

U20





This 4 bedroom home is designed with the living and dining space and the bedrooms opening out towards a double height garden and deck especially designed to house a full grown small tree. Simple, clean lines and free flowing spaces ensure that the interiors don't feel dated after some time. An open kitchen allows for conversations, and large windows and French windows bring in plenty of natural light. Earthy natural stone flooring and wood windows provide the warmth that you can always expect from a typical Total Environment home.

Floor Plans | U20v1



Carpet Area	1909 sq.ft.
Outdoor Spaces	199 sq.ft.
Built-up Area	2312 sq.ft.
Reference Saleable Area	2890 sq.ft.

Legend

- 01 Foyer** - 11'-6" x 4'-0"
- 02 Living** - 17'-11" x 13'-4"
- 03 Dining** - 8'-11" x 14'-4"
- 04 Kitchen** - 10'-11" x 8'-4"
- 05 Utility** - 8'-9" x 5'-0"
- 06 Terrace Garden 01** - 9'-11" x 8'-3"
- 07 Terrace Garden 02** - 9'-11" x 8'-3"
- 08 Master Bedroom** - 12'-6" x 22'-9"
- 09 Master Bathroom** - 5'-4" x 11'-0"
- 10 Children's Bedroom** - 12'-6" x 22'-9"
- 11 Children's Bathroom** - 5'-4" x 11'-0"
- 12 Guest Bedroom 1** - 11'-2" x 12'-5"
- 13 Guest Bathroom 1** - 7'-10" x 5'-1"
- 14 Guest Bedroom 2** - 11'-2" x 12'-5"
- 15 Guest Bathroom 2** - 7'-10" x 5'-1"
- 16 Powder room** - 4'-5" x 4'-8"
- 17 Service Platform** - 6'-11" x 7'-9"

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

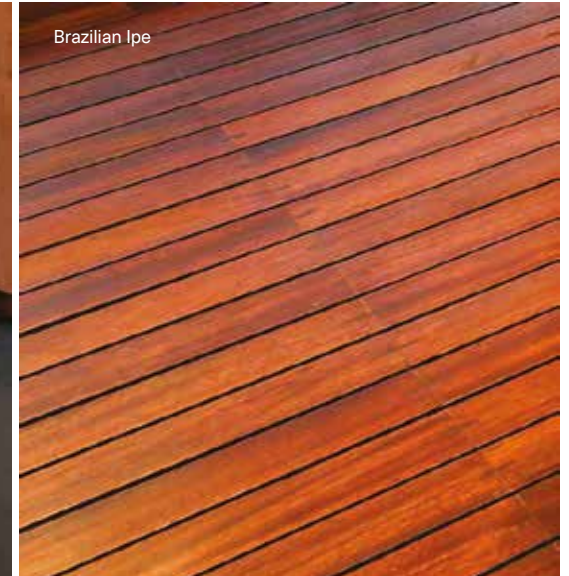
This image depicts the fully furnished product specification (different from green, blue and purple)

Specifications



GREEN
BLUE
PURPLE

STRUCTURE		GREEN	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	BLUE	PURPLE
Living & Dining	Kota stone laid with paper joints and finished with 8 coats polish	●		
	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'	●		
	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.	●	●	●
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 on 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	●	●	●
Children's Bathroom	Marble Counter. Marazzi or equivalent tiles on the floor and 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.			●
Guest Bedroom (U20)	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●
Guest Bathroom (U20)	Marble Counter. Marazzi or equivalent tiles on the floor and 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			●



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

Specifications



Wash basin



Towel rack



Bathroom fittings

		GREEN	BLUE	PURPLE
Powder Room (U20)	Marble on the floor and counter. No Dado	•		
	Imported marble on the floor and Glass Counter. No Dado		•	•
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	•	•	•
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 and Children's Bathroom - 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 and socket	•	•	•
Utility	1 no - 5 amp switch & socket, 1 no. - 15 amp switch and socket	•	•	•

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Specifications



		GREEN	BLUE	PURPLE
Master Bedroom	2 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 in either living or family.	●	●	●
Lighting	Lighting fixtures in the home			
Power & Back-up	Power connection of 3 KVA with back-up power from Diesel Generator (U10)	●	●	●
	Power connection of 3 KVA with back-up power from Diesel Generator (U20)	●		
	Power connection of 5 KVA with back-up power from Diesel Generator (U20)		●	●
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 in Aluminium frame and shutters	●	●	●
Mosquito Screens	Mosquito screens for all the External Windows and French Windows			●
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, Bedrooms, Kitchen			
Hob	4-burner cooking hob in the Kitchen		●	●



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Chimney	Ductable electric chimney with anodized Aluminium filters in the Kitchen	•	•
Dishwasher	Dishwasher of Siemens or equivalent make in the kitchen or wet kitchen	•	•
Microwave	Microwave of Siemens or equivalent make in the kitchen		•
Oven	Oven of Siemens or equivalent make in the kitchen		•
Refrigerator	Refrigerator in 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-phone		•
	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		•
	Glass break detectors in French Windows		•
Entertainment	Gas leak detector and heat detector in the kitchen		•
	Mood Lighting		
	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms.		•

CABINetry & 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 module wardrobes	•	
	Double bed with bedside tables, study unit, 2 module wardrobes		•
Master Bathroom	Mirror with backing ply and edge trim		•
	Shutters below the counter		•

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Children's Bedroom	2 single beds, 1.5 module wardrobes (U10) ; 2 modules (U20) 2 single beds, study unit, 1.5 module wardrobes (U10) ; 2 modules (U20)	•	•
Children's Bathroom	Mirror with backing ply and edge trim Shutters below the counter	•	•
Guest Bedroom (U20)	Double bed with bedside tables, 1.5 module wardrobe		•
Guest Bathroom (U20)	Mirror with backing ply and edge trim		•
Powder Room (U20)	Mirror with backing ply and edge trim Shutters below the counter <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.	•	•
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 wardrobe	•	•
Mattresses	Mattresses for beds		
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		•
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 time to time by the Developers shall be final and binding.
- In the brands mentioned above, the Developers may use equivalent brands at their discretion.
- 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.
- Clear height available from flooring top to RCC slab bottom will be 9'0". The clear height will be lesser whenever false ceiling/ boxing is provided.



Double bed and cabinetry



Landscaped garden area

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



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