

FLOOR PLANS





MASTER PLAN

- | | |
|------------------------|---------------------------|
| 1. EntranceGate | 10. Private Garden |
| 2. Drive Way | 11. Kompan Kids Play Area |
| 3. Fish Pond | 12. Basketball Court |
| 4. Lotus Pond | 13. Golf Putting |
| 5. Pergola | 14. Pet Park |
| 6. Signature Landscape | 15. Service Area |
| 7. Water Fountain | 16. Solar Panels |
| 8. Pedestrian Walkway | 17. Club House |
| 9. Ramp | 18. Double Height Passage |





WIDE AND WELL-
VENTILATED ROOMS
TO MEET ALL YOUR
NEEDS — BE IT
WORK OR REST

UPPER DUPLEX -
LEVEL 1



Carpet Area	Balcony	Rera Carpet
2706	267	2973
Common Area Share		1100
Garden Area (Charged 1/3)		1190
SBU		4470





UPPER DUPLEX - LEVEL 2



EXTRAVAGANT
HOMES WITH ALL
THE AMENITIES YOU
COULD EVER NEED





EXPERIENCE THE
GRANDEUR OF THE
MODERN KITCHEN





THE PERFECT
PLACE TO ENJOY A
CANDLELIT DINNER
WITH THOSE YOU
LOVE

PENTHOUSE



Type 4bhk

Carpet Area	Balcony	Rera Carpet
2070	338	2408
Common Area Share		892
SBU		3300



EXPERIENCE
UNPARALLELED
LUXURY WITH
LAVISH
BATHROOMS

28



EMBRACE SERENE
BLISS ON OUR
EXQUISITE
TERRACE

29





THOUGHTFULLY
CRAFTED
SPACES TO
CALL HOME

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GENERAL SPECIFICATIONS

- RCCframedstructure
- Concrete AAC block masonry (internal/ external) tiles cladding for the lobby, granite staircase treads and landing, and skirting
- False ceiling and concealed lighting for lift lobby areas
- Residential units
- Interior: Royale Emulsion for internal walls and ceilings
- Exterior: Water-resistant texture point
- False ceiling and concealed lighting for lift lobby areas
- High-end finishes
- Sanitary: Villeroy & Boch
- Master bedroom: Pre-engineered wooden flooring
- Floorings (Living/Dining/Other bedrooms): Imported Italian marble
- Wood finish superior quality vitrified tile flooring for living room

ELECTRICAL

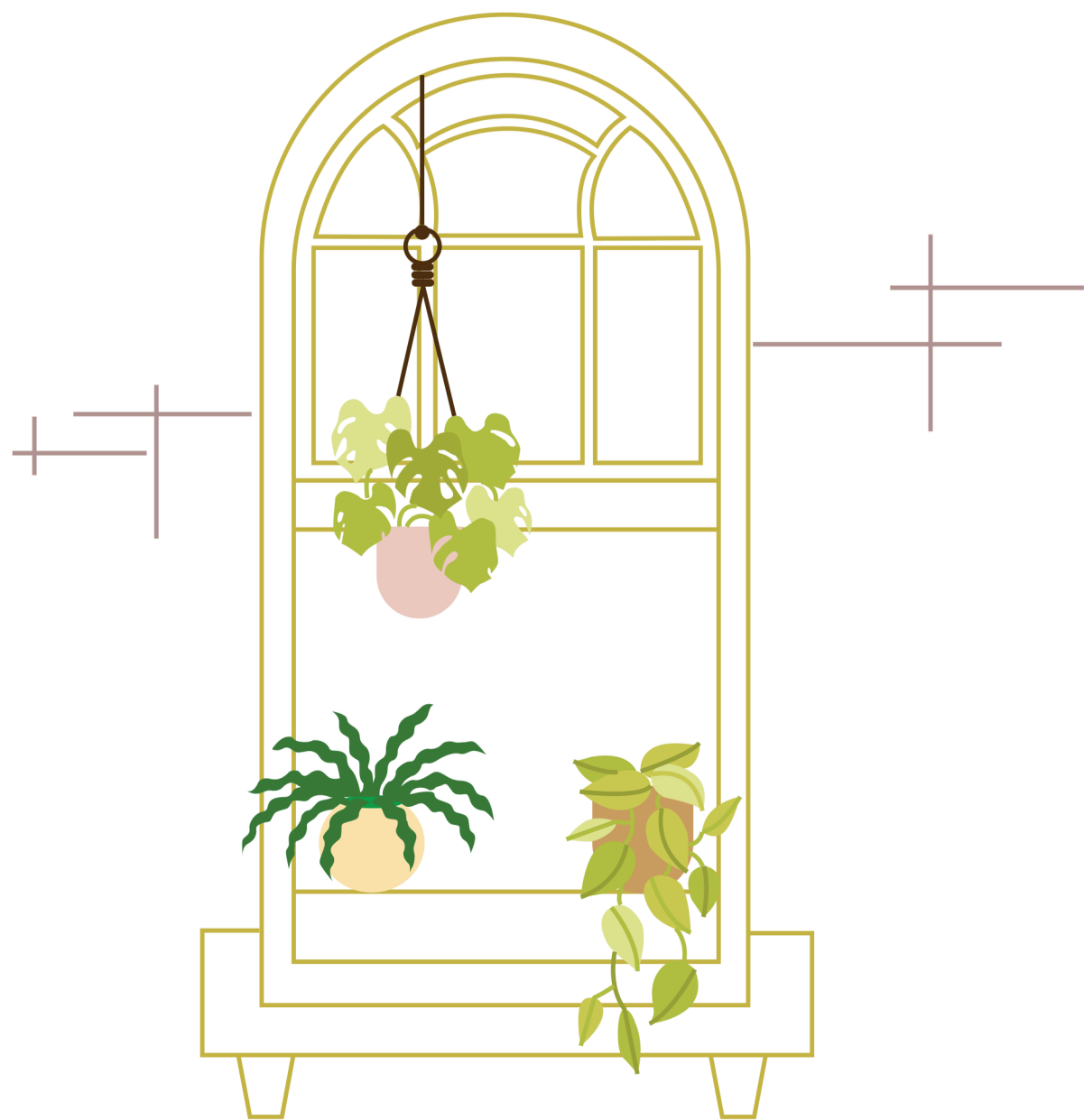
- Power:11 KVAshallbeprovided for each residential unit
- Wiring: All wiring shall be of Polycab/Hovel’s or equivalent make, concealed in 19mm diameter and 2mm thick PVC conduit
- Earthing: 1/18 copper wire shall be used for earthing using the loop system; One Earth Leakage Circuit Breaker and MCB shall be provided in each unit
- Switches: All switches shall be of Legrand or equivalent make

