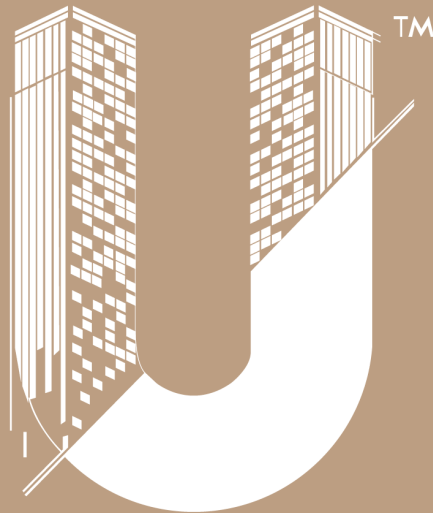


U·vi

BY URBANSKY





URBANSKY DEVELOPERS

A team of industry experts lead Urbansky to give the best of design with good value to the home buyers. The group focuses on transforming their projects into wonderful communities of homes by delivering on time and executing the most innovative designs with the best quality, technology, and facilities.

The Team

The principal team consists of Shekar, Siddharth, Venkat, Gagan, and Sowjanya.

CHANDRA SHEKAR REDDY TADIPARTHI (DIRECTOR), a real estate expert, has worked in the industry for more than 20 years. He is also on the board of companies engaged in design, construction, BIM, IT, etc., and played a vital role in building the team and setting their vision and mission.

SIDDHARTH KANDRA (DIRECTOR), drives the company's business strategy and operations. With a Bachelors in Architecture (Hons) from IIT Kharagpur, and having worked earlier in his career as an Architect, Siddharth focuses on integrating the best of design and technology with the required practicality in the context of Real Estate.

S V N REDDY (DIRECTOR), the driving force behind Sambi Group - he is the founder of Sambi Pharma, a pharmaceutical research organization; and Sambi Scinces, a bulk drug manufacturing facility. Venkat in his capacity as a Director at Urbansky Developers, focuses on overall strategy, business development, and land acquisitions.

GAGAN GUJRAL (VP - BUSINESS DEVELOPMENT) graduated from IIT Kharagpur with B. Arch (Hons), brings strength to the team from the vast and varied experience he gained from working with companies involved with the design, commercial interiors, BIM, and product development.

SOWJANYA INALA (HEAD -PROJECTS) is an Architect and Urban Planner with a Masters in Planning from IIT Roorkee. Her expertise lies in spatial planning and macroscale feasibility analysis. She leads the team with focus on design and construction.



Manikonda

Manikonda is one of the fastest growing residential suburb in Hyderabad. Being the cultural laboratory, the cityscape in Manikonda portrays a perfect amalgamation of different religions and cultures. The prefect storyteller, Hyderabad is a city that narrates its own story through its architecture and art. The elements of history and culture significantly influence the fabric of the city.



Design Concept

These homes are designed around human interaction, light, and wind. Inspired from the traditional courtyard houses, spaces are designed around double height courtyards with spacious living areas flooded with light.

The courtyards offer a private space in which you can share moments and create memories with your loved ones.

Influenced by the cultural milieu, the “Villaments” focus on planning efficiency, privacy, functionality, and compliance with traditional Vastu Shastra.



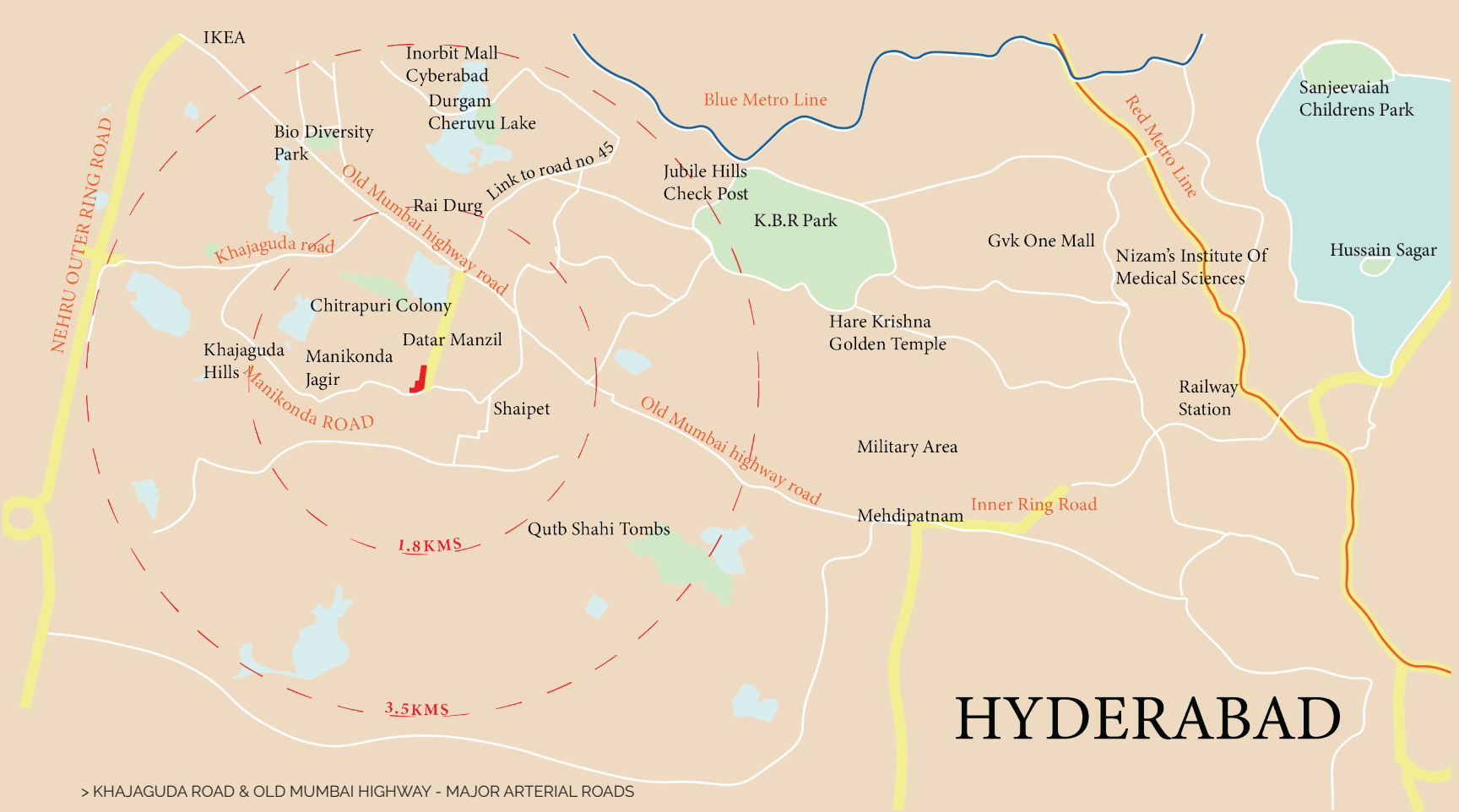


The Urban Calm

Urban sprawls, busy streets, loud traffic; amidst the hustle and bustle, a space of tranquility; somewhere to unwind and relax, right at the heart of the city. An escapism from the city life without compromising the accessibility - close to the metropolis and everything that it has to offer.

