

TotalEnvironment  
Homes



In that Quiet Earth





#### Visualisation of H20v1a terrace garden

*This image depicts the fully furnished product specifications (different from green, blue and purple)*

**In That Quiet Earth** sits off Hennur main Road, in the fast developing North Bangalore area which has not only emerged as an economic hub, but also as a front-runner among self-contained suburbs that are great places to live and work. The presence of good schools, hospitals, malls, hotels and restaurants in the area and easy access to the airport enhances its desirability.

In the first phase this project offers a choice of U10 (2 bedroom), U20 (4 bedroom), and the H20 (3 bedroom) home products, representing exceptional value for money.

Each home is designed to address the needs of a high-quality contemporary lifestyle with a host of innovative features, and can be customised to suit the functional needs and aesthetic preferences of individual families. Using our proprietary eDesign platform, you can move walls, combine rooms, reconfigure layouts and redesign almost every aspect of your home so that it is just right for you.



### Visualisation of U10v1x living room

*This image depicts the fully furnished product specifications (different from green, blue and purple)*

We have tried to perfect our homes over time to provide a sense of warmth, privacy, openness and tranquillity in an increasingly stressful world.

Almost every space opens out into a landscaped garden, complete with a sprinkler system and drip irrigation system, and large glass panels bring in natural light into the home.

Amenities in the project include a clubhouse with well equipped gym, indoor games, children's play area, and a multipurpose hall.

Our commitment to quality extends well beyond the customisation and delivery of your home. We assume responsibility for property maintenance which includes a comprehensive list of services.

**In that Quiet Earth** has been created at an affordable price point without any compromise on the design and detailing of Total Environment homes and is slated to be a distinctive address in North Bangalore.

