

TotalEnvironment
Homes

D35v3



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Homes



What is D35?

D35 is a three-bedroom, two-level home designed to wrap around a large garden and deck and can include a body of water. These duplexes are the closest things to a bungalow on the ground.

This home comes with exposed brick exteriors, garden views, marble flooring and offers a total of 3,654 sq.ft. of reference built-up area.



D35v3



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Home Specifications

- Three bedrooms
- Family space in addition to living room and dining area
- Study
- Modular, open-plan kitchen
- Completely furnished with wardrobes, beds and study tables
- Private landscaped garden and water body
- Accommodation for domestic help

Carpet Area	2,511 sq.ft.
Outdoor Spaces	657 sq.ft.
Built-Up Area	3,654 sq.ft.

Photograph of D35v3 Experience Home

Terrace Garden

Connection with nature

Double-height gardens

Natural Light

Designed to wrap around a large garden, deck and waterbody, these homes are intimate and warm yet spacious and cheerful with large glass panels that bring in natural light.

Garden Views

The perfect blend of serene nature and modern innovation, the layout features large glass panels that offer unobstructed garden views from every room. Nestled inside the duplex is a landscaped terrace garden, integrating the beauty of nature with your indoor living space. The master bedroom suite boasts a walk-in wardrobe and a spacious bathroom overlooking the garden.



Photograph of the Living and Terrace Garden at Lower Level

Disclaimer

All information provided here, including but not limited to drawings, visualisations, renderings, master plan, floor plans, trees, landscape, images, and other elements are only indicative and will likely change in the final, as-built development. The visualisations & renderings provided in here are general in nature and are indicative of the project at a mature stage at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

An image is only as relevant as the value it communicates. An image brings a reality to our Homes that words cannot.

All photographic images in this brochure, unless otherwise specified, are actual photos taken at the Property, the Experience Home, and at current or completed projects of Total Environment.



D35v3

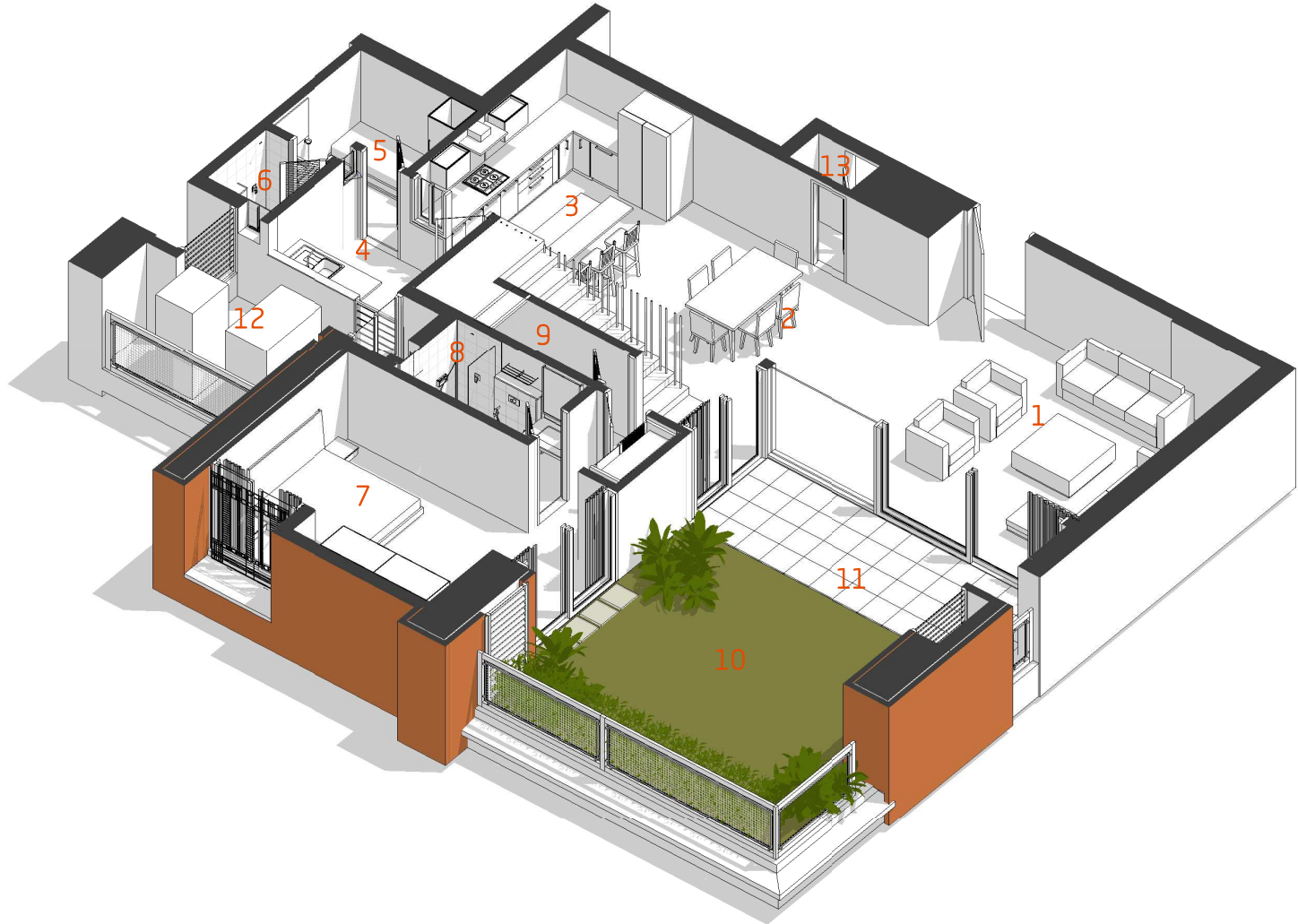
Comprising 3,654 sq. ft. of conditioned space, this Home has a **wire-cut brick** exterior. Besides being beautiful, wire-cut bricks are natural and gain character over time. This layout offers visual access to the garden from all key areas and keeps the home **connected** to the **greens** outside.

