

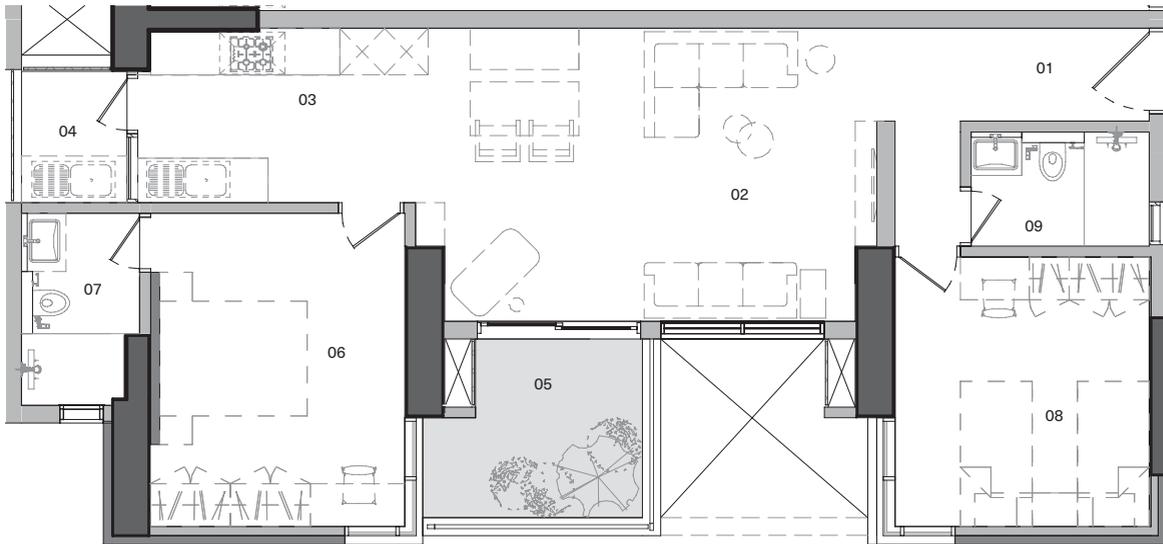
U10





This 2-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 Plan | U10v1x



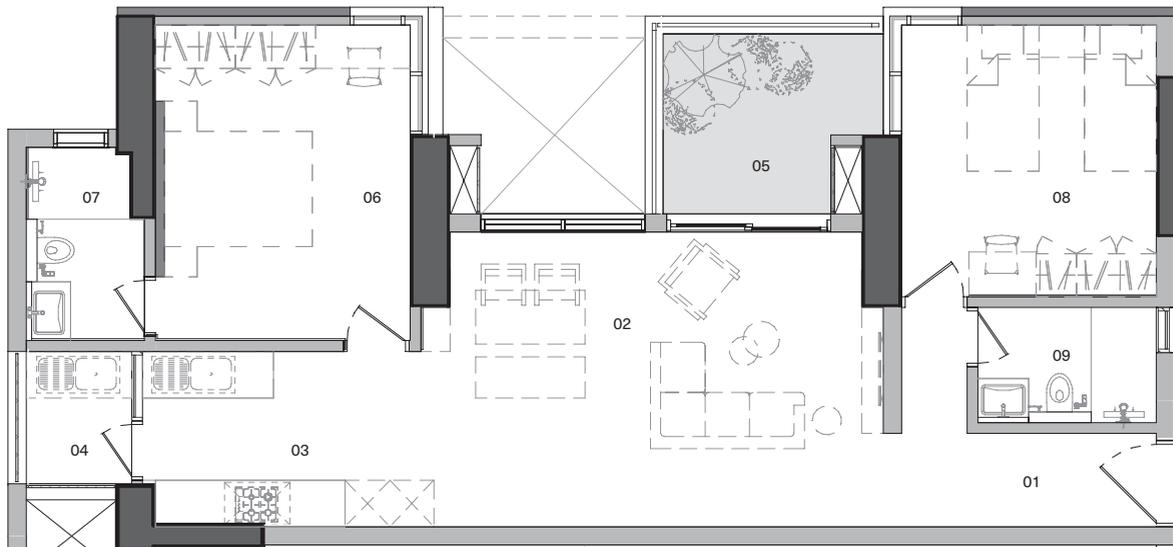
Carpet Area	934 sq.ft.
Outdoor Spaces	73 sq.ft.
Built-up Area	1145 sq.ft.
Reference Saleable area	1431 sq.ft.

