



V50v1





Visualisation of the Pool and Deck Area

*This image depicts the fully furnished product specification (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 V50 homes are different from the typical villa you would see in a gated community in more ways than one.

### **Intimate Scale**

These homes are cleverly designed to appear to be low and inviting, 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 in the home, onto a nice spacious garden. This also improves the privacy between the windows in two adjacent homes.

### **Green Roofs**

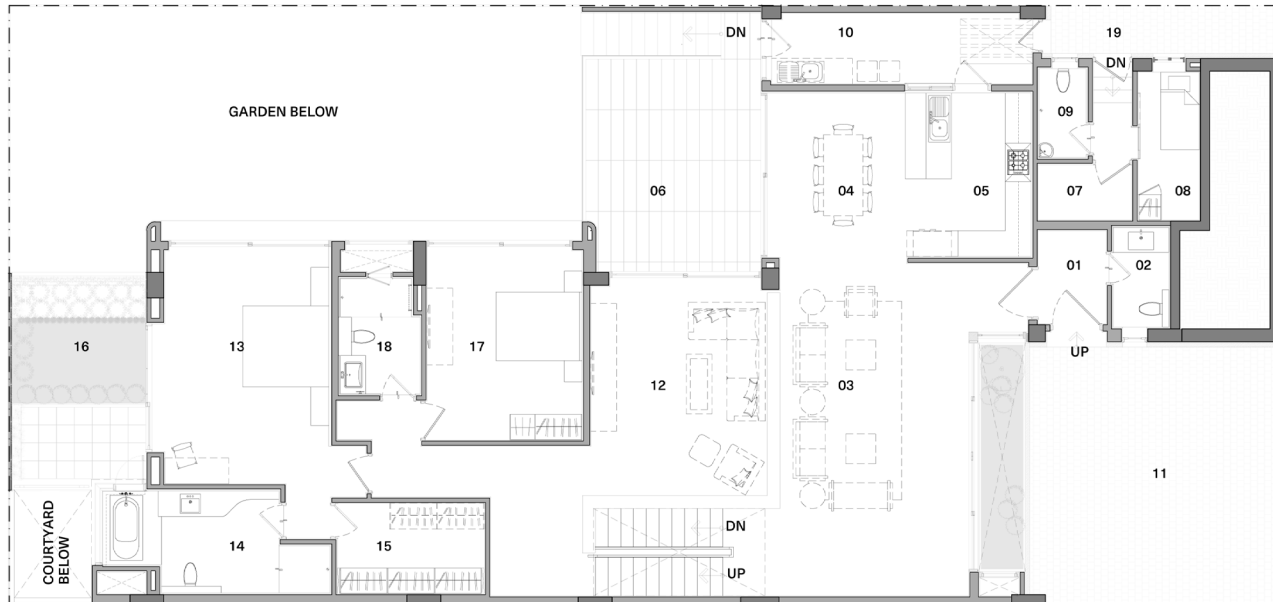
Each earth sheltered home comes with a green roof that helps replace the green cover that existed before the home was built. The green roof helps in several ways – it keeps the insides just a little cooler in summer and warmer in winter, reduces rain water run-off during monsoon, improves air quality,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

# Floor Plans

## V50v1 Upper Level

### Legend

- 01 Foyer - 5'3" x 7'2"
- 02 Powder Room - 4'3" x 7'8"
- 03 Living Room - 14'7" x 25'6"
- 04 Dining Room - 10'9" x 13'1"
- 05 Kitchen - 9'7" x 12'7"
- 06 Outdoor Deck - 13'8" x 19'7"
- 07 Engine Room - 7'3" x 4'3"
- 08 Maid's Room - 4'9" x 11'4"
- 09 Maid's Bath - 3'8" x 6'9"
- 10 Utility & Laundry (V50a) - 20'1" x 5'5"
- 11 Parking Porch - 19'8" x 19'8"
- 12 Family - 13'9" x 16'9"
- 13 Master Suite - 13'9" x 17'11"
- 14 Master Bathroom - 13'7" x 7'10"
- 15 Master Walk-In Wardrobe - 11'4" x 6'11"
- 16 Terrace Garden - 10'2" x 15'3"
- 17 Guest Bedroom 01 - 12'0" x 14'6"
- 18 Guest Bathroom 01 - 6'2" x 8'10"
- 19 Maid's Entrance - 18' x 3'8"



<b>V50a Carpet Area</b>	4055 sq.ft.
<b>V50a Outdoor Spaces</b>	2225 sq.ft.
<b>V50a Built-up Area</b>	5120 sq.ft.
<b>V50a Reference Saleable Area</b>	5120 sq.ft.
<b>V50b Carpet Area</b>	4095 sq.ft.
<b>V50b Outdoor Spaces</b>	2326 sq.ft.
<b>V50b Built-up Area</b>	5182 sq.ft.
<b>V50b Reference Saleable Area</b>	5182 sq.ft.
<b>V50c Carpet Area</b>	4065 sq.ft.
<b>V50c Outdoor Spaces</b>	2257 sq.ft.
<b>V50c Built-up Area</b>	5129 sq.ft.
<b>V50c Reference Saleable Area</b>	5129 sq.ft.