Legend
D35v3 | Lower Level

	Room	Size
01	Living	20'5" x 15'10"
02	Dining	12'1" x 12'11"
03	Kitchen	12'8" x 12'11"
04	Utility	11'1" x 7'2"
05	Maid's Bedroom	7'11" x 7'8"
06	Maid's Bathroom	4'4" x 5'0"
07	Guest Bedroom	17'9" x 13'2"
08	Guest Bathroom	8'11" x 5'3"

Carpet Area	2,511 sq.ft.
Outdoor Spaces	657 sq.ft.
Built-Up Area	3,654 sq.ft.

Axonometric View
D35v3 | Lower Level



All plans may not include every element, material, furniture and fixture shown in the photographs.
Please refer to the Specifications Section for more information.

Axonometric View

D35v3 | Upper Level



Legend

D35v3 | Upper Level

	Room	Size
14	Children's Bedroom	17'9" x 13'2"
15	Children's Bathroom	8'11" x 5'3"
16	Master Bedroom	11'11" x 15'11"
17	Master Bathroom	9'6" x 10'7"
18	Walk-In-Wardrobe	8'6" x 8'5"
19	Balcony	10'5" x 3'9"
20	Study	9'5" x 8'1"
21	Family	14'3" x 12'11"
22	Powder Room	7'10" x 6'9"
23	Service Room	4'3" x 2'7"
24	Staircase	18'3" x 6'5"

Carpet Area 2,511 sq.ft.

