

firstleaf
inspired by you

Gachibowli
(near Financial District)
Hyderabad



23 Completely Private Villas

Homes Designed Differently

Private. Elegant. And seriously relaxing.
If you want ordinary, you'll be disappointed.
If you want quality from start to finish,
then you can end your search
with First Leaf.

First Leaf is your own personal space.
You'll leave the highway behind and come
home to a brilliantly designed, perfectly
appointed, individually fashioned home.

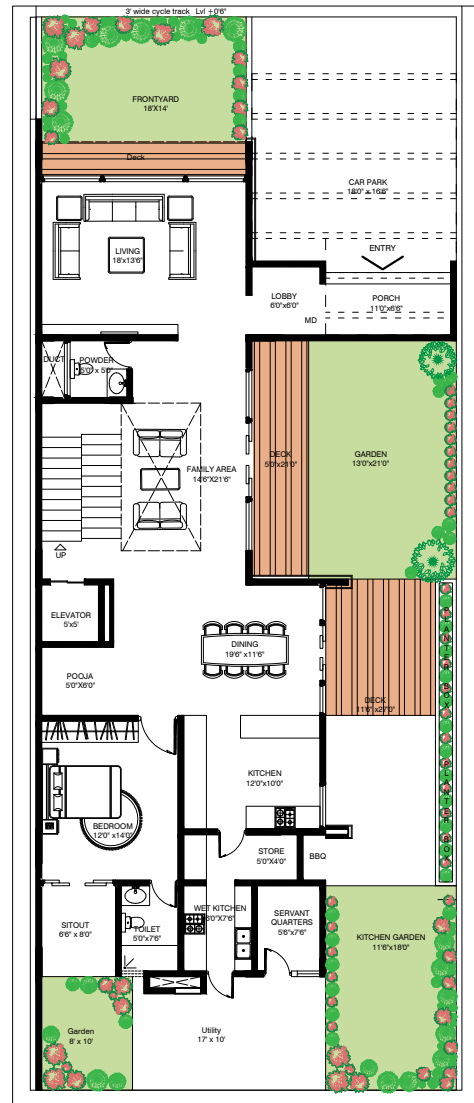
From inception this project is set out to be
different. Never ordinary. In fact, outstanding.
Desirable.

First Leaf. You'll like it simply because
there is no other place quite like it.

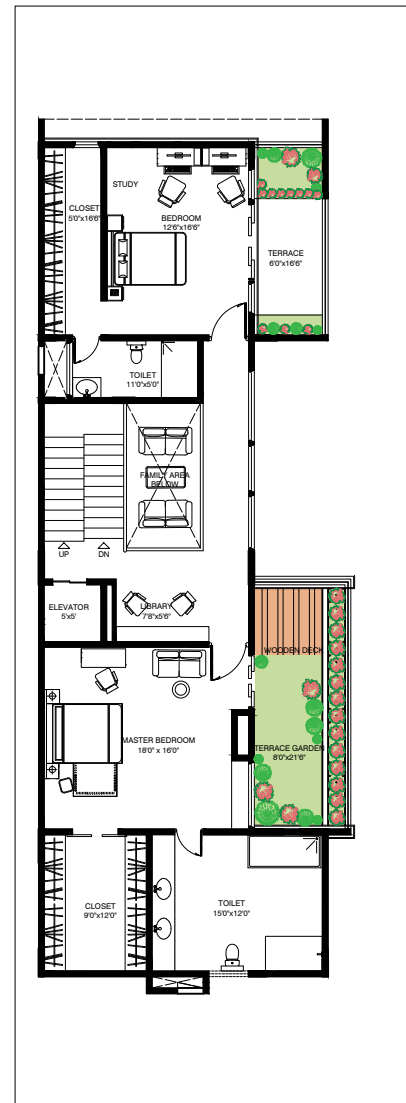
firstleaf 
inspired by you
(CLUB HOUSE)



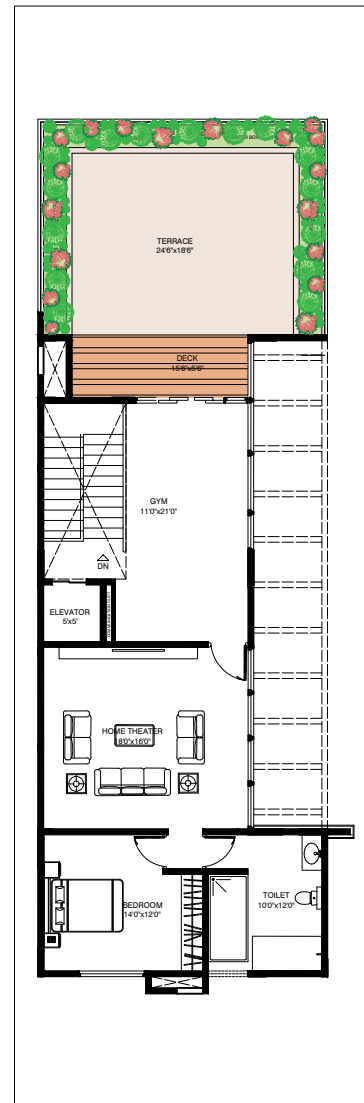
A - Type Plan (Total Area: 4541 sq. ft.)



