



L45v1





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. These spacious 4 bedroom homes are terraced and stepped back on each floor, to create the very special open-to-sky gardens with decks and water bodies – all facing the morning sun on the East, and with the internal spaces opening out onto these gardens. The living room's wide span has been designed with a coffer slab to avoid deep beams and this gives it an interesting ceiling. Each garden has been especially designed to be able to house two full grown trees. The home therefore has the feel of a villa on the ground, where you can enjoy getting wet in the rain and at the same time, coupled with the height of an apartment.

Visualisation of the open to sky Terrace Garden

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

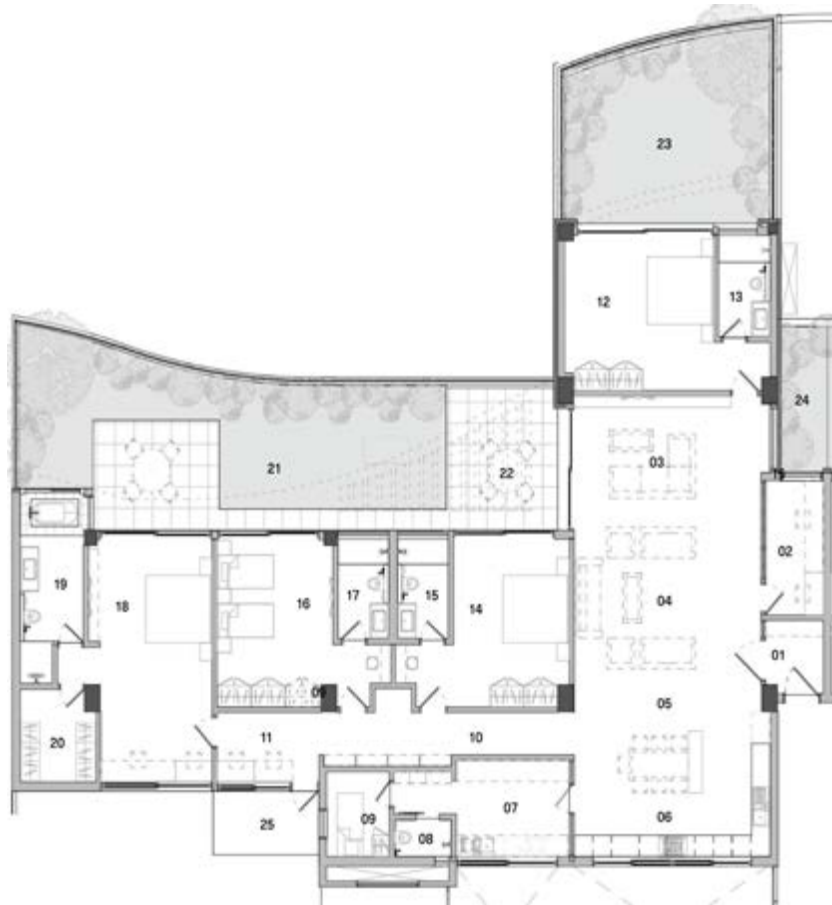


Visualisation of the L45 Living Room

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

Floor Plans | L45v1a

Carpet Area	2959 sq.ft.
Outdoor Spaces	1319 sq.ft.
Built-up Area	4543 sq.ft.
Reference Saleable area	5679 sq.ft.



Legend

- 01 Foyer** - 6'2" x 6'10"
- 02 Home Office** - 6'2" x 12'5"
- 03 Family** - 20'9" x 12'5"
- 04 Living** - 19'10" x 16'10"
- 05 Dining** - 20'8" x 6'8"
- 06 Kitchen** - 20'9" x 6'9"
- 07 Utility** - 12'0" x 8'11"
- 08 Maid's Bathroom** - 6'0" x 3'5"
- 09 Maid's Room** - 6'8" x 7'11"
- 10 Corridor** - 27'0" x 3'11"
- 11 Study** - 10'10" x 6'6"
- 12 Guest Bedroom 01** - 14'9" x 14'5"
- 13 Guest Bathroom 01** - 5'6" x 9'6"
- 14 Guest Bedroom 02** - 12'3" x 15'7"
- 15 Guest Bathroom 02** - 5'4" x 9'3"
- 16 Children's Bedroom** - 12'3" x 15'7"
- 17 Children's Bathroom** - 5'4" x 9'3"
- 18 Master Suite** - 11'10" x 22'6"
- 19 Master Bathroom** - 6'8" x 17'6"
- 20 Walk-in Closet** - 8'1" x 8'7"
- 21 Terrace Garden 01 with Deck** - 45' x 13'2"
- 22 Deck** - 11'10" x 13'2"
- 23 Terrace Garden 02** - 21'7" x 13'8"
- 24 Terrace Garden 03** - 4'11" x 13'1"
- 25 Service Platform** - 11'3" x 6'10"

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 | L45v1b



Carpet Area	2959 sq.ft.
Outdoor Spaces	1319 sq.ft.
Built-up Area	4543 sq.ft.
Reference Saleable area	5679 sq.ft.

