



C20v1





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.

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

The C20 home is designed as a simple “L” in plan, with 4 such homes placed back to back, forming a “plus” shape in a block. This unique layout coupled with the large glass panels, offers clear unobstructed views of the outside, from every room and at the same time opening out onto a landscaped terrace garden placed inside the L. The gardens run in alternate directions on alternate floors, for the required natural light.

An entrance foyer leads to the living and dining space. The open kitchen and L shaped living dining space provides a sense of spaciousness, but is still intimately wrapped around the garden.

The children’s bathroom doubles up as a powder room for guests. The kitchen opens out to a useful utility space and a generous service platform beyond the utility space which can accommodate equipment such as air-conditioning and heat pumps.

These homes are available in our Green, Blue or Purple specifications.



Visualisation of the Master Bedroom

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

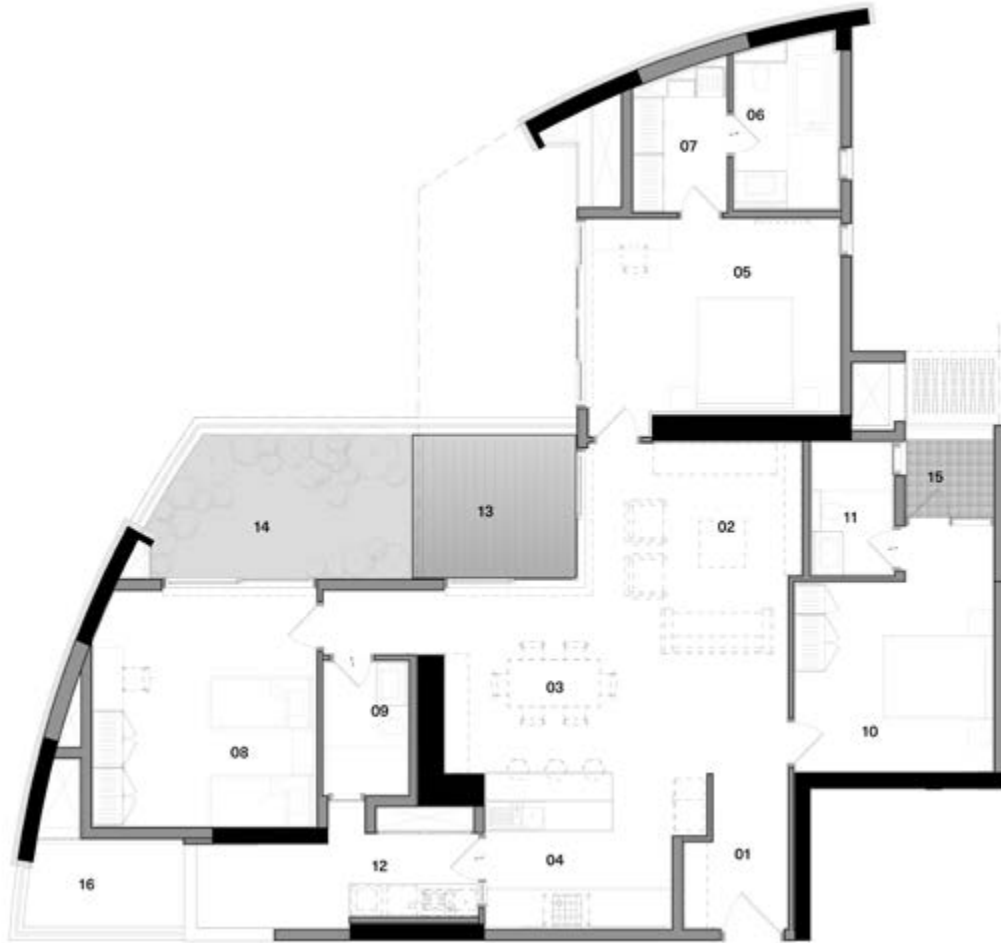
Floor Plans

C20v1a

Carpet Area	1649 sq.ft.
Outdoor Spaces	269 sq.ft.
Built-up Area	2202 sq.ft.
Reference Saleable area	2753 sq.ft.

