



V30





Visualisation of the Living Room

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 4 bedroom V30 homes offer great value and 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.

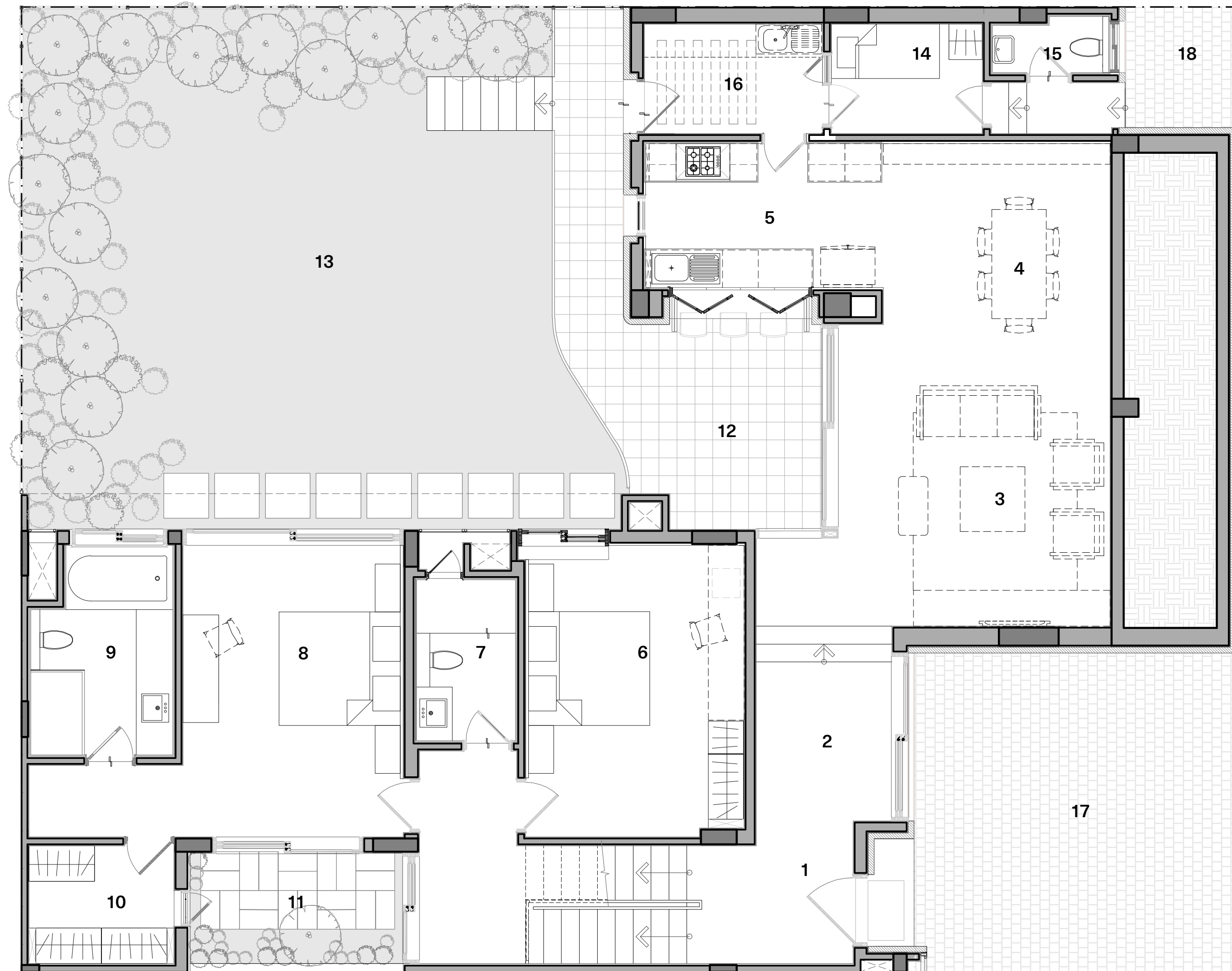
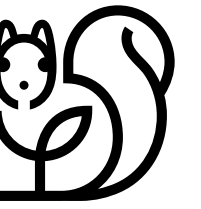
Natural Light

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 homes significantly, by substantially increasing 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. reduces rain water run-off during the rains, improves air quality, promotes natural habitat and bio-diversity and is of course, aesthetically pleasing.

Floor Plans | V30v1a Lower Level



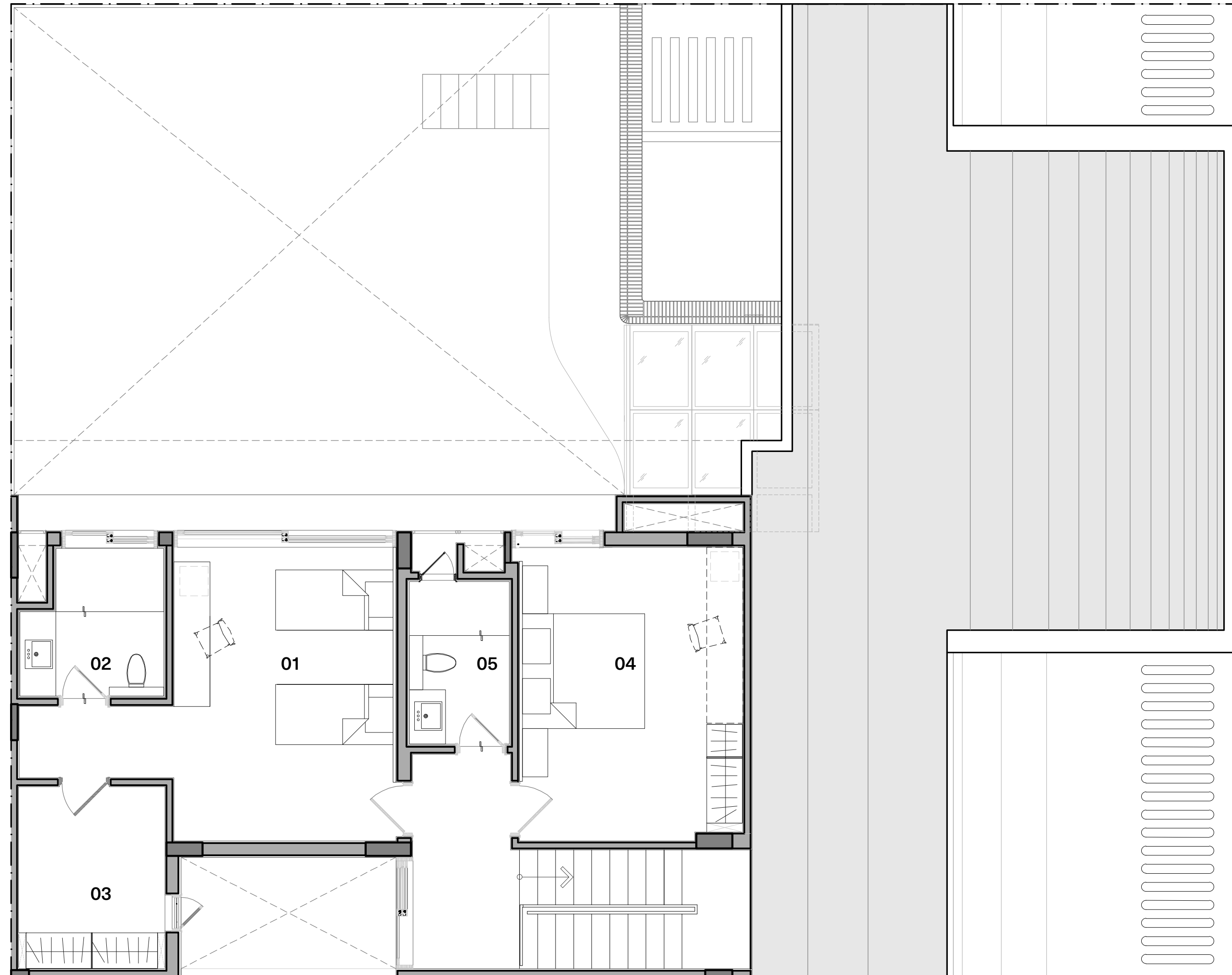
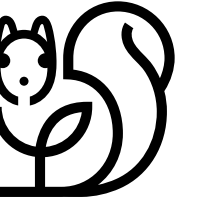
Carpet Area	2642 sq.ft.
Outdoor Spaces	1510 sq.ft.
Built-up Area	3200 sq.ft.

