

D35v2





Photograph of the Deck

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 D35 duplex homes are the closest you can get to a bungalow on the ground.

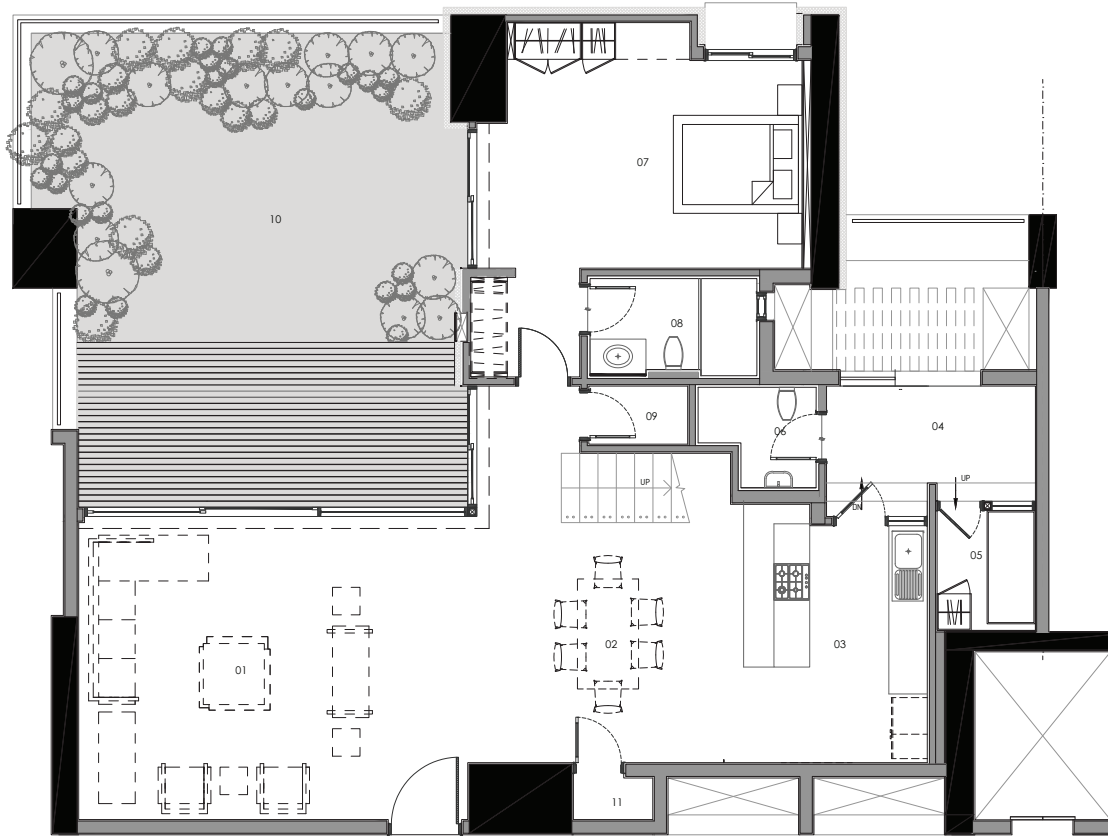
Designed to wrap around a large garden, deck and waterbody, these homes are intimate and warm yet spacious and cheerful with large glass panels that bring in natural light.

The upper level houses the master bedroom suite, complete with a walk-in wardrobe and a spacious bathroom overlooking the garden below. Also housed on this floor, are the children's bedroom with attached bathroom, as well as a study and a family space which can easily convert into a fourth bedroom through our customisation process.

Warm earthy materials, carefully crafted finishes little details such as bathroom doors with glass and wood louvres, and the ability to customize every space to suit individual needs, make this a very special home.