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.

\* The Utility Area Varies Between V50a, V50b & V50c

## Legend

- 20 Children's Bedroom - 12'10" x 16'8"
- 21 Children's Walk In Wardrobe - 7'7" x 6'11"
- 22 Children's Bathroom - 9'3" x 6'10"
- 23 Guest Bedroom 02 - 13'11" x 16'7"
- 24 Guest Walk In Wardrobe - 5'10" x 7'9"
- 25 Guest Bathroom 02 - 6'2" x 11'8"
- 26 Garden - 43'10" x 20'3"
- 27 Deck - 9'9" x 18'2"
- 28 Media Room - 25'7" x 24'1"

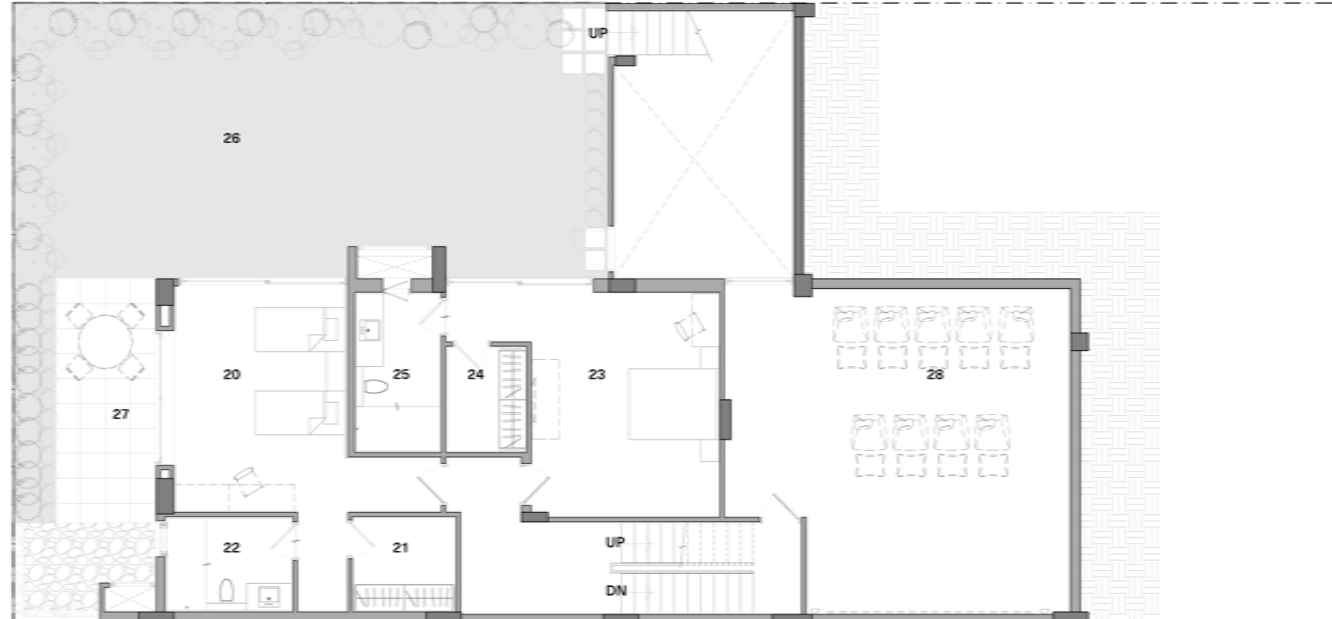
# Floor Plans

## V50v1 Lower Level

<b>V50a</b> Carpet Area	4055 sq.ft.
<b>V50a</b> Outdoor Spaces	2225 sq.ft.
<b>V50a</b> Built-up Area	5120 sq.ft.
<b>V50a</b> Reference Saleable Area	5120 sq.ft.

<b>V50b</b> Carpet Area	4095 sq.ft.
<b>V50b</b> Outdoor Spaces	2326 sq.ft.
<b>V50b</b> Built-up Area	5182 sq.ft.
<b>V50b</b> Reference Saleable Area	5182 sq.ft.

<b>V50c</b> Carpet Area	4065 sq.ft.
<b>V50c</b> Outdoor Spaces	2257 sq.ft.
<b>V50c</b> Built-up Area	5129 sq.ft.
<b>V50c</b> Reference Saleable Area	5129 sq.ft.