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 Guest Bedroom 1** - 12'x 16'0"
- 07 Guest Bathroom 1** - 5'6" x 8'11"
- 08 Master Suite** - 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 6'6"
- 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 | V30v1a Upper Level

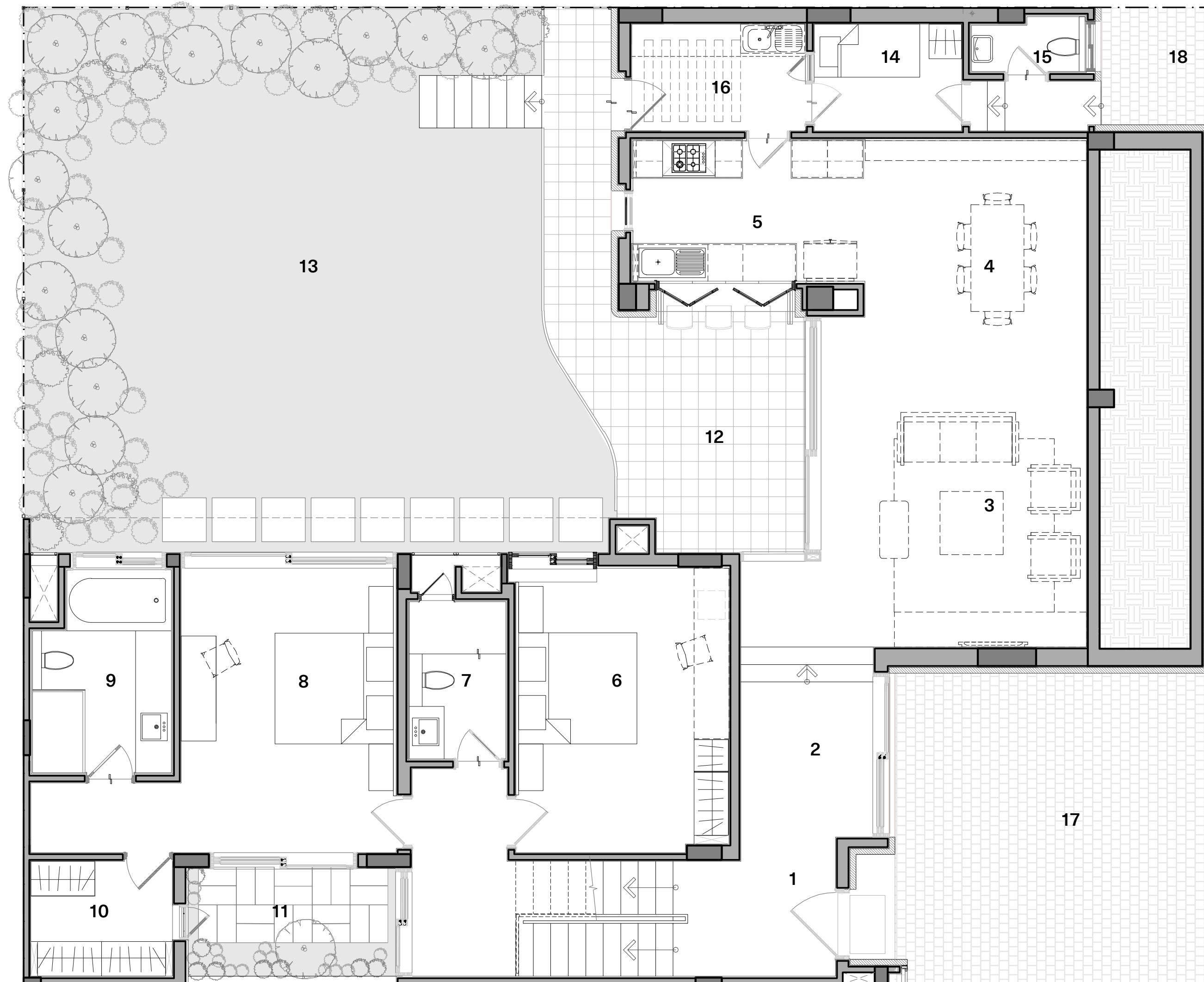
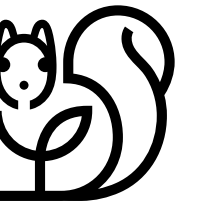


Legend

- 01 Children's Bedroom** - 12'2" x 16'0"
- 02 Children's Bathroom** - 7'10" x 8'2"
- 03 Walk-In Wardrobe** - 8'0" x 9'11"
- 04 Guest Bedroom 2** - 12'2" x 16'0"
- 05 Guest Bathroom 2** - 5'6" x 8'10"

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Floor Plans | V30v1b Lower Level



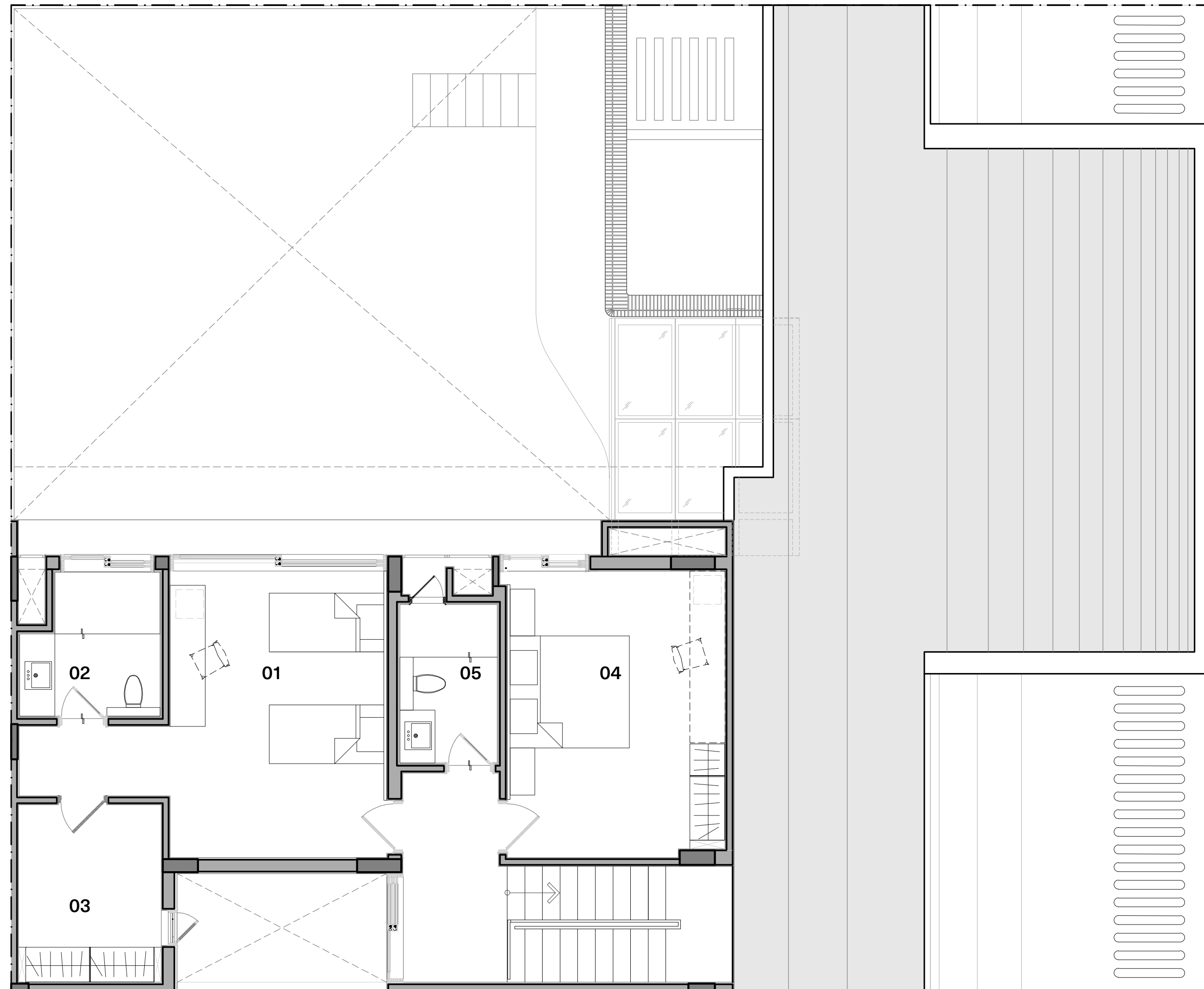
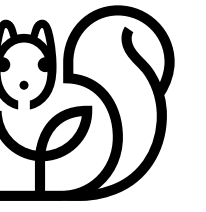
Carpet Area	2674 sq.ft.
Outdoor Spaces	1598 sq.ft.
Built-up Area	3255 sq.ft.