Floor Plans

D35v2 Lower Level



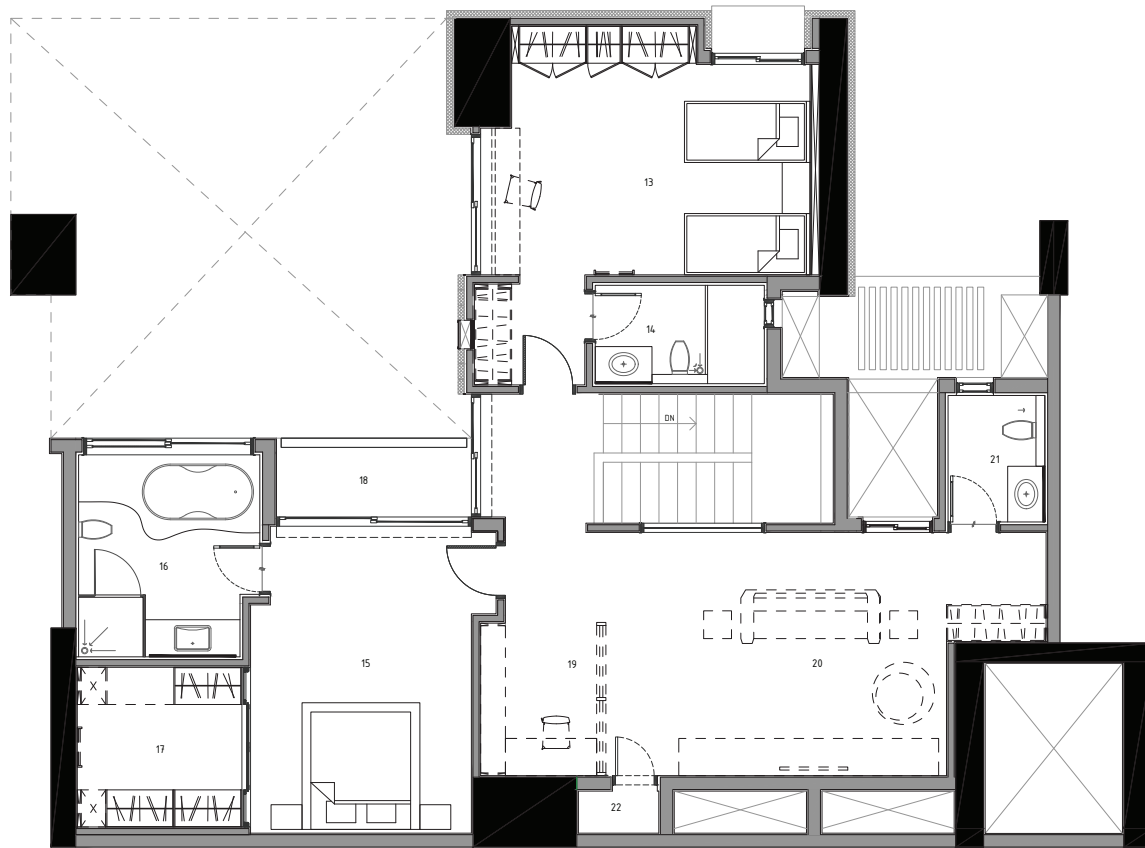
Carpet Area	2565 sq.ft.
Outdoor Spaces	575 sq.ft.
Built-up Area	3598 sq.ft.
Reference Saleable area	4498 sq.ft.

Legend

- 01 Living - 20'11" x 16'3"
- 02 Dining - 14'11" x 12'11"
- 03 Kitchen - 9'10" x 12'9"
- 04 Utility - 11'3" x 6'2"
- 05 Servant's Bedroom - 5'4" x 6'5"
- 06 Srvant's Bathroom - 6'4"(Max) x 5'5"(Max)
- 07 Guest Bedroom - 17'6 x 13'2"
- 08 Guest Bathroom - 9'0" x 5'3"
- 09 Box Room - 5'4" x 3'2"
- 10 Terrace Garden - 21'8" x 25'5"
- 11 Service Room - 4'3" x 2'6"