# Master Plan



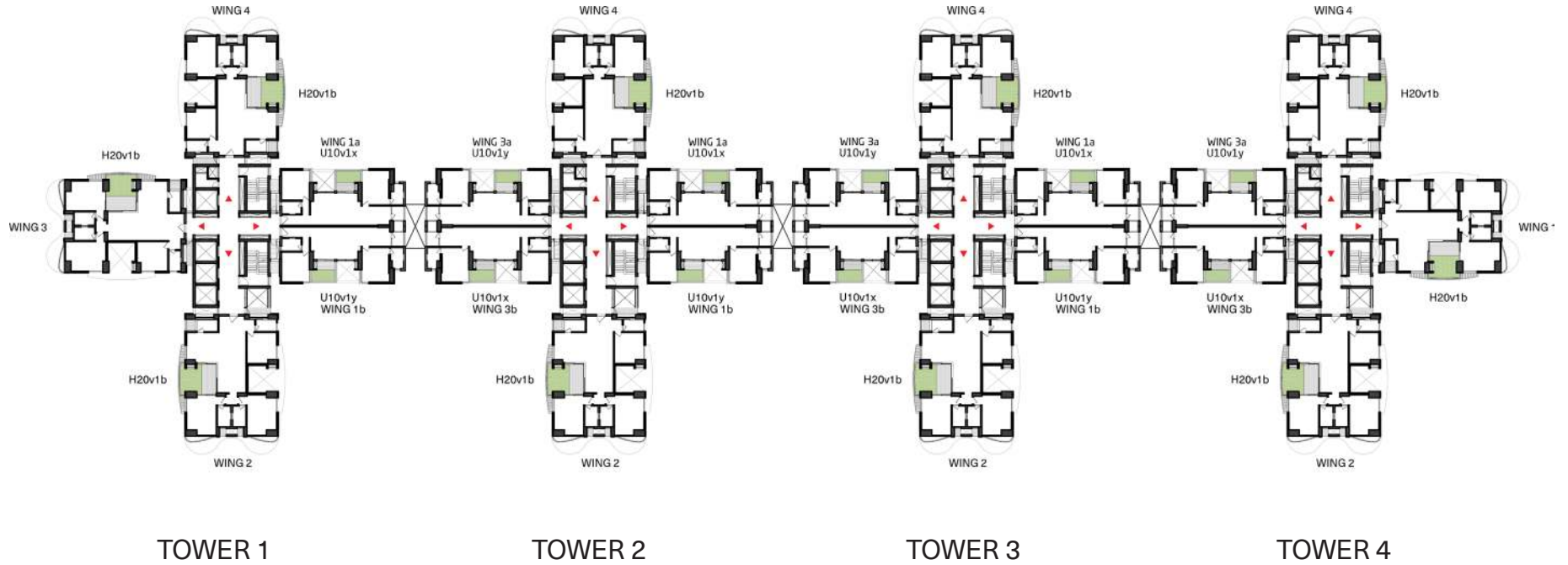
## Legend

- 01 Tower 1
- 02 Tower 2
- 03 Tower 3
- 04 Tower 4
- 05 Entry

--- PROPERTY LINE

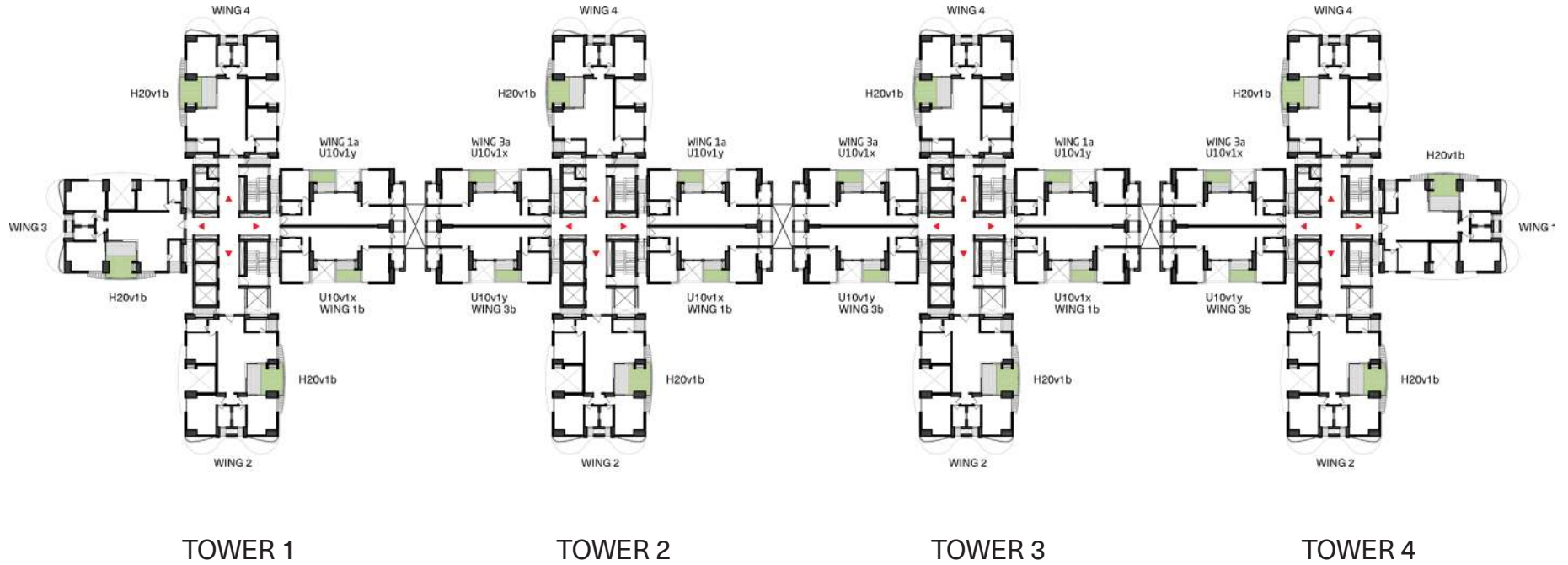
# Block Plan

Levels 1, 3, 7, 13, 15, 21, 23, 29, 31



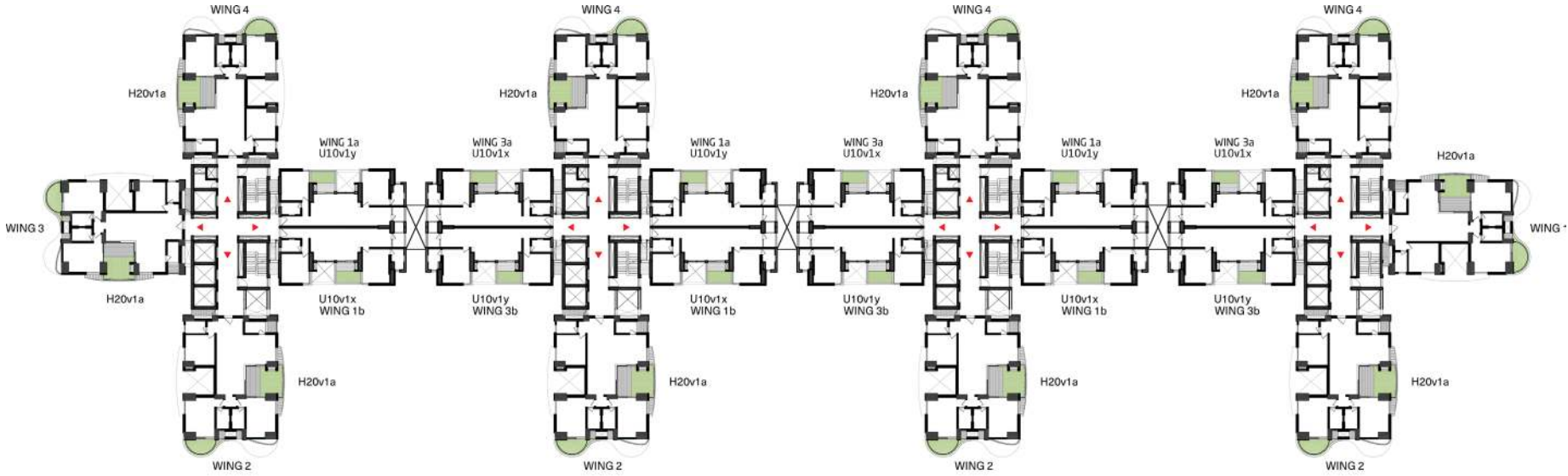
# Block Plan

Levels 2, 6, 10, 14, 18, 22, 26, 30, 34



# Block Plan

Levels 4, 8, 16, 24, 32



TOWER 1

TOWER 2

TOWER 3

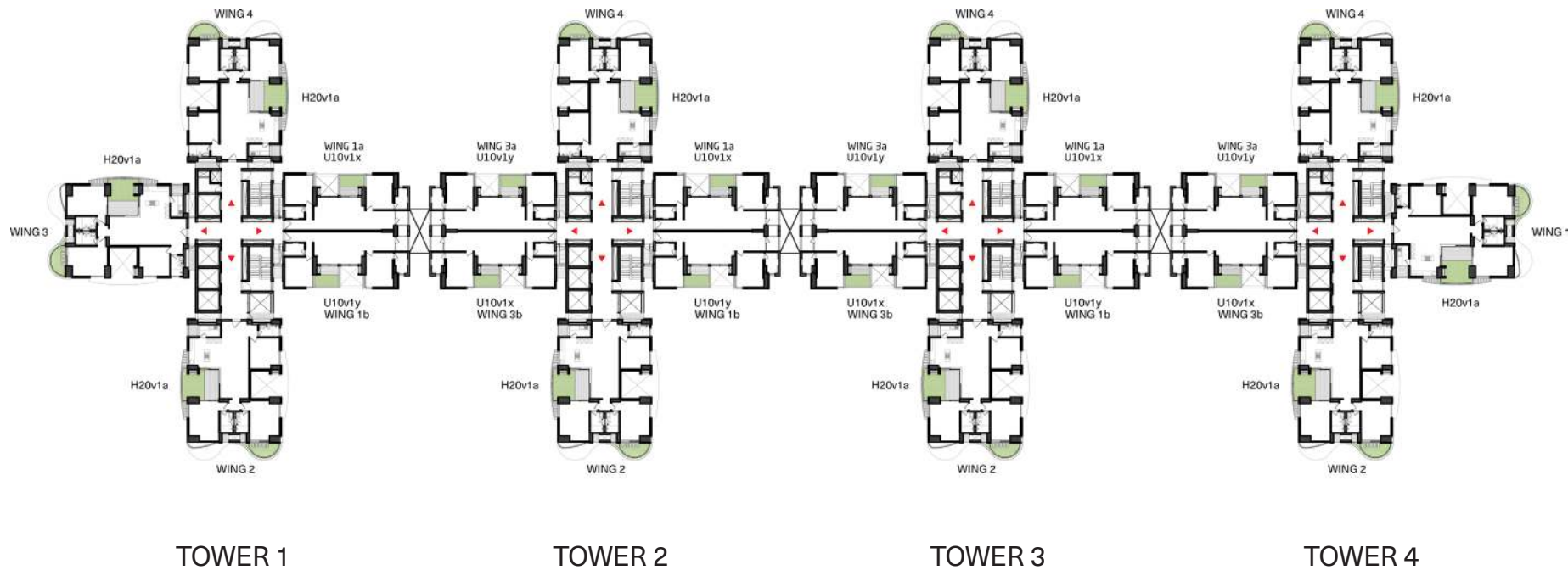
TOWER 4





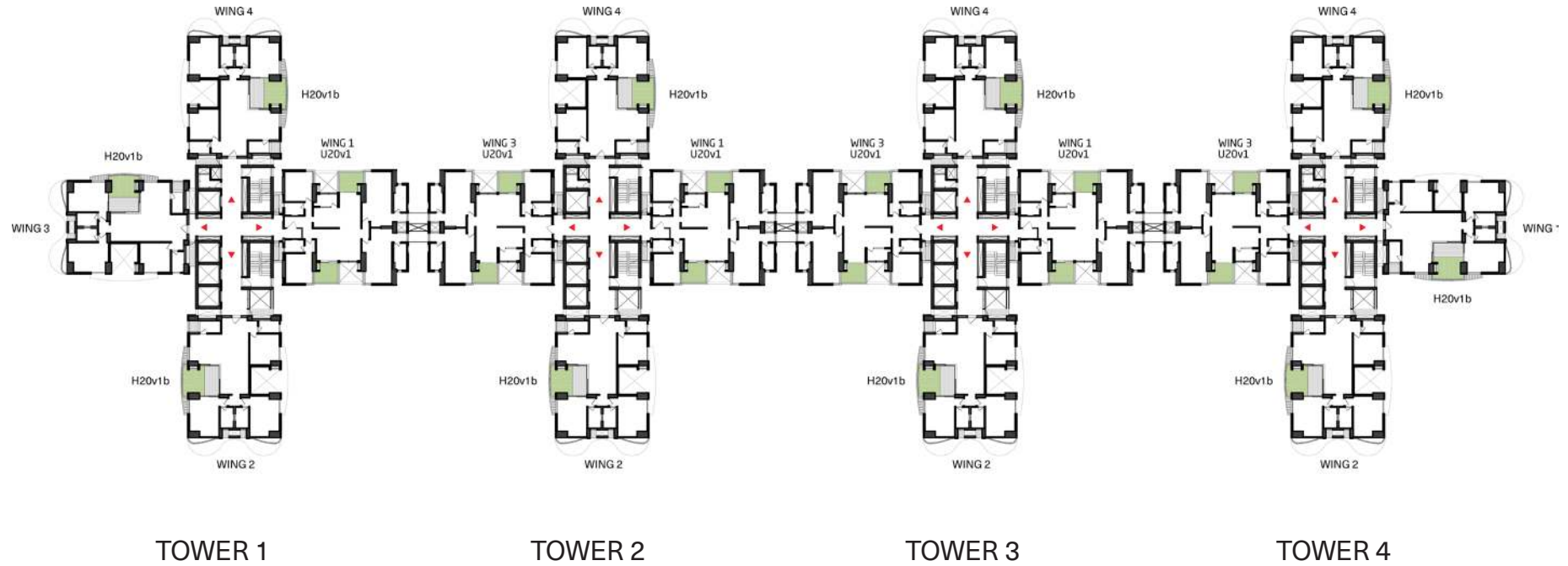
# Block Plan

Levels 5, 9, 17, 25, 33



# Block Plan

Levels 11, 19, 27, 35



# Block Plan

Levels 12, 20, 28, 36



TOWER 1

TOWER 2

TOWER 3

TOWER 4



# Block Plan

## Levels 17



TOWER 1

TOWER 2

TOWER 3

TOWER 4



# Block Plan

## Levels 18



TOWER 1

TOWER 2

TOWER 3

TOWER 4



# Location Map



# Amenities

## Phase 1

- Library
- Gymnasium
- Indoor Games
- Multi-purpose Hall
- Children's Play Area



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## Phase 2 (Proposed)

- Swimming Pool
- Heated Pool
- Toddler Pool
- Gymnasium
- Steam Room
- Multipurpose Hall
- Cafe
- Open Air Theatre
- Dog Park
- Badminton Courts
- Tennis Courts
- Squash Courts
- Basketball Courts
- Playground
- Library
- Billiards
- Table Tennis
- Games Room [Board Games]
- Simulated Golf
- Guest Suites
- 100% Power Back-up
- Sewage Treatment Plant
- Battery Powered Golf Buggies
- Children's Play Area
- Organic Waste Convertor
- CCTV for Security



## Project

Project Land Area	50688 sqm
Number of units in Project	560
Available Products	U10 v1x, U10v1y, H20v1a, H20v1b, U20v1
Approvals Obtained	AIRPORT, BWSSB, BESCOM, FIRE, MOEF, KSPB, BDA, BBMP, RERA
RERA Registration Number	PRM/KA/RERA/1251/446/PR/180519/001745

## Location

Natural Features - Natural Lake	2.8 km to Maragondanahalli Lake
Distance from CBD [Km]	14.8 km to MG Road
Distance from Airport [Km]	30.4 km to BIA
Nearest Hospital [Km]	13.7 km to Columbia Asia, Hebbal
Nearest Good School [Km]	4.7 km to Bangalore International School
Nearest Upmarket Mall [Km]	8.7 km to Elements Mall
Nearest 5 Star Hotel [Km]	17.5 km to ITC Gardenia







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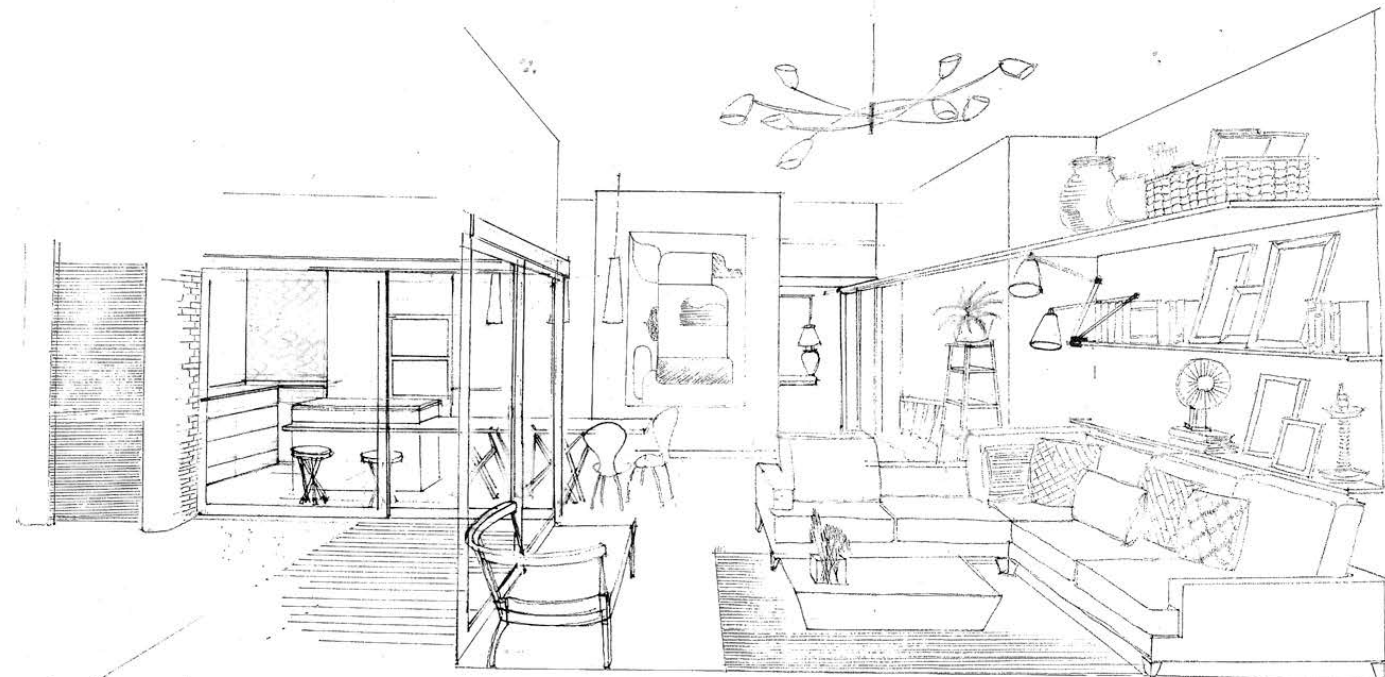
**Total**Environment  
Homes



H2O



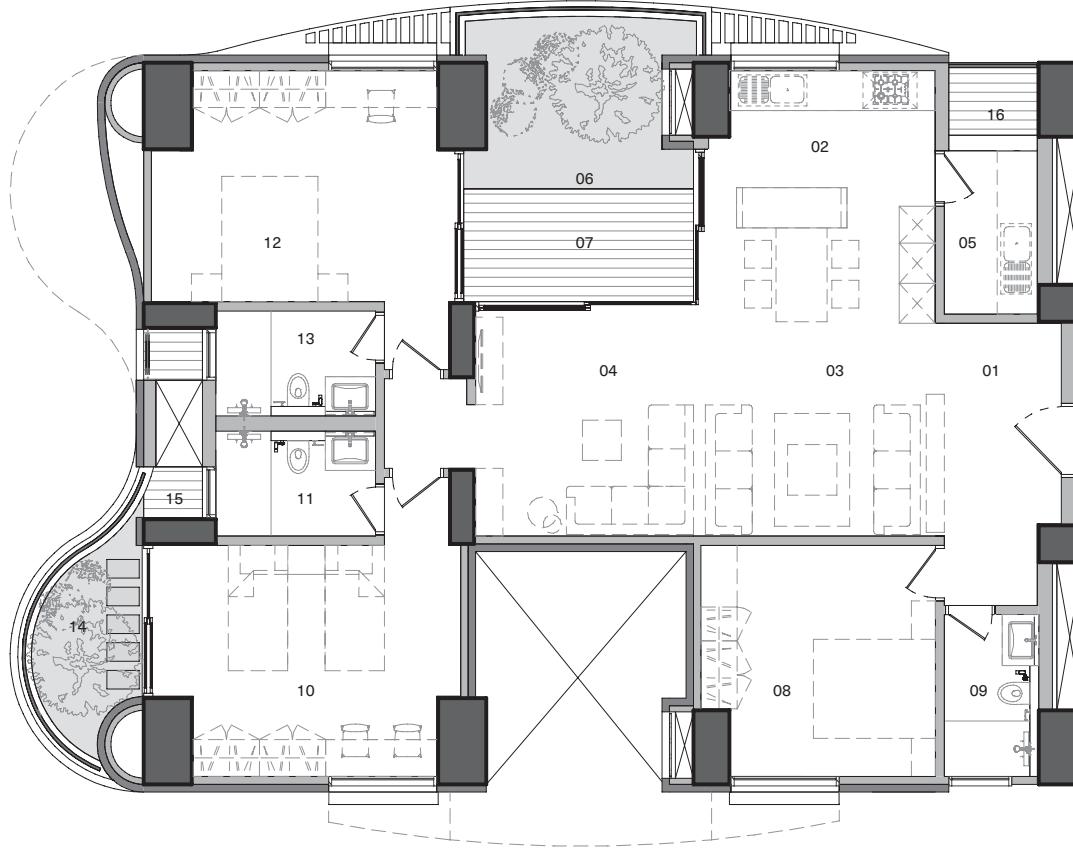




The 3-bedroom H20 home is designed around the concept of a traditional Indian courtyard with the kitchen, living, dining, and master bedroom all opening out onto a double-height garden. The garden is especially designed to hold a full-grown, small tree, bringing nature into the heart of the home. Simple, clean lines and free flowing spaces ensure that the interiors don't feel dated after some time. Each home is open on three sides and provided with generous wooden windows and French windows to bring in plenty of natural light. Earthy natural stone flooring and wood windows provide the warmth that you can always expect from a Total Environment home.