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 Guest Bedroom 1** - 12'x 16'0"
- 07 Guest Bathroom 1** - 5'6" x 8'11"
- 08 Master Suite** - 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 6'6"
- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

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Floor Plans | V30v1b Upper Level

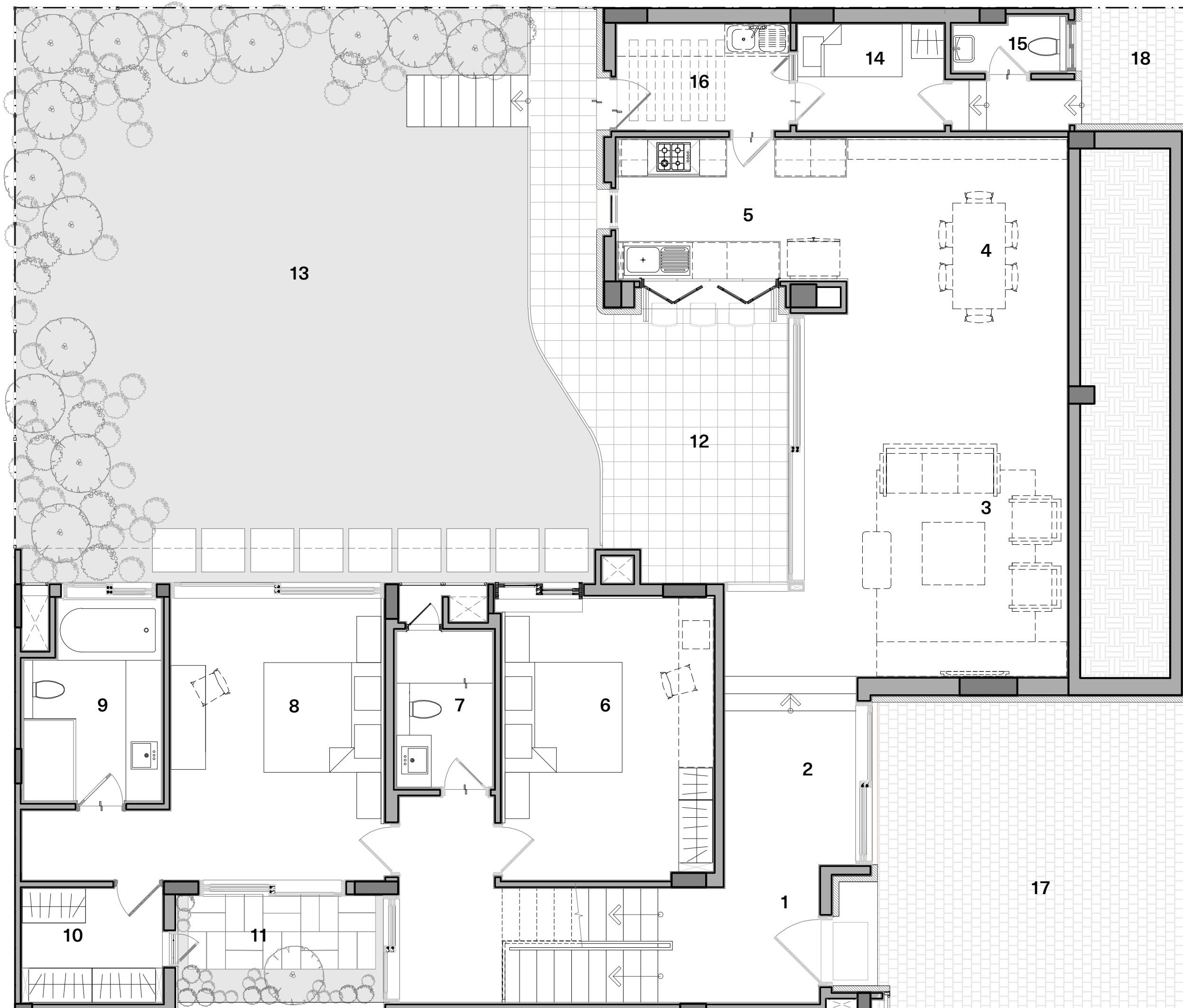
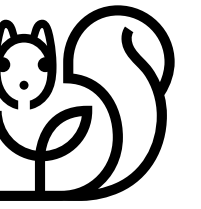


Legend

- 01 Children's Bedroom** - 12'2" x 16'0"
- 02 Children's Bathroom** - 7'10" x 8'2"
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- 04 Guest Bedroom 2** - 12'2" x 16'0"
- 05 Guest Bathroom 2** - 5'6" x 8'10"

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Floor Plans | V30v1c Lower Level



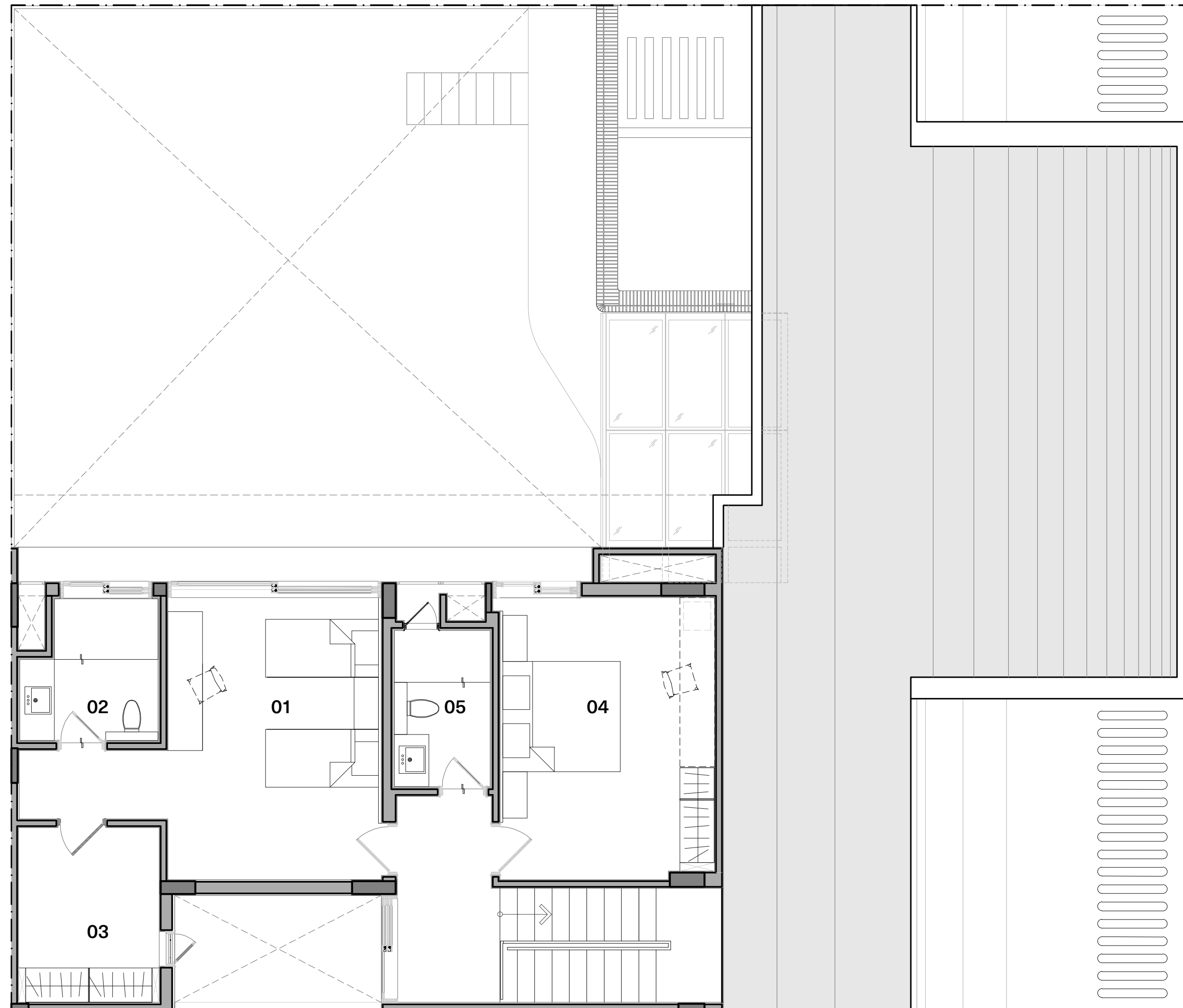
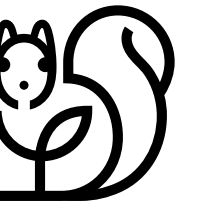
Carpet Area	2705 sq.ft.
Outdoor Spaces	1685 sq.ft.
Built-up Area	3310 sq.ft.

