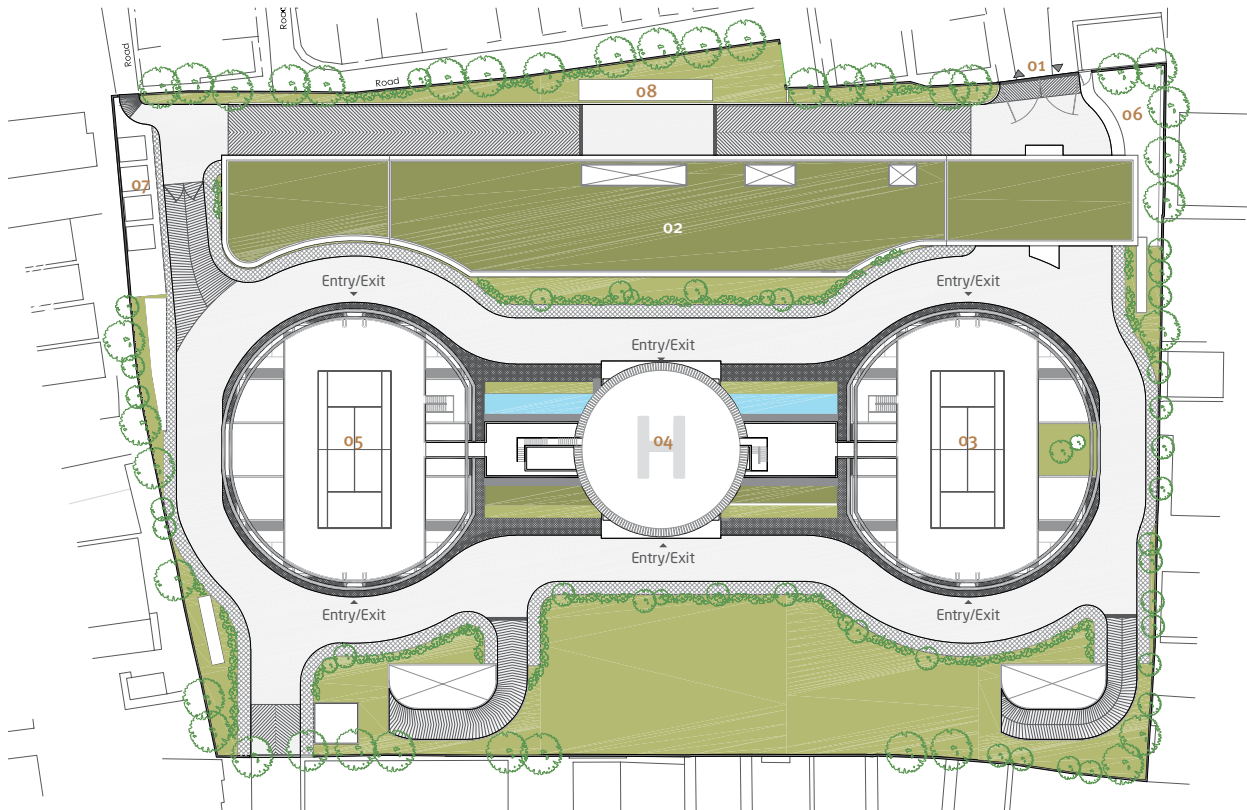


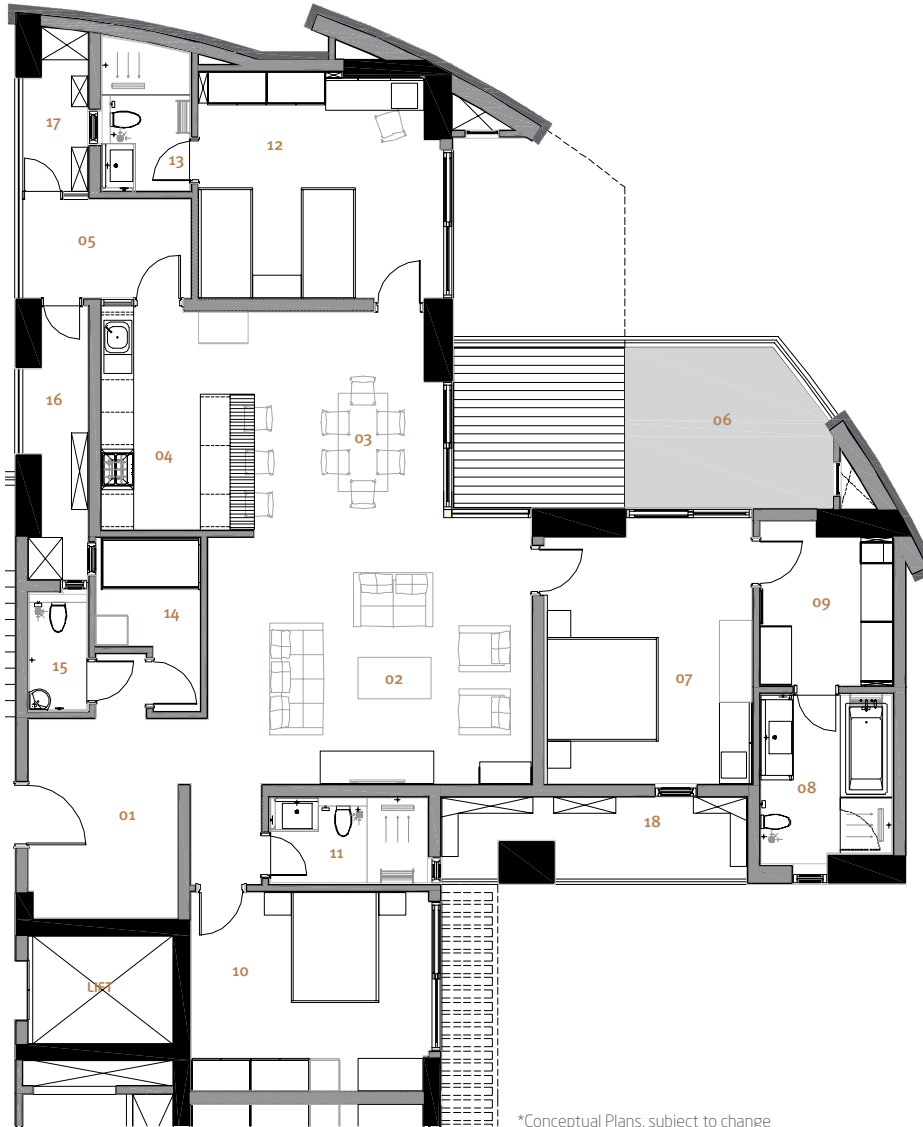


**LEARNING
TO FLY**

Bangalore



- 01 Main Entry/Exit
- 02 Club House
- 03 Tower 1 - (G+20)
- 04 Tower 2 - (G+21)
- 05 Tower 3 - (G+20)
- 06 Visitor's Parking
- 07 Transformer Yard
- 08 Gas Bank



C2ob1 Typical Even Level

Carpet Area 1994 sq. ft.

- 01 Foyer - 9'0" x 12'0"
- 02 Living Room - 19'6" x 14'9"
- 03 Dining Room - 11'6" x 13'3"
- 04 Kitchen - 9'3" x 13'3"
- 05 Utility - 10'3" x 6'0"
- 06 Terrace Garden - 23'0" x 9'9"
- 07 Master Bedroom - 12'6" x 15'9"
- 08 Master Bathroom - 7'9" x 10'3"
- 09 Walk-in Closet - 8'0" x 10'0"
- 10 Guest Bedroom - 14'3" x 12'0"
- 11 Guest Bathroom - 9'6" x 5'0"
- 12 Children's Bedroom - 14'6" x 13'3"
- 13 Children's Bathroom - 5'3" x 8'9"
- 14 Maid's Room - 6'3" x 6'6"
- 15 Powder Room - 3'6" x 7'0"
- 16 Service Platform 1 - 4'0" x 16'6"
- 17 Service Platform 2 - 4'0" x 9'9"
- 18 Service Platform 3 - 18'6" x 4'9"

*Conceptual Plans, subject to change

OUR
HOMES



View of the C₂₀ Living Room

OUR
HOMES

View of the T₃₅ Living Room



T35b

Typical Even Level

Carpet Area 3374 sq. ft.