An urban sancturay is that sacred space for you to embrace and celebrate the peace your mind and body deserves. To experience the luxury of calmness, a haven for you and your family to come back from your busy day of work and relax; a place that transforms into your personal sanctum.





- > KHAJAGUDA ROAD & OLD MUMBAI HIGHWAY - MAJOR ARTERIAL ROADS
- > THE OLD MUMBAI HIGHWAY LEADS TO GACHIBOWLI & HI-TEC CITY (PROMINENT IT AREAS)
- > THE KHAJAGUDA ROAD LEADS TO ORR AND NANAKRAMGUDA SEZ
- > MANIKONDA ROAD IS A 80FT ROAD
- > THE SITE ABUTS A PROPOSED 100FT ROAD THAT CONNECTS OLD MOMBAI HIGHWAY TO MANIKONDA ROAD

MAIN ROADS

OLD MUMBAI HIGHWAY	1.5 KMS
KHAJAGUDA ROAD	3.4 KMS
NEHRU OUTER RING ROAD	5.9 KMS

IT PARKS

DIVYASREE	4.8 KMS
NANAKRAMGUDA SEZ	5.3 KMS
KHAJAGUDA, Q CITY	8.3 KMS

HOTELS

HYATT HYDERABAD GACHIBOWLI	8.5 KMS
ITC KOHENUR	6.3 KMS
TAJ BANJARA	11 KMS
RADISSON BLU	10 KMS
TAJ DECCAN	9.7 KMS
PARK HYATT HYDERABAD	8.7 KMS
TARAMATI BARADARI RESORT	5.8 KMS

SCHOOLS

OAKRIDGE INTERNATIONAL	4.1 KMS
D.P.S., HYDERABAD	3.2 KMS
THE HYDERABAD PUBLIC SCHOOL	21 KMS
ARMY PUBLIC SCHOOL	10 KMS

HOSPITALS

SUNSHINE HOSPITAL	2.8 KMS
AVASA MULTISPECIALTY HOSPITALS	1.4 KMS
CARE HOSPITALS	4.8 KMS

TRANSIT

RAJIV GANDHI INT. AIRPORT	34.4 KMS
HYDERABAD RAILWAY STATION	12.6 KMS
BEGUMPET AIRPORT	15 KMS

ENTERTAINMENT/RECREATION

KHAJAGUDA LAKE	4.5 KMS
KHAJAGUDA HILLS	3.3 KMS
IKEA	5.7 KMS
ARMY AREA, AKBARPURA	8.4 KMS
INORBIT MALL	8.1 KMS
JUBILEE HILLS CHECK POST	6.5 KMS
BIO DIVERSITY PARK	4.5 KMS

An artistic illustration of a modern balcony. The balcony has a dark grey ceiling with three horizontal wooden beams. A large window on the right side of the balcony looks into a room with a brown wall and a large plant. The balcony floor is made of light brown stone tiles. There are two wicker chairs with brown cushions and a low wooden coffee table. Several potted plants are on the balcony, including a large green plant with broad leaves, a smaller plant with variegated leaves, and a hanging plant with green beads. The background shows a blue sky with white clouds.

The large windows in the living and bedroom spaces, provides you with breathtaking views; You get to witness the serene urbanscapes from the comfort of your home. Well defined private and semiprivate interior spaces, painted with warm tones and detailed with natural textures and finishes. Dedicated utility spaces to facilitate your everyday activities.

Urvi

BY URBANSKY

Urvi by Urbansky Developers comprises luxurious & optimally designed villaments ranging from 1686 - 2652 Sft in Manikonda, Hyderabad. A booming commercial hub & a residential suburb, with the affordability of apartments and the extravagance of villas.