Legend

- 01 Foyer** - 12'0" x 4'3"
- 02 Living - Dining** - 20'7" x 13'5"
- 03 Kitchen** - 13'1" x 8'0"
- 04 Utility** - 4'9" x 6'0"
- 05 Terrace Garden** - 9'11" x 8'2"
- 06 Master Bedroom** - 11'6" x 14'5"
- 07 Master Bathroom** - 5'4" x 8'8"
- 08 Children's Bedroom** - 11'6" x 12'5"
- 09 Children's Bathroom** - 7'10" x 5'1"

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 Plan | U10v1y



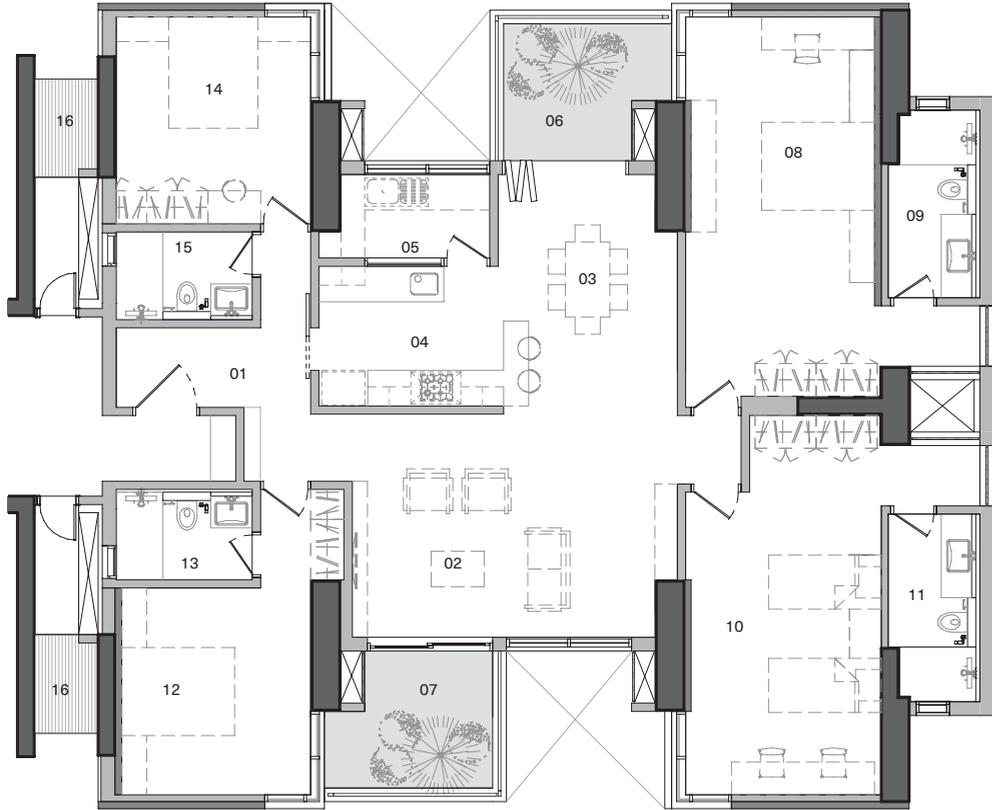
Carpet Area	934 sq.ft.
Outdoor Spaces	73 sq.ft.
Built-up Area	1145 sq.ft.
Reference Saleable area	1431 sq.ft.