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 Guest Bedroom 1** - 12'x 16'0"
- 07 Guest Bathroom 1** - 5'6" x 8'11"
- 08 Master Suite** - 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"
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- 17 Parking Porch** - 18'0" x 17'6"
- 18 Maid's Entrance** - 7'0" x 6'4"

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Floor Plans | V30v1c Upper Level

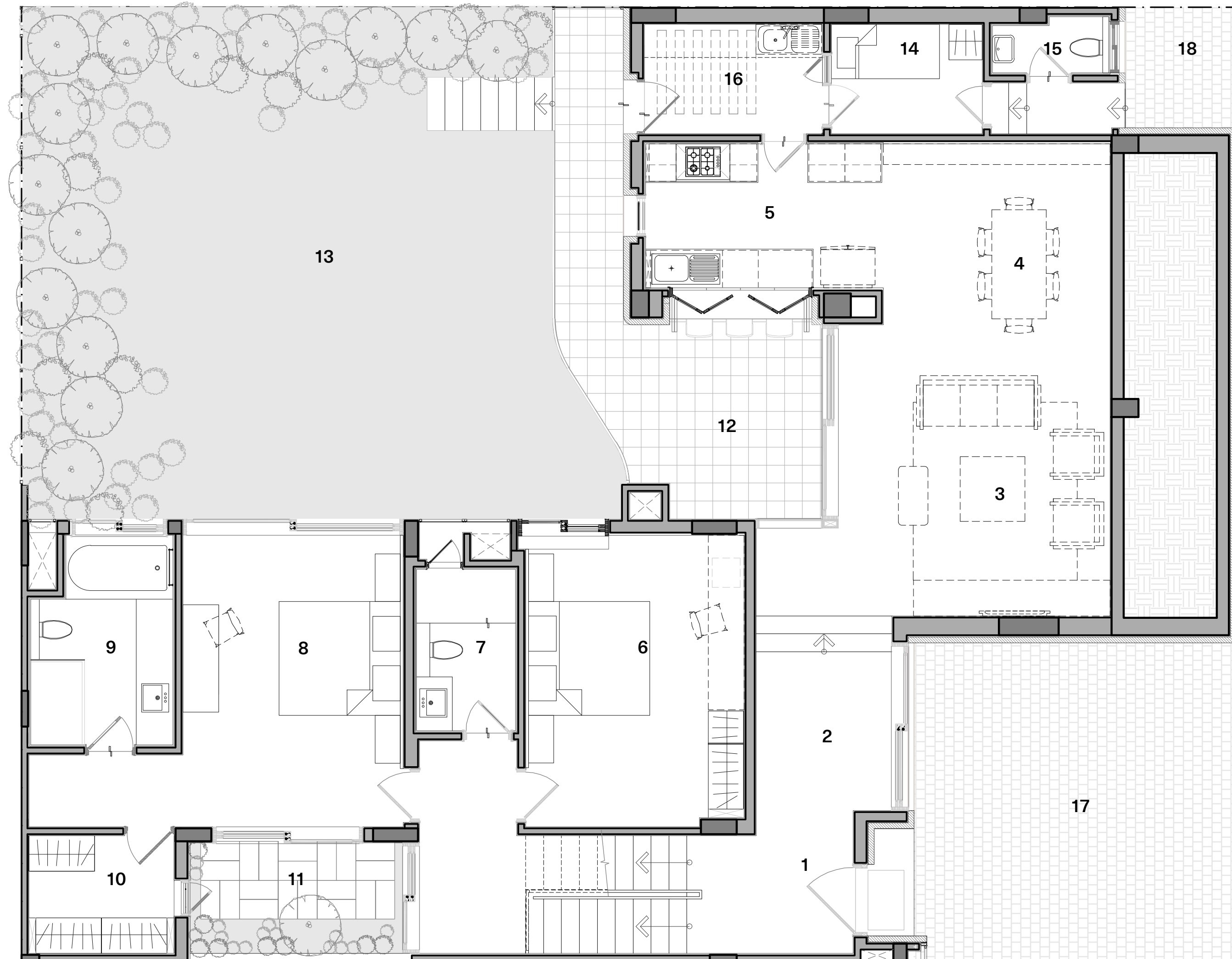
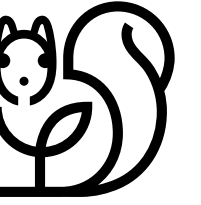


Legend

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Floor Plans | V30v1d Lower Level



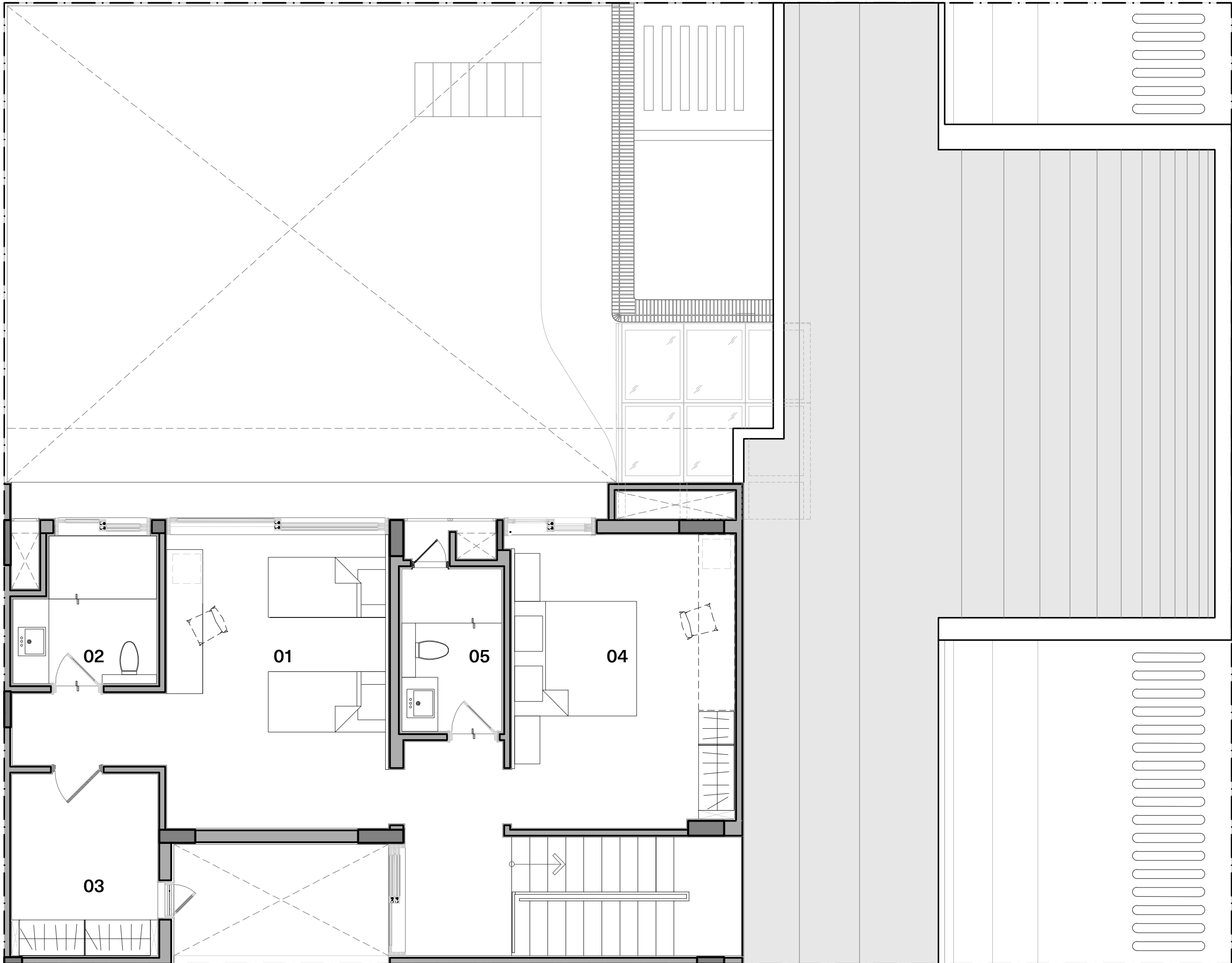
Carpet Area	2632 sq.ft.
Outdoor Spaces	1485 sq.ft.
Built-up Area	3184 sq.ft.

Legend

- 01 Entrance Lobby** - 5'4" x 7'10"
- 02 Lobby** - 7'5" x 10'9"
- 03 Living Room** - 15'0" x 16'0"
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- 06 Guest Bedroom 1** - 12'x 16'0"
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Floor Plans | V30v1d Upper Level