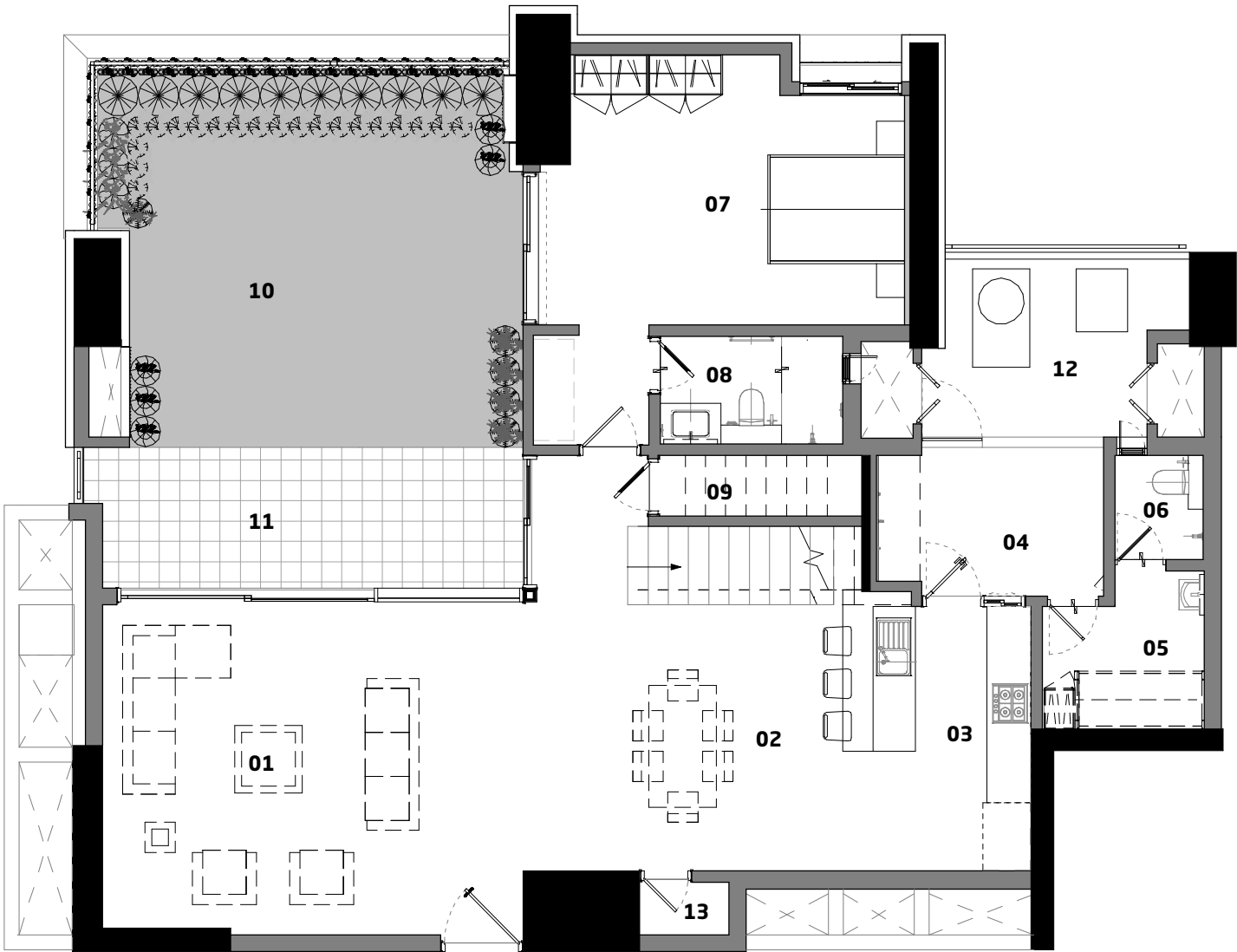
Outdoor Spaces 657 sq.ft.

Built-Up Area 3,654 sq.ft.

