



L30v1





Visualisation of the Dining & Kitchen area

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

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.

Our expansive L30 homes are designed to take full advantage of the morning sun, with most of the spaces opening out to a deck or garden facing East. An outdoor bathtub section in the master bathroom makes it possible to enjoy the outdoors even on the 20th floor. The gardens have been especially designed to be able to house two full grown trees. The home comes with a maid's room and common maid's bathroom adjacent to the Utility space and has service platforms for placing equipment such as an outdoor VRV unit or heat pump.



Visualisation of the Master Bedroom

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

Floor Plan | L30v1a



Carpet Area	2416 sq.ft.
Outdoor Spaces	507 sq.ft.
Built-up Area	3280 sq.ft.
Reference Saleable area	4100 sq.ft.

Legend

- 01 Foyer** - 6'4" x 12'11"
- 02 Living** - 13'2" x 18'11"
- 03 Kitchen** - 13'3" x 11'2"
- 04 Dining** - 13'3" x 9'9"
- 05 Family** - 12'0" x 15'7"
- 06 Study** - 10'4" x 6'3"
- 07 Master Bedroom** - 12'1" x 20'8"
- 08 Master Bathroom** - 6'11" x 17'11"
- 09 Walk-in Closet** - 8'7" x 6'0"
- 10 Children's Bedroom** - 12'0" x 13'11"
- 11 Children's Bathroom** - 5'6" x 9'6"
- 12 Guest Bathroom** - 5'6" x 9'6"
- 13 Guest Bedroom** - 12'0" x 13'11"
- 14 Corridor** - 27'2" x 4'4"
- 15 Utility** - 15'2" x 8'0"
- 16 Utility Corridor** - 8'11" x 3'3"
- 17 Maid's Bathroom** - 6'4" x 3'1"
- 18 Maid's Room** - 6'7" x 6'1"
- 19 Service Platform 1** - 3'2" x 3'1"
- 20 Service Platform 2** - 9'10" x 4'6"
- 21 Terrace Garden** - 7'1" x 5'1"
- 22 Deck** - 9'3" x 9'1"
- 23 Deck** - 25'7" x 4'3"
- 24 Terrace Garden** - 22'5" x 12'5"

Floor Plan | L30v1b

Carpet Area	2424 sq.ft.
Outdoor Spaces	498 sq.ft.
Built-up Area	3280 sq.ft.
Reference Saleable area	4100 sq.ft.

Legend

- 01 Foyer** - 6'4" x 12'11"
- 02 Living** - 13'2" x 18'11"
- 03 Kitchen** - 13'3" x 11'2"
- 04 Dining** - 13'3" x 9'9"
- 05 Family** - 12'0" x 15'7"
- 06 Study** - 10'4" x 6'3"
- 07 Master Bedroom** - 12'1" x 20'8"
- 08 Master Bathroom** - 6'11" x 17'11"
- 09 Walk-in Closet** - 8'7" x 6'0"
- 10 Children's Bedroom** - 12'0" x 13'11"
- 11 Children's Bathroom** - 5'6" x 9'6"
- 12 Guest Bathroom** - 5'6" x 9'6"
- 13 Guest Bedroom** - 12'0" x 13'11"
- 14 Corridor** - 27'2" x 4'4"
- 15 Utility** - 15'2" x 8'0"
- 16 Utility Corridor** - 8'11" x 3'3"
- 17 Maid's Bathroom** - 6'4" x 3'1"
- 18 Maid's Room** - 6'7" x 6'1"
- 19 Service Platform 1** - 3'2" x 3'1"
- 20 Service Platform 2** - 9'10" x 4'6"
- 21 Terrace Garden** - 7'1" x 5'1"
- 22 Deck** - 9'3" x 9'1"
- 23 Terrace Garden** - 22'5" x 12'5"
- 24 Deck** - 23'7" x 4'3"

