Kitchen Finishes & Fitments Policy

Objective: To identify key areas in designing kitchens and standardize specifications in order to provide customers a kitchen that demonstrates the highest level of integrity, quality, and acceptance. This policy aims to standardize design details, brand, material specifications & appliance details for kitchens across project segments.

Guidelines:

Fitted Kitchens	To be provided at all projects except Casa & bareshell[1] where the applicable budgets are feasible (refer table 2 for brands to be used). If applicable budgets not feasible, provide standard kitchen (i.e. Providing granite platform with Facia, drip groove, back splash & side skirting.).
Material Specifications for fitted kitchens	
Carcass (all cabinets except sink)	Pre-lam Particle Board or MDF with lipping on all sides. Color options available and can be used subject to budget availability.
Carcass (Sink Cabinet)	Marine (BWP) IS710 Plywood (note: if European kitchen brands have difficulty manufacturing cabinets in plywood, they will need to organize with their Indian partners).
Shutters	MDF with Melamine/Laminate/Lacquer/Veneer, lipping on all sides Finishes to be chosen based on options available with mentioned brands within budget.
Hinges/Channels	Blum/Hettich/Grass (Soft closing)
Waste bin	2 bins or pullout bin with multi compartment
Accessories	Dish Rack, Cutlery Tray Additional accessories can be provided in High end & Luxury projects
Sink	Must have scratch resistant finish (refer table 2 for specifications)
Sink Faucet	Refer table 2 for specifications
Platform material	Granite or Quartz. Any other natural or artificial stone can be considered with approval of HOD-Design.
Skirting	Aluminum for Luxury & Hi-end projects; Aluminum/PVC for Aspirational projects. Skirting in gas cylinder cabinet area should be removable.
Design details	
Hood Cabinet	To be provided[2], should have removable shelves for storage and

	shutters Refer image 1 in Table 3
Platform Detail	Should have Facia, drip groove, back splash & side skirting[3], refer Image 2 in Table 3.
Platform counter surface height	Platform top level should be 850mm above FFL
Dado Height above platform	Full height (upto bottom of cupboard/likely height thereof) for Luxury, Hi-end & Aspirational projects; 75mm high granite skirting and 600mm tile dado above for Casa Projects
Ventilation gap	Must be provided in top panel of drawer below Hob and in skirting of gas cylinder cabinet.
Finish of space below platform	To be finished with 2nd grade tile
Appliances	
Refrigerator	Provision[4] for single door, width – 750mm (for Casa projects) Provision[4] for double door, width 1050 mm (all projects except Casa)
Oven / Over-cum-microwave	Provision[4]
Separate Microwave	Provision[4] only for Luxury & Hi-end projects
Dishwasher	No
Water Purifier	Provision[4] for Aquaguard/equivalent with space of 450/600 mm above sink. Water purifier cabinet should not have bottom panel.
Hob	Built-in 4 gas burner hob, refer table 2 for brands
Hood	Ductless (Recycling), refer table 2 for brands
Exhaust Fan	Refer MEP-04_Unit HVAC Guidelines for Residential Project policy for specifications