122

No. of Units

20+

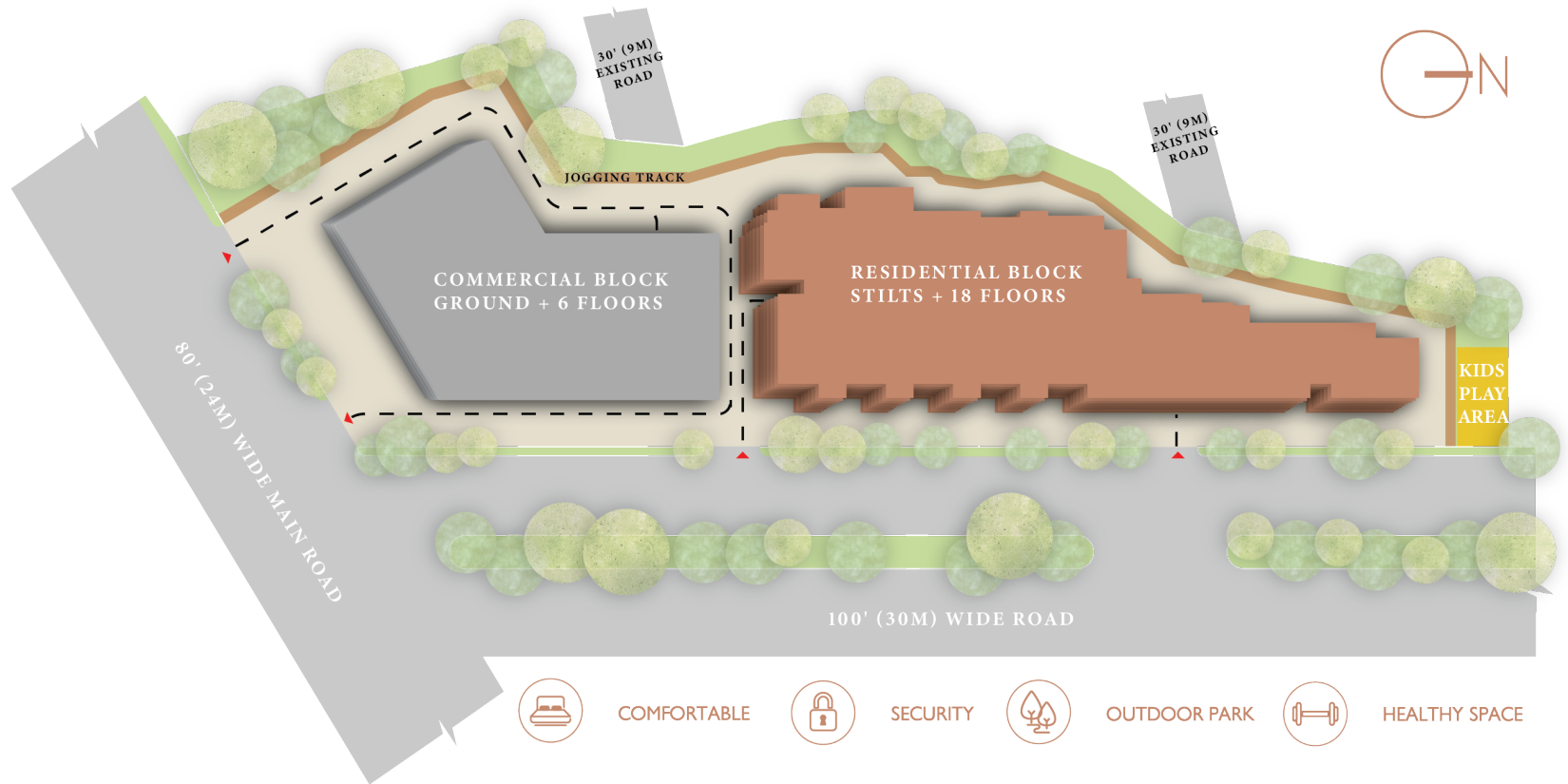
Amenities

09

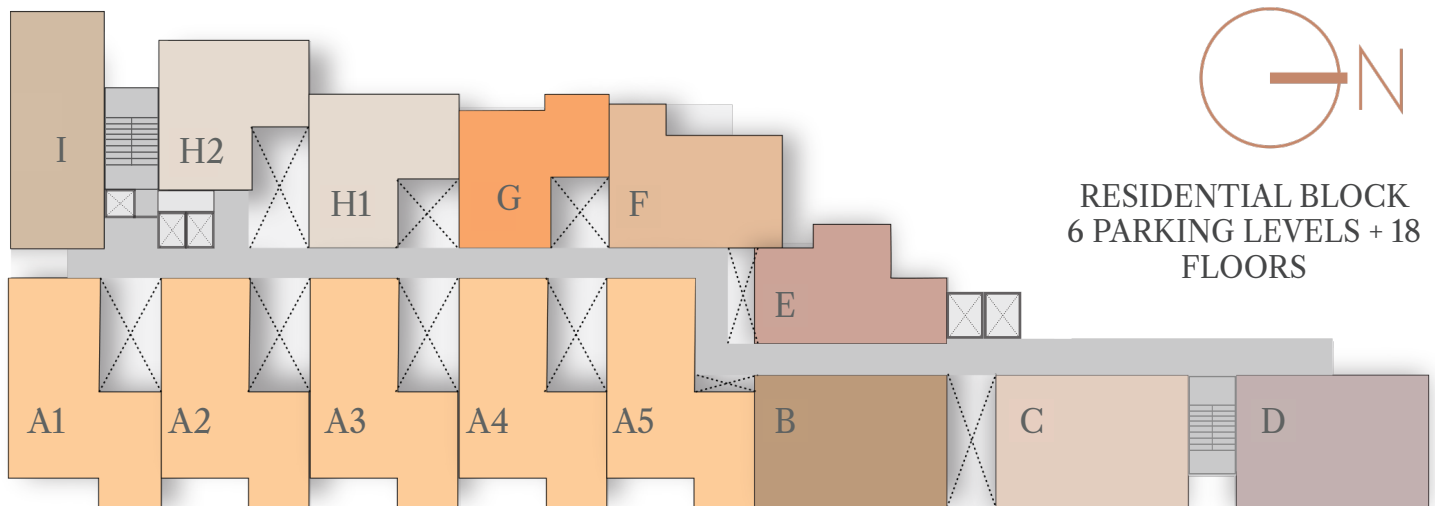
Types of Units

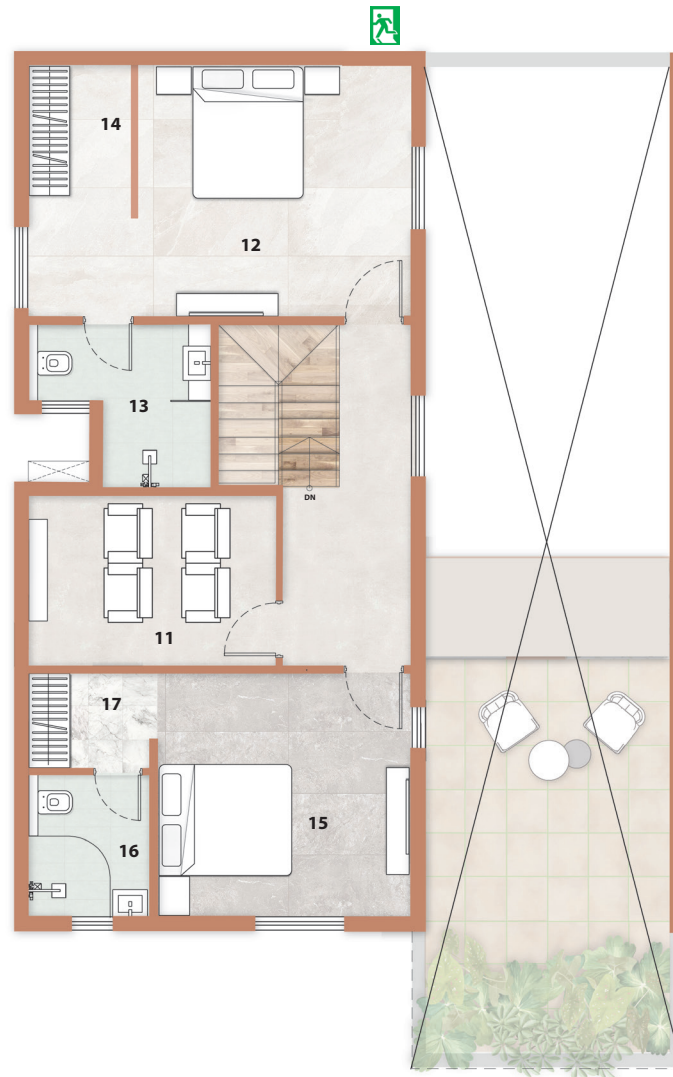
URVI
BY URBANSKY

Master Plan



VILLAMENTS





Type A1

SALEABLE AREA: 2424 SFT

GROUND FLOOR

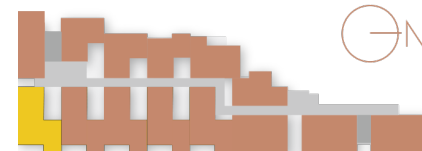
- 01. FOYER
- 02. GUEST BEDROOM
- 03. GUEST TOILET
- 04. DRAWING
- 05. POWDER ROOM
- 06. DINING
- 07. KITCHEN
- 08. DOUBLE HEIGHT COURTYARD
- 09. UTILITY
- 10. LIFT PROVISION

- 06'04" X 12'02"
- 11'10" X 12'02"
- 08'10" X 04'05"
- 18'06" X 11'02"
- 05'03" X 03'03"
- 09'04" X 09'00"
- 09'02" X 08'10"
- 11'10" X 19'08"
- 07'07" X 03'11"
- 03'11" X 03'11"

FIRST FLOOR

- 11. HOME THEATRE
- 12. MASTER BEDROOM
- 13. MASTER TOILET
- 14. WALK-IN CLOSET
- 15. CHILDREN'S BEDROOM
- 16. CHILDREN'S TOILET
- 17. WALK-IN CLOSET