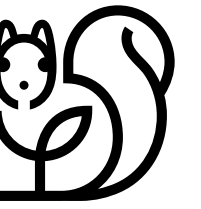


Legend

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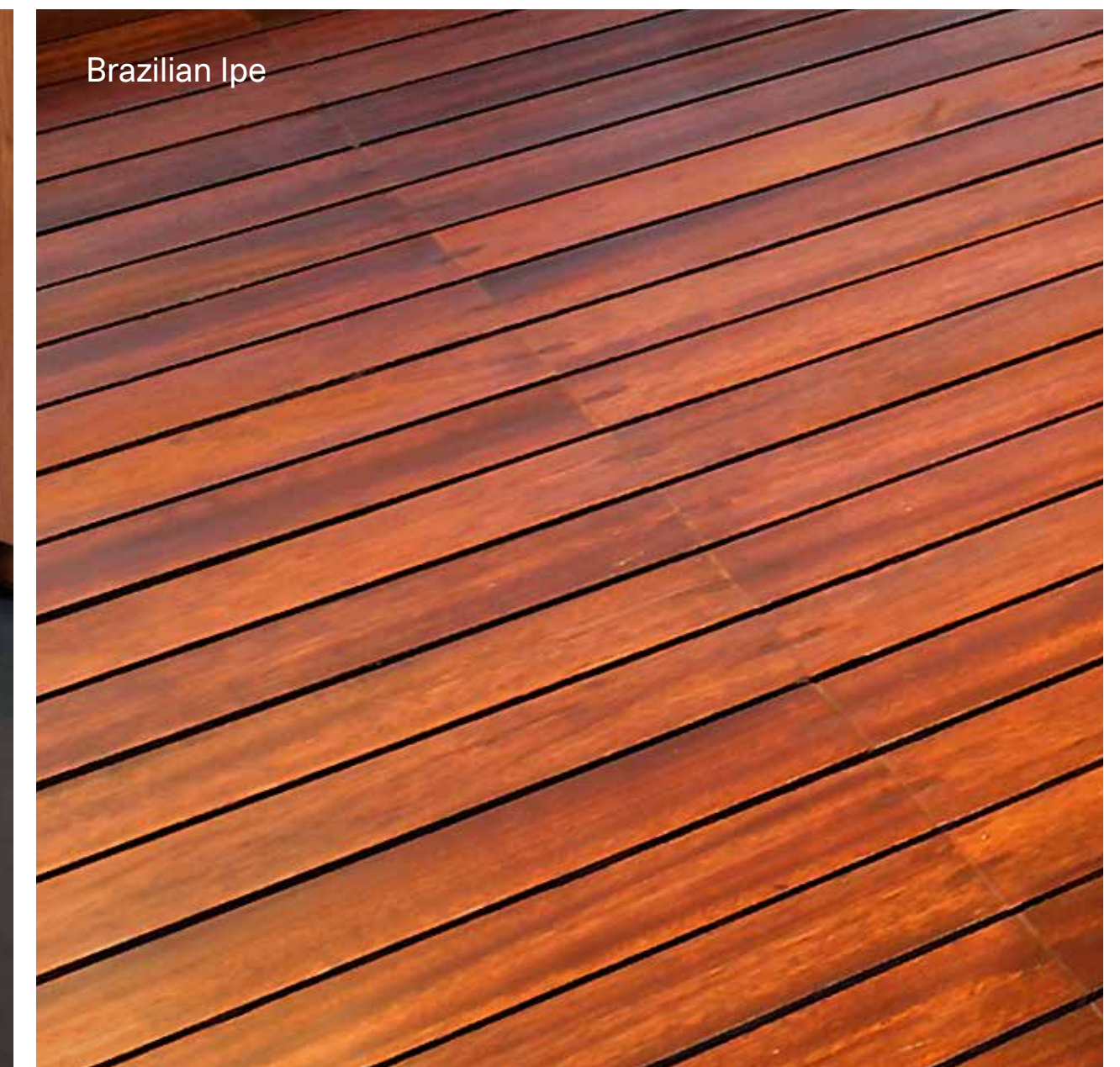
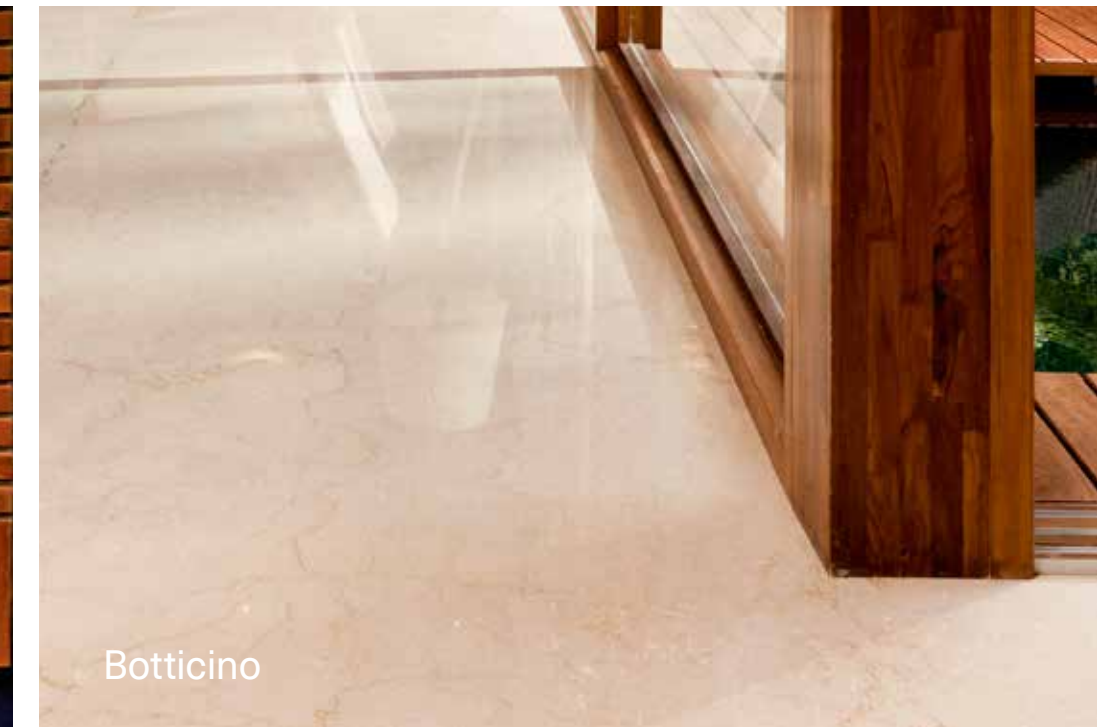
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Specifications



GREEN
ORANGE
BLUE
PURPLE

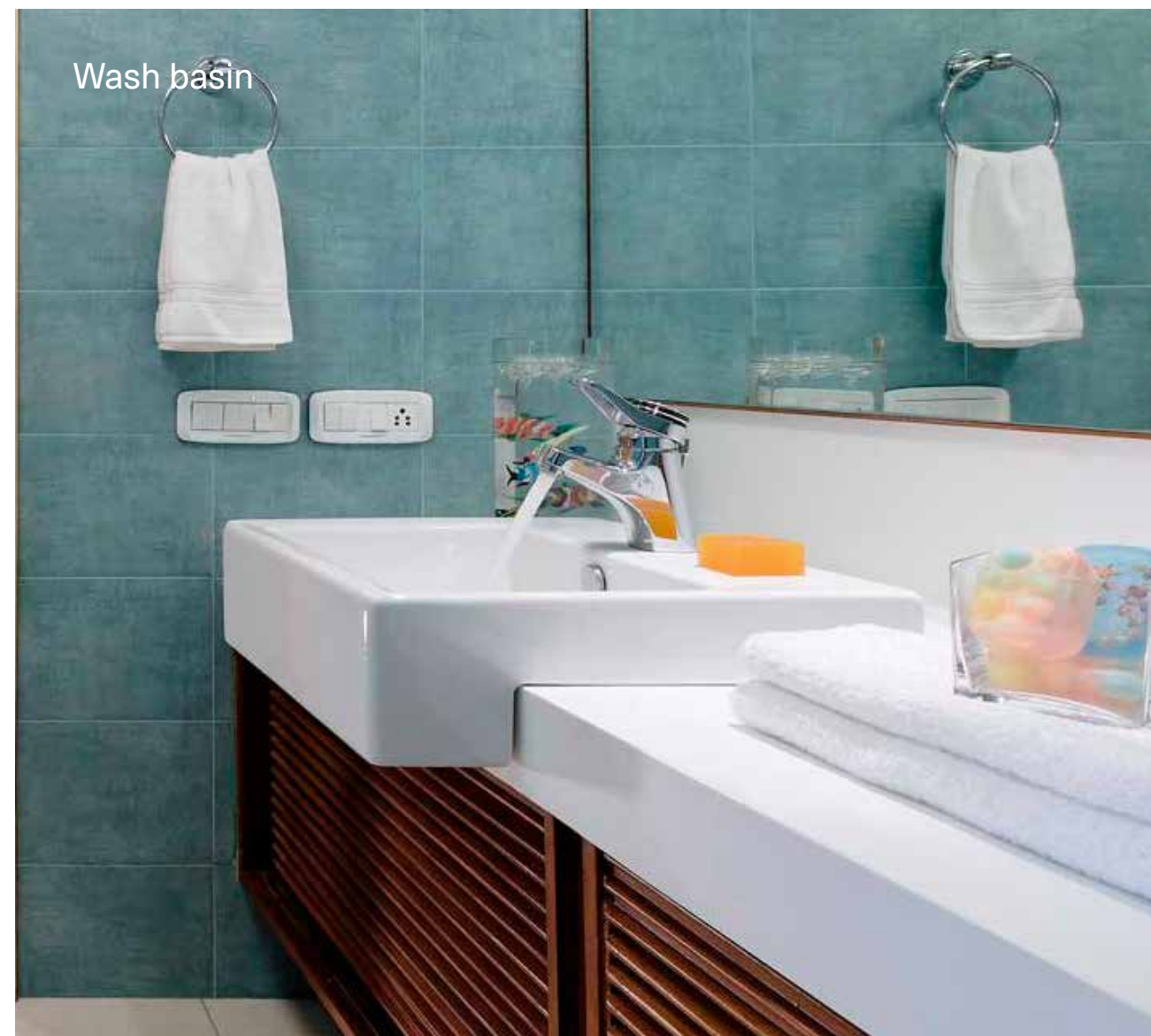
STRUCTURE		GREEN	ORANGE	BLUE	PURPLE
Shell	RCC frame structure with a height of 9'6" from slab top to slab top, except in the case of sloped or curved roofs.	●	●	●	●
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and / or stone masonry for 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		GREEN	ORANGE	BLUE	PURPLE
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 and 3' in other areas	●			
	Imported marble on floor and counter, Marazzi or equivalent tile / glass dado on the walls up to 7' in shower area and 3' in other areas		●	●	●
Children's Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
Children's Bathroom	Marble Counter. Marazzi Tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas				●