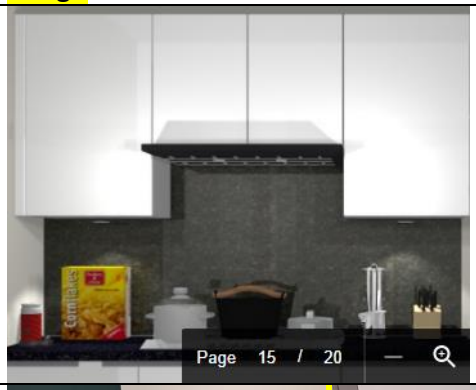
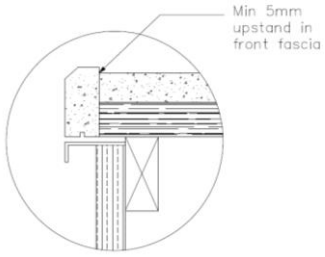
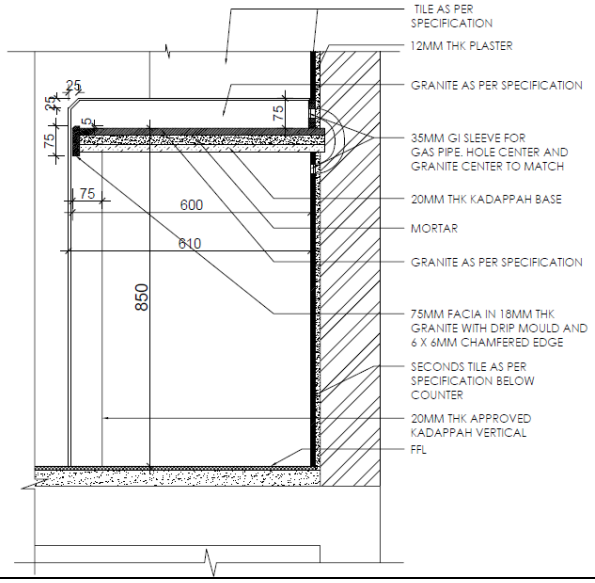
1 – Only M&E systems to be provided in bareshell units
2 – Subject to budget availability in Aspirational Projects
3 – Back splash & side skirting is optional for Casa projects
4 – Includes provision for space, electrical connection, water connection and drain connection (as applicable).

Table 2

	Luxury*	**Hi-end***	**Aspirational**	**Casa**
Kitchen Brands#	Not Applicable	Poggenpohl Nolte (Germany) Magppie (India)	Nolte (Germany) Oppein (China) Magppie (India)	Granite Platform
Budget for fitted kitchen## (as in 2018, adjust for inflation)	Not Applicable	3 – 4 Lacs	1.5 – 2.25 Lacs	NA <need to state budget>
Sink specifications	Not Applicable	With drainboard. Double bowl if space permits. Brand – Blanco/ Hafele	With drainboard. Single bowl. Brand – Hafele/ Franke/ Futura	Single bowl (Drainboard optional) Brand – Futura/ Nirali
Sink Faucet	Not Applicable	Mixer (swivel spout) with hot water facility. Brand – Hansgrohe/ Grohe/ Kohler	Tap without hot water facility. Brand – Grohe/ Kohler/ Jaquar	Tap without hot water facility. Brand – Jaquar/ Isenberg
Hob & Hood Brand	Not Applicable	Hafele/ Elica/ Faber	Hafele/ Elica/ Faber	NA (will not be provided)
Additional points for appliances (other than the appliances for which Provision is being made as per list above)	Not Applicable	2-6A	1-6A	1-6A
Lighting	Not Applicable	Lights to be provided below wall cabinets. Balance as per '*Electrical Network Design*' MEP policy.	As per '*Electrical Network Design*' MEP policy.	As per '*Electrical Network Design*' MEP policy.

* In case unit is bareshell, not to be provided.
Budget only for Kitchen cabinets & installation for a standard 8*10 Ft kitchen layout, budgets to be used on pro rata basis depending on kitchen area; excludes appliance, platform, sink, sink faucet or other costs

Table 3

Image Number	Image	Remarks
Image 1		Hood Unit
Image 2		Platform Design with fascia, back splash and side skirting
Image 3		Modular kitchen front fascia typical detail
Image 4		Platform section for edge fascia (non-modular kitchen)

Other Standards:

a. All platforms of have width of 24" if kitchen is 8 feet or wider. One platform can have reduced width of 18" if kitchen width if less than 8 feet.
b. Stone Strips/Patti should be used for holding kitchen sinks instead of plywood.
c. Kitchen vendor's scope should include kitchen as well as Countertop installation.
d. As far as possible, fitted kitchens should be handle less.