- 01 Foyer - 9'0" x 11'3"
- 02 Living Room - 14'0" x 27'0"
- 03 Dining Room - 14'0" x 15'6"
- 04 Dry Kitchen - 9'6" x 10'0"
- 05 Wet Kitchen - 15'6" x 8'0"
- 06 Utility - 17'3" x 5'3"
- 07 Terrace Garden - 57'0" x 15'3"
- 08 Master Bedroom - 12'3" x 20'6"
- 09 Master Bathroom - 7'9" x 12'6"
- 10 Walk-in Closet - 8'0" x 11'0"
- 11 Children's Bedroom - 12'0" x 15'9"
- 12 Children's Bathroom - 5'0" x 9'0"
- 13 Bedroom 1 - 12'0" x 15'6"
- 14 Bathroom 1 - 5'0" x 9'0"
- 15 Study - 11'0" x 6'0"
- 16 Guest Bedroom - 12'3" x 13'0"
- 17 Guest Bathroom - 5'3" x 8'6"
- 18 Maid's Room - 7'9" x 8'0"
- 19 Maid's Toilet - 6'0" x 4'9"
- 20 Box Room - 4'3" x 8'9"
- 21 Service Platform 1 - 20'6" x 3'3"
- 22 Service Platform 2 - 20'6" x 3'3"



*Conceptual Plans, subject to change

SPECIFICATIONS

STRUCTURE

Shell: RCC frame structure with masonry partitions. The height of each floor shall be 9'6" from slab to slab.

Masonry: High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and/or stone masonry shall be provided for parts of the exteriors with deep-set waterproof pointing. For other parts and for the internal walls, terracotta blocks, table moulded brick masonry or Aerocon blocks or Concrete block masonry with plaster shall be provided.

FLOORING & DADO

Living & Dining: Beige coloured imported marble laid with paper joints and finished with 8 coats polish.

Kitchen: Beige coloured imported marble laid with paper joints and finished with 8 coats polish. Granite counter with glazed tiles above the counter upto a height of 2'.

Wet Kitchen (T35 only): Green Marble flooring with glazed tiles above the granite counter upto a height of 2'.

Utility: Green Marble flooring to mirror finish.

All Bedrooms: Kota stone laid with paper joints and finished with 8 coats polish.

Master Bathroom: Imported marble on the floor and counter, Marazzi tiles on the walls upto 7' in the shower area and 3' in other areas.

Other Bathrooms: Green marble on the floor and counter, Marazzi tiles on the walls upto 7' in the shower area and 3' in other areas.

Maid's Bathroom: Green Marble flooring with glazed tiles on the walls.

External Paving: Terracotta tiles.

Wooden Deck: Brazilian Ipe or other natural hardwood.

(P6o only)

Home Office: Wood laminate flooring.

Family: Beige coloured imported marble laid with paper joints and finished with 8 coats polish.

Home Theatre: Kota stone flooring laid with paper joints and finished with 8 coats polish.

SANITARY FIXTURES

Water Closets: Western style, porcelain EWC of Kohler or equivalent make shall be provided in all bathrooms, except the Maid's bathroom which shall be provided with an EWC of Parryware make.

Health Faucets: Health faucets of Jaquar or equivalent make shall be provided in all bathrooms.

Wash Basins: Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms. Parryware wash basin shall be provided in the maid's bathroom. All basins shall be provided with a 32 mm CP waste coupling & CP bottle trap of standard make.

Kitchen Sink: Stainless steel sink with drainboard.

Cockroach Traps: A detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms.

Bathtubs: 1 Bathtub of Parryware / Woven Gold or equivalent make shall be provided in the Master bathroom.

Showers: Showers of Jaquar or equivalent make shall be provided in all bathrooms.