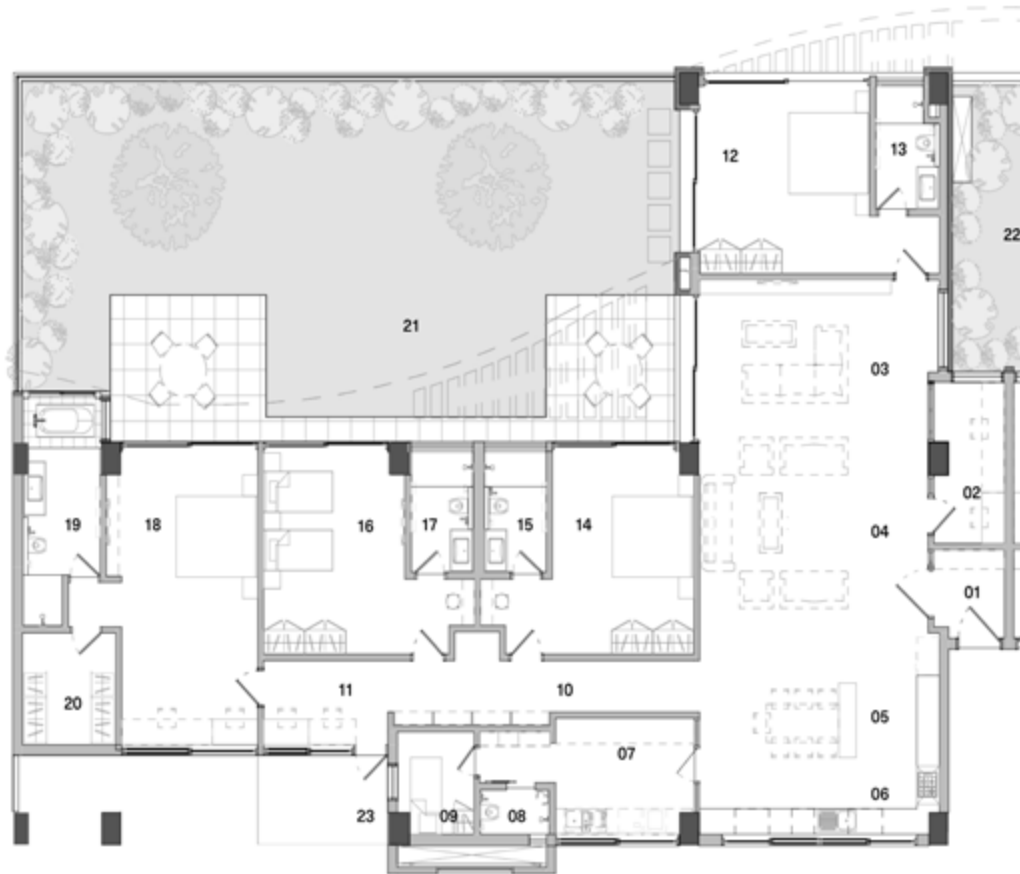
Legend

- 01 Foyer** - 6'2" x 6'10"
- 02 Home Office** - 6'2" x 12'5"
- 03 Family** - 20'9" x 12'5"
- 04 Living** - 19'10" x 16'10"
- 05 Dining** - 20'8" x 6'8"
- 06 Kitchen** - 20'9" x 6'9"
- 07 Utility** - 12'0" x 8'11"
- 08 Maid's Bathroom** - 6'0" x 3'5"
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- 21 Terrace Garden 01 with Deck** - 45' x 13'2"
- 22 Deck** - 11'10" x 13'2"
- 23 Terrace Garden 02** - 21'7" x 13'8"
- 24 Terrace Garden 03** - 4'11" x 13'1"
- 25 Service Platform** - 11'3" x 6'10"

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 | L45v1g

Carpet Area	2964 sq.ft.
Outdoor Spaces	1708 sq.ft.
Built-up Area	4887 sq.ft.
Reference Saleable area	6109 sq.ft.



Legend

- 01 Foyer** - 6'2" x 6'10"
- 02 Home Office** - 6'2" x 12'5"
- 03 Family** - 20'9" x 12'5"
- 04 Living** - 19'10" x 16'10"
- 05 Dining** - 20'8" x 6'8"
- 06 Kitchen** - 20'9" x 6'9"
- 07 Utility** - 12'0" x 8'11"
- 08 Maid's Bathroom** - 6'0" x 3'5"
- 09 Maid's Room** - 6'8" x 7'11"
- 10 Corridor** - 27'0" x 3'11"
- 11 Study** - 10'10" x 6'6"
- 12 Guest Bedroom 01** - 14'9" x 14'5"
- 13 Guest Bathroom 01** - 5'6" x 9'6"
- 14 Guest Bedroom 02** - 12'3" x 15'7"
- 15 Guest Bathroom 02** - 5'4" x 9'3"
- 16 Children's Bedroom** - 12'3" x 15'7"
- 17 Children's Bathroom** - 5'4" x 9'3"
- 18 Master Suite** - 11'10" x 22'6"
- 19 Master Bathroom** - 6'8" x 17'6"
- 20 Walk in closet** - 8'1" x 8'7"
- 21 Terrace Garden 01 with Deck** - 56'9" x 27'4"
- 22 Terrace Garden 02** - 4'11" x 21'7"
- 23 Service Platform** - 11'3" x 6'10"