Legend

- 01 Entrance** - 6'8" x 9'10"
- 02 Living** - 13'11" x 9'1"
- 03 Dining** - 22'0" x 11'8"
- 04 Kitchen** - 11'10" x 9'9"
- 05 Master Suite** - 16'2" x 12'3"
- 06 Master Bathroom** - 6'8" x 10'6"
- 07 Walk In Wardrobe** - 6'0" x 8'9"
- 08 Children's Bedroom** - 14'4" x 15'1"
- 09 Children's Bathroom** - 5'3" x 8'3"
- 10 Guest Bedroom** - 12'9" x 12'0"
- 11 Guest Bathroom** - 5'2" x 8'3"
- 12 Utility** - 18'1" x 5'11"
- 13 Sit Out** - 10'9" x 9'2"
- 14 Terrace Garden** - 16'7" x 9'2"
- 15 Balcony** - 5'7" x 4'6"
- 16 Service Platform** - 10'4" x 5'6"



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

C20v1b



Carpet Area	1653 sq.ft.
Outdoor Spaces	274 sq.ft.
Built-up Area	2202 sq.ft.
Reference Saleable area	2753 sq.ft.

Legend

- 01 Entrance** - 6'8" x 9'10"
- 02 Living** - 13'11" x 9'1"
- 03 Dining** - 22'0" x 11'8"
- 04 Kitchen** - 11'10" x 9'9"
- 05 Master Suite** - 16'2" x 12'3"
- 06 Master Bathroom** - 6'8" x 10'6"
- 07 Walk In Wardrobe** - 6'0" x 8'9"
- 08 Children's Bedroom** - 14'4" x 15'1"
- 09 Children's Bathroom** - 5'3" x 8'3"
- 10 Guest Bedroom** - 12'9" x 12'0"
- 11 Guest Bathroom** - 5'2" x 8'3"
- 12 Utility** - 18'1" x 5'11"
- 13 Sit Out** - 9'2" x 10'9"
- 14 Terrace Garden** - 9'2" x 16'7"
- 15 Balcony** - 5'7" x 4'6"
- 16 Service Platform** - 10'4" x 5'6"

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Floor Plans

C20g1

Carpet Area	1677 sq.ft.
Outdoor Spaces	642 sq.ft.
Built-up Area	2487 sq.ft.
Reference Saleable area	3109 sq.ft.