Legend

- 01 Foyer** - 12'0" x 4'3"
- 02 Living - Dining** - 20'7" x 13'5"
- 03 Kitchen** - 13'1" x 8'0"
- 04 Utility** - 4'9" x 6'0"
- 05 Terrace Garden** - 9'11" x 8'2"
- 06 Master Bedroom** - 11'6" x 14'5"
- 07 Master Bathroom** - 5'4" x 8'8"
- 08 Children's Bedroom** - 11'6" x 12'5"
- 09 Children's Bathroom** - 7'10" x 5'1"

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 Plan | 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** - 18'9" x 13'3"
- 03 Dining** - 10'3" x 14'3"
- 04 Kitchen** - 10'9" x 8'3"
- 05 Utility** - 8'9" x 5'0"
- 06 Terrace Garden 01** - 9'9" x 8'3"
- 07 Terrace Garden 02** - 9'9" x 8'3"
- 08 Master Bedroom** - 11'6" x 22'9"
- 09 Master Bathroom** - 5'3" x 11'3"
- 10 Children's Bedroom** - 11'9" x 22'9"
- 11 Children's Bathroom** - 5'3" x 11'3"
- 12 Guest Bedroom 1** - 11'3" x 12'3"
- 13 Guest Bathroom 1** - 8'0" x 5'3"
- 14 Guest Bedroom 2** - 11'6" x 12'3"
- 15 Guest Bathroom 2** - 8'0" x 5'3"
- 16 Service Platform** - 3'-11" x 5'-9"



Visualisation of the Living Room

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

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	●		
	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 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	●	●	●
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	●	●	●
Children's Bathroom	Indian Marble counter. Marazzi or equivalent tiles on the floor and 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			●
Guest Bedroom (U20)	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●
Guest Bathroom (U20)	Indian Marble counter. Marazzi or equivalent tiles on the floor and 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			●



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

Specifications



Wash Basin



Towel Rack



Bathroom Fittings

GREEN
BLUE
PURPLE

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 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 Bedroom			●
Hand Showers	Hand showers of Grohe or equivalent make in the Master and children's Bathroom			●
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 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. 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 to each bathroom and to the sink in the kitchen	●	●	●

ELECTRICAL

Wiring	All wiring of Havells or equivalent make, concealed in PVC conduit pipes	●	●	●
Switches and Sockets	All switches of Anchor or equivalent make	●	●	●
Living\Dining	3 no.s - 5 amp switch and socket	●	●	●
Kitchen	3 no.s - 5 amp switch and socket, 4 no - 15 amp switch & socket	●	●	●
Utility	1 no - 5 amp switch and socket, 1 no - 15 amp switch & socket	●	●	●

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

Specifications

		GREEN	BLUE	PURPLE
Master Bedroom	2 no.s - 5 amp switch and socket	●	●	●
Other Bedrooms	2 no.s - 5 amp switch and socket	●	●	●
Bathrooms	1 no.s - 5 amp switch and socket	●	●	●
Telephone	1 telephone point in each living room and master bedroom	●	●	●
Entertainment	1 television point either in living or family	●	●	●
Power & Backup	Power connection of 3 KVA with back-up power for diesel generator Power connection of 3 KVA with back-up power for diesel generator (U20) Power connection of 5 KVA with back-up power for diesel generator (U20)	● ● ●	● ● ●	● ● ●

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 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 stainless steel brush finished. 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.	● ●	● ●	● ●
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ELECTRO-DOMESTIC EQUIPMENT

Hob	4 Burner cooking hob in the kitchen		●	●
Chimney	Ductable electric chimney with anodized aluminium filters in the kitchen		●	●
Central Vacuum	Central vacuum system with vacuum points accessible from Living / Dining, Family, Bedrooms, Kitchen			●



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

Specifications



Motion Sensor



Biometric Lock



Panic Button



Electric Chimney



Oven & Microwave

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	Centralised Heat pump	•	•
Refrigerator	Refrigerator in Kitchen		

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		•
Entertainment	Gas leak detector and heat detector in the kitchen		•
	Glass break detector		
	Mood Lighting		
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, 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		•

GREEN
BLUE
PURPLE

Specifications

		GREEN	BLUE	PURPLE
Children's Bedroom	2 single beds ; 1.5 module wardrobes (U10) / 2 module wardrobes (U20)		●	
	2 single beds, study unit ; 1.5 module wardrobes (U10) / 2 module wardrobes (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 wardrobes		●	●
Guest Bathroom (U20)	Mirror with backing ply and edge trim			●
Basic Materials	All woodwork and modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate.		●	●
	<i>No cabinetry shall be provided in any other spaces</i>			
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		●	●
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 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.	●	●	●



Wardrobes



Double bed and Cabinetry



Landscaped Garden Area

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 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.
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 is provided.

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



Photograph of U10 Kitchen



Visualisation of U20 Living & Dining



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