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02	Dining	12'1" x 12'11"
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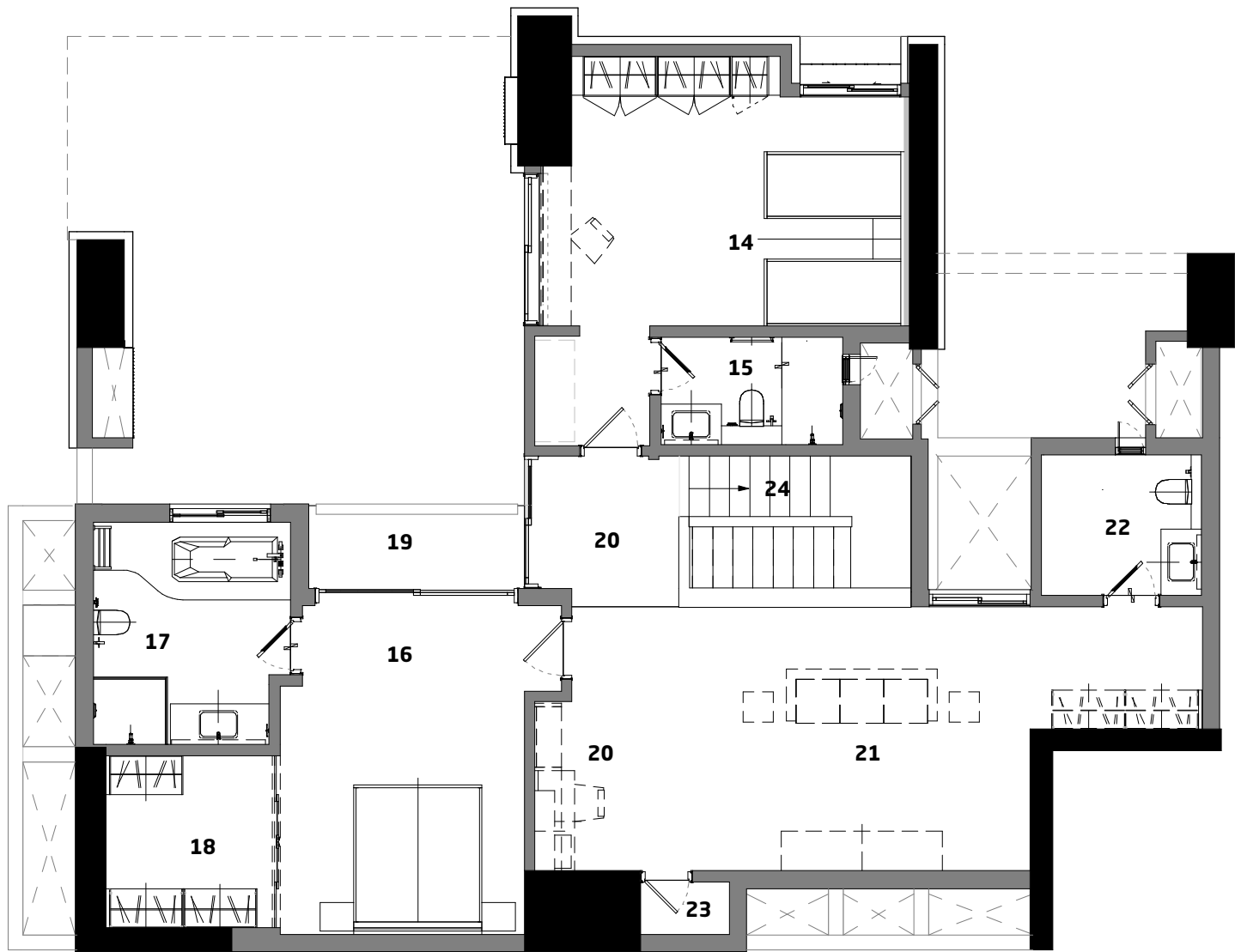
	Room	Size
09	Box Room	9'11" x 2'11"
10	Terrace Garden	20'8" x 18'5"
11	Deck / Water Body	20'5" x 6'10"
12	Service Platform	11'5" x 8'6"
13	Service Room	4'3" x 2'7"



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D35v3 | Upper Level

Custom Floor Plan



Legend
D35v3 | Upper Level

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Built-Up Area	3,654 sq.ft.

Kitchen-Dining

- 1Kitchen
- 2Dining

The kitchen comes equipped with a gas stove, oven, microwave and dishwasher when you move in. The dining area faces the kitchen.

Features

- a

Flooring

Imported marble flooring
- b

Furniture

Customizable furniture
- c

Kitchen cabinets

Solidwood finish
- d

Kitchen countertop

Granite
- e

Oven and Microwave

All plans may not include every element, material, furniture and fixture shown in the photographs. Please refer to the Specifications Section for more information.



Master Suite

Upper Level

- 1 Master Suite
- 2 Balcony
- 3 Walk-In-wardrobe

Spaces shown in photograph

The master suite is complete with a walk-in wardrobe, carefully crafted furniture and a bathtub with a view of your double-height landscaped garden.