Legend

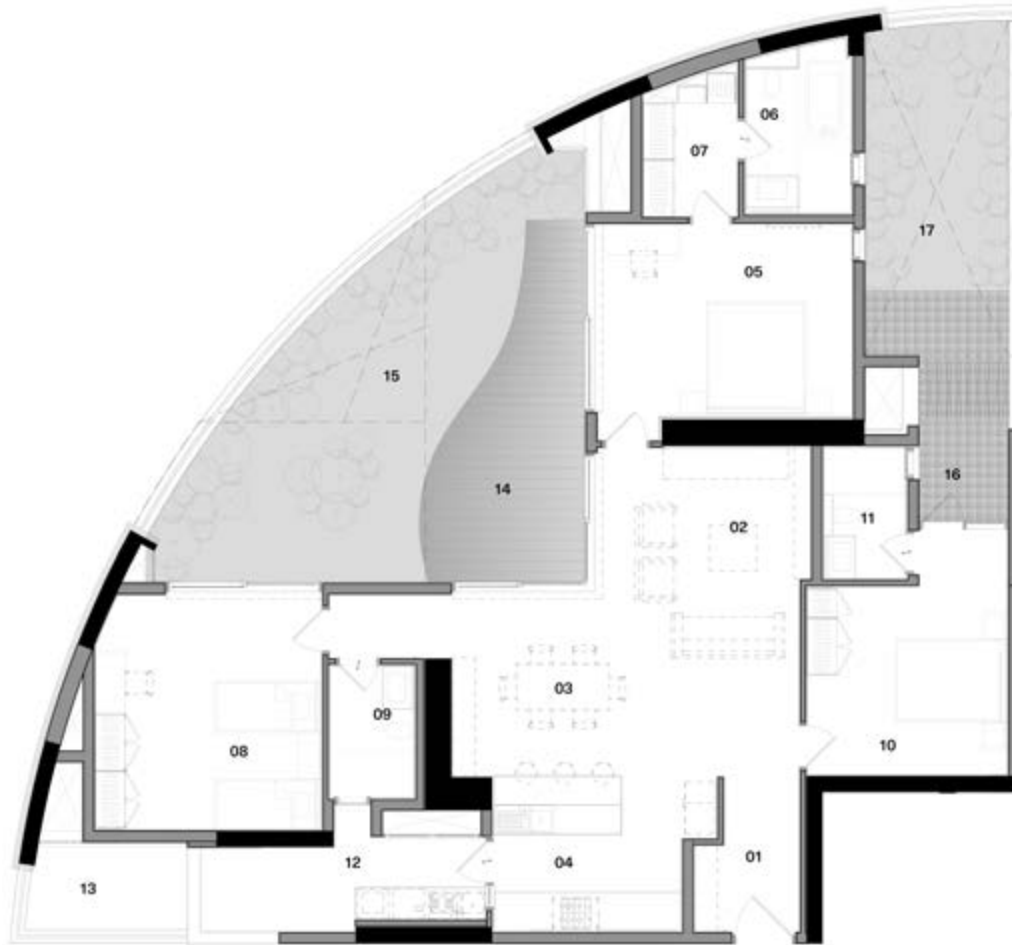
- 01 Entrance** - 6'8" x 9'10"
- 02 Living** - 13'11" x 9'1"
- 03 Dining** - 22'0" x 11'8"
- 04 Kitchen** - 11'10" x 9'9"
- 05 Master Suite** - 16'2" x 12'3"
- 06 Master Bathroom** - 6'8" x 10'6"
- 07 Walk In Wardrobe** - 6'0" x 8'9"
- 08 Children's Bedroom** - 14'4" x 15'1"
- 09 Children's Bathroom** - 5'3" x 8'3"
- 10 Guest Bedroom** - 12'9" x 12'0"
- 11 Guest Bathroom** - 5'2" x 8'3"
- 12 Utility** - 18'1" x 5'11"
- 13 Service Platform** - 3'5" x 20'5"
- 14 Sit Out** - 10'9" x 10'9"
- 15 Terrace Garden** - 27'4" x 27'4"
- 16 Balcony** - 5'7" x 4'6"



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

C201g2



Carpet Area	1684 sq.ft.
Outdoor Spaces	762 sq.ft.
Built-up Area	2718 sq.ft.
Reference Saleable area	3398 sq.ft.

Legend

- 01 Entrance** - 6'8" x 9'10"
- 02 Living** - 13'2" x 9'1"
- 03 Dining** - 22'0" x 11'8"
- 04 Kitchen** - 11'10" x 9'9"
- 05 Master Suite** - 16'4" x 12'3"
- 06 Master Bathroom** - 6'8" x 10'6"
- 07 Walk In Wardrobe** - 6'0" x 8'9"
- 08 Children's Bedroom** - 14'4" x 15'1"
- 09 Children's Bathroom** - 5'3" x 8'3"
- 10 Guest Bedroom** - 12'9" x 12'0"
- 11 Guest Bathroom** - 5'2" x 8'3"
- 12 Utility** - 18'1" x 5'11"
- 13 Service Platform** - 9'11" x 5'6"
- 14 Sit Out 01** - 8'5" x 27'11"
- 15 Terrace Garden 01** - 18'11" x 27'11"
- 16 Sit Out 02** - 5'7" x 4'6"
- 17 Terrace Garden 02** - 9'1" x 17'2"

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.