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



Bathtub



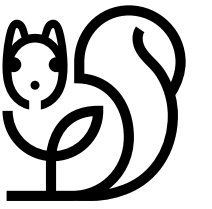
Wash basin



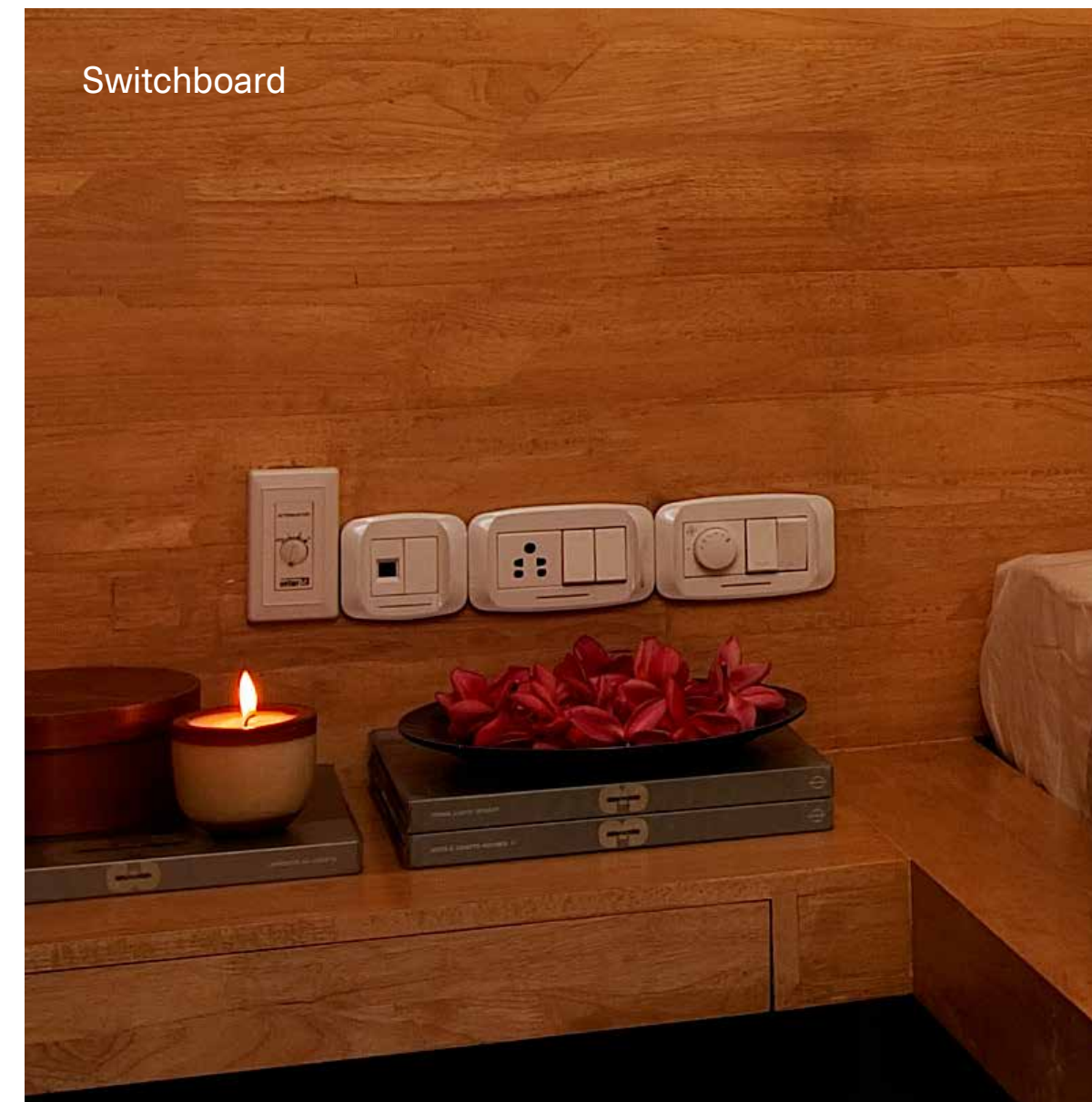
Imported marble

		GREEN	ORANGE	BLUE	PURPLE
Guest Bedroom	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
Guest Bathroom	Marble Counter. Marazzi Tiles on the floor and walls up to 7' in shower area and 3' in other areas.	●	●	●	
	Imported Marble on the floor and counter, Marazzi or equivalent tiles / glass dado on the walls up to 7' in shower area and 3' in other areas				●
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 & 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 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.	●	●	●	●

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



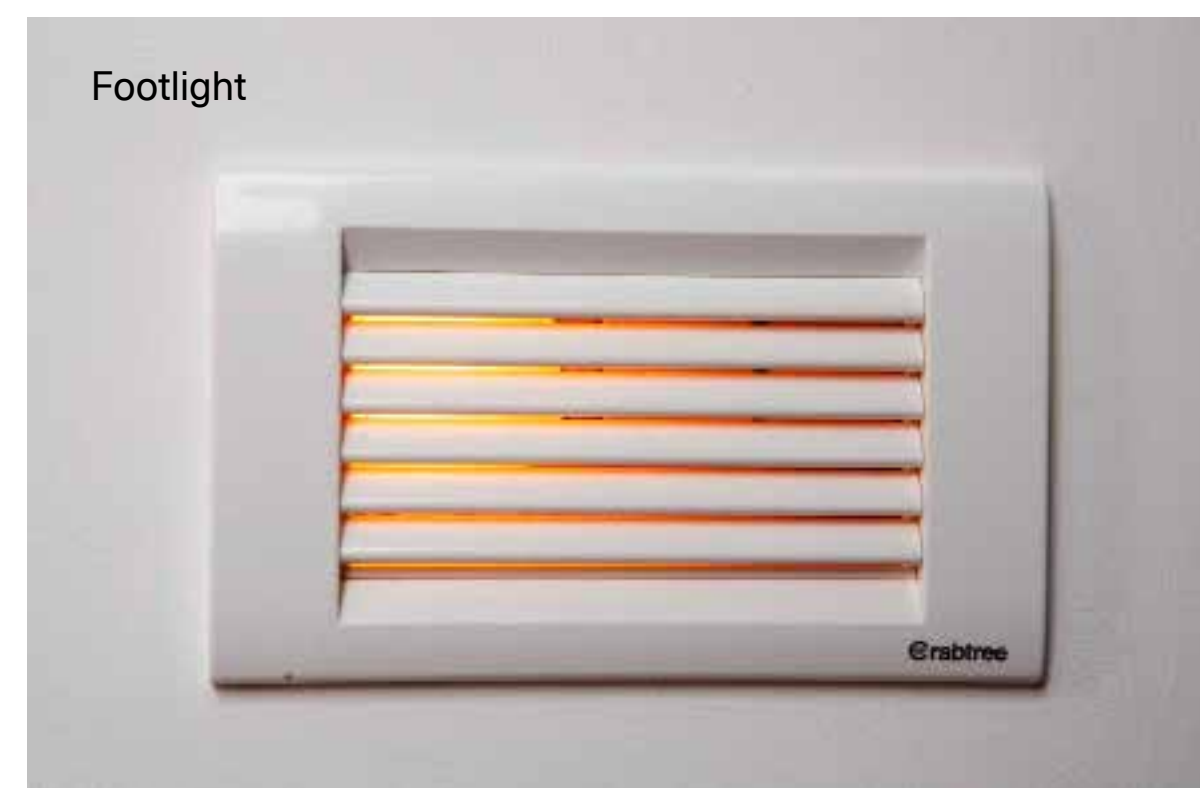
		GREEN	ORANGE	BLUE	PURPLE
Plumbing	Internal water supply lines & drainage lines in cPVC pipes. Hot water lines in multiple layer composite pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen.	•	•	•	•
ELECTRICAL					
Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes.	•	•	•	•
Switches & Sockets	All switches of Anchor or equivalent make.	•	•	•	•
	<i>Apart from the basic light and fan controls, the following number 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 and socket	•	•	•	•
Utility	1 no -5 amp switch & socket, 1 no. -15 amp switch and 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	•	•	•	•
Maid's Room	2 no - 5 amp switch & socket	•	•	•	•
Telephone	1 Telephone Point each in living and master bedroom	•	•	•	•
Entertainment	1 Television Point in either living or family.	•	•	•	•
Power & Back-up	Power connection of 3 KVA with back-up from Diesel Generator	•	•		
	Power connection of 5 KVA with back-up from Diesel Generator			•	•
FENESTRATION					
Frames & Shutters	Door and window frames and shutters in Engineered Solid Wood or finger-jointed Glulam wood. All door shutters in natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window in aluminum frame and shutters	•	•	•	•
Mosquito Screens	Mosquito screens for all the External Windows and French Windows				•