29/16

# Floor Plan | H20v1a



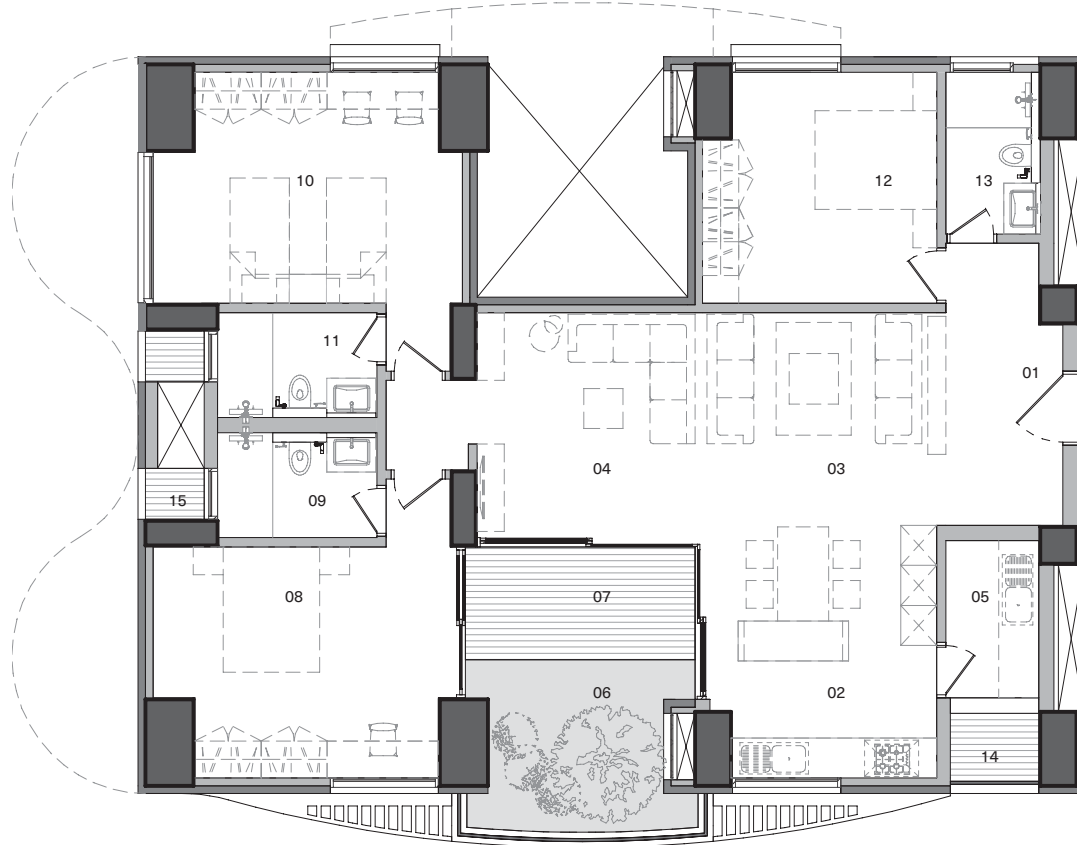
Carpet Area	1460 sq.ft.
Outdoor Spaces	287 sq.ft.
Built-up Area	1927 sq.ft.
Reference Saleable area	2409 sq.ft.

## Legend

- 01 Foyer** - 6'11" x 15'0"
- 02 Dining & Kitchen** - 12'6" x 12'10"
- 03 Living** - 12'6" x 12'0"
- 04 Family** - 12'9" x 12'0"
- 05 Utility** - 5'0" x 8'8"
- 06 Terrace Garden** - 12'7" x 9'2"
- 07 Deck** - 12'7" x 6'0"
- 08 Master Bedroom** - 16'3" x 12'4"
- 09 Master Bathroom** - 8'7" x 5'5"
- 10 Children's Bedroom** - 16'7" x 12'4"
- 11 Children's Bathroom** - 8'7" x 5'5"
- 12 Guest Bedroom** - 12'10" x 12'4"
- 13 Guest Bathroom** - 5'0" x 8'6"
- 14 Tree Garden** - 5'11" x 11'10"
- 15 Service Platform** - 4'10" x 3'10"
- 16 Service Platform** - 3'2" x 2'9"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plan | H20v1b



Carpet Area	1453 sq.ft.
Outdoor Spaces	211 sq.ft.
Built-up Area	1844 sq.ft.
Reference Saleable area	2305 sq.ft.

## Legend

- 01 Foyer** - 6'11" x 15'0"
- 02 Dining & Kitchen** - 12'6" x 12'10"
- 03 Living** - 12'6" x 12'0"
- 04 Family** - 12'9" x 12'0"
- 05 Utility** - 5'0" x 8'8"
- 06 Terrace Garden** - 12'7" x 9'2"
- 07 Deck** - 12'7" x 6'0"
- 08 Master Bedroom** - 16'3" x 12'4"
- 09 Master Bathroom** - 8'7" x 5'5"
- 10 Children's Bedroom** - 16'7" x 12'4"
- 11 Children's Bathroom** - 8'7" x 5'5"
- 12 Guest Bedroom** - 12'10" x 12'4"
- 13 Guest Bathroom** - 5'0" x 8'6"
- 14 Service Platform** - 4'10" x 3'10"
- 15 Service Platform** - 3'2" x 2'9"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

U10



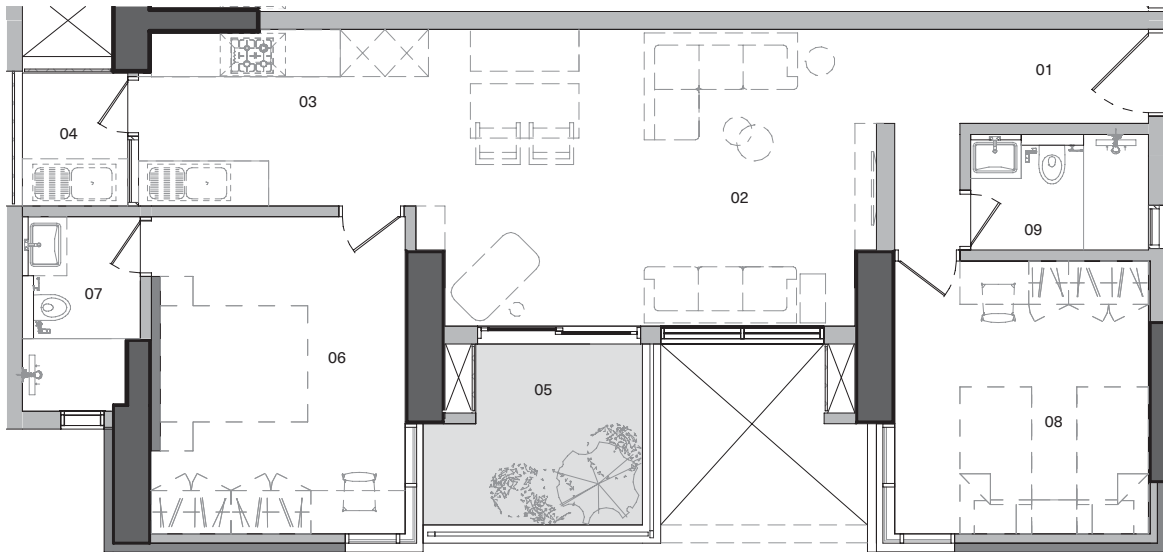






This 2-bedroom home is designed with the living and dining space and the bedrooms opening out towards a double height garden and deck especially designed to house a full grown small tree. Simple, clean lines and free flowing spaces ensure that the interiors don't feel dated after some time. An open kitchen allows for conversations, and large windows and French windows bring in plenty of natural light. Earthy natural stone flooring and wood windows provide the warmth that you can always expect from a typical Total Environment home.

# Floor Plan | U10v1x



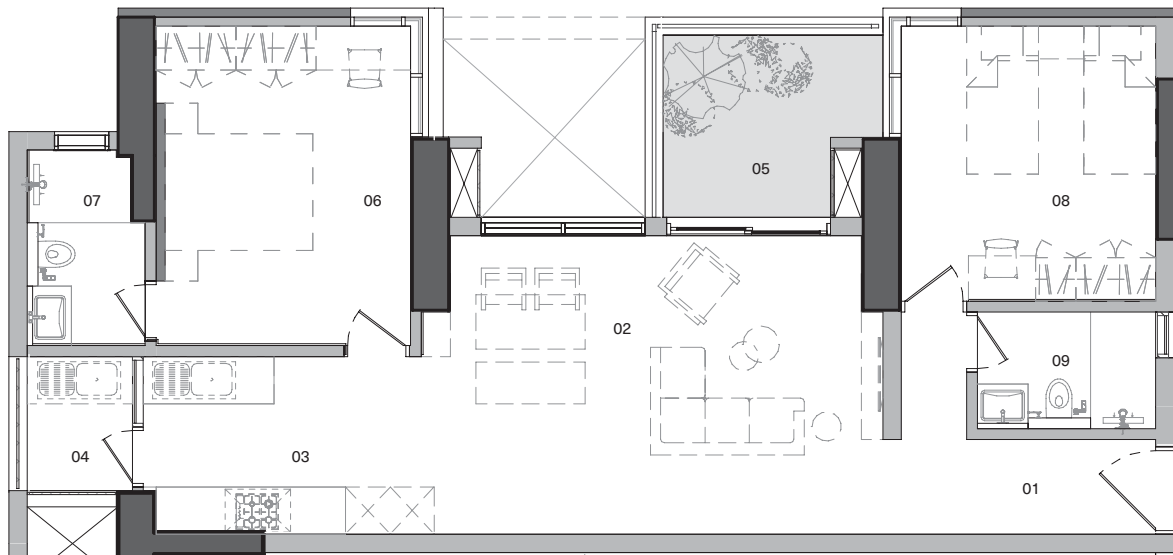
Carpet Area	934 sq.ft.
Outdoor Spaces	73 sq.ft.
Built-up Area	1145 sq.ft.
Reference Saleable area	1431 sq.ft.

## Legend

- 01 Foyer** - 12'0" x 4'3"
- 02 Living - Dining** - 20'7" x 13'5"
- 03 Kitchen** - 13'1" x 8'0"
- 04 Utility** - 4'9" x 6'0"
- 05 Terrace Garden** - 9'11" x 8'2"
- 06 Master Bedroom** - 11'6" x 14'5"
- 07 Master Bathroom** - 5'4" x 8'8"
- 08 Children's Bedroom** - 11'6" x 12'5"
- 09 Children's Bathroom** - 7'10" x 5'1"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plan | U10v1y



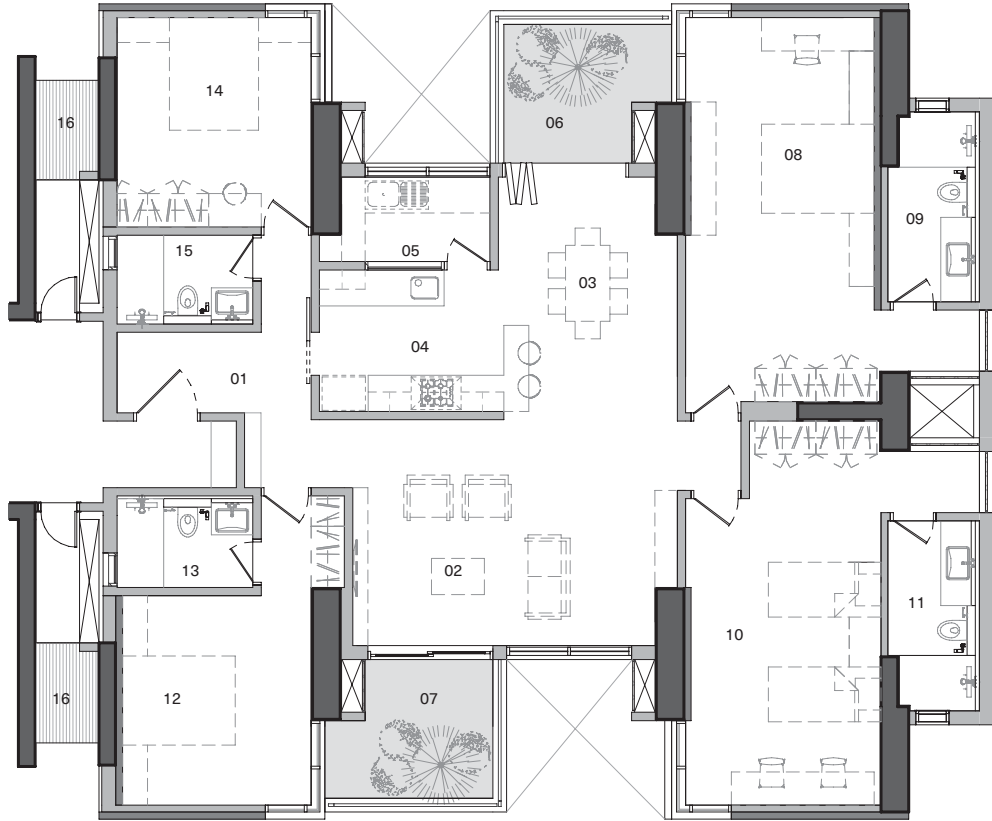
Carpet Area	934 sq.ft.
Outdoor Spaces	73 sq.ft.
Built-up Area	1145 sq.ft.
Reference Saleable area	1431 sq.ft.