Features

- a Doors and Windows
Natural Wood sliding shutters
- b Flooring
Hardwood flooring
- c Furniture
Customizable furniture
- d Headboard wall
Walnut

All plans may not include every element, material, furniture and fixture shown in the photographs. Please refer to the Specifications Section for more information.



Living Room

Lower Level

- 1 Living room
- 2 Terrace Garden

Spaces shown in photograph

The interior finishes combine smooth and rough materials that create unexpected and delightful interplays of hues and textures. All spaces can be furnished, fitted out and handed over in a ready-to-occupy condition.

Features

- a Doors and Windows
Natural Wood sliding shutters
- b Flooring
Imported Marble
- c Furniture
Customizable furniture
- d Feature Wall

All plans may not include every element, material, furniture and fixture shown in the photographs. Please refer to the Specifications Section for more information.



Specifications Comparison Chart

D35v3				
STRUCTURE		Green	Blue	Purple
Shell	RCC frame structure with a height of 9'10" 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 AND DADO				
Living and Dining	Kota stone or equivalent finished with 8 coats polish	●		
	Beige coloured imported marble finished with 8 coats polish		●	●
Family Space	Kota stone or equivalent finished with 8 coats polish	●		
	Cut-pile carpet		●	●
Kitchen	Udaipur Green Marble flooring and Counter with glazed tile dado above the counter up to a height of 1'8"	●		
	Beige coloured imported marble finished with 8 coats polish on the floor. Granite counter with glazed tile dado above the counter up to a height of 1'8"		●	●
Utility / Laundry	Udaipur green marble flooring. No dado or counter.	●	●	●
	Terracotta Tiles	●		
Deck / Outdoor	Tandoor Stone		●	
	Hardwood / Engineered Solid Wood, finished with oil			●
Master Bedroom & Balcony	Kota stone or equivalent finished with 8 coats polish	●	●	
	White oak or equivalent hardwood flooring			●
Master Bathroom	Udaipur green marble or equivalent on the floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area	●		
	Beige coloured imported marble with 8 coats polish on floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area		●	●
Children's Bedroom	Kota stone or equivalent finished with 8 coats polish	●	●	
	White oak or equivalent hardwood flooring			●
Children's Bathroom	Udaipur green marble or equivalent on the floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area	●		
	Indian Pink marble or equivalent on the floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area		●	



Exposed Brick



Botticino



Kota Stone

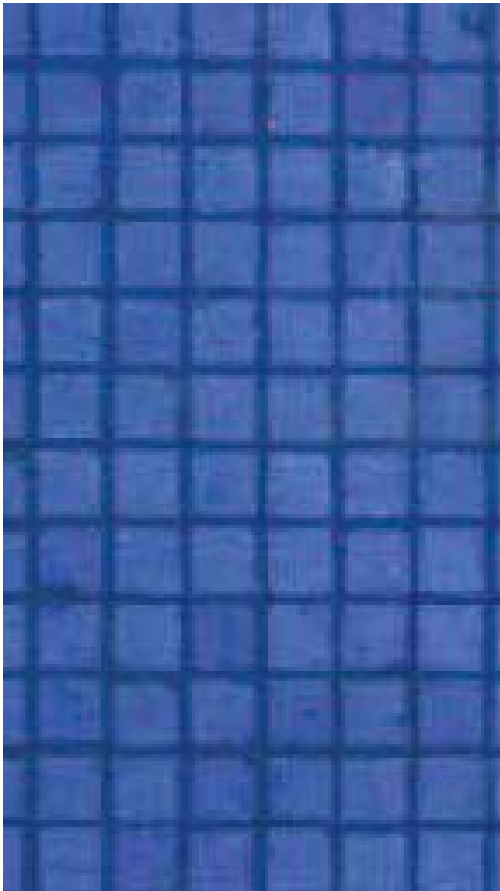


Hardwood Flooring

These reference images showcase options for specific products and finishes.



Wash Basin



Glass Mosaic Tiles



Towel Rack



Concealed System

These reference images showcase options for specific products and finishes.