Faucets: All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.

Washing Machine Point: One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.

Plumbing: All water supply lines and drainage lines shall be in PVC pipes. Sewage lines shall be in CPVC.

ELECTRICAL

Wiring: All wiring shall be of Havells or equivalent make, concealed in 19 mm dia, 2 mm thick PVC conduit pipes.

Switches: All switches shall be of Crabtree or equivalent make. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms.

Living / Dining: 4 nos - 5 amp switch and socket.

Kitchen: 3 nos - 5 amp switch and socket, 3 nos - 15 amp switch and socket.

Wet kitchen (T35 only): 3 nos - 5 amp switch and socket, 3 nos - 15 amp switch and socket.

Utility: 1 no. - 5 amp switch and socket, 1 no. - 15 amp switch and socket.

Master Bedroom: 4 nos - 5 amp switch and socket.

Other Bedrooms: 2 nos - 5 amp switch and socket.

Bathrooms: 1 no. - 5 amp switch and socket.

Maid's Room: 1 no. - 5 amp switch and socket.

(P6o only)

Family Room: 2 nos - 5 amp switch and socket, 1 no. - 15 amp switch and socket.

Home Theatre: 4 nos - 5 amp switch and socket, 2 no. - 15 amp switch and socket.

Home Office: 2 nos - 5 amp switch and socket, 1 no. - 15 amp switch and socket.

One telephone point each shall be provided in living and master bedroom. One television point each shall be provided in either living or family and guest bedroom. Internet connection to individual units shall be through a service provider.

Light Fixtures: No light fixtures shall be provided anywhere in the home.

Power & Back-up: A power connection of 5 KVA shall be provided to each unit and back-up power shall also be upto 5 KVA.

DOORS & WINDOWS

Frames & Shutters: Door and window frames and shutters shall be in finger jointed Gluelam teak or equivalent hardwood. All door shutters shall be in solid core flush (block board shutters provided with a natural wood veneer). All internal utility doors shall be in wood frame with etched glass (with horizontal lines). All bathroom windows, external utility fenestration, maid's room door and window shall have aluminium frame and shutters.

Mosquito Screens: No mosquito screens shall be provided for any of the Windows or French Windows.

Window Grills: No window grills shall be provided or permitted for the French Windows. Grills shall only be provided for those regular windows where there is a sheer drop. Grills shall not be provided for bathroom windows.

Finish: The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with PU (Polyurethane) finish.

Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make and a door eye viewer. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock.

Friction Stays: All openable windows shall be fitted with friction stays allowing the windows to stay open in any position.

Door stoppers: Magnetic / concealed door stoppers shall be provided for the Main door and bedroom doors.

PAINT

Paint: All internal paint in Acrylic Distemper. No external paint shall be provided over exposed brick or stone masonry. For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with a zinc-chromate primer and synthetic enamel paint.

ELECTRO-DOMESTIC EQUIPMENT

Hob: A 4-burner cooking hob with electrical ignition and an SS backing plate shall be provided in the kitchen.

Chimney: A 90 cm ductable electric chimney with anodised aluminium filters shall be provided in the kitchen.

Dishwasher: A dishwasher of VC Plus or equivalent make shall be provided in the kitchen.

Geysers: 25 litre geysers of Racold or equivalent make shall be provided in the bathrooms.

CABINERY & FURNITURE

Kitchen: Floor and wall mounted cabinets complete with cutlery tray, vegetable baskets, breakfast counter etc. in laminate of Veneta Cucine or equivalent make shall be provided.

Wet Kitchen (T35 only): Floor and wall mounted cabinets complete with cutlery tray, vegetable baskets etc. of Veneta Cucine or equivalent make shall be provided.

Master Bedroom: Double bed with bedside tables, study unit, 3 module walk-in wardrobe.

Master Bathroom: Mirror with backing ply and edge trim, louvred shutters below the counter.

Children's Bedroom/s: 2 single beds with bedside table/s, study unit, 2 module wardrobes.