Switchboard

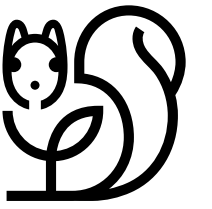


Cabinetry light

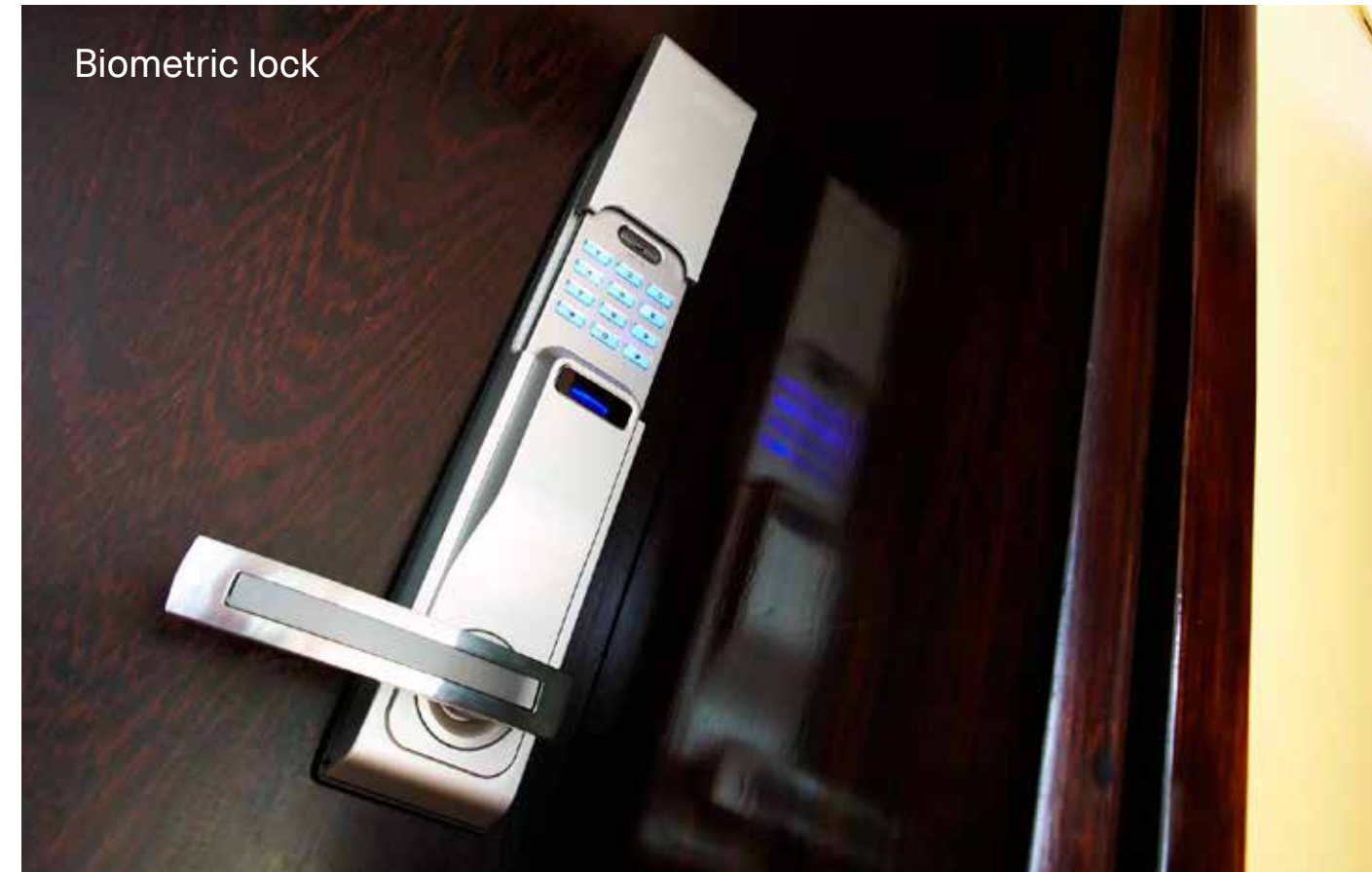


Footlight

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



Door stopper



Biometric lock



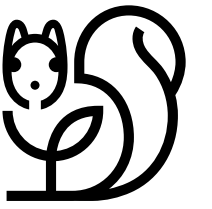
Electric chimney



Central vacuum

GREEN
ORANGE
BLUE
PURPLE

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 brush finished stainless steel. The main door with a night latch of Godrej or equivalent make.	●	●	●	●
	All other doors with door bolts and a mortise lock or tubular / cylindrical lock. All swing windows fitted with friction stays. Magnetic / concealed door stoppers for the Main door and Bed room 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, and Wet 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					
Console	Two tablets with touch screens				●
Security / Safety	Bio-metric main door lock with additional control from main console and sub-phones				●
	Colour door camera with call bell facility outside the main door				●