Specifications Comparison Chart

D35v3

FLOORING AND DADO		Green	Blue	Purple
	Beige coloured imported marble with 8 coats polish on floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area.			●
Guest Bedroom	Kota stone or equivalent finished with 8 coats polish	●	●	●
Guest Bathroom	Udaipur green marble or equivalent on the floor and counter, glazed tile dado on the walls up to 7' in shower area. Acrylic distemper or equivalent washable paint with skirting in dry area.	●	●	●
Powder Room	Udaipur Green Marble or equivalent on the floor and counter. Acrylic distemper or equivalent washable paint with skirting on the walls	●	●	
	Beige coloured imported marble with 8 coats polish on floor and imported marble on counter. Acrylic distemper or equivalent washable paint with skirting in dry area			●
Maid's Room	Kota stone or equivalent finished with 8 coats polish	●	●	●
Maid's Bathroom	Udaipur Green Marble or equivalent on the floor, glazed tile dado on the walls up to 7'	●	●	●
Internal Stairs	Kota stone slabs with metal railing	●		
	Beige coloured imported marble with metal railing		●	●
Store / Box Room	Kota stone or equivalent finished with 8 coats polish	●	●	●
Service Platform / Equipment Room	IPS Flooring	●	●	●
Water Body	Glass mosaic or equivalent tiles			●
SANITARY AND PLUMBING				
Water Closets	Porcelain EWC of Kohler or equivalent in all bathrooms and powder room	●	●	●
Health Faucets	Health faucets of Jaquar or equivalent in all bathrooms and powder room	●	●	●
Wash Basins	Porcelain wash basin of Kohler or equivalent in all bathrooms and powder room	●	●	●
Kitchen Sink	Single bowl stainless steel sink with drain board	●	●	●
Cockroach / Floor Traps	A detachable stainless steel cockroach trap with lid of Chilly or equivalent in all bath-rooms, powder room and utility	●	●	●
Bathtubs	One Acrylic bathtub of Kohler or equivalent in the master bathroom		●	●
Shower Area	Glass partition with door for the shower area in the Master bathroom			●
Overhead Showers	3" dia shower head of Grohe or equivalent in all bathrooms	●	●	●
	One Rain shower of Grohe or equivalent in the Master bathroom			●
Hand Showers	Hand shower of Grohe or equivalent in the Master and Children's bathrooms			●

Specifications Comparison Chart

D35v3

SANITARY AND PLUMBING		Green	Blue	Purple
Spout	CP finish of Grohe or equivalent in shower area of all bathrooms	●	●	●
Basin Mixer	CP finish of Grohe or equivalent in all bathrooms	●	●	●
Bathtub Filler with Hand Shower	CP finish of Grohe or equivalent in the Master bathroom		●	●
Bath accessories	Towel ring, toilet paper holder, towel rod and soap dish in Master, Children's and Guest Bathrooms - all of Grohe or equivalent		●	●
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine in the utility	●	●	●
Plumbing	Internal water supply lines and drainage lines in uPVC pipes. Hot water lines in cPVC pipes. Sewage lines in PVC pipes. Provision for centralized hot water connection to the shower and wash basin in each bathroom [except for maid's bathroom] and to the sink in the kitchen	●	●	●
ELECTRICAL				
Wiring	All wiring of Anchor or equivalent, concealed in PVC conduit pipes.	●	●	●
	All switches of Crabtree or equivalent	●	●	●
Switches and Sockets	Apart from the basic light and fan controls, the following number of sockets in various rooms:			
Living / Dining	3 nos. - 5 amp switch and socket	●	●	●
Kitchen	3 nos. - 5 amp switch and socket, 4 no.s - 15 amp switch and socket	●	●	
Kitchen	3 nos. - 5 amp switch and socket, 5 no.s - 15 amp switch and socket			●
Utility	1 no. - 5 amp switch and socket, 1 no. -15 amp switch and socket	●	●	●
Study	2 nos. - 5 amp switch and socket	●	●	●
Master Bedroom	2 nos. - 5 amp switch and socket	●	●	
	4 nos. - 5 amp switch and socket			●
Other Bedrooms	2 nos. - 5 amp switch and socket	●	●	●
Bathrooms	1 no. - 5 amp switch and socket	●	●	●
Powder / Maid's Bathroom	1 no. - 5 amp switch and socket	●	●	●
Family	2 nos. - 5 amp switch and socket	●	●	●
Maid's Room	2 nos. - 5 amp switch and socket	●	●	●
Telephone	1 Telephone Point each in Living and Master Bedroom	●	●	●
Entertainment	1 Television Point in Living	●	●	●
Light Fixtures	Light fixtures in the home			
Power and Back-up	Power connection of 3 KVA with back-up power from Diesel Generator	●		
	Power connection of 5 KVA with back-up power from Diesel Generator		●	●