Other Bedrooms: Double bed with bedside tables, 2 module wardrobes, TV unit / Study unit.

Other Bathrooms: Mirror with backing ply and edge

trim.

Home Office (P60 only): Study table unit and library unit.

Maid's Room: Single cot, half module wardrobe.

Basic Materials: All woodwork shall be in termite resistant good quality plywood or MDF panels and natural veneer or laminate.

Hardware: All hardware shall be in brush finished stainless steel of Hettich or equivalent make with soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.

Mattresses: Mattresses shall NOT be provided for any of the beds.

Finishing: Natural veneer exteriors shall be finished in melamine matt finish and the interiors in laminate.

LANDSCAPING

Soil: Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping.

Irrigation: Sprinklers and a drip irrigation system shall be provided for landscaped areas.

Soft Landscaping: Grass, shrubs, bamboo etc. shall be provided and all garden areas shall be completely landscaped.

Water Body (T35 & P60 only): A water body (not for swimming) including a filtration unit, shall be provided as part of the garden with underwater lights.

NOTE: All specifications above are subject to change and decisions taken from 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.

THE SMALL DETAILS THAT MAKE A BIG DIFFERENCE



01 All door handles are in smooth brush finished stainless steel. In addition to being beautiful, these accessories are a pleasure to use.



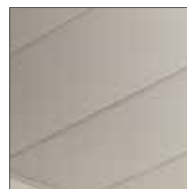
02 The four-burner cooking hob features electric ignition for convenience. Backing panels in stainless steel make it easy to clean.



03 Drawers glide on new-generation drawer channels; an example of technology enhancing simple everyday functions.



04 Bathroom doors have wooden louvres with glass panels that let light in without compromising privacy.



05 The false ceiling provides easy accessibility for servicing and enhances the visual appeal of bathrooms and keep service ducts concealed.



06 An aluminium U-channel is provided between the skirting and the plastering of the wall for a better finish.



07 A GI mesh is embedded along corners of walls while plastering. This prevents chipping of edges and goes a long way in keeping the walls in great shape.



08 The use of PVC drainage cells enables hassle-free and efficient drainage.



09 All windows in locations that overlook a sheer drop are provided with steel grills for added safety.



10 The pop-up sprinkler system features a 360°-spray nozzle. The throw of water can be preset to desired levels in these sprinklers.



11 A drip irrigation system, together with sprinklers, keeps the garden lush and green.



12 Concealed in-wall cisterns save space and result in a clutter free look. They are efficient and optimise water consumption.



13 Unique pull-down hangers optimise space and enable easy access to your wardrobe.



14 Ingeniously placed switches inside wardrobes automatically turn lights on when the door is opened and off when closed.



15 By ensuring that the door does not ram on to the wall when flung open, this wall mounted magnetic door stopper protects both the wall and the door handle.



16 All room doors have floor mounted magnetic door stoppers. They hold the door in position when opened. When not in use the stopper rests flush with the floor.



17 Conventional recessed door frames have been replaced by elegant full-width frames that occupy the entire thickness of the wall.



18 Stainless steel I-max hinges keep windows and ventilators locked in position when opened. They provide extra flexibility for easier cleaning of window shutters.



19 The filtration plant keeps the pool water crystal clear. It is not only easy to drain but also can withstand high water-flow rates.



20 Sleek cutlery drawers in non-corrosive alloys form part of the modular kitchen unit. Practical partitions add to their usefulness.



21 Footlights provided at convenient locations in rooms and passages show you the way at night.



22 The 90 cm ductable electric chimney with anodized aluminium filters is perfect for Indian kitchens. It absorbs fumes and keeps the kitchen odour-free.



22 Telescopic channels enable easier access to recessed regions of drawer units. This contributes to better use of storage spaces.



23 Unobtrusive yet highly functional the garbage receptacle in the kitchen forms a part of the cabinetry. It swivels out with its lid open when you open the cabinet door and shuts and slides back in after use.



24 A Wood Deck in Brazilian Ipe or equivalent wood shall be provided adjacent to the Terrace Garden.

www.learningtofly.co.in

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