## Legend

- 01 Foyer** - 12'0" x 4'3"
- 02 Living - Dining** - 20'7" x 13'5"
- 03 Kitchen** - 13'1" x 8'0"
- 04 Utility** - 4'9" x 6'0"
- 05 Terrace Garden** - 9'11" x 8'2"
- 06 Master Bedroom** - 11'6" x 14'5"
- 07 Master Bathroom** - 5'4" x 8'8"
- 08 Children's Bedroom** - 11'6" x 12'5"
- 09 Children's Bathroom** - 7'10" x 5'1"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plan | U20v1



Carpet Area	1909 sq.ft.
Outdoor Spaces	199 sq.ft.
Built-up Area	2312 sq.ft.
Reference Saleable area	2890 sq.ft.

## Legend

- 01 Foyer** - 11'6" x 4'0"
- 02 Living** - 18'9" x 13'3"
- 03 Dining** - 10'3" x 14'3"
- 04 Kitchen** - 10'9" x 8'3"
- 05 Utility** - 8'9" x 5'0"
- 06 Terrace Garden 01** - 9'9" x 8'3"
- 07 Terrace Garden 02** - 9'9" x 8'3"
- 08 Master Bedroom** - 11'6" x 22'9"
- 09 Master Bathroom** - 5'3" x 11'3"
- 10 Children's Bedroom** - 11'9" x 22'9"
- 11 Children's Bathroom** - 5'3" x 11'3"
- 12 Guest Bedroom 1** - 11'3" x 12'3"
- 13 Guest Bathroom 1** - 8'0" x 5'3"
- 14 Guest Bedroom 2** - 11'6" x 12'3"
- 15 Guest Bathroom 2** - 8'0" x 5'3"
- 16 Service Platform** - 3'-11" x 5'-9"



**Visualisation of the Living Room**

*This image depicts the fully furnished product specifications (different from green, blue and purple)*

# Specifications

GREEN

BLUE

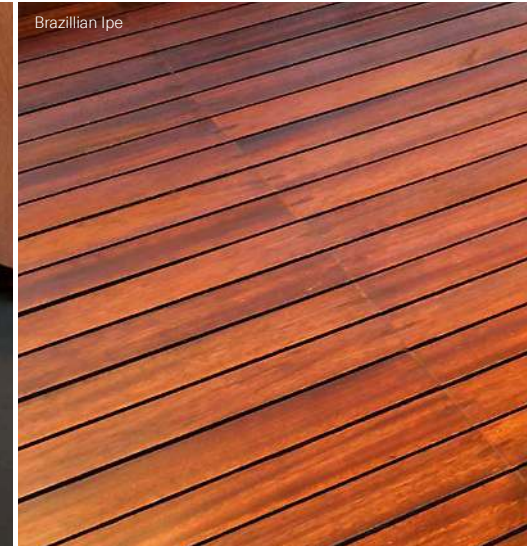
PURPLE

## STRUCTURE

Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	●	●	●
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	●	●	●

## FLOORING & DADO

Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	●		
	Imported marble laid with paper joints and finished with 8 coats polish		●	●
Kitchen	Green marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	●		
	Imported marble laid with paper joint and finished with 8 coats polish on the floor. Marble /granite counter with glass or glazed tile dado above the counter up to a height of 2'		●	●
Utility / Laundry	Green marble flooring. No dado or counter	●	●	●
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	
	Hardwood flooring			●
Master Bathroom	Indian marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area	●		
	Imported marble floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area		●	●
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●
Children's Bathroom	Indian Marble counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area	●	●	
	Imported marble floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area			●
Guest Bedroom (U20)	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●
Guest Bathroom (U20)	Indian Marble counter. Marazzi or equivalent tiles on the floor and walls up to 7' in shower area	●	●	
	Imported marble floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area			●



The reference images showcase options for the specific products\finishes marked on the image.

# Specifications



Wash Basin



Towel Rack



Bathroom Fittings

GREEN  
BLUE  
PURPLE

## SANITARY & PLUMBING

Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	●	●	●
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	●	●	●
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	●	●	●
Kitchen Sink	Stainless steel sink with drain board	●	●	●
Cockroach / Floor traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	●	●	●
Shower Area	Glass partition with door for the shower area in the master and children's Bath			●
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	●	●	●
	One rain shower of Grohe or equivalent make in the master Bedroom			●
Hand Showers	Hand showers of Grohe or equivalent make in the Master and children's Bathroom			●
Faucets	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make	●	●	●
Bath Accessories	Towel rings, toilet paper holders, towel racks and soap dish in master and children's bathrooms- all of Grohe or equivalent make		●	●
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the utility\laundry room	●	●	●
Plumbing	Internal water supply lines & drainage lines in cPVC. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin to each bathroom and to the sink in the kitchen	●	●	●

## ELECTRICAL

Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes	●	●	●
Switches and Sockets	All switches of Anchor or equivalent make	●	●	●
Living\Dining	3 no.s - 5 amp switch and socket	●	●	●
Kitchen	3 no.s - 5 amp switch and socket, 4 no - 15 amp switch & socket	●	●	●
Utility	1 no - 5 amp switch and socket, 1 no - 15 amp switch & socket	●	●	●

The reference images showcase options for the specific products\finishes marked on the image.



# Specifications

		GREEN	BLUE	PURPLE
Master Bedroom	2 no.s - 5 amp switch and socket	●	●	●
Other Bedrooms	2 no.s - 5 amp switch and socket	●	●	●
Bathrooms	1 no.s - 5 amp switch and socket	●	●	●
Telephone	1 telephone point in each living room and master bedroom	●	●	●
Entertainment	1 television point either in living or family	●	●	●
Power & Backup	Power connection of 3 KVA with back-up power for diesel generator Power connection of 3 KVA with back-up power for diesel generator (U20) Power connection of 5 KVA with back-up power for diesel generator (U20)	● ● ●	● ● ●	● ● ●

## FENESTRATION

Frames & Shutters	Door and window frames and architraves in Solid Wood. All flush door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminium extruded frames or in uPVC with clear or frosted glass.	●	●	●
Mosquito Screens	Mosquito screens for all the External Windows and French Windows			●
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheer drop. No grills for bathroom windows.	●	●	●
Hardware	All hardware in stainless steel brush finished. The main door with a night latch of Godrej or equivalent make.  All other doors with handle and tower bolts and a mortise lock or tubular / cylindrical lock. All outward swing glass windows fitted with SS friction stays. Magnetic / concealed door stoppers for the Main door and Bedroom doors.	● ●	● ●	● ●

## PAINT

Paint	No external paint over exposed brick or stone masonry. Cement based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.  All internal paint in Acrylic Distemper.	● ●	● ●	● ●
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## ELECTRO-DOMESTIC EQUIPMENT

Hob	4 Burner cooking hob in the kitchen		●	●
Chimney	Ductable electric chimney with anodized aluminium filters in the kitchen		●	●
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms, Kitchen			●



The reference images showcase options for the specific products/finishes marked on the image.

# Specifications



Motion Sensor



Biometric Lock



Panic Button



Electric Chimney



Oven & Microwave

		GREEN	BLUE	PURPLE
Dishwasher	Dishwasher of siemens or equivalent make in the kitchen		•	•
Microwave	Microwave of siemens or equivalent make in the kitchen			•
Oven	Oven of siemens or equivalent make in the kitchen			•
Water Purifier	RO Unit		•	•
Heat Pump	Centralised Heat pump		•	•
Refrigerator	Refrigerator in Kitchen			
<b>HOME AUTOMATION</b>				
Console	Two tablets with touch screens			•
Security / Safety	Bio-metric main door lock with additional control from main console and sub-phone			•
	Colour door camera with call bell facility outside the main door			•
	Surface mounted siren and auto dialler			•
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency			•
	Pet immune motion sensors at few locations for detecting intrusions			•
	Magnetic sensors in all windows, French windows and main door			•
Entertainment	Gas leak detector and heat detector in the kitchen			•
	Glass break detector			
	Mood Lighting			
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.			•
<b>CABINERY &amp; FURNITURE</b>				
Living & Dining	Console unit in dining area. No crockery unit.			•
Kitchen	Floor & wall mounted cabinets in Veneer finish		•	•
Master Bedroom	Double bed with bedside tables, 2 module wardrobes		•	
	Double bed with bedside tables, study unit, 2 module wardrobes			•
Master Bathroom	Mirror with backing ply and edge trim, Shutters below the counter			•

The reference images showcase options for the specific products/finishes marked on the image.

# Specifications

		GREEN	BLUE	PURPLE
Children's Bedroom	2 single beds ; 1.5 module wardrobes (U10) / 2 module wardrobes (U20)		●	
	2 single beds, study unit ; 1.5 module wardrobes (U10) / 2 module wardrobes (U20)			●
Children's Bathroom	Mirror with backing ply and edge trim, Shutters below the counter			●
Guest Bedroom (U20)	Double bed with bedside tables, 1.5 module wardrobes		●	●
Guest Bathroom (U20)	Mirror with backing ply and edge trim			●
Basic Materials	All woodwork and modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate.		●	●
	<i>No cabinetry shall be provided in any other spaces</i>			
Brand/Make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.		●	●
Hardware	All hardware in stainless steel brush finished of Hettich or equivalent make		●	●
Mattresses	Mattresses for beds			
<b>HVAC</b>				
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Home-office, Family space and living / Dining area of each apartment.		●	●
Mechanical Ventilation	Exhaust fan of GMC-Hitec make in all bathrooms			●
<b>LANDSCAPING</b>				
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	●	●	●
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	●	●	●
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost.	●	●	●



Wardrobes



Double bed and Cabinetry



Landscaped Garden Area

## Notes:

1. All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding.
2. In the brands mentioned above, the Developers may use equivalent brands at their discretion.
3. All the specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created.
4. Clear height available from flooring top to RCC slab bottom will be 9'0". The clear height will be lesser wherever false ceiling / boxing is provided.

*The reference images showcase options for the specific products \finishes marked on the image.*



Photograph of U10 Kitchen



Visualisation of U20 Living & Dining





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[www.total-environment.com](http://www.total-environment.com)

**Total**Environment  
Homes

# V30V1







Discover all the benefits of an independent home together with the safety and convenience of urban community living.

Our 4-bedroom V30 villas offer great value and are different from the typical home you would see in a gated community in more ways than one.

These exceptional homes have been created for people who share our passion for design and quality. A host of innovative features have been introduced to create spaces that are smart and modern, yet warm and inviting.

### **Intimate Scale**

These homes are cleverly designed to appear low and inviting, like single level homes from the outside, and spacious duplex homes from the inside, creating an intimate scale, so that the streetscape is not dominated by large built structures. The living, dining and kitchen form a low single level structure that is visible from the street. From that level you can go either up or down half a level to the bedrooms. This also reduces the climb from the living spaces to the bedrooms to just a single flight, unlike regular duplex homes where you have to climb two flights to get from one level to the other.