Floor Plans

D35v2 Upper Level



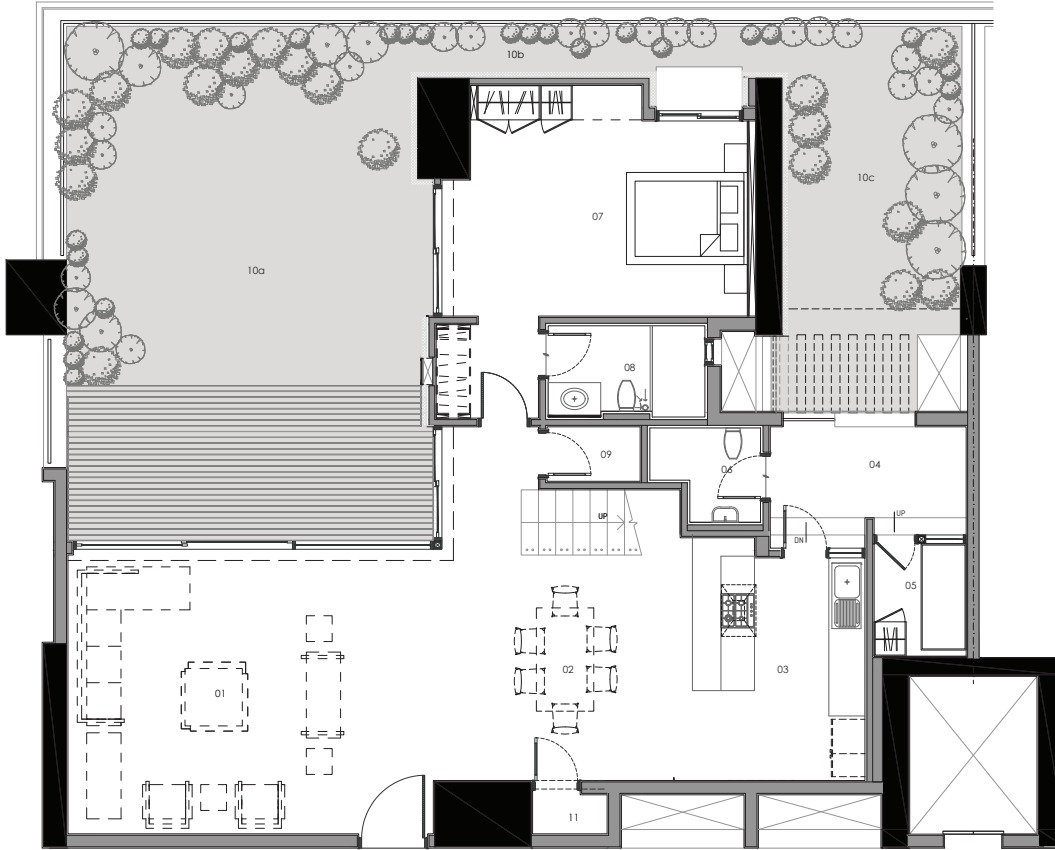
Carpet Area	2565 sq.ft.
Outdoor Spaces	575 sq.ft.
Built-up Area	3598 sq.ft.
Reference Saleable area	4498 sq.ft.

Legend

- 01 Children's Bedroom - 17'6" x 13'2"
- 02 Children's Bathroom - 9'0" x 5'3"
- 03 Master Suite - 11'9" x 16'3"
- 04 Master Bathroom - 9'7" x 10'9"
- 05 Walk-in Wardrobe - 8'9" x 8'10"
- 06 Balcony - 10'4" x 3'8"
- 07 Home Study - 9'6" x 8'1"
- 08 Family Room - 18'1" x 12'11"
- 09 Powder Room - 5'2" x 6'9"
- 10 Service Room - 4'3" x 2'6"

Floor Plans

D35v2g Lower Level



Carpet Area	2647 sq.ft.
Outdoor Spaces	906 sq.ft.
Built-up Area	3915 sq.ft.
Reference Saleable area	4894 sq.ft.