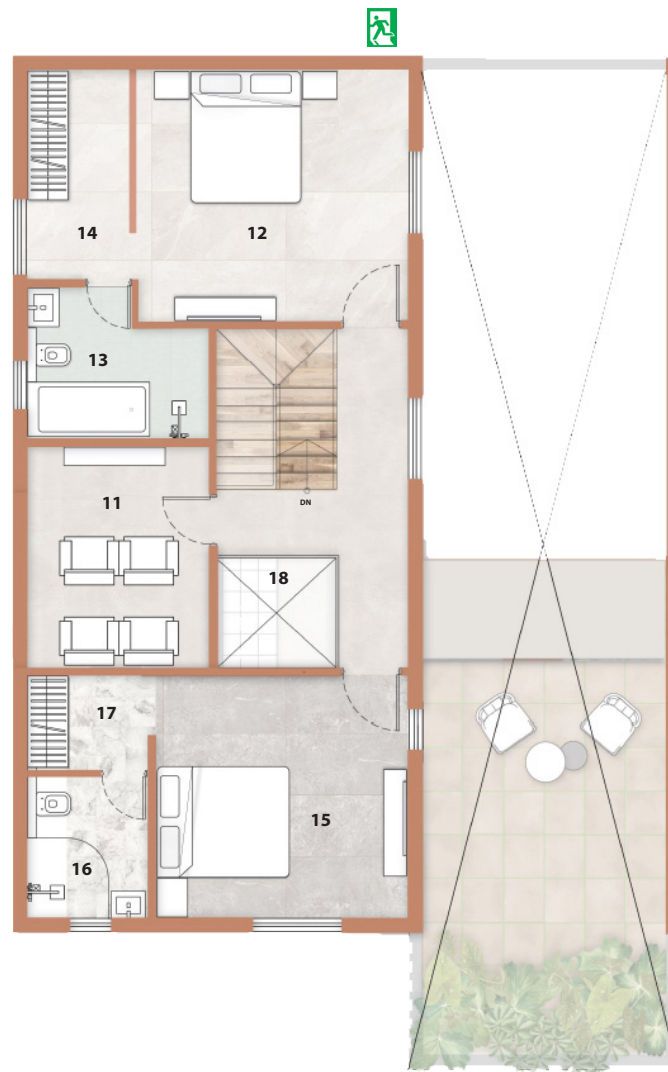
- 12'00" X 08'02"
- 13'01" X 12'02"
- 08'10" X 08'00"
- 05'01" X 12'02"
- 12'04" X 11'10"
- 05'11" X 06'11"
- 05'11" X 04'07"





'A home that is
consciously
designed for
you'





Type A2 - A5

SALEABLE AREA: 2386 SFT

GROUND FLOOR

- 01. FOYER
- 02. GUEST BEDROOM
- 03. GUEST TOILET
- 04. DRAWING
- 05. POWDER ROOM
- 06. DINING
- 07. KITCHEN
- 08. DOUBLE HEIGHT COURTYARD
- 09. UTILITY
- 10. LIFT PROVISION

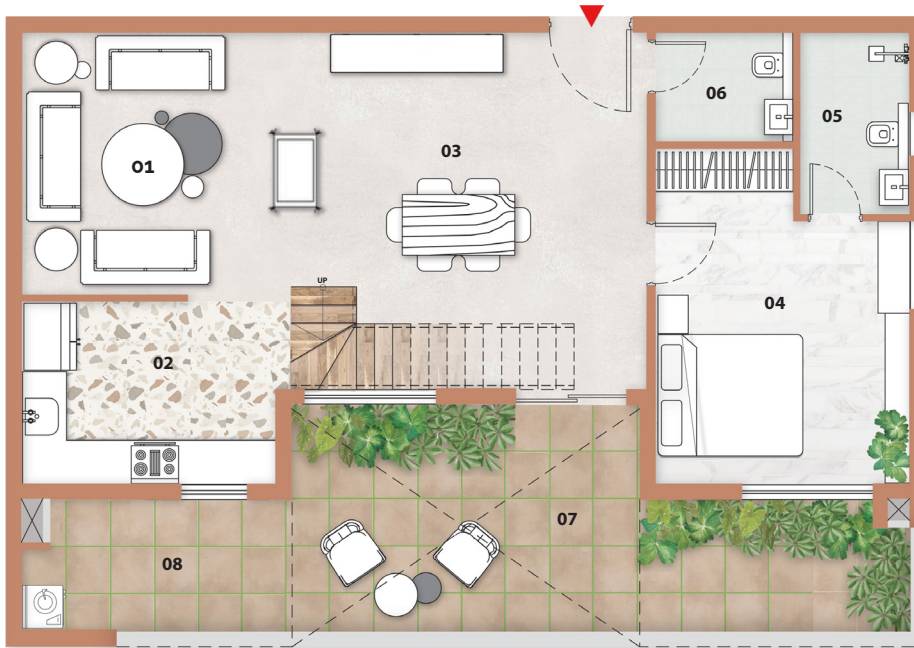
- 06'04" X 12'02"
- 11'10" X 12'02"
- 08'10" X 04'05"
- 18'06" X 11'06"
- 05'01" X 02'11"
- 09'04" X 09'00"
- 09'02" X 08'10"
- 11'10" X 19'08"
- 07'07" X 03'11"
- 03'11" X 03'11"

FIRST FLOOR

- 11. HOME THEATRE
- 12. MASTER BEDROOM
- 13. MASTER TOILET
- 14. WALK-IN CLOSET
- 15. CHILDREN'S BEDROOM
- 16. CHILDREN'S TOILET
- 17. WALK-IN CLOSET
- 18. CUT-OUT

- 08'10" X 10'10"
- 13'01" X 12'02"
- 08'10" X 07'05"
- 05'01" X 12'02"
- 12'04" X 11'10"
- 05'11" X 06'11"
- 05'11" X 06'11"
- 05'11" X 05'05"



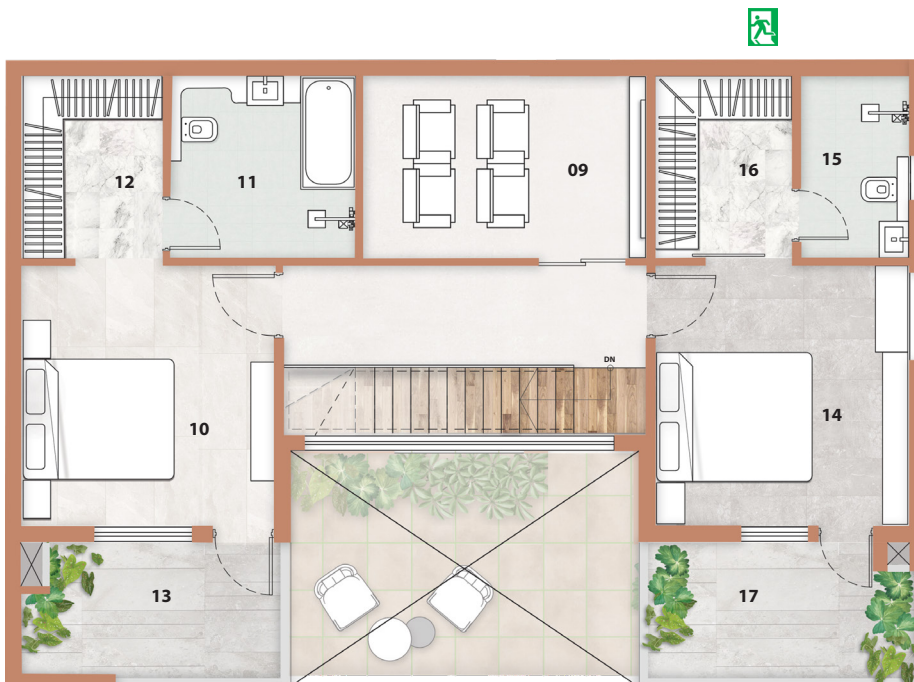


Type B

SALEABLE AREA: 2639 SFT

GROUND FLOOR

01. DRAWING	15'01" X 11'06"
02. KITCHEN	11'06" X 08'02"
03. DINING	13'01" X 13'01"
04. GUEST BEDROOM	11'06" X 11'10"
05. GUEST TOILET	04'11" X 08'02"
06. POWDER ROOM	06'03" X 04'11"
07. DOUBLE HEIGHT COURTYARD	15'09" X 10'10"
08. UTILITY	12'01" X 06'07"