Ground Floor
(Builtup Area: 1847 sft)

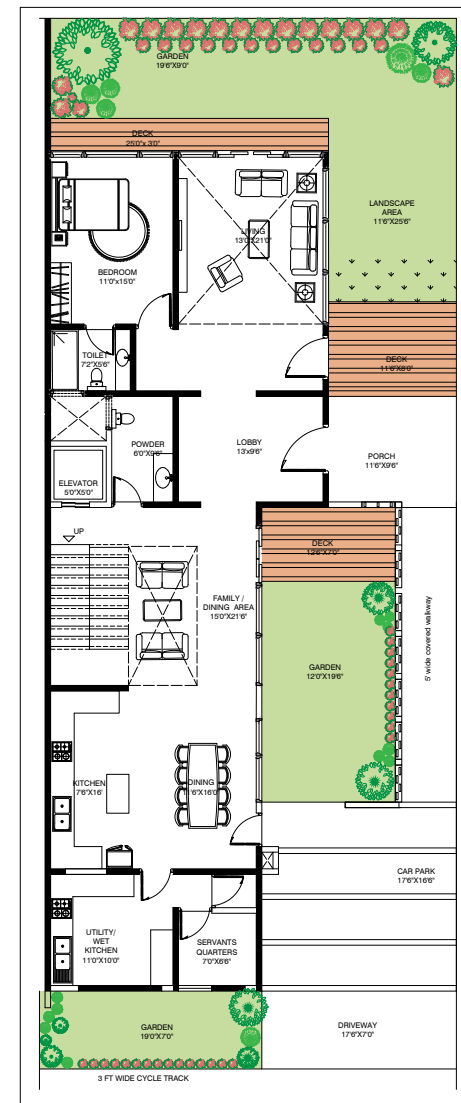


1st Floor
(Builtup Area: 1575 sft)

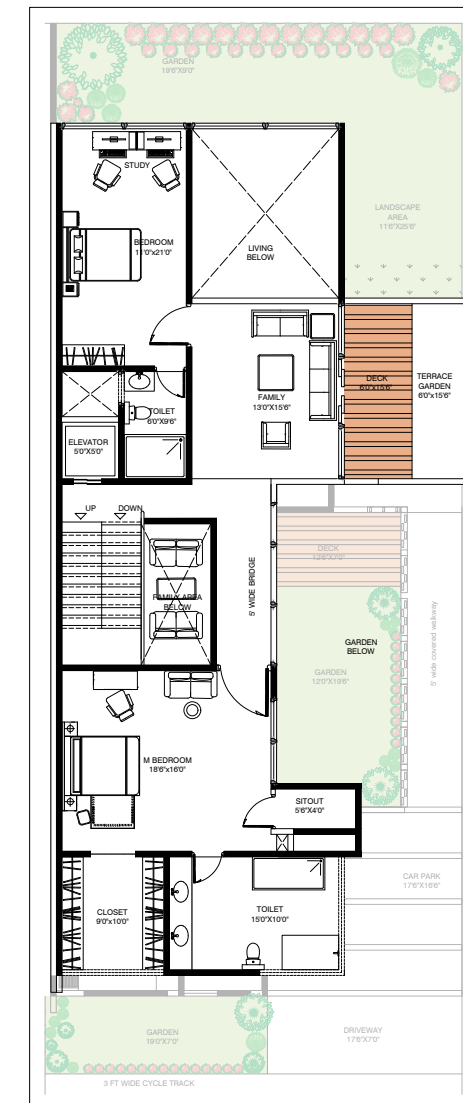


2nd Floor
(Builtup Area: 1119 sft)