Legend

- 01 Living - 20'11" x 16'3"
- 02 Dining - 14'11" x 12'11"
- 03 Kitchen - 9'10" x 12'9"
- 04 Utility - 11'3" x 6'2"
- 05 Servant's Bedroom - 5'4" x 6'5"
- 06 Servant's Bathroom - 6'4"(Max) x 5'5"(Max)
- 07 Guest Bedroom - 17'6 x 13'2"
- 08 Guest Bathroom - 9'0" x 5'3"
- 09 Box Room - 5'4" x 3'2"
- 10a Terrace Garden - 20'3" x 26'10"
- 10b Terrace Garden - 51'2" x 2'7"
- 10c Terrace Garden - 9'11" x 19'6"
- 11 Service Room - 4'3" x 2'6"

Floor Plans

D35V2g Upper Level



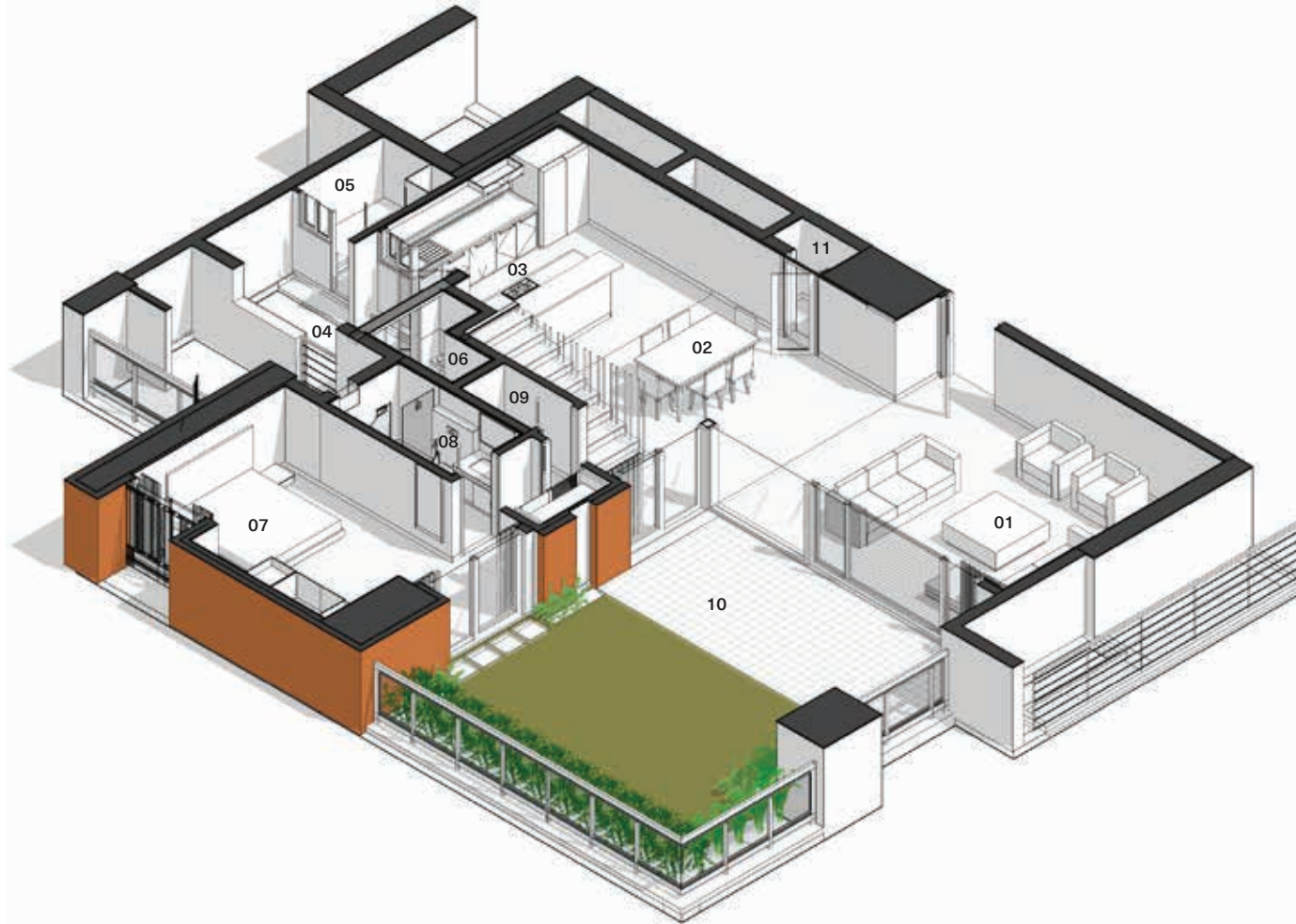
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Legend