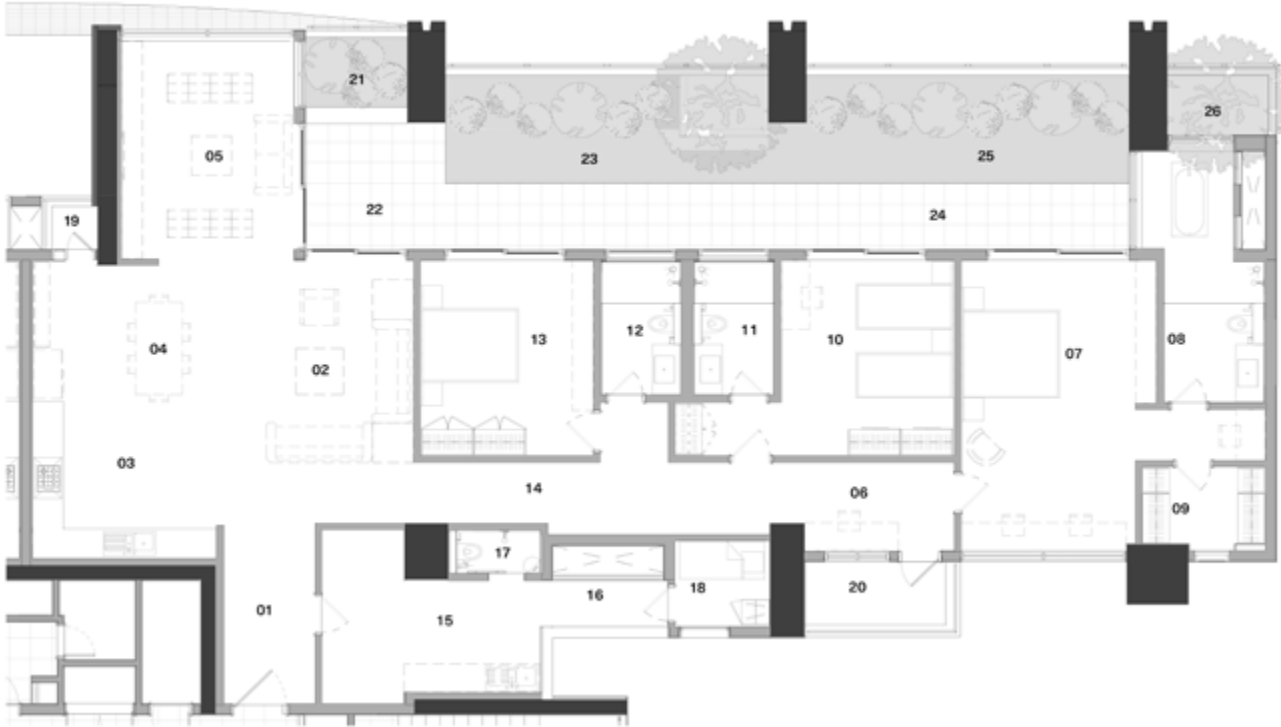


Floor Plan | L30V1g

Carpet Area	2424 sq.ft.
Outdoor Spaces	706 sq.ft.
Built-up Area	3511 sq.ft.
Reference Saleable area	4389 sq.ft.

Legend

- 01 Foyer** - 6'4" x 12'11"
- 02 Living** - 13'2" x 18'11"
- 03 Kitchen** - 13'3" x 11'2"
- 04 Dining** - 13'3" x 9'9"
- 05 Family** - 12'0" x 15'7"
- 06 Study** - 10'4" x 6'3"
- 07 Master Bedroom** - 12'1" x 20'8"
- 08 Master Bathroom** - 6'11" x 17'11"
- 09 Walk-in Closet** - 8'7" x 6'0"
- 10 Children's Bedroom** - 12'0" x 13'11"
- 11 Children's Bathroom** - 5'6" x 9'6"
- 12 Guest Bathroom** - 5'6" x 9'6"
- 13 Guest Bedroom** - 12'0" x 13'11"
- 14 Corridor** - 27'2" x 4'4"
- 15 Utility** - 15'2" x 8'0"
- 16 Utility Corridor** - 8'11" x 3'3"
- 17 Maid's Bathroom** - 6'4" x 3'1"
- 18 Maid's Room** - 6'7" x 6'1"
- 19 Service Platform 1** - 3'2" x 3'1"
- 20 Service Platform 2** - 9'10" x 4'6"
- 21 Terrace Garden** - 7'1" x 5'1"
- 22 Deck** - 9'9" x 9'1"
- 23 Terrace Garden** - 22'5" x 7'8"
- 24 Deck** - 47'6" x 4'9"
- 25 Terrace Garden** - 25'1" x 7'8"
- 26 Terrace Garden** - 7'1" x 4'3"



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.