Soft-close Drawer Channels



Trouser Rack

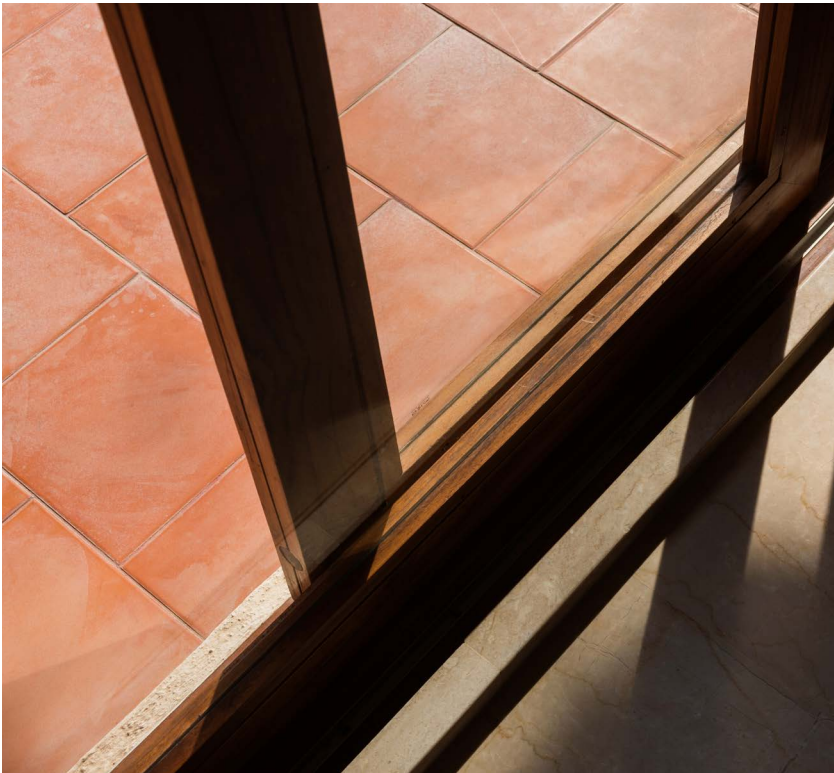


Cabinetry Light

These reference images showcase options for specific products and finishes.



Door Stopper



Wooden Fenestration



Mosquito Screen

Specifications Comparison Chart

D35v3

FENESTRATION		Green	Blue	Purple
Frames and Shutters	Door and window frames in engineered timber and clad externally with extruded powder coated aluminium with the help of thermally broken nylon clips. All flush door shutters in natural wood veneer with core of block board. All bathroom windows, external utility fenestration, maid's room door and window in aluminium extruded frames with clear or frosted glass	<div></div>	<div></div>	<div></div>
Mosquito Screens	Mosquito screens for all the External Windows and French Windows except for bath-room windows			<div></div>
Window Grilles	No window grilles shall be provided for the French Windows. Grilles shall be provided only for windows where there is a sheer drop [atleast two floors]. No grilles for bathroom windows	<div></div>	<div></div>	<div></div>
Hardware	All hardware in stainless steel brush finished. The Main door with a night latch of Godrej or equivalent	<div></div>	<div></div>	<div></div>
	Main door with a night latch of Godrej or equivalent brand, Other doors with tower bolts and a mortise lock with handle or tubular/ cylindrical lock. All outward casement glass window fitted with SS friction stays. Magnetic/ concealed door stoppers for the Main door and Bed room doors. French Windows with lift and slide system, Sliding window with multipoint lock/star lock	<div></div>	<div></div>	<div></div>
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	<div></div>	<div></div>	<div></div>
	All internal paint in Acrylic Distemper	<div></div>	<div></div>	<div></div>
ELECTRO-DOMESTIC EQUIPMENT				
Hob	4-burner stainless steel finish cooking hob in the Kitchen		<div></div>	<div></div>
Chimney	Ductable electric chimney stainless steel finish with anodized aluminium filters in the Kitchen		<div></div>	<div></div>
Dishwasher	Dishwasher of Siemens or equivalent in the Kitchen		<div></div>	<div></div>
Microwave	Microwave of Siemens or equivalent in the Kitchen			<div></div>
Oven	Oven of Siemens or equivalent in the Kitchen			<div></div>
Refrigerator	Refrigerator in Kitchen			
Water Purifier	RO unit		<div></div>	<div></div>
Heat Pump	3.5 KW centralised heat pump with 300 litres storage tank	<div></div>	<div></div>	<div></div>