FIRE SAFETY AND SECURITY SYSTEM

- Centralisedsecurity system with audio/ video surveillance to control the movement of vehicles/visitors/guests on the property
- Fire extinguisher in each lobby
- RFID entry system
- Access card for all residents

DOORS AND WINDOWS

- Entrance door height to be 8’x 4’
- Shutters: All door shutters shall be in solid core flush (blackboard); shutters provided with a natural wood veneer
- Frames: All door and solid wood window frames shall be in finger-jointed solid wood with veneer finish; bathroom doors to be water resistant flush type with one side veneer
- Window Shutters: All windows and french window shutters shall be of good quality aluminium iodized from Torfenster
- Hardware: All hardware shall be in brush-finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular/cylindrical lock from Yale
- Door Stoppers: Magnetic/concealed door stopper of Haffele or equivalent make shall be provided for the main door and bedroom doors
- Windows with mosquito mesh



UTILITIES/ SERVICES

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, etc. 5 KVA backup power per residential unit
- The generators have acoustic enclosures and an AMF panel with an automatic change-over switch
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems
- Elevators: 13-passenger capacity elevators shall be provided with automatic doors and stainless-steel finish inside the cabins. Elevators shall be provided with multi-beam sensors for door operation and down collective system
- Three car parking spaces per residential unit including one dedicated car charging point



Images used for advertisement purposes



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TELEPHONE AND DATA CONNECTION

- TV outlets in bedrooms, living room, and family room
- Telephone point in bedrooms, living room, family room, and master bedroom toilet
- Broadband connection and intercom facility for each unit



LANDSCAPING

- Soil: Good quality soil and sand mixture with manure shall serve as the base layer for landscaping
- Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas
- Soft Landscaping: Grass

OTHER UNIQUE
FEATURES

- Each residential unit is provided with a private garden/terrace
- Maximum ventilation/natural light is ensured in each residential unit
- Privacy between adjoining blocks
- No vehicular traffic movement on the property
- All lifts in the individual blocks are capable of taking stretchers for medical emergencies
- Staircase/balcony/terrace railings in stainless steel and toughened glass



VALUE ADDED
SERVICES

- Completely wireless automated homes
- FTTH cable system for all homes to support broadband for playing high-end consoles
- Centralised DTH System with an option to subscribe to any DTH service provider of your choice (from the available pool)
- Hi-Speed Broadband connections for all homes and common areas
- Complete Italian Marble flooring in your unit
- Private terrace/garden with signature landscape for all units. Reticulated gas pipe system for LPG (subject to obtaining regulatory clearances)
- 24 hrs centralised hot water supply

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