Specifications

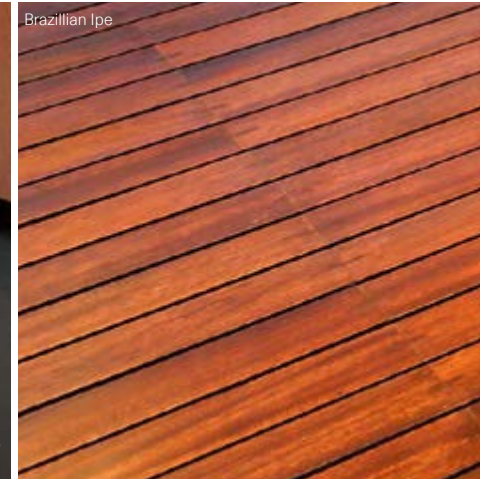
• GREEN • BLUE • PURPLE

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		•	•
Family Space	Kota stone laid with paper joints and finished with 8 coats polish	•		
	Cut pile carpet		•	•
Kitchen	Green marble flooring & counter with glass or glazed tile dado above the counter upto a height of 2'	•		
	Beige colored 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 upto height 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	•	•	•



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



Wash basin



Towel rack



Kota stone

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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			•
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			•
Maid's Room	Kota stone flooring laid with paper joints and finished with 8 coats polish	•	•	•
Maid's Bath	Green marble on the floor, Tile / glass dado on the wall up to 7' in shower area.	•	•	•
Store / Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish.	•	•	•
Service Platform / Equipment Room	IPS Flooring	•	•	•
Water Body	Glass mosaic tiles			•

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	•	•	•
Bathtubs	1 Bath tub of Kohler or equivalent make in the master bathroom		•	•
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 bath			•
Hand Showers	Hand showers of Grohe or equivalent make in the Master and children's bathrooms			•

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

Specifications

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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, 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.	•	•	•

ELECTRICAL

Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	•	•	•
Switches & Sockets	All switches of Anchor or equivalent make.	•	•	•
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	•	•	•
Study	2 no.s - 5 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	•	•	•
Powder/Maid's Bath	1 no - 5 amp switch & socket	•	•	•
Family	2 no.s - 5 amp switch & socket	•	•	•
Maid's Room	2 no - 5 amp switch & socket	•	•	•
Telephone	1 telephone point each in living room and Master Bedroom	•	•	•
Entertainment	1 television point either in living or Family	•	•	•



Switchboard



Footlight



Bathroom fittings

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



Door stopper



Wooden fenestration



Mosquito screen



Central vacuum

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Power & Back-up	Power connection of 5 KVA with back-up from Diesel generator	●		
	Power connection of 7 KVA with back-up 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 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), Kitchen.			●
Hob	4 Burner cooking hob in the kitchen		●	●
Chimney	Ductable electric chimney with anodized aluminium 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			●

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

Specifications

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Water Purifier	RO Unit	•	•
Heat Pump	Centralised 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	•
	Gas leak detector and heat detector in the kitchen	•
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.	•

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 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 units, 2 module wardrobes	•
Children's Bathroom	Mirror with backing ply and edge trim, Shutters below the counter	•



Motion sensor



Biometric lock



Panic button

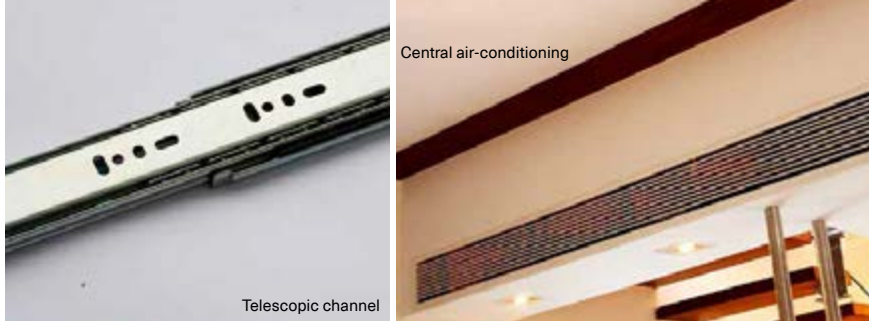


Double bed and cabinetry

Occupancy Sensor



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



Notes:

1. All specifications above are subject to change & decisions taken from time to time by the Promoters shall be final and binding.
2. In the brands mentioned above, the Promoters 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.

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

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Guest Bedroom	Double bed with bedside tables, 1.5 module wardrobe	•	•
Guest Bathroom	Mirror with backing ply and edge trim		•
Family	Audio video storage cum library unit		•
Maid's Room	Single bed, half module wardrobe	•	•
Home Office / Study	Study table with drawers and wire manager along with two overhead shelves.		•
<i>No cabinetry should 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 pur 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 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.	•	•	•
Water Body	Water body (not for swimming) with a filtration unit and underwater lights			•





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