LUXURY INTERIOR MATERIAL SPECIFICATION

Separate variant sheet | One material component per row | Final brands, models, rates and quantities to be confirmed in project BOQ

S.NO. / SECTION	MATERIAL COMPONENT	KEY POINT / TECHNICAL REQUIREMENT	LUXURY SPECIFICATION
01. Modular Kitchen			
1	**Cabinet carcass**	Use moisture-appropriate board/plywood; seal exposed edges and cut-outs.	Premium BWR/BWP plywood or approved engineered board
2	**Shutter finish**	Choose for scratch resistance, cleaning, colour consistency and repairability.	Premium laminate, acrylic or PU finish
3	**Countertop**	Confirm thickness, edge detail, stain resistance and cut-out support.	Premium granite or quartz
4	**Backsplash**	Use a cleanable, water-resistant finish with sealed joints.	Large-format tile or premium stone
5	**Hinges and drawer channels**	Specify make, load rating, soft-close function and warranty.	Premium soft-close hardware
6	**Kitchen lighting**	Provide task lighting over work surfaces and safe wiring.	Under-cabinet LED plus general lighting
7	**Appliances**	List appliances separately with model, capacity, installation and warranty.	Built-in hob/chimney and selected appliances
02. Wardrobes & Storage			
8	**Carcass**	Specify board type, thickness, edge banding and moisture protection.	Premium plywood or engineered board
9	**Shutters**	Choose a durable, easy-to-clean finish.	Acrylic, veneer or PU finish
10	**Internal layout**	Provide shelves, hanging space and drawers based on user needs.	Organized drawers and accessory trays
11	**Handles and profiles**	Confirm finish, grip, alignment and replacement availability.	Profile or concealed handles
12	**Wardrobe lighting**	Ensure safe wiring and easy replacement of LED components.	Sensor-operated LED lighting
03. Flooring & Skirting			
13	**Living/dining flooring**	Check size tolerance, shade variation, slip rating and installation flatness.	Premium large-format porcelain/vitrified tiles
14	**Bedroom flooring**	Choose for comfort, durability and maintenance requirements.	Premium vitrified or suitable wood-look flooring
15	**Kitchen flooring**	Prioritize cleanability and slip performance when wet.	Premium porcelain/vitrified tiles

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16	**Bathroom flooring**	Use anti-skid tiles and correct slope to floor drains.	Premium anti-skid tiles
17	**Skirting**	Keep joints aligned and allow for movement/cleaning details.	Coordinated tile or flush skirting
04. Ceiling & Lighting			
18	**False ceiling**	Use appropriate framing, access panels and moisture-resistant boards where suitable.	Layered gypsum ceiling and feature details
19	**General lighting**	Plan light levels, glare control and maintainable fittings.	Downlights, cove lights and feature pendants
20	**Linear/profile lighting**	Specify profile, diffuser, driver access and colour temperature.	Recessed linear LED profiles
21	**Switches and controls**	Label circuits and keep manual operation practical.	Selected dimmers
22	**Lighting scenes**	Set scenes according to use; test during commissioning.	Selected dimming zones
05. Doors, Hardware & Wall Finishes			
23	**Main door**	Confirm frame, core, finish, locking and applicable security requirements.	Premium veneer or designed timber finish
24	**Internal doors**	Check durability, edge protection and hardware compatibility.	Premium laminate, veneer or PU finish
25	**Door hardware**	Select durable hinges, handles, locks and stoppers.	Premium handles and locks
26	**Wall paint**	Prepare substrate properly and specify finish, coverage and washability.	Premium washable paint
27	**Feature wall**	Use accents selectively and coordinate with lighting and furniture.	Veneer, fluted panels or decorative stone
06. Bathroom & Sanitaryware			
28	**Wall tiles**	Check water absorption, finish, grout and alignment.	Premium large-format tiles
29	**Sanitaryware**	Specify model, water efficiency, dimensions and service availability.	Premium designer range
30	**Faucets**	Confirm finish durability, cartridge availability and water-pressure suitability.	Premium chrome or approved finish
31	**Shower system**	Confirm pressure, maintenance access and anti-scald requirements.	Premium shower system
32	**Mirror**	Specify safe mounting and bathroom-suitable electrical protection.	Backlit mirror
33	**Accessories**	Coordinate finish and fixing method; use suitable substrate anchoring.	Coordinated premium accessories
07. Smart Home & Technology			

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34	**Lighting automation**	Confirm app, switch compatibility, local control and manual fallback.	Selected dimmers/controls
35	**Air-conditioning controls**	Check compatibility with the selected AC system.	Programmable controls
36	**Main door access**	Specify lock type, emergency access, power and support.	Premium mechanical lock
37	**Curtain control**	Provide power and mounting provisions before ceiling closure.	Motor-ready provision
38	**Video door phone**	Confirm camera view, indoor monitor and network/power requirements.	Selected package inclusion
39	**Networking and Wi-Fi**	Plan router/access-point locations and structured cabling.	Planned router/access-point locations
40	**Sensors**	Use only where useful; avoid false triggers and ensure privacy.	Selected motion sensors
41	**Energy monitoring**	Check meter compatibility and define what is monitored.	Optional
08. Procurement, Quality & Handover			
42	**Brand and model register**	Record exact manufacturer, model, finish and approved alternative.	Required
43	**Technical submittals**	Collect product data sheets, samples and applicable certifications.	Required
44	**Rate and quantity**	Track unit, quantity, material rate, labour rate and installed cost.	Required
45	**Wastage and installation**	Set project-specific wastage and installation assumptions; verify on site.	Required
46	**Warranty and service**	Record warranty duration, exclusions, service contact and spare availability.	Required
47	**Mock-up and approval**	Approve a sample/mock-up before bulk procurement or installation.	Required for key finishes
48	**Commissioning and handover**	Test fittings, smart scenes, manuals, credentials and maintenance instructions.	Full finish inspection