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 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	•	•	•



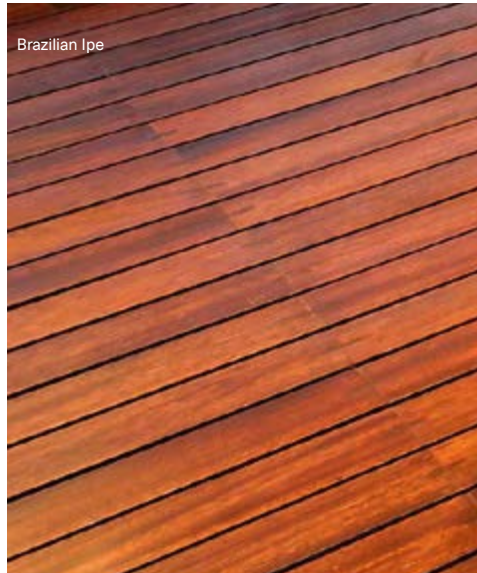
Exposed brick



Botticino



Kota stone

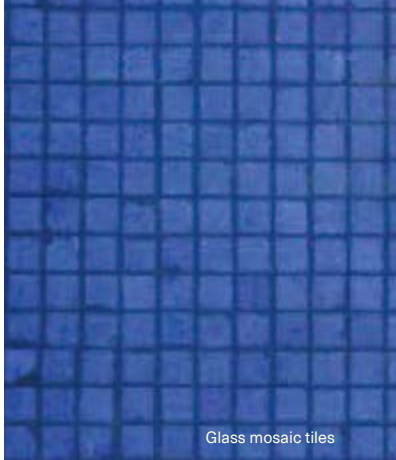


Brazilian Ipe

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



Bathtub



Glass mosaic tiles



Wash basin



Concealed system

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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			•
Home Office	Kota stone laid with paper joints and finished with 8 coats polish	•	•	
	Hardwood flooring			•
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	•	•	•
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 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			•

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

Specifications

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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 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. Apart from the basic light and fan controls, the following number of sockets in various rooms:	•	•	•
Living / Dining	4 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 -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.s - 5 amp switch & socket	•	•	•
Powder / Maid's Bath	1 no - 5 amp switch & socket	•	•	•
Family	2 no.s - 5 amp switch & socket, 1 no - 15 amp switch & socket	•	•	•
Home Office	2 no.s - 5 amp switch & socket 4 no.s - 5 amp switch & socket	•	•	•



Switchboard



Footlight

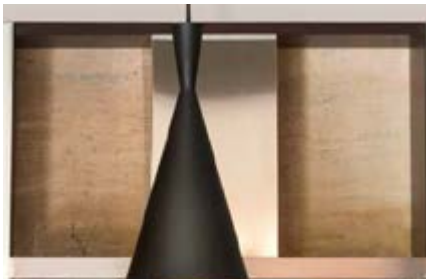


Bathroom fittings

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



Door stopper



Electric chimney



Wooden fenestration



Central vacuum

● GREEN ● BLUE ● PURPLE

Maid's Room	2 no - 5 amp switch & socket	●	●	●
Telephone	1 Telephone Point each in living and master bedroom	●	●	●
Entertainment	1 Television point in living or family.	●	●	●
Power & Back-up	Power connections of 5 KVA with back-up power from Diesel Generator	●		
	Power connections of 10 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 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 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			●

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

Specifications

• GREEN • BLUE • PURPLE

Oven	Oven of Siemens or equivalent make in the kitchen	•
Water Purifier	RO unit	• •
Heat Pump	Centralized Heat Pump	• •

HOME AUTOMATION

Security / Safety	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Double bed with bedside tables, 3 module walk-in wardrobe Double bed with bedside tables, 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	•
Children's Bathroom	2 single beds, study unit, 2 module wardrobes	• •
Children's Bathroom	Mirror with backing ply and edge trim, Shutters below the counter	•



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



Telescopic channel



Central air-conditioning



Water body and landscaped garden area

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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 over head shelves.		•
<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, Home-office, Family space and living / Dining area of each apartment.	•	•
Mechanical Ventilation	Exhaust fan of MC-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		•

Notes:

- All specifications above are subject to change & decisions taken from time to time by the Promoters shall be final and binding.
- In the brands mentioned above, the Promoters may use equivalent brands at their discretion.
- 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.

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Visualisation of the Boardwalk



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