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- 10 Service Room - 4'3" x 2'6"

Axonometric View

D35v2 Lower Level

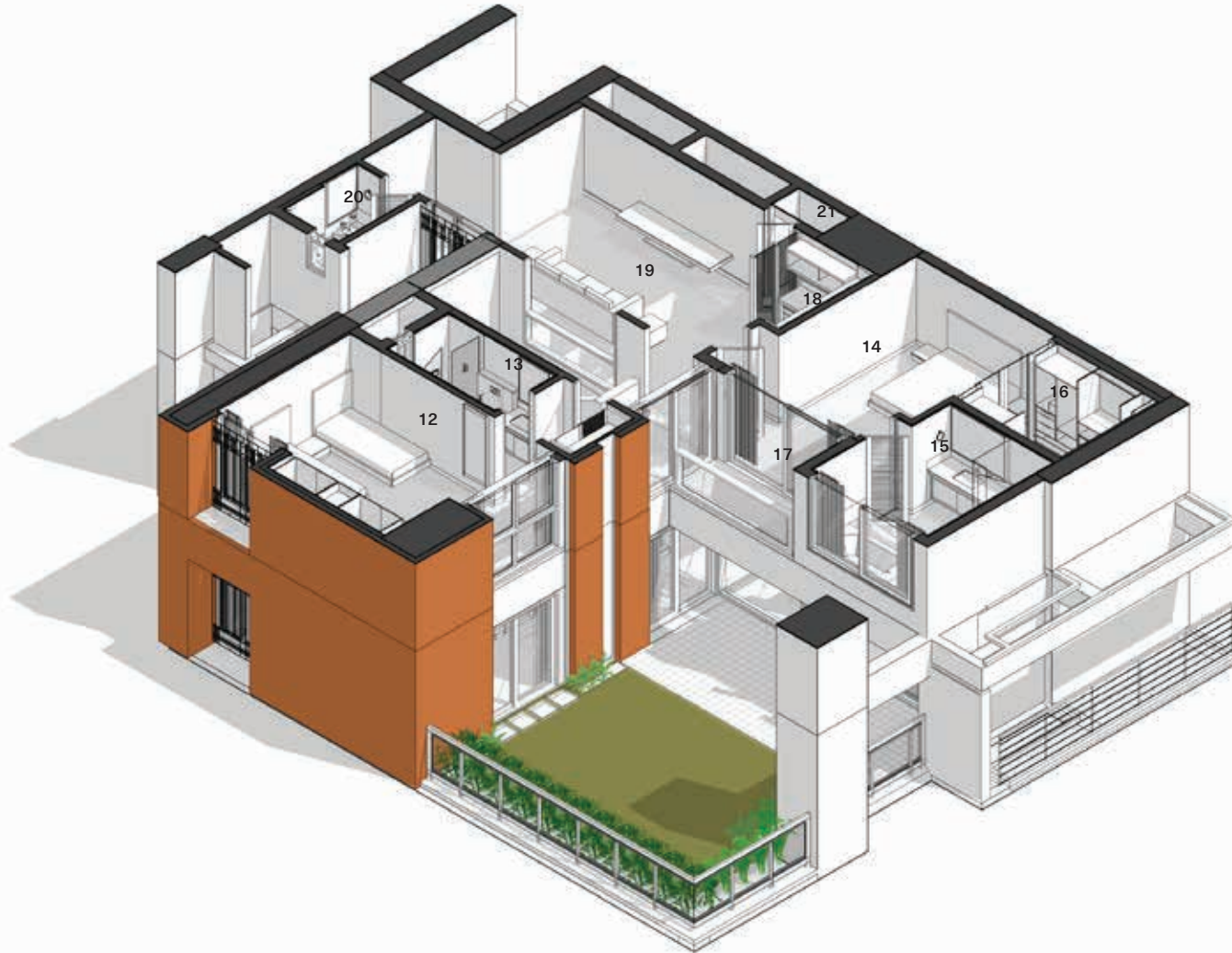


Legend

- 01 Living - 20'11" x 16'3"
- 02 Dining - 14'11" x 12'11"
- 03 Kitchen - 9'10" x 12'9"
- 04 Utility - 11'3" x 6'2"
- 05 Maid's Bedroom - 5'4" x 6'5"
- 06 Maid's Bathroom - 5'9"(Max) x 5'5"(Max)
- 07 Guest Bedroom - 17'6" x 13'2"
- 08 Guest Bathroom - 9'0" x 5'3"
- 09 Box Room - 5'11" x 3'2"
- 10 Terrace Garden - 21'8" x 25'5"
- 11 Service Room - 4'3" x 2'6"

Axonometric View

D35v2 Upper Level



Legend

- 12 Children's Bedroom - 17'6" x 13'2"
- 13 Children's Bathroom - 9'0" x 5'3"
