / CCTV Surveillance / 24*7 manned security.
- Power Backup with auto fail-over: 100% stand-by generator for lights in common areas & club house, STP and WTP. 1000W (all lights, fans, TV & Fridge) power back-up for each Villa.

STRUCTURE

- Seismic II zone/ IS-1893 compliant RCC framed structure with concrete brick walls.
- No beams/ column offsets in living areas.
- 2 Carparks in Stilt and Guest parking in open surface.

PAINTING

- Interior Walls, Ceiling – Emulsion/Mineral Paint.
- Enamel Painting for MS works.
- External Walls - Combination of Textured Finish & External Grade Paint as per Architect's Scheme.
- Paints from Jotun/ Asian/ Berger/Zydex or Equivalent

FLOORING

- Double Charged Vitrified Tiles in the Living, Kitchen, Dining & Bedrooms; Laminated wood flooring in master bedroom.
- Anti-skid ceramic floor tiles in Toilets.
- Vitrified/ Ceramic tiles from Simpolo/Somany/ Kazaria/ Restiles/ Ultra or equivalent make

DOORS

- Main Door –Timber/Engineered Door Frames with teak veneered flush doors with Polish.
- All Other Doors - Engineered Door Frames with flush door with enamel paint/ laminate wrap.
- Stainless Steel Hardware for all Doors.

TOILETS

- Wall dado tiles: Glazed ceramic tiles up to false ceiling height.
- Fittings and Accessories: Pastel color wall hung EWC commode with concealed cistern.
- Wall hung /Over counter pastel color washbasins (where ever applicable).
- Chrome plated hot & cold wall mixer with hand shower, pillar cock, health faucet, etc..
- Dual plumbed: The building with two sets of pipes: one for fresh water and one for recycled water.
- Concealed Master Control Cock in all Bathrooms.
- Provision for Solar water heating system for showers and in utility.
- All plumbing will be pressure tested.
- Sanitary ware & CP Fittings from Vitra/Grohe/ Kohler/ Jaguar or Equivalent make
- Plumbing material from Astral/ Supreme/ Ashirvad/ Prince or Equivalent make.

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TECH SPEC

KITCHEN

- Glazed ceramic tile dado for 2 feet over a kitchen platform counter.
- Stainless steel double bowl sink with table/wall mount tap in utility area.
- Provision for water purifier point.
- Provision for dishwasher and gas cylinders in the utility area.
- Provision for washing machine and SS sink in terrace utility.
- Stainless steel sink of make Carysil, Frankie, Nirali or Equivalent make.

WINDOWS

- UPVC / AL Window frame with sliding shutters fitted with clear glass and mosquito mesh.
- UPVC / AL Ventilators (with exhaust fan provision) with Translucent Glass.
- MS Security grill(s) with enamel paint (where ever applicable)

ELECTRICAL & COMMUNICATION

- Power supply of 7KVA for Villa.
- Concealed conduits with good quality fire-resistant copper wires.
- Good Quality modular electrical switches & sockets.
- Earth Leakage Circuit Breaker (ELCB), ACCL (Automatic Source Changeover with Current Limiter) and individual three-phase meter for each Villa.
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box.
- Geyser points in toilets;
- Washing machine, dishwasher, refrigerator, aqua, hob and microwave points in kitchen & utility.
- TV points in living and all bedrooms
- Telephone point in Living.
- Split AC provision in all bedrooms.
- Sufficient light, fan and power outlets points will be provided.
- Exhaust fan provision in all Bathrooms.
- Data Point in all Bedrooms, Living and Office Room.
- Fiber To The Home (FTTH).
- Provision for electric car charging in carpark.
- Lift provision in Type A villas only.
- Wire – LAPP/ Finolex or Equivalent make;
- Cable - RR cable/Polycab/KEI or Equivalent make
- Modular switches & sockets - Schneider/ Legrand/ Crabtree or Equivalent make

SAFETY & SECURITY

- Compound wall around the housing complex.
- 24/7/365 Manned Security at entry/ exit & other vantage points
- CCTV Camera at entry/ exit, children play area & other vantage points.

POWER BACKUP

- 100% stand-by generator for lights in common areas, STP and the water pumps.
- 1000W (all lights, fans & Living TV point) power back-up for each Villa, with fully automatic change-over switch and ACCL switch.

WATER METERING

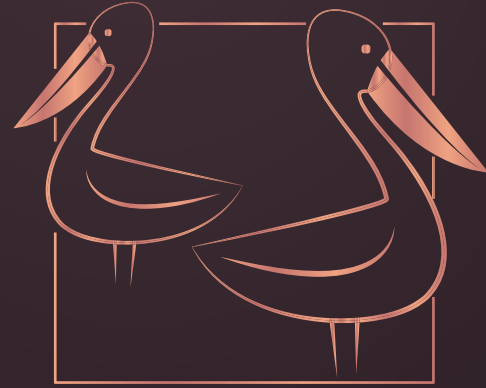
- The use of meter to track the use of domestic water per Villa to enhance the water performance of residential dwelling.

DISCLAIMER

- The Builder reserves the right to make changes in the elevation, plans and specifications as deemed fit in the interest of quality and timely delivery.

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PELICAN SQUARE
LUXURY VILLAS

W/H

WHITEHILL
HERITAGE
HOMES

SITE ADDRESS

Sy.No 49/1, Sarjapura Chicktirupathi Road, Sarjapura, Bangalore - 562125

OFFICE ADDRESS

Plot # 76, Pembroke Layout, Panathur, Bangalore-560103

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