### **Natural Light**

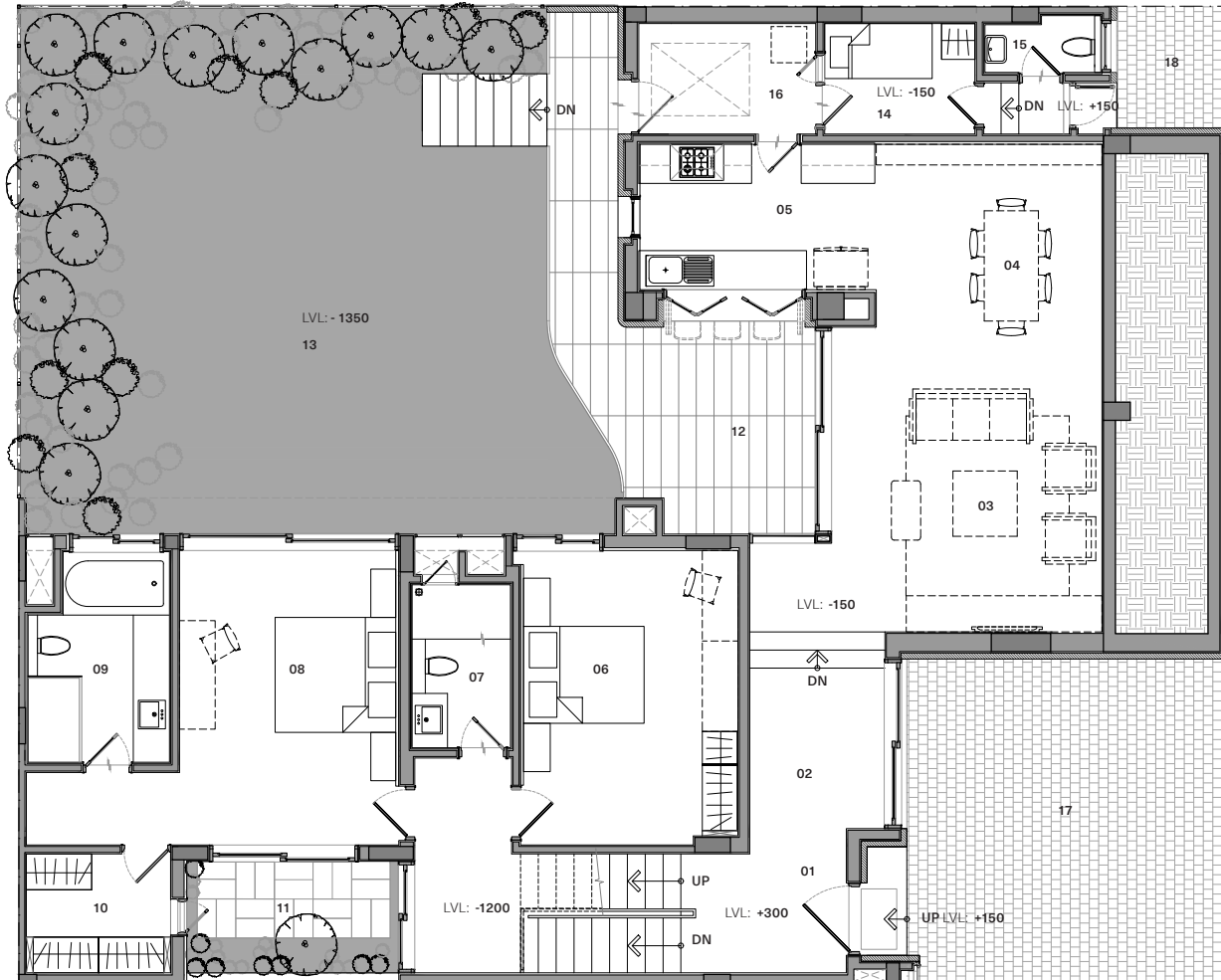
We firmly believe that in a plot that is smaller than half an acre, it does not make good design sense to place the house separately in the middle of the plot. We are able to achieve much more by placing the home along one side, sharing a common wall with the adjacent home, and in this way, with an L shaped plan, we are able to open out almost every single space of the home into a spacious garden. This also improves the privacy between the homes significantly and increases the distance between the windows in two adjacent homes.

### **Green Roofs**

Each earth-sheltered home comes with a green roof that helps replace the green cover that existed before the home was built. The green roof helps in several ways – it keeps the insides just a little cooler in summer and warmer in winter, it reduces rainwater run-off during the rains, improves air quality, promotes natural habitat and bio-diversity, and is of course, aesthetically pleasing.

# Floor Plans

## V30 v1a | Lower Level



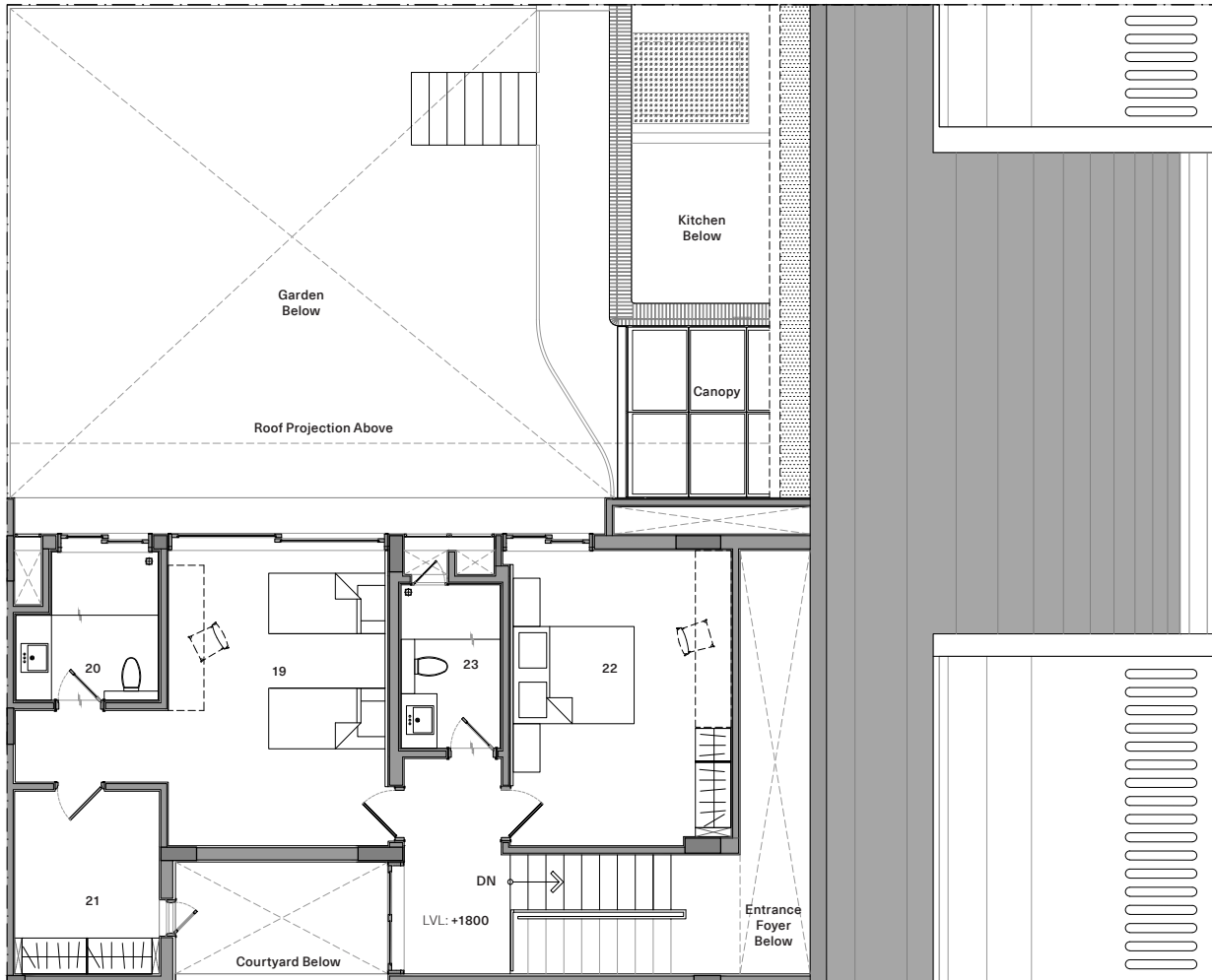
### Legend

- 01 Entrance Lobby** - 5'4" x 7'10"
- 02 Lobby** - 7'5" x 10'9"
- 03 Living Room** - 15'0" x 16'7"
- 04 Dining Room** - 12'6" x 10'0"
- 05 Kitchen** - 13'0" x 8'0"
- 06 Bedroom 01** - 12'0" x 16'0"
- 07 Bathroom 01** - 5'6" x 8'11"
- 08 Master Bedroom** - 12'2" x 16'0"
- 09 Master Bathroom** - 7'10" x 11'6"
- 10 Walk-In Wardrobe** - 8'0" x 6'6"
- 11 Courtyard** - 11'8" x 6'0"
- 12 Outdoor Deck** - 10'7" x 11'3"
- 13 Garden** - 29'2" x 28'7"
- 14 Maid's Room** - 8'4" x 6'0"
- 15 Maid's Bathroom** - 6'5" x 3'0"
- 16 Utility** - 9'10" x 6'0"
- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plans

## V30 v1a | Upper Level



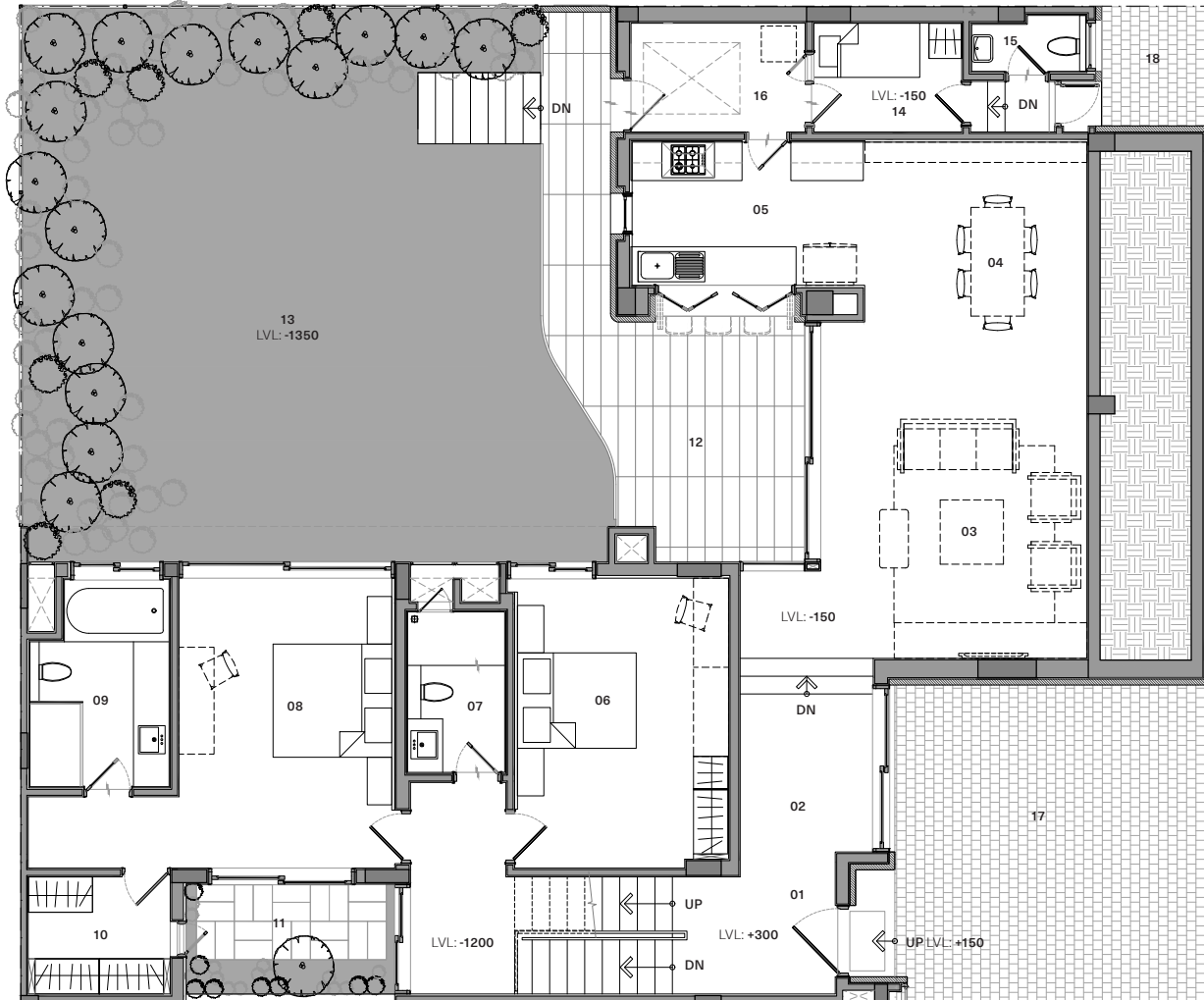
### Legend

- 19 Bedroom 02 - 12'2" x 16'0"
- 20 Bathroom 02 - 7'10" x 8'1"
- 21 Walk-In Wardrobe - 8'0" x 9'11"
- 22 Bedroom 03 - 12'2" x 16'0"
- 23 Bathroom 03 - 5'6" x 8'11"