- 14 Master Suite - 11'9" x 16'3"
- 15 Master Bathroom - 9'7" x 10'9"
- 16 Walk-in Wardrobe - 8'9" x 8'10"
- 17 Balcony - 10'4" x 3'8"
- 18 Home Study - 9'6" x 8'1"
- 19 Family Room - 18'1" x 12'11"
- 20 Powder Room - 5'2" x 6'9"
- 21 Service Room - 4'3" x 2'6"



Photograph of the Kitchen and Dining Area

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



Photograph of the Living Room

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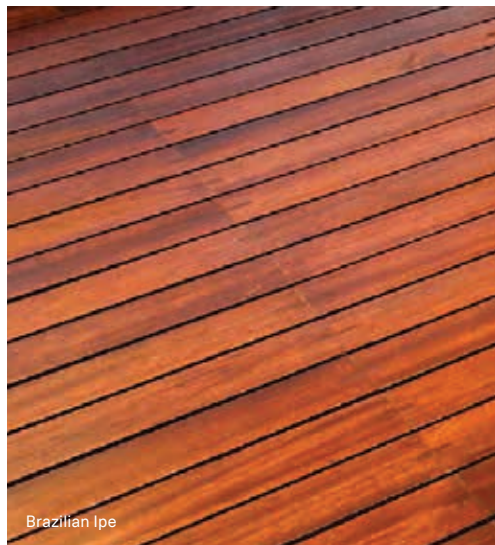
Exposed brick



Botticino



Kota stone



Brazilian Ipe

Specifications

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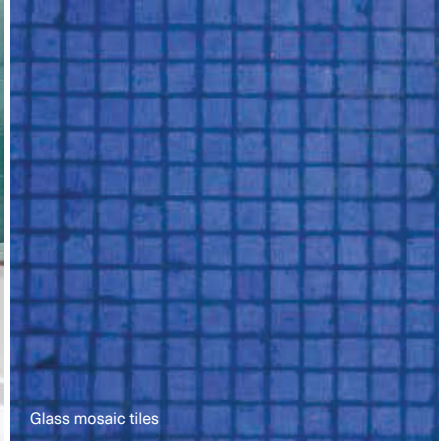
STRUCTURE