\* The Utility Area Varies Between V50a, V50b & V50c

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 Villa – Street View



Visualisation of the Living Room

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

# Specifications

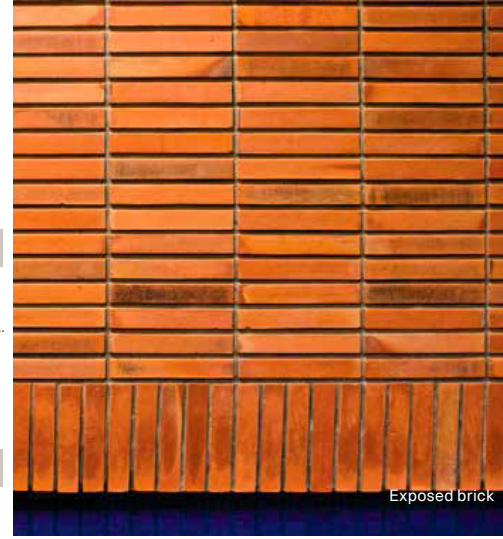
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## STRUCTURE

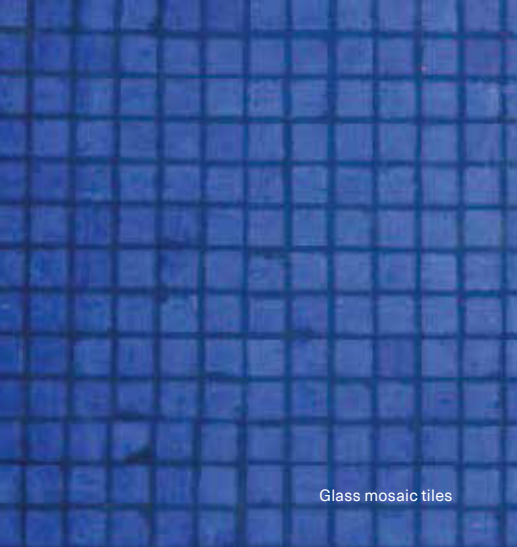
Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	•	•	•
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for parts of the exterior with deep-set waterproof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



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



Glass mosaic tiles



Wash basin



Imported marble

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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	•	•	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower.			•
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	•	•	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area.			•
Powder Room	Marble on the floor and counter. No dado	•		
	Imported marble on the floor and Glass Counter. No Dado		•	•
Media Room	IPS flooring	•	•	•
Maid's Room	Kota stone laid with paper joints and finished with 8 coats (mirror) polish	•	•	•
Maid's Bath	Green marble on the floor, Tile / glass dado on the wall up to 7' in shower area	•	•	•
Internal Stairs	Kota stone slabs with metal railing	•		
	Beige coloured imported marble with metal railing		•	•
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	•	•	•



# Specifications

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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 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.	●	●



Bathtub



Bathroom fittings

## ELECTRICAL

Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	●	●	●
Switches & Sockets	All switches of Anchor or equivalent make.	●	●	●
	<i>Apart from the basic light and fan controls, the following no. of sockets in various rooms</i>			
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	●	●	●
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	●	●	●
Media Room	3 no.s - 5 amp switch & socket	●	●	●



Switchboard

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



Door stopper



Electric chimney



Wooden fenestration



Central vacuum

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Maid's Room	2 no - 5 amp switch & socket	•	•	•
Telephone	1 Telephone point 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 swingglass 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		•	•

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# Specifications

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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	• •

## 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, smoke detector and heat detector in the kitchen	•
Comfort / Convenience	Curtain Motor with remote control for curtain in the double height living area.	•
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 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	•
	2 single beds, study unit, 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

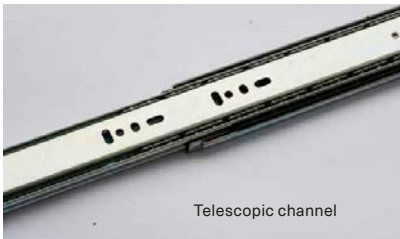


Curtain control

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



Plunge pool



Telescopic channel



Central air-conditioning



Water body and landscaped garden area

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Guest Bedroom 1	Double bed with bedside table, 1.5 module wardrobe	•	•
Guest Bedroom 2	Double bed with bedside table, 2 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	•	•
Library	Bookshelves <i>No cabinetry shall be provided in any other spaces</i>		•
Basic Materials	All woodwork except for 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 inhouse 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 GMC-Hitec or equivalent make in all bathrooms		•

### SPECIAL FEATURES

Plunge Pool	Plunge pool with a depth of 4' with filtration unit.		•
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### 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:
- 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 V50 Master Bedroom Terrace Garden

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



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