Visualisation of the Living Room

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



Visualisation of the Living and Dining Room

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

Exposed brick

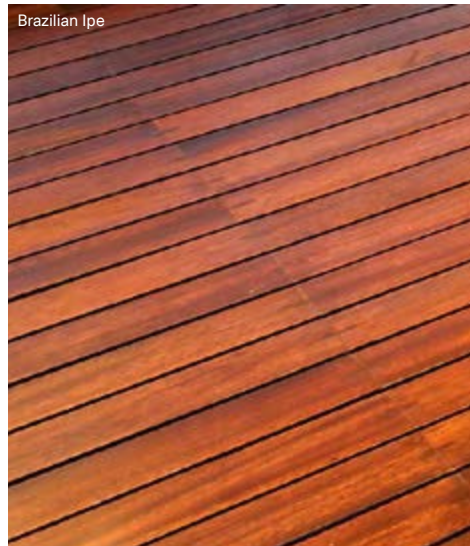


Botticino



Kota stone

Brazilian Ipe



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 colored 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	•	•	•
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	•	•	•
Children's Bathroom	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 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			•

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

Specifications

• GREEN • BLUE • PURPLE

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 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 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			•
Service Platform / Equipment Room	IPS Flooring	•	•	•

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 bath			•
Hand Showers	Hand showers of Grohe or equivalent make in the Master and Children's bathrooms			•
Faucets	All faucets should 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, Children's and Guest 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 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.	•	•	•



Bathtub



Wash basin



Bathroom Fittings

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

• GREEN • BLUE • PURPLE



Wooden fenestration



Door stopper



French door

ELECTRICAL

Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	•	•	•
Switches & Sockets	All switches of Anchor or equivalent make.	•	•	•
Apart from the basic light and fan controls, the following number of sockets in various rooms.				
Living / Dining	3 no.s - 5 amp switch & socket	•	•	•
Kitchen	3 no.s - 5 amp switch & socket, 4 no.s - 15 amp switch & socket	•	•	•
Utility	1 no - 5 amp switch & socket, 1 no - 15 amp switch & socket	•	•	•
Master Bedroom	2 no.s - 5 amp switch & socket 4 no.s - 5 amp switch & socket	•	•	•
Other Bedrooms	2 no.s - 5 amp switch & socket	•	•	•
Bathrooms	1 no - 5 amp switch & socket	•	•	•
Telephone	1 Telephone point each in living and master bedroom	•	•	•
Entertainment	1 Television point each in living or family.	•	•	•
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 windows 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.	•	•	•

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Specifications

• GREEN • BLUE • PURPLE

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, Bedrooms, 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	•	•	•
Heat Pump	Centralized Heat Pump	•	•	•

HOME AUTOMATION

Security / Safety	Bio-metric main door lock with additional control from smart phone app	•	•	•
	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	•	•	•
Green Controls	Gas leak detector and heat detector in the kitchen	•	•	•
	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	•	•	•



Motion sensor



Biometric lock



Panic button



Double bed and cabinetry



Electric chimney

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• GREEN • BLUE • PURPLE



Double bed and cabinetry



Landscaped garden area

CABINERY & 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 tables, 2.5 module walk-in wardrobe			
	Double bed with bedside tables, study unit, 2.5 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			
Children's Bathroom	Mirror with backing ply and edge trim, Shutters below the counter			
Guest Bedroom	Double bed with bedside table, 1.5 module wardrobe			
Guest Bathroom	Mirror with backing ply and edge trim			
<i>No cabinetry shall be provided in any other spaces</i>				
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 apartment.			
Mechanical Ventilation	Exhaust fan of GMC-Hitec or equivalent make in all bathrooms			

LANDSCAPPING

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.

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Photograph of a Circular Tower



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