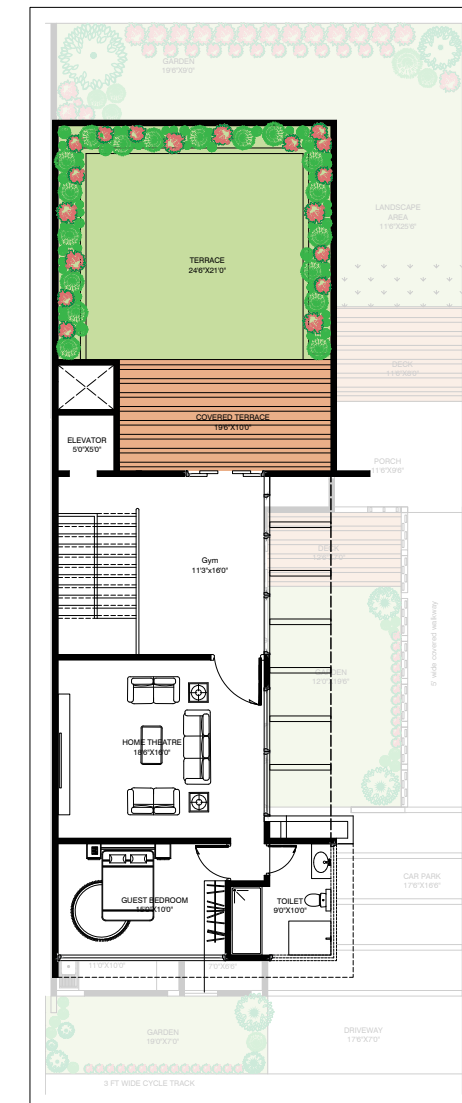
B - Type Plan (Total Area: 4685 sq. ft.)



Ground Floor
(Builtup Area: 2057 sft)



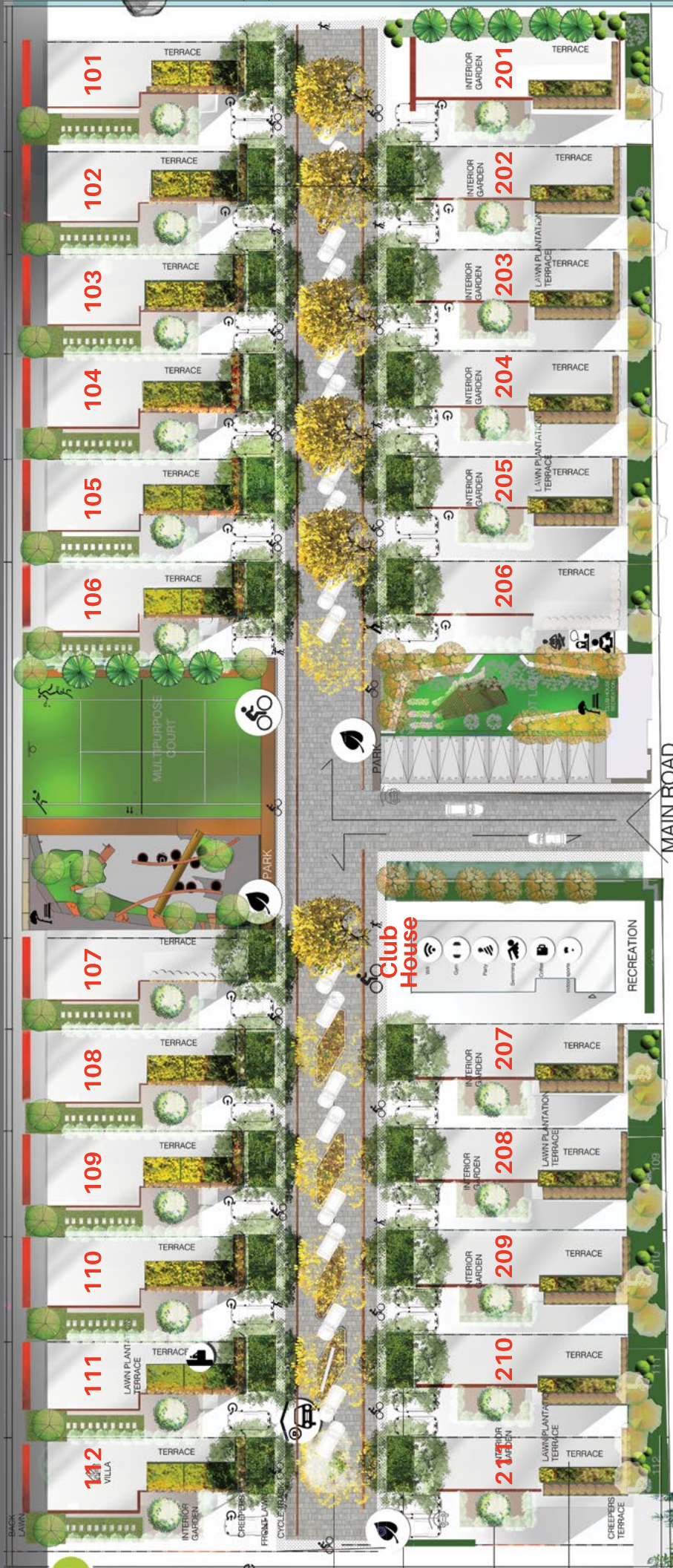
1st Floor
(Builtup Area: 1570 sft)



2nd Floor
(Builtup Area: 1058 sft)

CROSS SECTION
CENTRAL MEDIAN





MAIN ROAD



SPECIFICATIONS

STRUCTURE

Structure	RCC Frame Structure. All Concrete work in RMC of a Minimum strength of M25, formed using film faced shuttering grade plywood
Super Structure	Good Quality Table molded Cement / fly ash Bricks with cement mortar.