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# Floor Plans

## V30 v1b | Lower Level



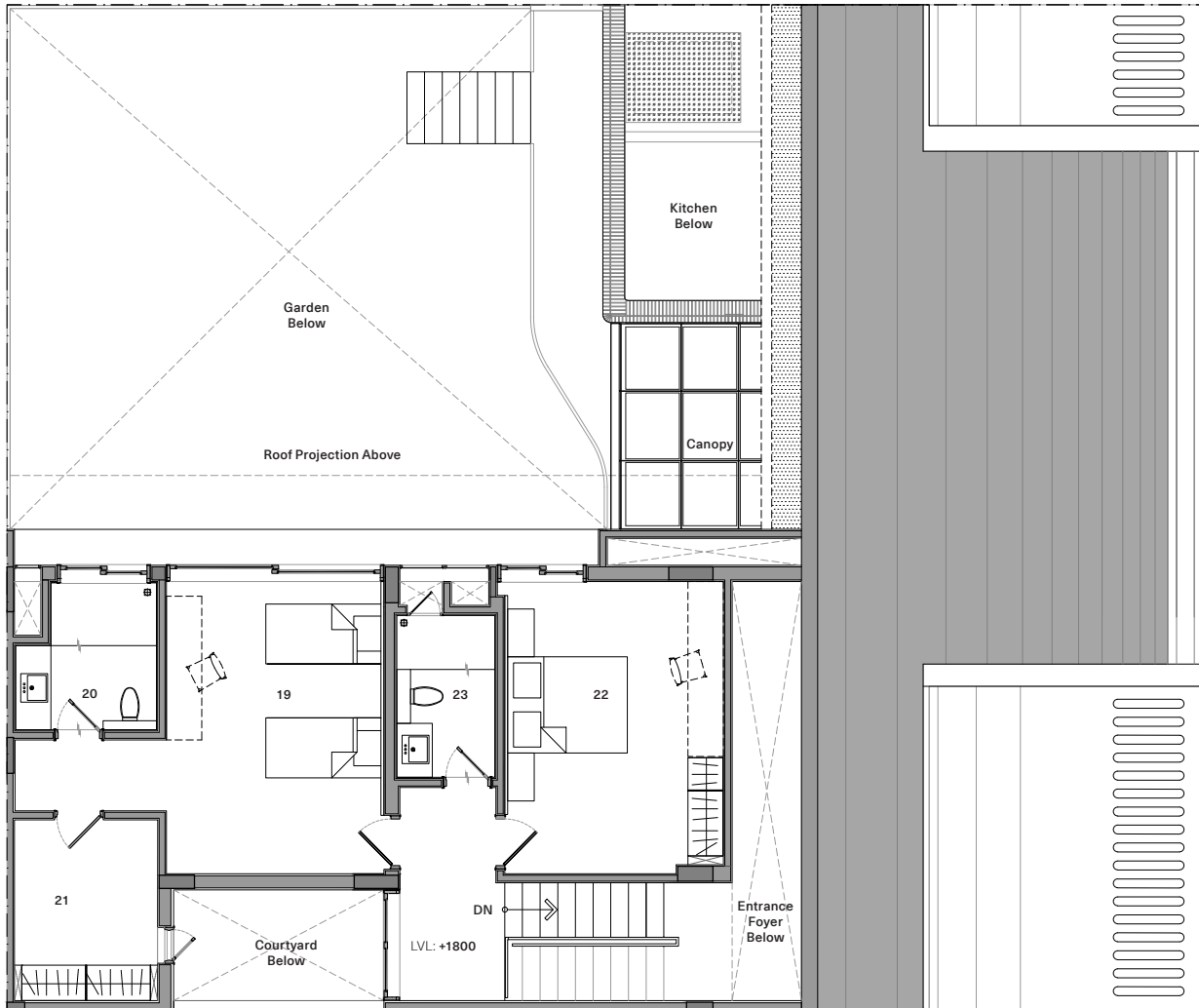
### Legend

- 01 Entrance Lobby** - 5'4" x 7'10"
- 02 Lobby** - 7'5" x 10'9"
- 03 Living Room** - 15'0" x 18'7"
- 04 Dining Room** - 12'6" x 10'0"
- 05 Kitchen** - 13'0" x 8'0"
- 06 Bedroom 01** - 12'0" x 16'0"
- 07 Bathroom 01** - 5'6" x 8'11"
- 08 Master Bedroom** - 12'2" x 16'0"
- 09 Master Bathroom** - 7'10" x 11'6"
- 10 Walk-In Wardrobe** - 8'0" x 6'6"
- 11 Courtyard** - 11'8" x 6'0"
- 12 Outdoor Deck** - 10'7" x 13'3"
- 13 Garden** - 29'2" x 30'7"
- 14 Maid's Room** - 8'4" x 6'0"
- 15 Maid's Bathroom** - 6'5" x 3'0"
- 16 Utility** - 9'10" x 6'0"
- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plans

## V30 v1b | Upper Level



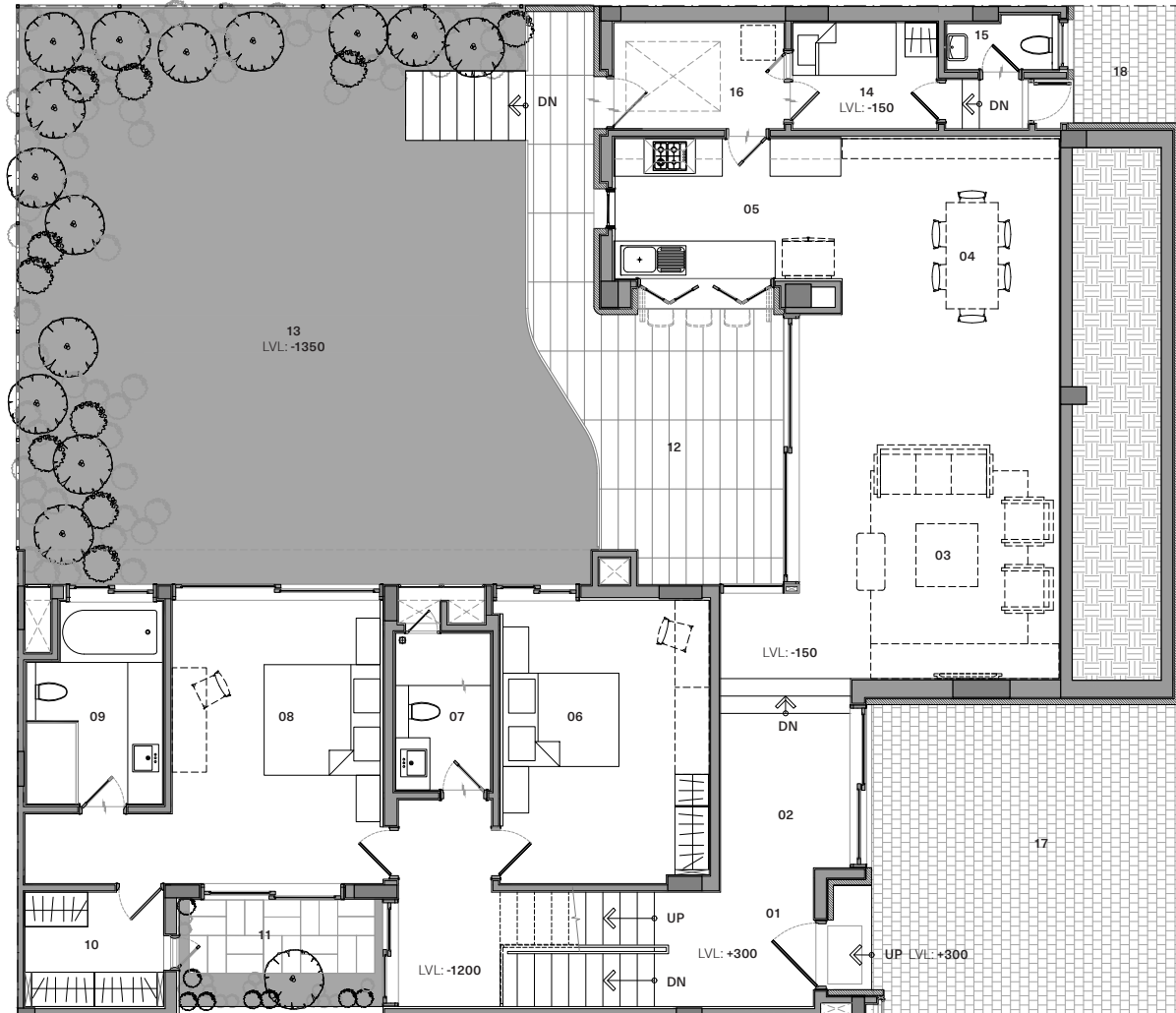
### Legend

- 19 Bedroom 02 - 12'2" x 16'0"
- 20 Bathroom 02 - 7'10" x 8'1"
- 21 Walk-In Wardrobe - 8'0" x 9'11"
- 22 Bedroom 03 - 12'2" x 16'0"
- 23 Bathroom 03 - 5'6" x 8'11"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plans

## V30 v1c | Lower Level



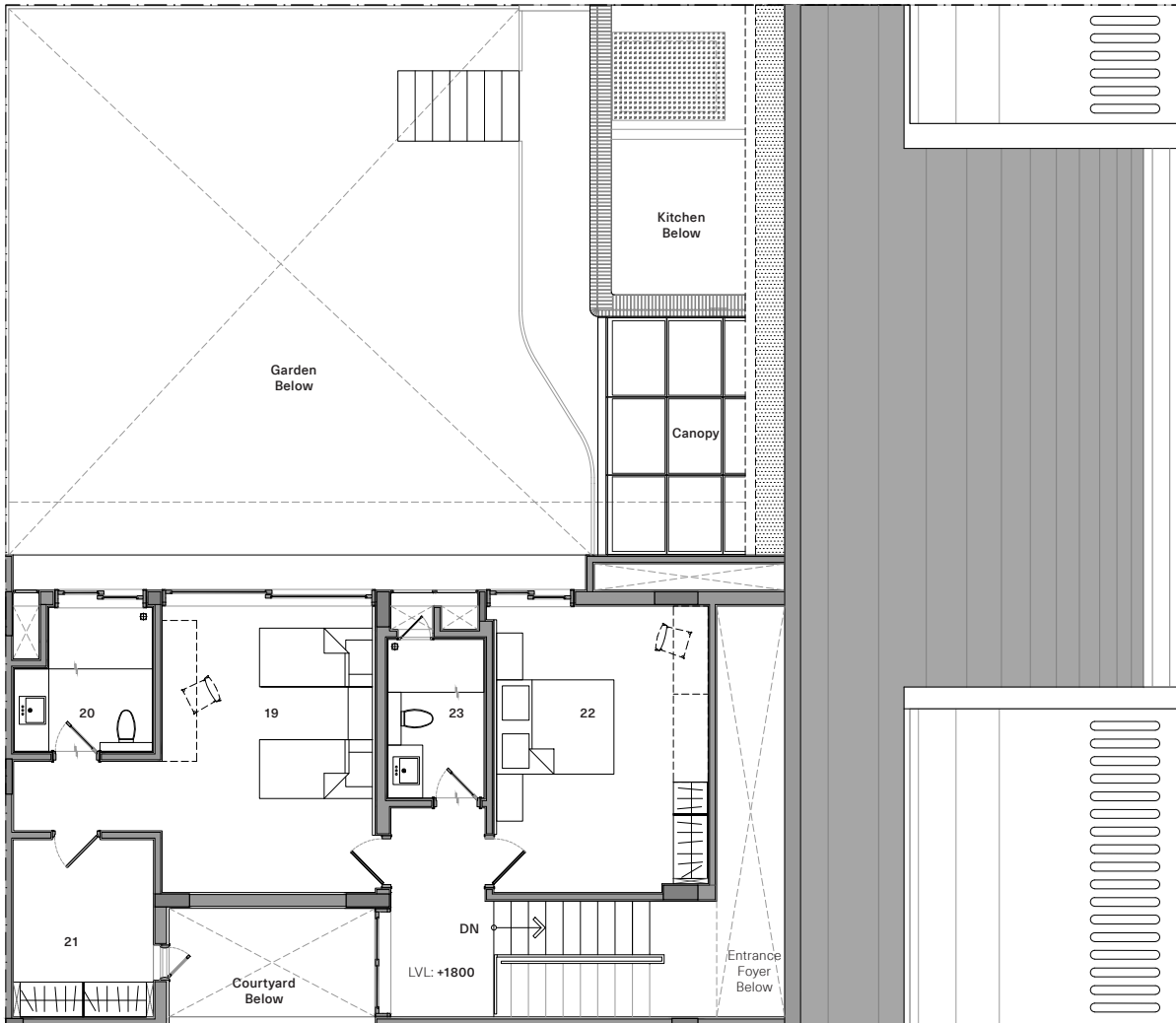
### Legend

- 01 Entrance Lobby** - 5'4" x 7'10"
- 02 Lobby** - 7'5" x 10'9"
- 03 Living Room** - 15'0" x 20'7"
- 04 Dining Room** - 12'6" x 10'0"
- 05 Kitchen** - 13'0" x 8'0"
- 06 Bedroom 01** - 12'0" x 16'0"
- 07 Bathroom 01** - 5'6" x 8'11"
- 08 Master Bedroom** - 12'2" x 16'0"
- 09 Master Bathroom** - 7'10" x 11'6"
- 10 Walk-In Wardrobe** - 8'0" x 6'6"
- 11 Courtyard** - 11'8" x 6'0"
- 12 Outdoor Deck** - 10'7" x 15'3"
- 13 Garden** - 29'2" x 32'7"
- 14 Maid's Room** - 8'4" x 6'0"
- 15 Maid's Bathroom** - 6'5" x 3'0"
- 16 Utility** - 9'10" x 6'0"
- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plans

