SMART 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	SMART LUXURY SPECIFICATION
01. Modular Kitchen			
1	**Cabinet carcass**	Use moisture-appropriate board/plywood; seal exposed edges and cut-outs.	Premium moisture-resistant system; document hardware and service access
2	**Shutter finish**	Choose for scratch resistance, cleaning, colour consistency and repairability.	Anti-fingerprint laminate/acrylic or premium PU finish
3	**Countertop**	Confirm thickness, edge detail, stain resistance and cut-out support.	Premium quartz or suitable sintered surface
4	**Backsplash**	Use a cleanable, water-resistant finish with sealed joints.	Large-format slab; optional integrated task lighting
5	**Hinges and drawer channels**	Specify make, load rating, soft-close function and warranty.	Premium concealed hardware; selected assisted-opening features
6	**Kitchen lighting**	Provide task lighting over work surfaces and safe wiring.	Dimmable/scene-controlled lighting where compatible
7	**Appliances**	List appliances separately with model, capacity, installation and warranty.	Compatible integrated appliances and smart controls
02. Wardrobes & Storage			
8	**Carcass**	Specify board type, thickness, edge banding and moisture protection.	Premium storage system with documented fittings
9	**Shutters**	Choose a durable, easy-to-clean finish.	Premium anti-fingerprint finish, veneer or glass combination
10	**Internal layout**	Provide shelves, hanging space and drawers based on user needs.	Custom organization and selected pull-out accessories
11	**Handles and profiles**	Confirm finish, grip, alignment and replacement availability.	Integrated/handleless system where suitable
12	**Wardrobe lighting**	Ensure safe wiring and easy replacement of LED components.	Integrated sensor lighting
03. Flooring & Skirting			
13	**Living/dining flooring**	Check size tolerance, shade variation, slip rating and installation flatness.	Premium coordinated flooring and detailing
14	**Bedroom flooring**	Choose for comfort, durability and maintenance requirements.	Premium flooring selected for use and maintenance
15	**Kitchen flooring**	Prioritize cleanability and slip performance when wet.	Premium slip-conscious surface

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16	**Bathroom flooring**	Use anti-skid tiles and correct slope to floor drains.	Premium anti-skid tiles with verified wet-area suitability
17	**Skirting**	Keep joints aligned and allow for movement/cleaning details.	Flush/concealed-detail skirting where feasible
04. Ceiling & Lighting			
18	**False ceiling**	Use appropriate framing, access panels and moisture-resistant boards where suitable.	Integrated ceiling design with service access
19	**General lighting**	Plan light levels, glare control and maintainable fittings.	Dimmable, scene-controlled LED lighting
20	**Linear/profile lighting**	Specify profile, diffuser, driver access and colour temperature.	Integrated architectural linear lighting
21	**Switches and controls**	Label circuits and keep manual operation practical.	Compatible smart switches and scene controls
22	**Lighting scenes**	Set scenes according to use; test during commissioning.	Welcome, Relax, Entertain and Night modes
05. Doors, Hardware & Wall Finishes			
23	**Main door**	Confirm frame, core, finish, locking and applicable security requirements.	Premium door with compatible smart lock and mechanical backup
24	**Internal doors**	Check durability, edge protection and hardware compatibility.	Premium finish with selected access features if needed
25	**Door hardware**	Select durable hinges, handles, locks and stoppers.	Smart access on selected doors; retain safe manual access
26	**Wall paint**	Prepare substrate properly and specify finish, coverage and washability.	Premium paint coordinated with technology panels
27	**Feature wall**	Use accents selectively and coordinate with lighting and furniture.	Coordinated feature wall with concealed wiring
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 range with selected smart functions
30	**Faucets**	Confirm finish durability, cartridge availability and water-pressure suitability.	Thermostatic/sensor fittings where suitable
31	**Shower system**	Confirm pressure, maintenance access and anti-scald requirements.	Selected thermostatic/digital shower system
32	**Mirror**	Specify safe mounting and bathroom-suitable electrical protection.	Demister mirror with integrated lighting
33	**Accessories**	Coordinate finish and fixing method; use suitable substrate anchoring.	Selected sensor-operated accessories
07. Smart Home & Technology			

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34	**Lighting automation**	Confirm app, switch compatibility, local control and manual fallback.	Smart lighting and scene controls
35	**Air-conditioning controls**	Check compatibility with the selected AC system.	Compatible smart thermostat/controller
36	**Main door access**	Specify lock type, emergency access, power and support.	Smart lock with mechanical backup
37	**Curtain control**	Provide power and mounting provisions before ceiling closure.	Motorized curtains with compatible controls
38	**Video door phone**	Confirm camera view, indoor monitor and network/power requirements.	Integrated video door phone
39	**Networking and Wi-Fi**	Plan router/access-point locations and structured cabling.	Structured network and access-point planning
40	**Sensors**	Use only where useful; avoid false triggers and ensure privacy.	Motion/occupancy sensors in suitable areas
41	**Energy monitoring**	Check meter compatibility and define what is monitored.	Compatible energy monitoring
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 finishes and system integration
48	**Commissioning and handover**	Test fittings, smart scenes, manuals, credentials and maintenance instructions.	System testing, owner training and documented handover