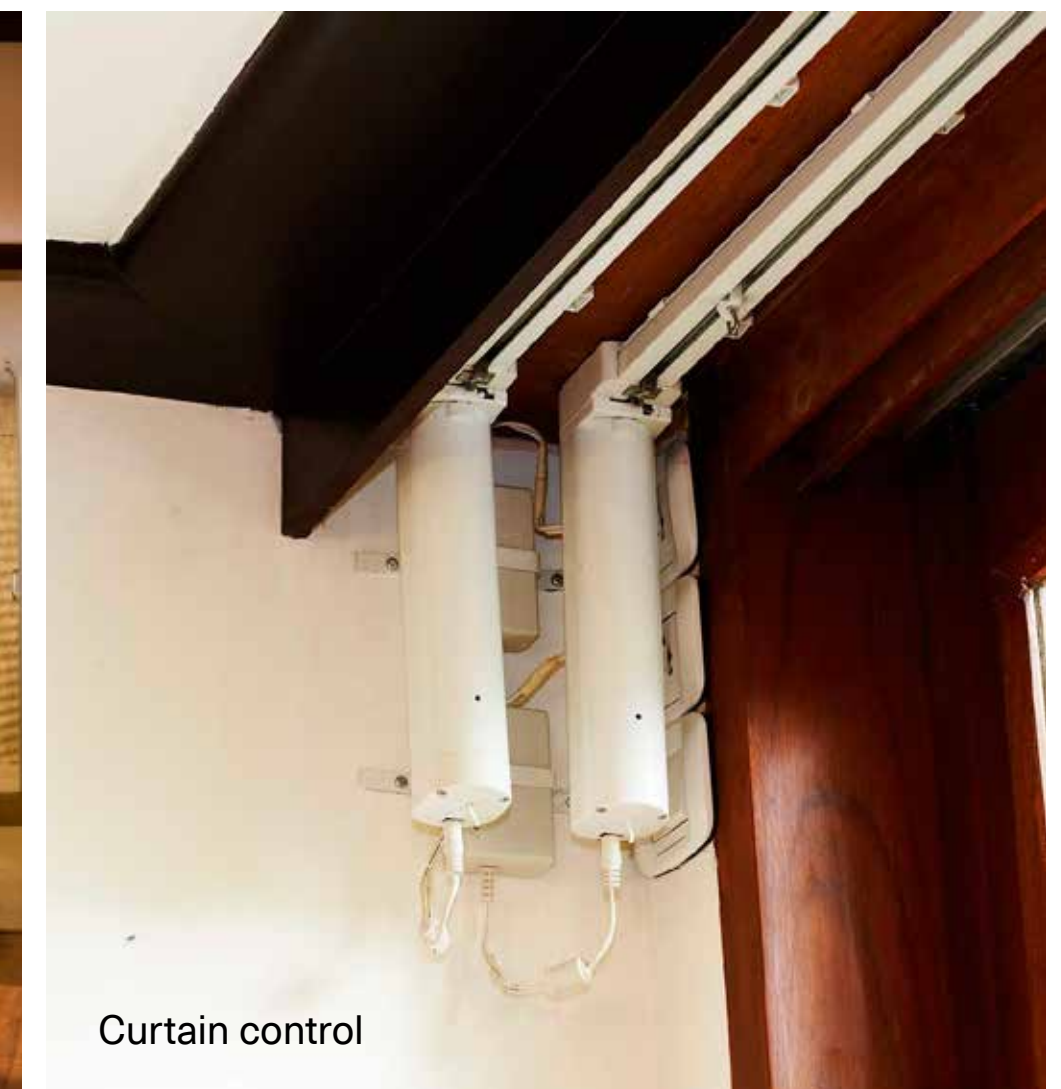
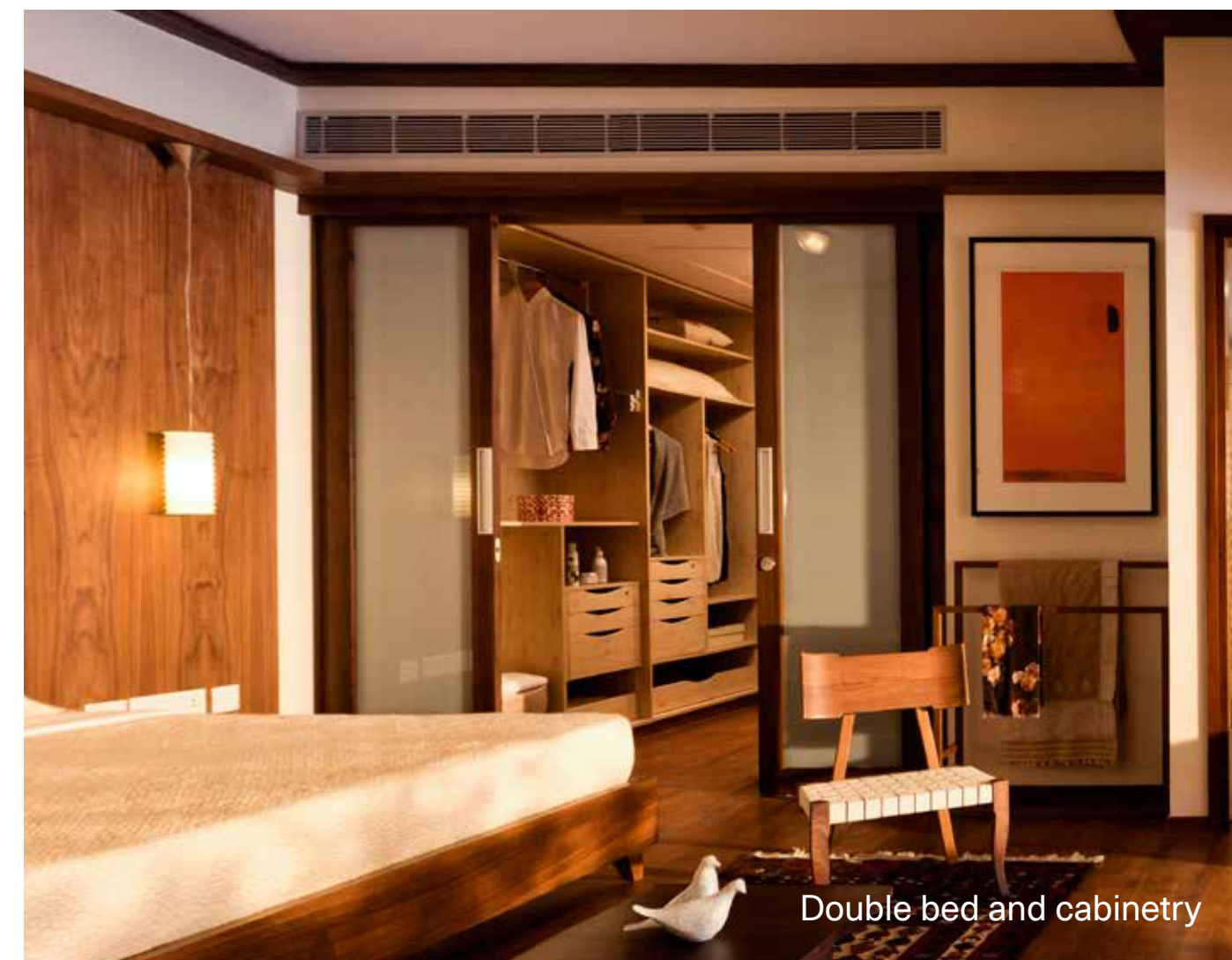


GREEN
ORANGE
BLUE
PURPLE

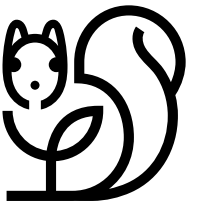
Security / Safety	Surface mounted siren and auto dialler				•
	Panic buttons at entrance lobby and bathrooms to raise alarm in case of emergency				•
	Pet immune motion sensors at few locations for detecting intrusions				•
	Magnetic sensors in all windows, French windows and main door				•
	Gas leak detector, smoke detector and heat detector in the kitchen				•
Comfort / Convenience	Curtain Motor with remote control for curtains in the double height living area.				•
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.				•

CABINETS & FURNITURE

Living & Dining	Console unit in dining area. No crockery unit.				•
Kitchen	Floor & wall mounted cabinets of Veneta Cucine or equivalent make	•	•		•
	All cabinetry in laminate finish	•	•		
	All cabinetry in wood veneer				•
Master Bedroom	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, 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 tables, 1.5 module wardrobe	•	•		•
Guest Bathroom	Mirror with backing ply and edge trim	•	•		•
Maid's Room	Single bed, half module wardrobe	•	•		•
	<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. Modular units in particle board.	•	•		•



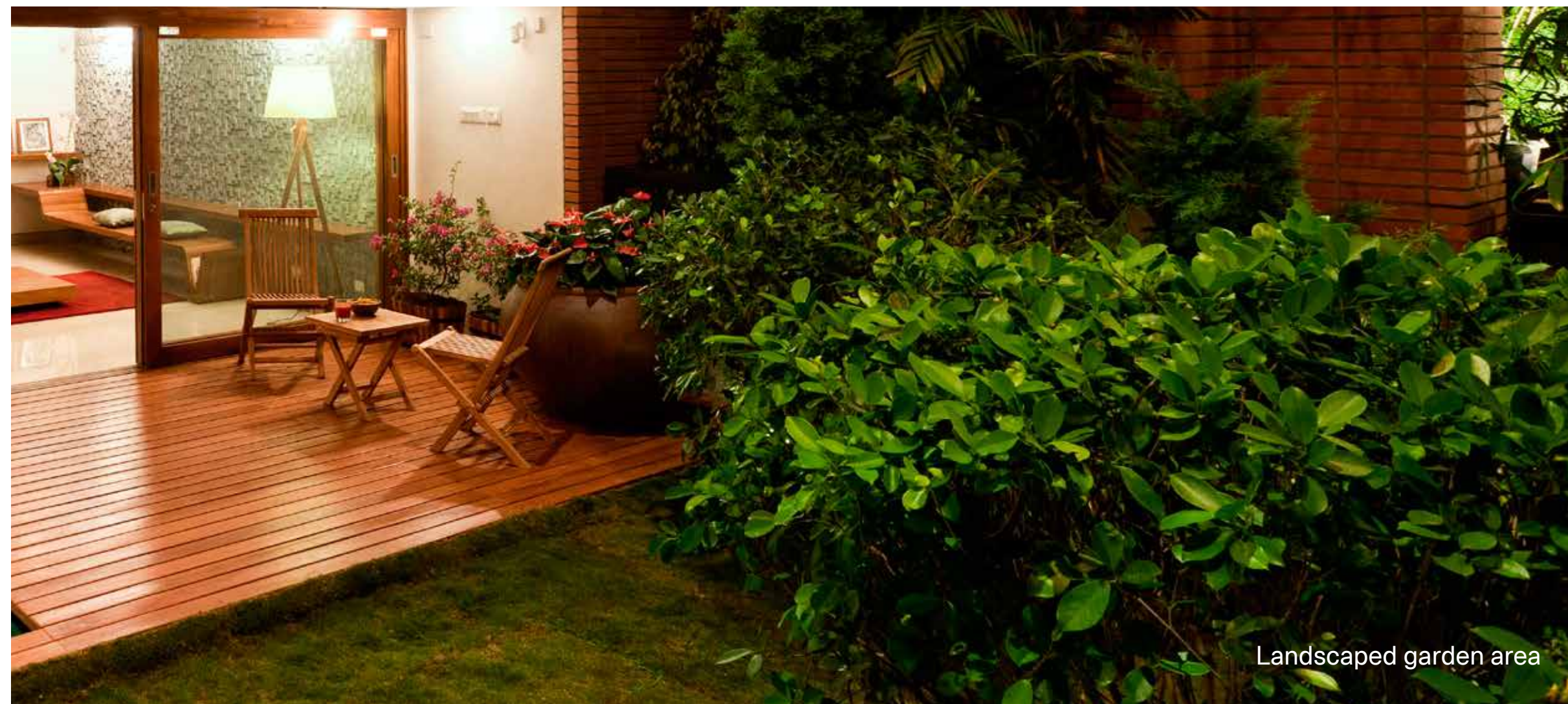
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Telescopic channel



Central air-conditioning



Landscaped garden area

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

		GREEN	ORANGE	BLUE	PURPLE
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 brush finished stainless steel of Hettich or equivalent make Soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.		●	●	●
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.	●	●	●	●

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 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



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