## V30 v1c | Upper Level



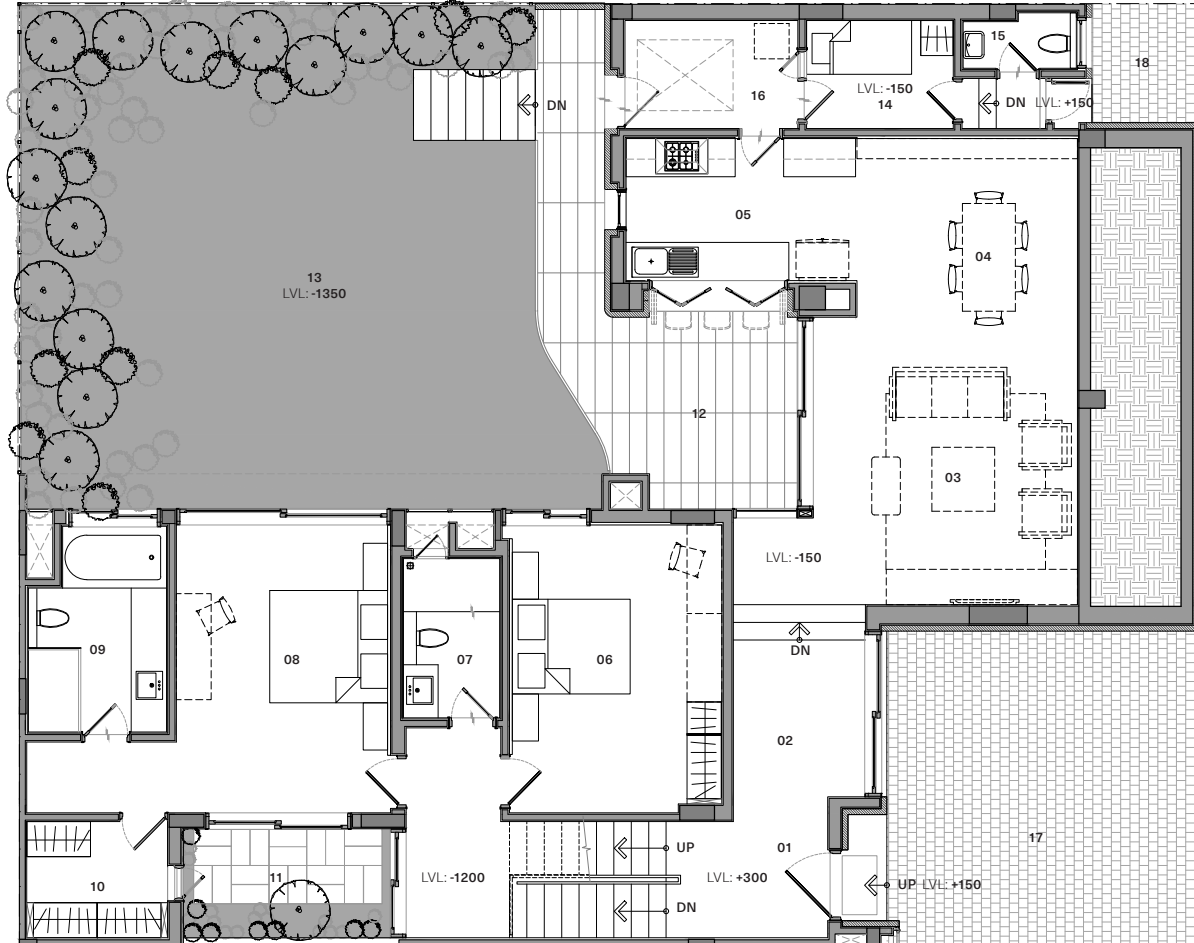
### Legend

- 19 Bedroom 02 - 12'2" x 16'0"
- 20 Bathroom 02 - 7'10" x 8'1"
- 21 Walk-In Wardrobe - 8'0" x 9'11"
- 22 Bedroom 03 - 12'2" x 16'0"
- 23 Bathroom 03 - 5'6" x 8'11"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Floor Plans

## V30 v1d | Lower Level



### Legend

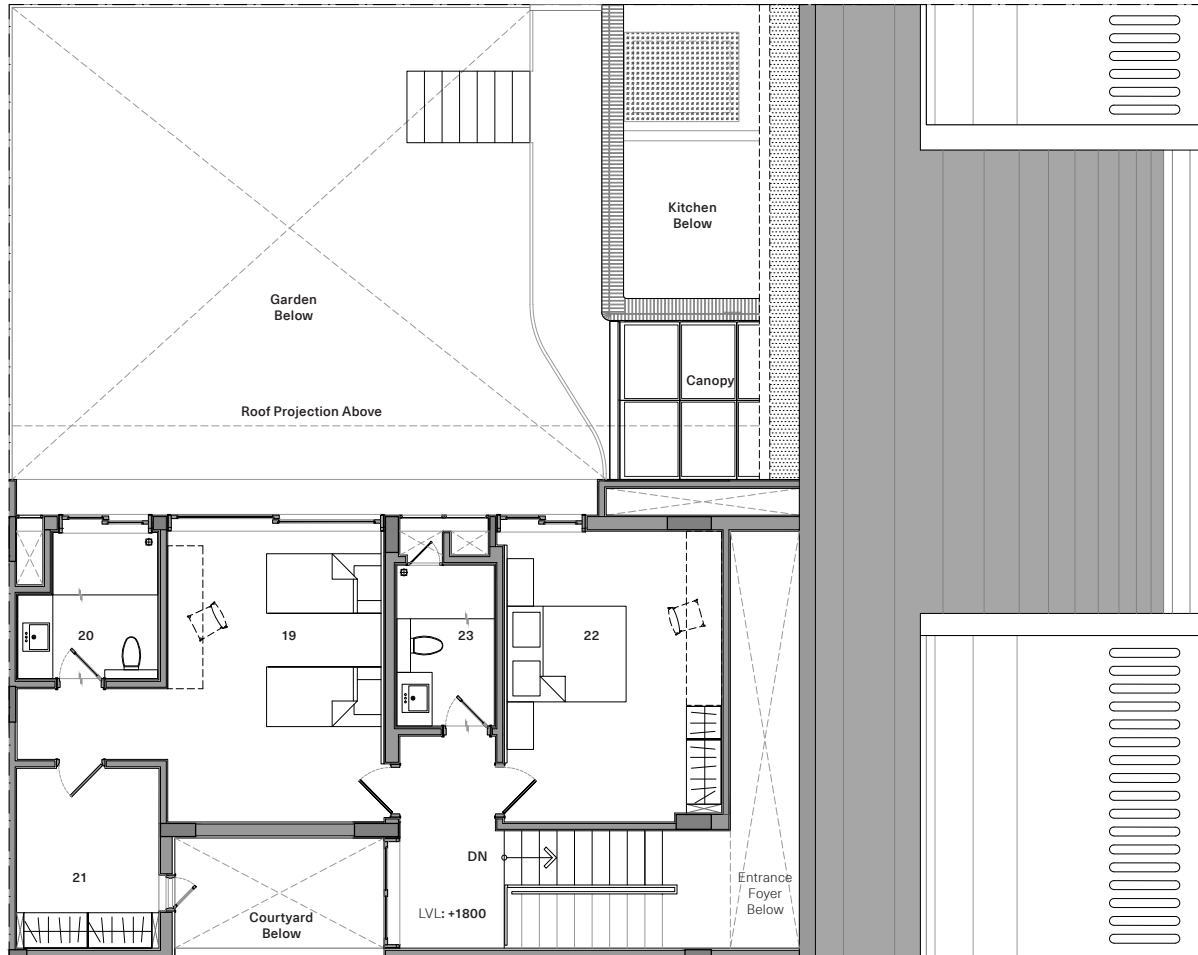
- 01 Entrance Lobby** - 5'4" x 7'10"
- 02 Lobby** - 7'5" x 10'9"
- 03 Living Room** - 15'0" x 16'0"
- 04 Dining Room** - 12'6" x 10'0"
- 05 Kitchen** - 13'0" x 8'0"
- 06 Bedroom 01** - 12'0" x 16'0"
- 07 Bathroom 01** - 5'6" x 8'11"
- 08 Master Bedroom** - 12'2" x 16'0"
- 09 Master Bathroom** - 7'10" x 11'6"
- 10 Walk-In Wardrobe** - 8'0" x 6'6"
- 11 Courtyard** - 11'8" x 6'0"
- 12 Outdoor Deck** - 10'7" x 10'8"
- 13 Garden** - 29'2" x 28'0"
- 14 Maid's Room** - 8'4" x 6'0"
- 15 Maid's Bathroom** - 6'5" x 3'0"
- 16 Utility** - 9'10" x 6'0"
- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*



# Floor Plans

## V30 v1d | Upper Level



### Legend

- 19 Bedroom 02 - 12'2" x 16'0"
- 20 Bathroom 02 - 7'10" x 8'1"
- 21 Walk-In Wardrobe - 8'0" x 9'11"
- 22 Bedroom 03 - 12'2" x 16'0"
- 23 Bathroom 03 - 5'6" x 8'11"

*Furniture items have been shown here for providing a reference only. Please refer the section on specifications to understand what is provided under various purchase options.*

# Axonometric View

## V30V1a | Lower Level



### Legend

<b>01 Entrance Lobby</b>	5'4" x 7'10"
<b>02 Lobby</b>	7'5" x 10'9"
<b>03 Living Room</b>	15'0" x 20'7"
<b>04 Dining Room</b>	12'6" x 10'0"
<b>05 Kitchen</b>	13'0" x 8'0"
<b>06 Bedroom 01</b>	12'0" x 16'0"
<b>07 Bathroom 01</b>	5'6" x 8'11"
<b>08 Master Bedroom</b>	12'2" x 16'0"
<b>09 Master Bathroom</b>	7'10" x 11'6"
<b>10 Walk-In Wardrobe</b>	8'0" x 6'6"
<b>11 Courtyard</b>	11'8" x 6'0"
<b>12 Outdoor Deck</b>	10'7" x 15'3"
<b>13 Garden</b>	29'2" x 32'7"
<b>14 Maid's Room</b>	8'4" x 6'0"
<b>15 Maid's Bathroom</b>	6'5" x 3'0"
<b>16 Utility</b>	9'10" x 6'0"
<b>17 Parking Porch</b>	18'0" x 17'6"
<b>18 Maid's Entrance</b>	7'0" x 6'4"

# Axonometric View

## V30V1b | Upper Level



### Legend

<b>19 Bedroom 02</b>	12'2" x 16'0"
<b>20 Bathroom02</b>	7'10" x 8'11"
<b>21 Walk-In Wardrobe</b>	8'0" x 9'11"
<b>22 Bedroom 03</b>	12'2" x 16'0"
<b>23 Bathrrrom 3</b>	5'6" x 8'11"





# Specifications

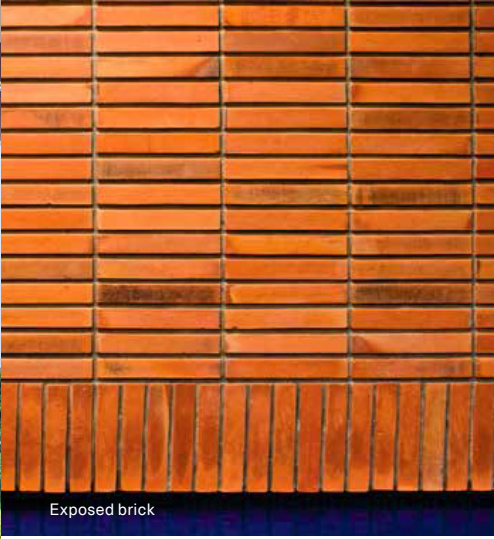
• GREEN • BLUE • PURPLE

## STRUCTURE

Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	•	•	•
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof pointing. All other masonry in terracotta blocks, table moulded brick, Aerocon blocks or Concrete blocks with plaster.	•	•	•

