

# AANANDAM

THE LUXURY ESCAPE

PRESENTS

# PINE CLIFF

SPLENDOR VILLAS  
PARRA

VENTURE BY  
RS DEVELOPERS

PINE CLIFF

SPLENDOR VILLAS  
PARRA





# About Us

Aanandam Specializes in Luxury projects and custom home designs.

We firmly believe in satisfying our clients with best in class homes and supporting their dreams with our vision and Skill sets.

We combine modern elegance and efficient design to provide the most comfortable and opulence living experiences.







## About Location

PINE CLIFF is located in Parra. The air-conditioned accommodation is 5 miles from Candolim. The villas consist of 4 separate bedrooms, 4 bathrooms, and a seating area. Calangute is 3.1 miles, while Panaji is 9 miles away. The nearest airport is Dabolim Airport, 26 miles from the villa

## Location is Famous For

This village of Parra for some people is famous for sweet, red watermelons whereas for some it is for pioneering English Institution called “The Sacred Heart of Jesus School”

Nestled In the Most Central location of Parra these 4BHK Ultra Luxury villas with the display of Modern as well Classical design from outside along with classy modern interiors. The 3 High end villas with Independent gated entries comes with a relaxing splashy pool with a wooden decking facing the bedroom on the ground floor. Lower floor consist of a relaxing laid back spacious living room with an open kitchen concept while the first floor consist of the rest 3 rooms. The room consists of a walking closet along with a concept of open kitchen. On top is the decorated terrace