FIRST FLOOR

09. HOME THEATRE	12'10" X 08'02"
10. MASTER BEDROOM	11'06" X 11'10"
11. MASTER TOILET	08'04" X 08'02"
12. WALK-IN CLOSET	06'05" X 08'02"
13. MASTER BALCONY	12'02" X 06'07"
14. CHILDREN'S BEDROOM	11'06" X 11'10"
15. CHILDREN'S TOILET	04'11" X 08'02"
16. WALK-IN CLOSET	06'03" X 08'02"
17. CHILDREN'S BALCONY	12'02" X 06'07"





Villaments

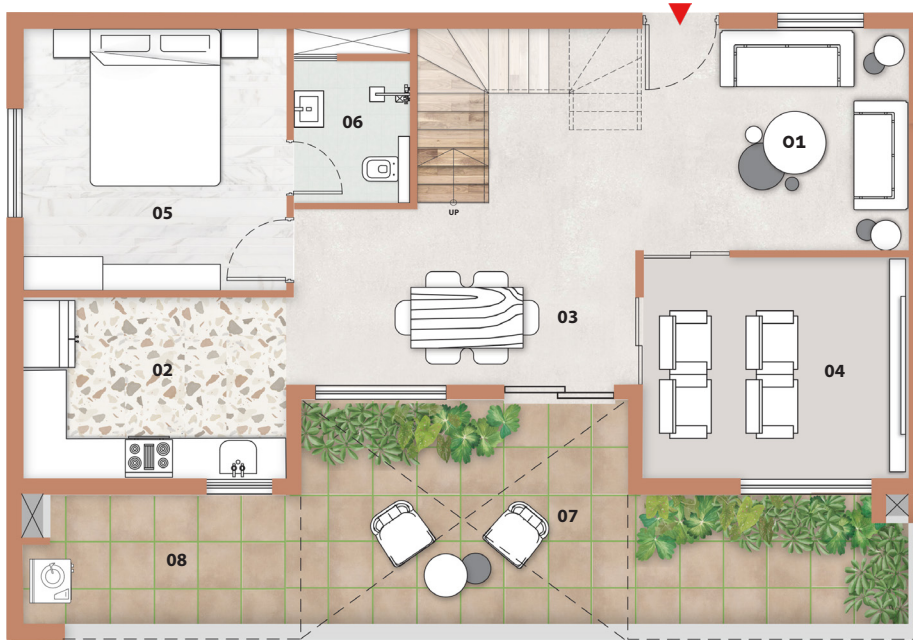
Villas in the sky carefully
crafted with attention to the
detail.

Type C

SALEABLE AREA: 2594 SFT

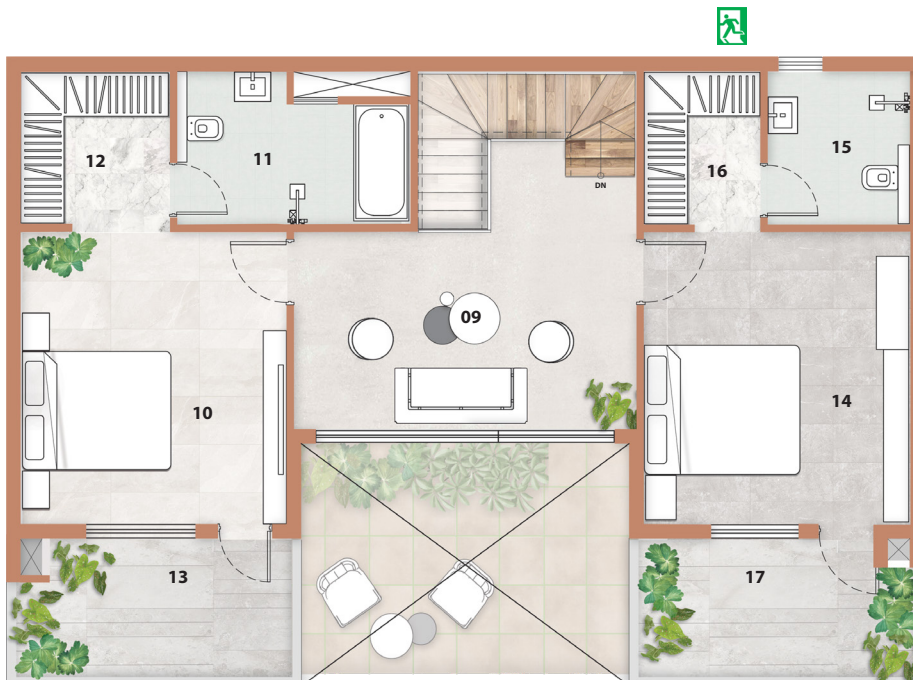
GROUND FLOOR

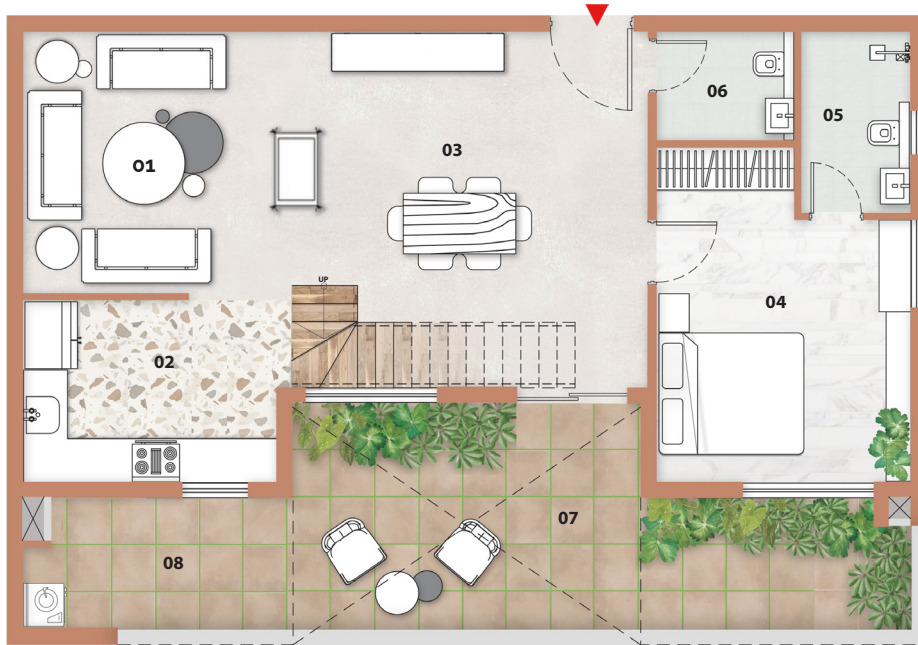
01. DRAWING	12'04" X 10'00"
02. KITCHEN	12'00" X 08'02"
03. DINING	15'05" X 07'10"
04. HOME THAETRE	12'00" X 10'10"
05. GUEST BEDROOM	12'00" X 11'10"
06. GUEST TOILET	05'03" X 06'05"
07. DOUBLE HEIGHT COURTYARD	14'10" X 10'09"
08. UTILITY	12'08" X 06'07"