FLOORING & TILING

Living, Dining, Kitchen	Imported Marble finished with coats of polish
Bedrooms	Master Bedroom Wooden Flooring / Other Bedrooms Vitrified tiles
Gym	Wooden Flooring
Utility & Bathrooms	Quality Ceramic antiskid Tiles for flooring / Ceramic Tiles Dado,
Garden	Landscaping with trees, shrubs groundcovers and manicured lawn
Entrance Steps & Porch	Granite Finish
Deck Area	Combination of wooden deck and Natural Outdoor Material
Car Parking & Walkway	Heavy Duty tiles
Staircase	RCC steps encased in wooden veneer or imported marble. Railing with clear tempered glass and SS support

SANITARY & PLUMBING

Water Closets	Western style wall mounted porcelain EWC of Toto/Kohler make in all bathrooms.
Cisterns	Water Saving Dual Flush Cisterns in all Bathrooms.
Health Faucets	Health faucets of Jaquar or equivalent make in all bathrooms
Wash Basins	Porcelain basins of Toto/Kohler make in all bathrooms.
Kitchen sink	Stainless steel
Overhead Showers	Over head showers of Jaquar or equivalent make in all bathrooms.
Faucets	All faucets shall be CP of 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.
Shower Cubicles	Glass Doors for Showers in Master / Children Bedrooms
Cockroach Traps	Detachable SS traps with Lids
Plumbing	All water supply lines & drainage lines shall be in CPVC/UPVC pipes.
Water Pressure	Hydro pneumatic pressure water supply system with backup motor and power.

DOORS & WINDOWS

Frames	All door frames shall be teakwood. Seasoned teakwood for glass panel frames for courtyards and terrace gardens.
Window shutters	All window frames and shutters shall be of UPVC or Equivalent.
Door shutters	All door shutters shall be in solid core flush shutters provided with a natural wood veneer. All internal Doors would be 8 Feet in Height & 3 Feet in width.
Hardware	All hardware shall be in stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. German make hardware for glass panel frames for courtyards and terrace gardens.
Door stoppers	Magnetic / concealed door stoppers for the Main door and bedroom doors.

ELECTRICAL

Wiring	All wiring shall be of Havells or equivalent make.
Switches	All switches are of Crabtree or equivalent make with adequate fan, light, TV, telephone, AC points, 5/15 amps power points
MCB's	Havells/MK/Northwest or Equivalent

Back Up Power

Back - Up Power provided to the entire unit, Up to a limit of 10 KVA per Unit.

PAINT

Exterior	Exterior emulsion paints of Asian make or equivalent.
Interior	Smooth Finish of acrylic emulsion paint over Birla or equivalent cement based.

FACILITIES & AMENITIES

Club House	Club house with a common space for parties / functions, Snooker Table Table Tennis room, Coffee Lounge.
Swimming Pool	Swimming pool with Deck Shower Cubicles and Changing Rooms.
Gym	Modern equipments with air conditioner.
Open Spaces	Fully Developed Parks with landscaping / Senior Citizens Zone / Children Play Area/ Tennis Court / Basketball Court / Cycling Track
Roads	40 feet laid with Re-enforced concrete or machine cut curble stones / Paved Walk ways / Street Lighting / Avenue Lighting / Grand Entrance with Signage's.
Service Yard	Transformer yard / Generator Room/ Electrical Room / Water Softening Plant .
Home Security	Bio Metric Lock / Video Door Phone / Glass Break Sensors / Gas Leak Detectors / Smoke Detector
Community Security	Gated Community / Electrical Wall Fencing / Guard Rooms / Secured and Validated Ingress and Egress points
Utilities	Integrated interconnected Audio & Video System / Domestic Passenger Elevator / Automation Ready units / Intercom Facility / DTH Connections / High Speed Internet Connections.
Eco Friendly	Rain Water Harvesting / Water Softening Plant Water Sprinkler System / Drip Irrigation System.

Maintenance

10 Years of Community Maintenance / Preventive Maintenance / Periodical Service of Generators, Pumps & other Electrical Appliance / On call maintenance support teams.

PCHPL +

Co ordination for Bank Loans & Legal Formalities. Co ordination with the Interior / Furniture / Landscaping Design Teams of the Clients. Home Customization. Co ordination for Additional Electronic & Features. Co ordination Communication for the set up of Home Vacuum System. Co ordination for the Setup of Central Air Conditioning Units. Co ordination for the Setup of Swimming Pools in Individual Units.

(Additional Charges Applicable for PCHPL + & Maintenance Services)