Specifications Comparison Chart

D35v3

HOME AUTOMATION		Green	Blue	Purple
Security / Safety	Biometric 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 [1 No]			●
	Panic buttons [4 Nos.] at entrance lobby and bathrooms to raise alarm in case of emergency			●
	Pet immune motion sensors [2 Nos.] in living and garden area for detecting intrusions			●
	Magnetic sensors in all windows, French windows and main door			●
	Gas leak detector and heat detector in the kitchen			●
Entertainment	Mood Lighting and Media Integration			
Comfort / Convenience	AC Integration			
	Curtain Motor with remote control for curtains in the living area			
Green Controls	Occupancy sensors in master bathroom, children's bathroom and guest bathrooms			●
CABINETRY AND FURNITURE				
Living and Dining	Console unit with white ash finish in dining area. No crockery unit.			●
Kitchen	Floor & wall mounted cabinets in veneer finish		●	●
Master Bedroom	King size bed with head board and bed side tables in white ash finish, 3 module walk-in wardrobe without shutters in laminate finish		●	●
Master Bathroom	Wall mounted mirror with wooden frame in teak finish			●
	Under counter cabinet in teak finish			●
Children's Bedroom	Two single beds with head board and a bed side table, 2.5 module wardrobe with plain veneer shutters in white ash finish		●	
	Two single beds with head board and a bed side table, 2.5 module wardrobe with plain veneer shutters in white ash finish			●
Children's Bathroom	Wall mounted mirror with wooden frame in teak finish			●
Guest Bedroom	Queen size bed with head board and bed side tables, 2 module wardrobe with plain veneer shutters in white ash finish		●	●
Guest Bathroom	Wall mounted mirror with wooden frame in teak finish			●
Family	Entertainment unit with ledges in teak finish			●
Home Office / Study	Study table with pedestal along with two overhead shelves in teak finish			●
Maid's Room	Single bed, half module wardrobe with shutters in beech finish			●



Motion Sensor



Biometric Lock



Panic Button



Double Bed and Cabinetry



Electric Chimney

These reference images showcase options for specific products and finishes.



Telescopic Channel



Central Air-Conditioning



Landscaped Garden Area

Specifications Comparison Chart

D35v3

CABINETRY AND FURNITURE		Green	Blue	Purple
	No cabinetry shall be provided in any other spaces			
Basic Materials	All modular units in termite resistant good quality plywood or MDF panels in natural veneer or laminate			
Brand	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			
	Soft close silent drawer system in wardrobes and study units of Hettich or equivalent			
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			
Mechanical Ventilation	Exhaust fan of GMC-Hitec or equivalent in all bathrooms			
SPECIAL FEATURES				
Feature Wall	Kota stone butch work or equivalent in Living			
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:

The Specifications listed here are applicable only for the default layout of the Unit and may not apply to changes made to spaces within the Unit or any additional spaces created during the interior design journey. It is our earnest endeavour to use the same brands, products and materials as mentioned above, however, there are situations that compel us to change some items. Rest assured that all changes shall always be of an equivalent brand, product or material.

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