FIRST FLOOR

09. FAMILY ROOM	15'05" X 08'10"
10. MASTER BEDROOM	12'00" X 13'01"
11. MASTER TOILET	10'06" X 06'11"
12. WALK-IN CLOSET	06'09" X 06'11"
13. MASTER BALCONY	12'08" X 06'07"
14. CHILDREN'S BEDROOM	12'00" X 13'01"
15. CHILDREN'S TOILET	06'05" X 06'11"
16. WALK-IN CLOSET	05'03" X 06'11"
17. CHILDREN'S BALCONY	12'08" X 06'07"



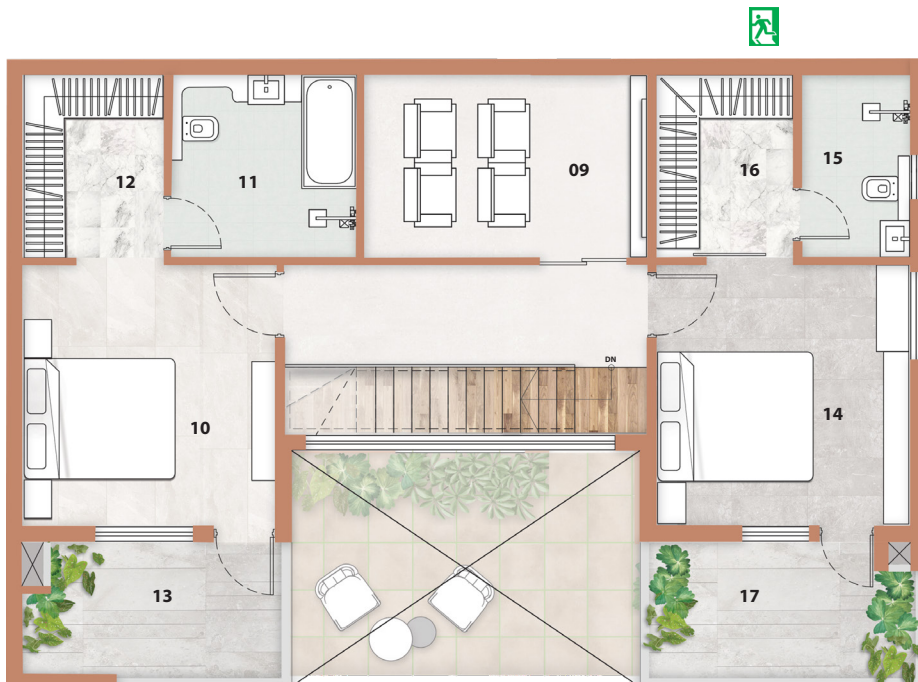


Type D

SALEABLE AREA: 2652 SFT

GROUND FLOOR

01. DRAWING	14'05" X 11'10"
02. KITCHEN	10'10" X 08'02"
03. DINING	13'01" X 13'01"
04. GUEST BEDROOM	11'06" X 11'10"
05. GUEST TOILET	04'11" X 08'02"
06. POWDER ROOM	06'03" X 04'11"
07. DOUBLE HEIGHT COURTYARD	15'09" X 10'10"
08. UTILITY	12'02" X 06'07"



FIRST FLOOR

09. HOME THEATRE	12'10" X 08'02"
10. MASTER BEDROOM	10'10" X 11'10"
11. MASTER TOILET	08'04" X 08'02"
12. WALK-IN CLOSET	05'09" X 08'02"
13. MASTER BALCONY	11'06" X 06'07"
14. CHILDREN'S BEDROOM	11'06" X 11'10"
15. CHILDREN'S TOILET	04'11" X 08'02"
16. WALK-IN CLOSET	06'02" X 08'02"
17. CHILDREN'S BALCONY	12'02" X 06'07"



Type E

SALEABLE AREA: 1914 SFT

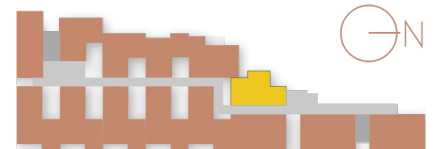
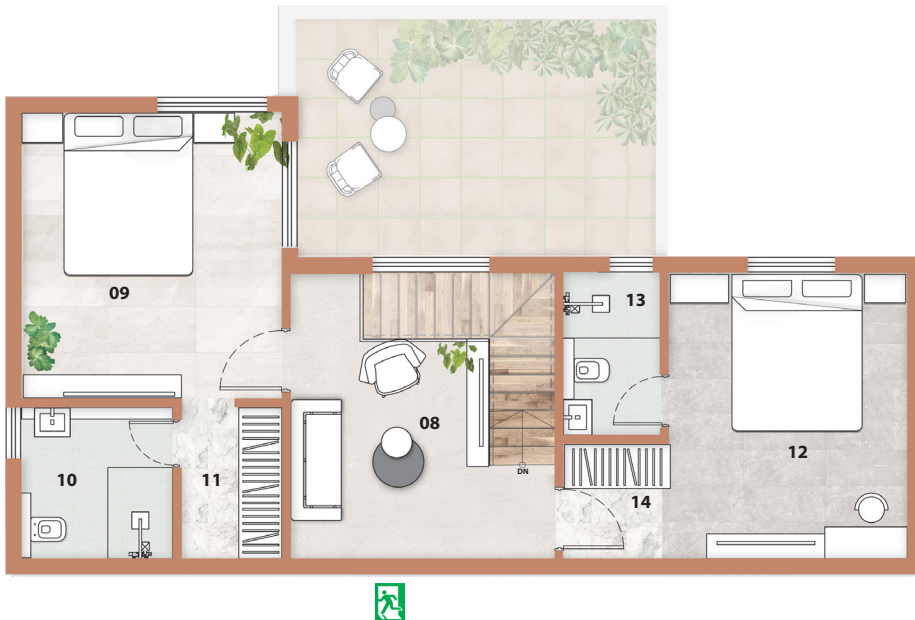
GROUND FLOOR