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# Site Plan



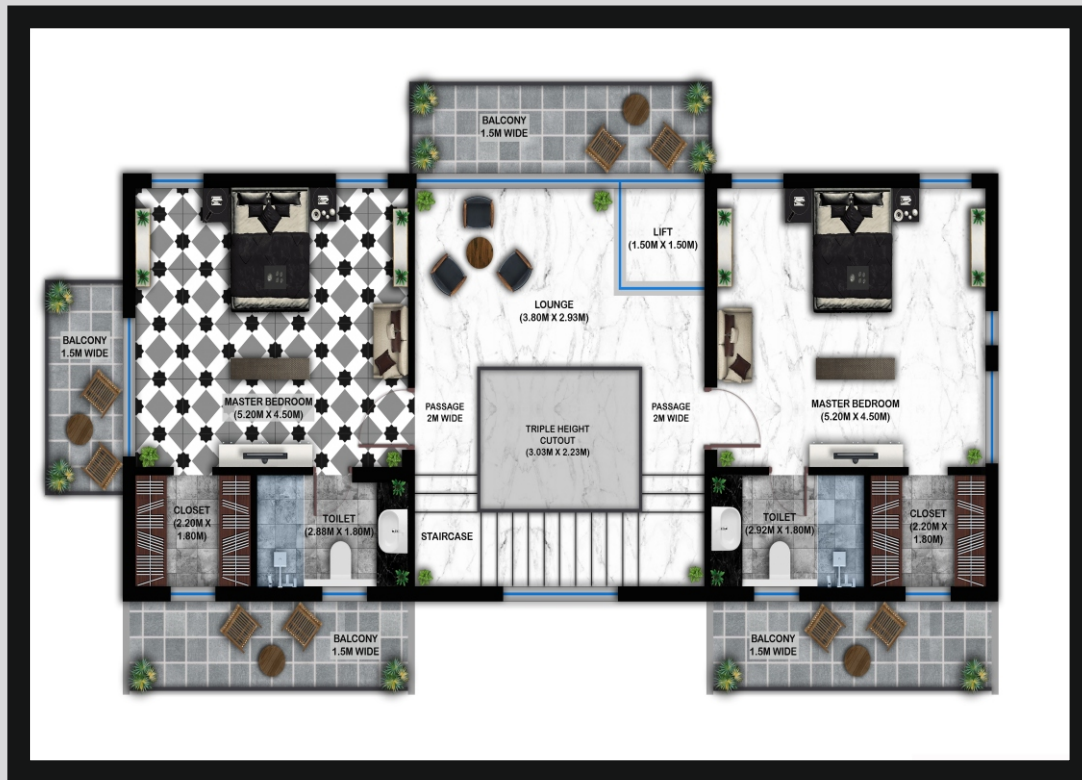


# PINE CLIFF



Ground Floor Plan

# SPLENDOR VILLAS PARRA



First Floor Plan

# PINE CLIFF

# SPLENDOR VILLAS PARRA



## Second Floor Plan



# Specifications

## CIVIL WORK

- The structure shall be of RCC frame type with pedestals, RCC columns, beams & slabs strong enough to withstand all stains & will be earth quake resistant.
- The load bearing columns/walls be as per the drawings of the Architect/structural engineer.
- The mixing of cement, aggregate and dust aggregate will be done with concrete mixture only. The use of vibrators will be made to consolidate the layers properly in footings, columns, beams and roof slabs. It will be ensured that adequately pouring of concrete laid or cast is done.
- Class A bricks/JK Blocks/Latex stone will be used with cement mortar for 9" brick work shall not be leaner than (1 : 6) and 4-1/2" brick work cement mortar will not be leaner than (1 : 4) with 6mm MS round bars in every 4<sup>th</sup> course.

## CURING MATERIAL

- The timely and adequate curing of the building shall be done ensure the best strength of the building.
- Rathi TMT/Kamdhenu or equivalent will be used as per architect/engineer drawings. "A" class cement dust/Sand and aggregate shall be used.

## TERMITE TREATMENT

- The termite treatment shall be done in a specialized manner in the building foundation and on finished products to make the building termite proof from a reputed company with 5 years guarantee from specialized agency (in the scope of Company).

## WATER PROOFING AND FLOORING

- The water proofing treatment shall be done in specialized manner to avoid leakage and dampness of water with guarantee from specialized company.
- Complete ITALIAN MARBLE/CEMENT designer tiles/Vitrified tiles flooring in Drawing. Room/family lounge/passage and rest of Bedrooms/Kitchen/Toilets will be of Granite/Tiles/wooden laminate Flooring as per architect drawings.
- One Bedroom will have Laminated Wooden flooring of 8 mm thickness of Good Quality.
- Italian/Granite or equivalent will be used , drive-ways & front courtyard, staircase.
- The flooring of kitchen, balconies and bathroom will be of requisite slopes to ensure that water drains off properly.

## KITCHEN

- Modular Kitchen of Hi-Gloss/Laminate shutters and with complete fittings of Hettich/Inox/Bertucci Italia will be provided with 5 years warranty.
- Matching counter slab & flooring to be done with Granite Marble.
- Tiles of Reputed Brand till proper height will be provided as per Architects drawings.
- One SS Chimney and Glass Hob will be provided in each kitchen of KAFF/equivalent company.
- Geyser of 15 liters capacity or Instant geyser of AO Smith/Racold Company and Exhaust Fan of Havells /Cata will be provided.

# Specifications

## WOOD WORK

- The wood to be used shall be chemically treated and well seasoned.
- The height of all doors would be 7'- 6". All doors will have cylindrical locks with three keys each.
- Windows with fixed glazing and shutter will be provided at relevant places to ensure sufficient sunlight and ventilation in the building as per elevation provided by Architect. UPVC doors/windows of Encraft brand (White color) or Equivalent with wire mesh will be provided in front and rear.
- The Chowkhats/Frames of doors, windows and ventilators will be made of Ivory Coast/Sal wood of width 6" x 2.5".
- All Doors will be made up of flush doors 32 mm th. with Laminate/veneer fixed on both sides as per the Architect drawings.
- The Almirahs/Wardrobes will be provided as per architect design so as provide with good storage space with 5 years warranty. The entire fitting will be of Hettich make or equivalent. There will be inner-coated Laminate for smooth and permanent finish and termite proof. The shutters of almirahs will be of Laminate pressed on Board as per the Architect drawings.
- Heavy duty stainless steel fitting will be used of a reputed company for hinges, door stopper, windows stays, and handle etc and tower bolt will be of 15" so as to provide an elegant look.
- Dorset/ Archis or equivalent cylindrical locks will be provided for all doors as per the Architect drawings.