## FLOORING & DADO

Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	•		
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish		•	•
Kitchen	Green Marble flooring & Counter with glass or glazed tile dado above the counter up to a height of 2'	•		
	Beige coloured imported marble laid with paper joints and finished with 8 coats polish on the floor. Marble / granite counter with glass or glazed tile dado above the counter up to a height of 2'		•	•
Utility / Laundry	Green Marble flooring. No dado or counter.	•	•	•
Deck / Outdoor	Brazilian Ipe or other natural hardwood / Engineered Solid Wood, finished with oil			•
	Terracotta Tiles / Tandoor Stone	•	•	
Master Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	•	•	
	Hardwood flooring			•
Master Bathroom	Indian Marble on the floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area	•		
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area		•	•
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	•	•	•



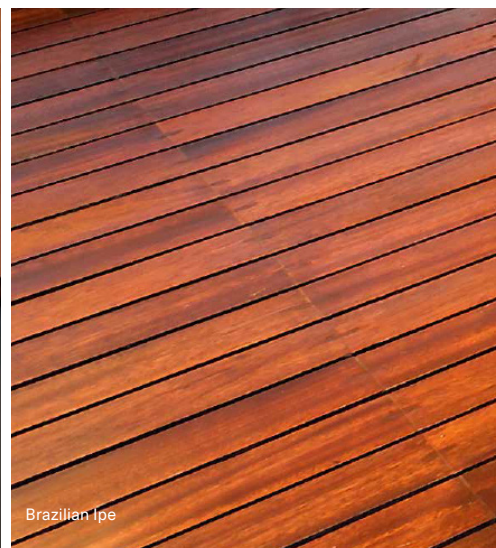
Exposed brick



Botticino



Kota stone



Brazilian Ipe

This reference images showcase options for the specific products / finishes marked on the image.



Bathtub



Wash basin



Bathroom fittings

• GREEN • BLUE • PURPLE

Children's Bathroom	Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area	•	•	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area			•
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	•	•	•
Guest Bathroom	Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area. Asian paint or equivalent washable paint with skirting in dry area	•	•	•
Maid's Room	Kota stone laid with paper joints and finished with 8 coats polish	•	•	•
Maid's Bath	Green Marble on the floor. Tile / glass dado on the walls up to 7' in shower area	•	•	•
Internal Stairs	Kota stone slabs with metal railing	•		
	Beige coloured imported marble with metal railing		•	•

### SANITARY AND PLUMBING

Water Closets	Western style, porcelain EWC of Kohler or equivalent make in all bathrooms	•	•	•
Health Faucets	Health faucets of Schell or equivalent make in all bathrooms	•	•	•
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms.	•	•	•
Kitchen Sink	Stainless steel sink with drain board	•	•	•
Cockroach / Floor Traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make in all bathrooms	•	•	•
Bathtubs	1 Bathtub of Kohler or equivalent make in the Master bathroom		•	•
Shower Area	Glass partition with door for the shower area in the Master & Children's bath			•
Overhead Showers	Showers of Grohe or equivalent make in all bathrooms	•	•	•
	One rain shower of Grohe or equivalent make in the Master bathroom			•
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms			•
Faucets	All faucets are CP, heavy body metal fittings of grohe or equivalent make	•	•	•

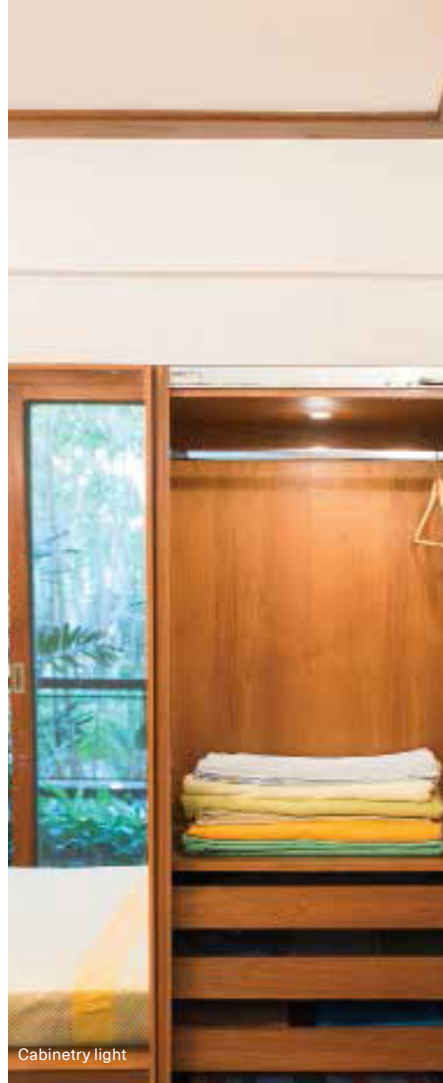
This reference images showcase options for the specific products / finishes marked on the image.



Switchboard



Footlight



Cabinetry light

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<b>Bath Accessories</b>	Towel rings, toilet paper holders, towel rod/rack and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent make.	•	•	•
<b>Washing Machine Point</b>	One cold water inlet and drainage outlet for a washing machine in the Utility / Laundry room.	•	•	•
<b>Plumbing</b>	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	•	•	•
<b>ELECTRICAL</b>				
<b>Wiring</b>	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	•	•	•
<b>Switches &amp; Sockets</b>	All switches of Anchor or equivalent make. <i>Apart from the basic light and fan controls, the following number of sockets are provided:</i>	•	•	•
<b>Living / Dining</b>	4 no.s - 5 amp switch & socket	•	•	•
<b>Kitchen</b>	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch & socket	•	•	
<b>Kitchen</b>	3 no.s - 5 amp switch & socket, 5 no.s - 15 amp switch & socket			•
<b>Utility</b>	1 no - 5 amp switch & socket, 1 no - 15 amp switch & socket	•	•	•
<b>Master Bedroom</b>	2 no.s - 5 amp switch & socket	•	•	
	4 no.s - 5 amp switch & socket			•
<b>Other Bedrooms</b>	2 no.s - 5 amp switch & socket	•	•	•
<b>Bathrooms</b>	1 no. - 5 amp switch & socket	•	•	•
<b>Powder/Maid's Bath</b>	1 no. - 5 amp switch & socket	•	•	•
<b>Maid's Room</b>	2 no. - 5 amp switch & socket	•	•	•
<b>Telephone</b>	1 Telephone point each in living and master bedroom	•	•	•
<b>Entertainment</b>	1 Television Point in either living or family	•	•	•

This reference images showcase options for the specific products / finishes marked on the image.

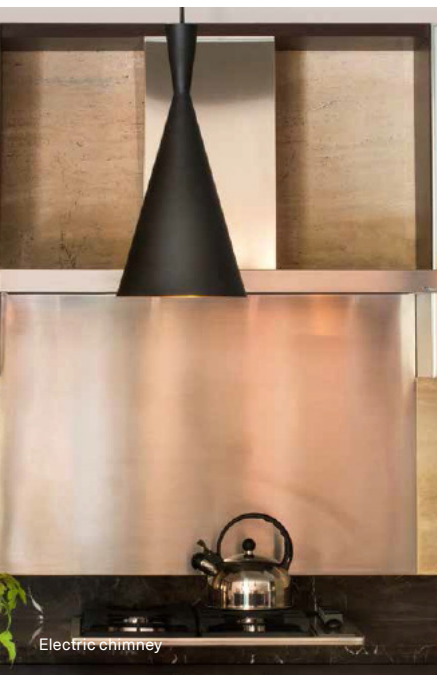




Door Stopper



Biometric lock



Electric chimney



Central vacuum

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Power & Back-up	Power connections of 3 KVA with back-up power from Diesel Generator	•		
	Power connections of 5 KVA with back-up power from Diesel Generator		•	•

## FENESTRATION

Frames & Shutters	Door and window frames and architraves in Solid Wood. All flush door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminium extruded frames or in uPVC with clear or frosted glass.	•	•	•
Mosquito Screens	Mosquito screens for all the external windows and French windows			•
Window Grills	No window grills permitted for the French Windows. Grills provided only for windows where there is a sheerdrop. No grills for bathroom windows.	•	•	•
Hardware	All hardware in brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	•	•	•
	All other doors with handle and tower bolts and a mortise lock or tubular / cylindrical lock. All outward swing glass windows fitted with SS friction stays. Magnetic / concealed door stoppers for the Main door and Bedroom doors.	•	•	•

## PAINT

Paint	No external paint over exposed brick or stone masonry. Cement-based paint for other areas. Any steel railings etc. with a zinc-chromate primer and synthetic enamel paint.	•	•	•
	All internal paint in acrylic distemper.	•	•	•

## ELECTRO-DOMESTIC EQUIPMENT

Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms (excluding Maid's room), and Kitchen.			•
Hob	4-burner cooking hob in the Kitchen		•	•
Chimney	Ductable electric chimney with anodized Aluminum filters in the Kitchen		•	•
Dishwasher	Dishwasher of Siemens or equivalent make in the Kitchen		•	•
Microwave	Microwave of Siemens or equivalent make in the Kitchen			•
Oven	Oven of Siemens or equivalent make in the Kitchen			•
Water Purifier	RO unit		•	•

This reference images showcase options for the specific products / finishes marked on the image.



Motion sensor



Panic button



Walk-in wardrobe



Curtain control

• GREEN • BLUE • PURPLE

Heat Pump Centralised Heat Pump ● ●

## HOME AUTOMATION

	Bio-metric main door lock with additional control from smart phone app	●
	Colour camera with call bell facility outside the main door	●
	Surface mounted siren and auto dialler	●
Security / Safety	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency	●
	Pet immune motion sensors at few locations for detecting intrusions	●
	Magnetic sensors in all windows, French windows and main door	●
	Gas leak detectors and heat detector in the kitchen	●
Comfort / Convenience	Curtain Motor with remote control for curtains in the double height living area	●
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms	●

## CABINETRY & FURNITURE

Living & Dining	Console unit in dining area. No crockery unit.	●
Kitchen	Floor & wall-mounted cabinets in veneer finish	● ●
Master Bedroom	Double bed with bedside table, 3 module walk-in wardrobe	●
	Double bed with bedside table, study unit, 3 module walk-in wardrobe	●
Master Bathroom	Mirror with backing ply and edge trim	●
	Shutters below the counter	●
Children's Bedroom	2 single beds, 2 module wardrobes	●
	2 single beds, study unit, 2 module wardrobes	●

This reference images showcase options for the specific products / finishes marked on the image.



Telescopic channel



Central air-conditioning



Landscaped garden area

• GREEN • BLUE • PURPLE

Children's Bathroom	Mirror with backing ply and edge trim	•		
	Shutters below the counter			•
Guest Bedroom	Double bed with bedside tables, 1.5 module wardrobe		•	•
Guest Bathroom	Mirror with backing ply and edge trim			•
Maid's room	Single bed, half module wardrobe		•	•
No cabinetry shall be provided in any other spaces				
Basic Materials	All woodwork and modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate.		•	•
Brand / make	All Woodwork, unless specifically mentioned otherwise, shall be made at our in-house production facility from our proprietary furniture design line.		•	•
Hardware	All hardware in stainless steel brush finished of Hettich or equivalent make		•	•
HVAC				
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Family space and Living / Dining area of each Villa.		•	•
Mechanical Ventilation	Exhaust fan of GMC-Hitec or equivalent make in all bathrooms			•
Landscaping				
Soil	Good quality red soil and sand mixture with manure as the base layer for landscaping	•	•	•
Irrigation	Sprinklers and a drip irrigation system for landscaped areas	•	•	•
Soft Landscaping	Landscaped garden areas. Expensive exotic plants provided only at additional cost	•	•	•

Notes:

1. All specifications above are subject to change & decisions taken from time to time by promoters shall be final and binding.
2. In the brands mentioned above, the promoters may use equivalent brands at their discretion.
3. All specifications above shall be provided for the spaces in the default layout of the home, and do not apply to any changes to spaces or additional spaces created.

*This reference images showcase options for the specific products / finishes marked on the image.*



Photograph of Living Room & Deck



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