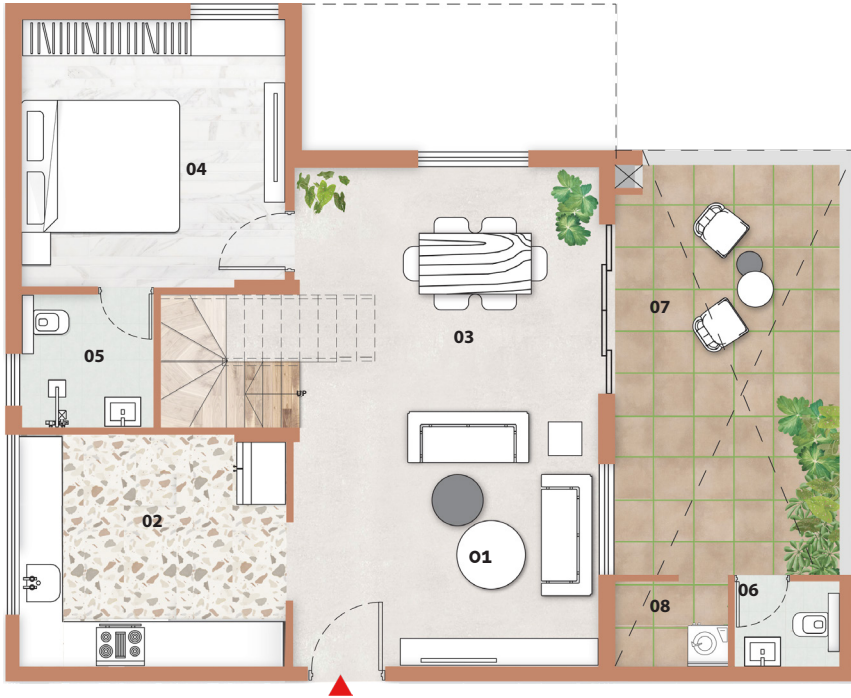
01. DRAWING	13'07" X 13'00"
02. KITCHEN	07'03" X 10'00"
03. DINING	11'10" X 10'02"
04. GUEST BEDROOM	10'10" X 13'00"
05. GUEST TOILET	04'05" X 07'05"
06. WALK-IN CLOSET	04'09" X 05'03"
07. DOUBLE HEIGHT COURTYARD	17'01" X 11'06"



FIRST FLOOR

08. FAMILY ROOM	09'00" X 10'00"
09. MASTER BEDROOM	11'10" X 13'00"
10. MASTER TOILET	06'11" X 06'11"
11. WALK-IN CLOSET	04'07" X 06'11"
12. CHILDREN'S BEDROOM	10'10" X 13'00"
13. CHILDREN'S TOILET	04'05" X 07'05"
14. WALK-IN CLOSET	04'09" X 05'03"



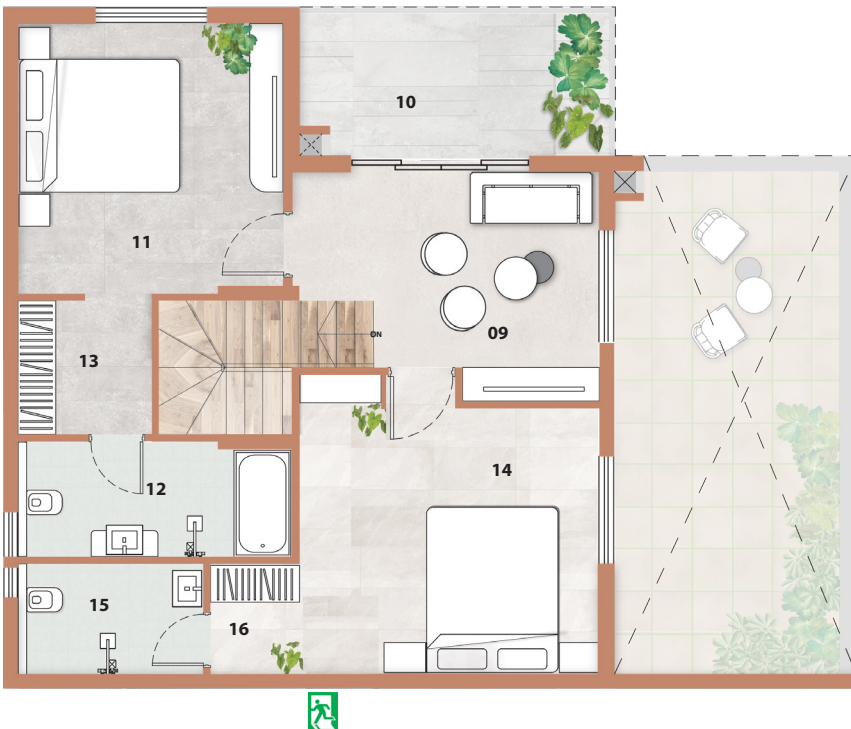


Type F

SALEABLE AREA: 2185 SFT

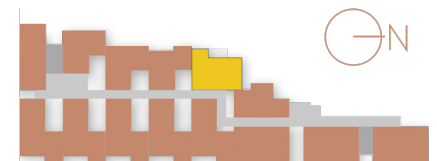
GROUND FLOOR

01. DRAWING	13'07" X 13'07"
02. KITCHEN	11'10" X 10'04"
03. DINING	13'07" X 08'08"
04. GUEST BEDROOM	11'10" X 12'00"
05. GUEST TOILET	05'11" X 05'11"
06. POWDER ROOM	02'05" X 05'04"
07. DOUBLE HEIGHT COURTYARD	17'01" X 11'06"
08. UTILITY	02'05" X 05'04"



FIRST FLOOR

09. FAMILY ROOM	13'07" X 10'02"
10. BALCONY	13'11" X 06'07"
11. MASTER BEDROOM	11'10" X 12'00"
12. MASTER TOILET	12'02" X 05'01"
13. WALK-IN CLOSET	05'11" X 05'11"
14. CHILDREN'S BEDROOM	13'03" X 11'10"
15. CHILDREN'S TOILET	08'02" X 04'11"
16. WALK-IN CLOSET	04'00" X 04'11"





Spaces filled with warmth & joy
Modern aesthetics rendered in warm, earthy hues.

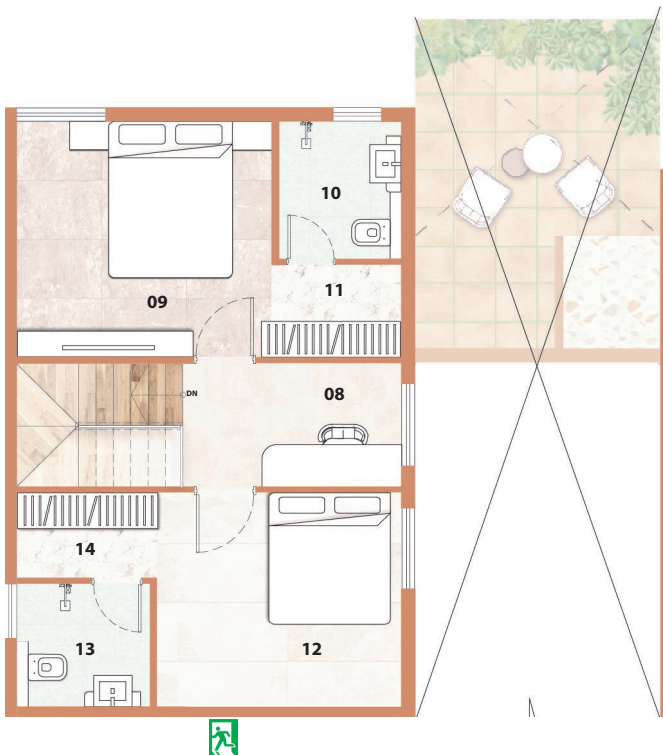


Type G

SALEABLE AREA: 1686 SFT

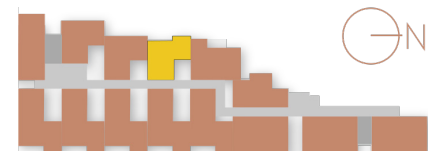
GROUND FLOOR

01. DRAWING	10'07" X 10'07"
02. KITCHEN	10'07" X 07'06"
03. DINING	09'10" X 06'11"
04. GUEST BEDROOM	11'03" X 11'03"
05. POWDER ROOM	06'10" X 05'02"
06. UTILITY	04'00" X 05'03"
07. DOUBLE HEIGHT COURTYARD	11'09" X 10'07"