## BATHROOMS

- A complete range of Jaguar/Grohe or equivalent CP fittings will be provided. W.C & washbasins of Jaguar /Duravit will be provided. Both under counters and over counter washbasins as per Architects design. Flooring and counter of bathrooms will be done with Antiskid Tiles/Granite as per Architects or interior designer drawings.
- All bathrooms will be done with Glazed/Matt Finish tiles of on walls till the ceiling level as per as per Architects or interior designer drawings.
- Proper Counter Vanity/ drawers will be provided in each bathroom using waterproof board and plies.
- Toughened Glass Shower Enclosure (10 mm) with SS patch fittings will be provided in all the bathrooms.
- Mirrors in all bathrooms to be of SAINT GOBAIN or Equivalent with approx. 6mm thickness.
- All the bathroom accessories such as Towel rack, Toilet paper holder, Towel ring, Robe hook etc. will be of reputed brand i.e. Jaguar/Roca/Duravit/Parryware
- Geysers with high pressure of 25 liters capacity in all toilets of AO Smith/Racold Company and Exhaust Fan will be provided.
- Exhaust fan will be provided in each bathroom of Havells/Cata brand.
- CPVC Astral will be used for water supply.
- Matching counter to be done with Granite.



# Speciafications

## ELECTRICITY

- Provisions of Split Air Conditioners shall be provided of (Samsung/LG/Daikan 3 Star) in all bed rooms, and drawing dining.
- A separate 11 kw 3 phase Meter will be provided for each Villa and a completely separate meter for all common services.
- The electrical wiring shall be of Kalinga Gold/Plaza/ Havells brand or equivalent.
- T.V. & Telephone cabling in each bed room, family lounge and drawing dining.
- Sufficient light of good quality of matching interior will be provided for each floor.
- Fans of Crompton Greaves with electronic regulator will be provided in all rooms, bathrooms, kitchen, lobby, drawing/dining and open areas if any. MCB's, Switches and Sockets will be of Anchor Roma.

## TERRACE & SPECIAL FEATURES

- Flooring of terrace will be done with tiles Lights will be provided on Parapet Terrace walls.
- One lift of OTIS/Schindler/Techno Plus Company of 500kg Powder Coated/SS will be provided with Glass Shutters.
- The railing of the staircase shall be strong and heavy in MS/SS with Wooden Top for easy climbing.
- Video door phone system of Alba or equivalent will be provided in each floor.
- Provision for washing machine will be provided.

## WATER PROVISIONS

- Separate underground tank with booster pump will be provided for all Villas.
- Underground water tank of sufficient capacity(around 2500 litres) with complete water proofing and tiling will be provided separate for each Villa. One Common Motor will be provided from well for filling all Villa underground Tanks and one for each Villa for lifting the water to overhead tanks.
- Overhead water tank of 1000 liters for each Villa will be provided and the water tank area will be covered aesthetically.

# Specifications

## FINISHES - INTERIOR & EXTERIOR

- Elevation: The elevation shall be of as per the architect's drawings .
- All walls and roofs inside the floors will be done with complete P.O.P punning work with designer cornices or any Feature as per Architects drawings.
- The walls will be finished with velvet touch of Asian/ICI Company with good pleasing shades.
- The staircase will be finished with texture paint of Asian / ICI Company.
- The wood work shall be polished with melamine brand (M.R.F) with mat finished/Du co paint with soothing shades/ Laminate.
- Proper termite coat will be done on all woodwork to insured permanent insulation from termite with 5 years warranty.



# PINE CLIFF

## SPLENDOR VILLAS

### PARRA



GROUND FLOOR







## FIRST FLOOR







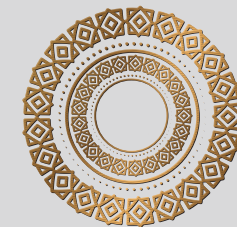
## SECOND FLOOR







An Independent Villa in  
**PINE CLIFF**  
gives you the much needed  
privacy to spend  
those precious moments  
with your loved ones.  
The perfect getaway for  
Yourself, Family & Friends.



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