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 & DADO

Entrance Lobby, living, dining and passage	Kota stone finished with 8 coats polish		
	Beige coloured imported marble finished with 8 coats polish	•	•
Family Space	Kota stone finished with 8 coats polish		
	Cut-pile carpet	•	•
Kitchen	Udaipur green marble flooring & 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	•	•
Deck / Outdoor	Terracotta Tiles		
	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	•	•
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	•	

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



• BLUE • PURPLE		
Children's Bathroom	Beige coloured imported marble with 8 coats polish on floor and imported marble on 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	• •
Maid's Room	Kota stone or equivalent finished with 8 coats polish	• •
Maid's Bath	Udaipur green marble on the floor. Glazed tile 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	• •
Store / Box Room	Kota stone flooring with 8 coats polish	• •
Service Room	Kota stone flooring with 8 coats polish	• •
Service Platform	IPS Flooring	• •
Water Body	Glass mosaic or equivalent tiles	•
SANITARY & PLUMBING		
Water Closet	Porcelain EWC of Kohler or equivalent in all bathrooms and powder room	• •
Health Faucet	Health faucets of Jaquar or equivalent in all bathrooms and powder room	• •
Wash Basin	Porcelain wash basins of Kohler or equivalent shall be provided in all bathrooms and powder room	• •
Kitchen Sink	Single bowl stainless steel sink with drain board	• •
Cockroach / Floor trap	A detachable stainless steel cockroach trap with lid of Chilly or equivalent in all bathrooms, powder room and utility	• •
Bathtub	1 Acrylic bathtub of Kohler or equivalent in the master bathroom	• •
Shower Area	Glass partition with door for the shower area in the master & children's bathrooms	•
	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	• •

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Switchboard



Footlight



Bathroom fittings

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• BLUE • PURPLE

Overhead Showers	One Rain shower of Grohe or equivalent in the master bathroom		•
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	•	•
Hand Shower	Hand showers of Grohe or equivalent in the master & children's bathrooms		•
Bath accessories	Towel rings, toilet paper holders, 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 room	•	•
RO Point	One cold water inlet for a RO unit in the kitchen	•	•
Plumbing	Internal water supply lines & drainage lines in uPVC pipes. Hot water lines in cPVC pipes. Sewage lines in PVC pipes. Provision for centralised hot water connection to the shower and wash basin in each bath-room and to the sink in the kitchen	•	•

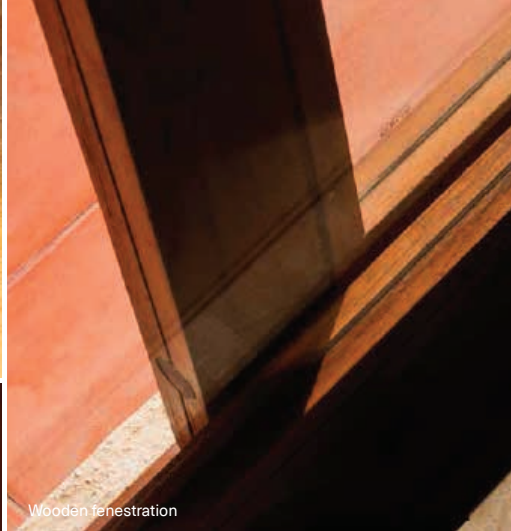
ELECTRICAL			
Wiring	All wiring of Anchor or equivalent, concealed in PVC conduit pipes	•	•
Switches & Sockets	All switches of Crabtree or equivalent	•	•
Apart from the basic light and fan controls, the following number of sockets in various rooms:			
Living / Dining	3 nos. - 5 amp switch & socket	•	•
Kitchen	3 nos. - 5 amp switch & socket, 4 nos. - 15 amp switch and socket	•	
Kitchen	3 nos. - 5 amp switch & socket, 5 nos. - 15 amp switch and socket		•
Utility	1 no -5 amp switch & socket, 1 no. -15 amp switch and socket	•	•
Study	2 no -5 amp switch & socket	•	•
Master Bedroom	2 nos. - 5 amp switch & socket	•	
	4 nos. - 5 amp switch & socket		•
Other Bedrooms	2 nos. - 5 amp switch & socket	•	•
Bathrooms	1 no - 5 amp switch & socket	•	•



