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 Subject: Note on working drawings of Nilgiri Estates part II

Note on working drawings of Nilgiri Estates part II
 Date: 06.05.2016

1. Corrections to be made in all plans.
 - a. Change nomenclature. A1 to be referred to as AA1 (single) and AA1 (duplex). A2 to be referred to as AA2 (single) and AA2 (duplex). B1 to be referred to as BB1 (single) and BB1 (duplex). B2 to be referred to as BB2 (single) and BB2 (duplex), C1/C2 to be referred as CC1 (single) & CC2 (single). This is to distinguish them from similar type villas in the first part.
 - b. Do not use the words east facing or west facing.
 - c. Beds must touch either the south wall or the west wall. Other positions not acceptable.
 - d. Wherever toilet is more than 7 ft wide provide wet area 3 ft wide on one side and commode and basin on the other side.
 - e. Provide a 2 ft window in the drawing room facing the gate but away from the main door. Standardize the size of this window. Window must be atleast 2 ft from door for security purposes.
 - f. All doors to flush along the wall, including main door. Do not provide 4 or 6" brick work between wall and main door.
 - g. Column sizes are 9" x 15" or 9" x 18". Beam width is 6". Beam should not project into drawing, dining as far as possible. External wall must be 6" and internal wall must be 4".
 - h. Column in portico area must be reduced to 9 x 9" or 12 x 12".
 - i. In kitchen provide for 30" x 24" space for refrigerator in the platform line.
 - j. In master bedroom avoid ventilation from toilet duct.
 - k. Door frame sizes - main door 3'6", bedroom doors 3', bathroom & utility doors 2'6". No door for kitchen.
 - l. Provide 6' x 4' sliding window in all bedrooms and drawing room. Ventilators should be of size 2' x 2'.
 - m. Column positions in single and duplex villas must be identical.
2. Corrections to AA1 single.
 - a. In master bedroom wardrobe should be on northern wall.
 - b. Shift beam above common toilet to avoid exposure in drawing.
3. Correction to AA1 duplex.
 - a. Shift main door to include staircase within the villa.
 - b. There is no partition in covered sit-out on first floor.
 - c. In master bedroom wardrobe should be on northern wall.
4. Corrections to AA2 single.
 - a. Atleast 6" column/brick pillar is required between door and window in kitchen.
 - b. In childrens bedroom bed must be on western wall.
5. Correction to AA2 duplex.
 - a. Correct column positions to match AA2 single villa.
 - b. Correct window sizes in drawing room. Use 6 x 4 and 4 x 2 windows.
 - c. Main door on first floor must be 3'6" wide.
6. Corrections to BB1 single

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- a. Nil.
- 7. Corrections to BB1 double
 - a. Do not use double door on first floor.
 - b. Window size correction.
 - c. In master bedroom wardrobe should be on northern wall.
- 8. Corrections to BB2 single
 - a. Nil
- 9. Corrections to BB2 double
 - a. In master bedroom wardrobe should be on northern wall.
- 10. Corrections to CC1 (single)
 - a. Add column in portico area. On a later date customer may add one floor and the column is required to support covered sit-out.
 - b. As an alternate plan design staircase between compound wall and kitchen. Footing provision to be made now. Customer can add the staircase after a lock-in period of 5 years.
 - c. In master bedroom wardrobe should be on northern wall.
- 11. Corrections to CC2 (single)
 - a. Add column in portico area. On a later date customer may add one floor and the column is required to support covered sit-out.
 - b. As an alternate plan design staircase between compound wall and kitchen. Footing provision to be made now. Customer can add the staircase after a lock-in period of 5 years.