Door stopper



Mosquito screen



Wooden fenestration



Central vacuum

• BLUE • PURPLE

Powder / Maid's Bath	1 no - 5 amp switch & socket	•	•
Family	2 nos. - 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 family	•	
	1 Television Point in family and master bedroom		•
Light Fixtures	Light fixtures in the home		
Power & 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	•	•

FENESTRATION

Frames & Shutters	Door and Window frames are in Engineered Wood or finger-jointed Glulam wood. All flush door shutters in natural wood veneer with core of block board. All bathroom windows, and external utility fenestration in aluminium extruded frames with clear or frosted glass	•	•
Mosquito Screens	Mosquito screens for all the External Windows and French Windows		•
Window Grills	No window grills shall be provided for the French Windows. Grills shall be provided only for windows where there is a sheer drop [atleast two floors]. No grills for bathroom windows	•	•
Hardware	All hardware in brushed stainless steel/ Aluminium Finish	•	•
	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 doors with lift and slide system, Sliding window with multipoint lock/star lock	•	•

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 stainless steel finish cooking hob in the Kitchen	•	•

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



Motion sensor



Biometric lock



Panic button



Double bed and cabinetry



Electric chimney

• BLUE • PURPLE

Chimney	Ductable electric chimney stainless steel finish with anodized aluminium filters in the Kitchen	•	•
Dishwasher	Dishwasher of Siemens or equivalent in the kitchen	•	•
Microwave	Microwave of Siemens or equivalent in the kitchen		•
Oven	Oven of Siemens or equivalent in the kitchen		•
Refrigerator	Refrigerator in Kitchen		
Water Purifier	RO unit	•	•
Heat Pump	Centralized Heat Pump of 300 L capacity	•	•

HOME AUTOMATION

	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 [1 No]	•
Security / Safety	Panic buttons [4 No.s] at entrance lobby and bathrooms except maid's bathroom to raise alarm in case of emergency	•
	Pet immune motion sensors [2 No.s] 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 & FURNITURE

Kitchen	Floor & wall mounted cabinets in handle theme with teak finish veneer	•	•
Master Bedroom	King size bed with wall panel behind it ; bed side tables ; 3 module walk-in wardrobe, all in wenge finish	•	•
Master Bathroom	Wall mounted mirror with wooden frame in teak finish		•

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



Telescopic channel



Central air-conditioning



Water body and landscaped garden area

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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• BLUE • PURPLE

Master Bathroom	Under counter cabinet in teak finish		•
Children's Bedroom	Two single beds with wall panels behind them and a bed side table; 2.5 module wardrobe , all in white ash finish		•
	Two single beds with wall panels behind them and a bed side table , study ledge, 2.5 module wardrobe , all in white ash finish		•
Children's Bathroom	Wall mounted mirror with wooden frame in teak finish		•
	Under counter cabinet in teak finish		•
Guest Bedroom	Queen size bed with wall panels behind it ; bed side tables ; 1.5 module wardrobe, all in white ash finish	•	•
Guest Bathroom	Wall mounted mirror with wooden frame in teak finish		•
Family	Entertainment unit with ledges in teak finish		•
Maid's Room	Single bed, half module wardrobe with shutters in laminate	•	•
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	•	•
Mattresses	Mattresses for beds		
HVAC			
Air-conditioning	A hybrid central Air-conditioning system with blower units in the Bedrooms, Family space and Living / Dining area	•	•
Mechanical Ventilation	Exhaust fan of GMC-Hitec or equivalent in all bathrooms		•
LANDSCAPE			
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		•



Photograph of the Bathroom

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



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