FIRST FLOOR

08. STUDY	10'08" X 05'10"
09. MASTER BEDROOM	12'03" X 11'03"
10. MASTER TOILET	05'10" X 06'06"
11. WALK-IN CLOSET	06'06" X 05'01"
12. CHILDREN'S BEDROOM	11'09" X 10'04"
13. CHILDREN'S TOILET	06'04" X 05'10"
14. WALK-IN CLOSET	07'00" X 05'02"



Type H1 - H2

SALEABLE AREA: 1846 SFT

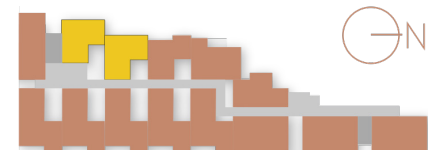
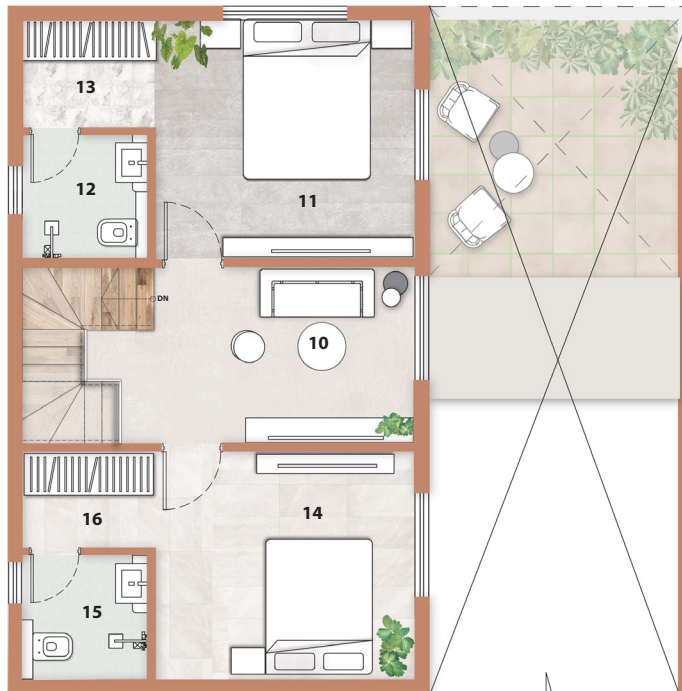
GROUND FLOOR

01. DRAWING	10'10" X 11'02"
02. KITCHEN	07'05" X 10'10"
03. DINING	11'06" X 08'04"
04. GUEST BEDROOM	12'03" X 11'04"
05. GUEST TOILET	05'11" X 05'11"
06. WALK-IN CLOSET	06'03" X 04'09"
07. POWDER ROOM	03'09" X 04'11"
08. DOUBLE HEIGHT COURTYARD	11'10" X 12'10"
09. UTILITY	02'11" X 04'11"



FIRST FLOOR

10. FAMILY ROOM	12'04" X 08'04"
11. MASTER BEDROOM	12'13" X 11'04"
12. MASTER TOILET	05'11" X 06'03"
13. WALK-IN CLOSET	06'03" X 04'09"
14. CHILDREN'S BEDROOM	12'03" X 10'10"
15. CHILDREN'S TOILET	05'11" X 05'11"
16. WALK-IN CLOSET	06'03" X 04'07"





Sustainable green living with
biophilic design.

Type I

SALEABLE AREA: 2035 SFT

GROUND FLOOR

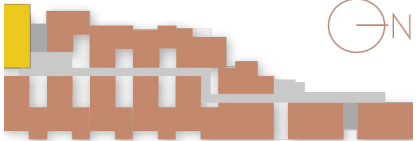
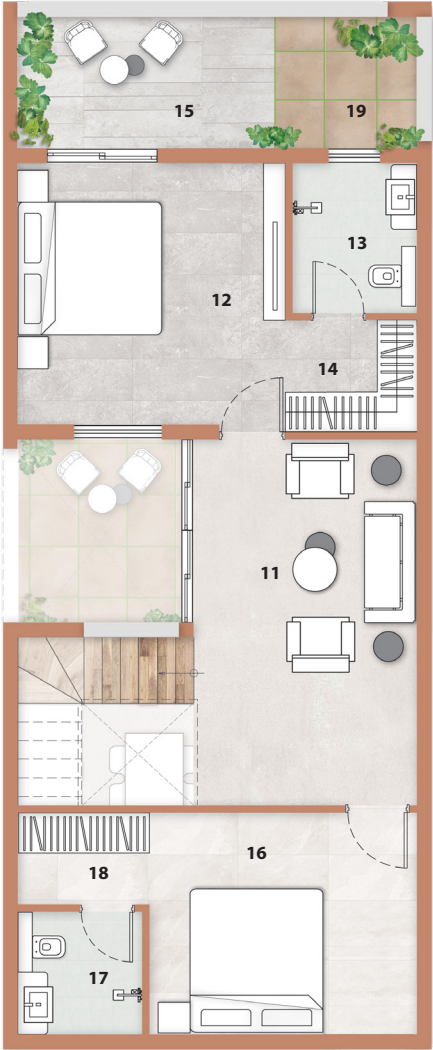
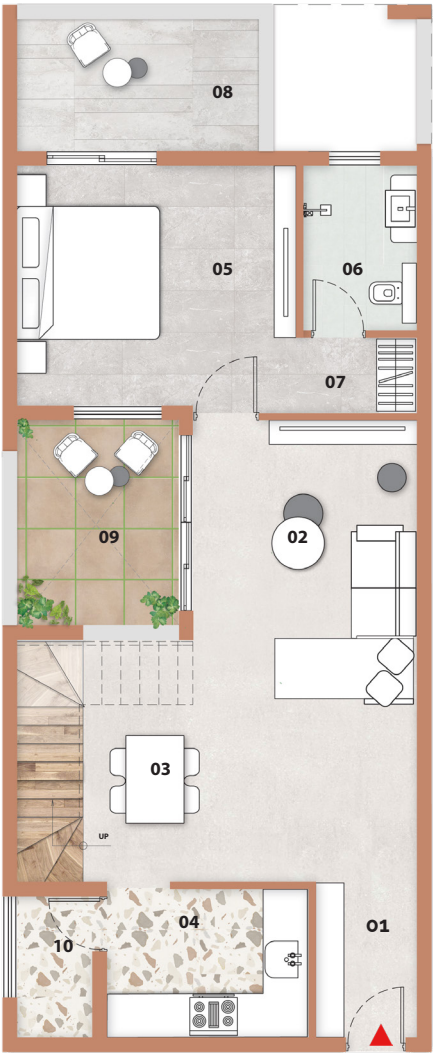
- 01. FOYER
- 02. DRAWING
- 03. DINING
- 04. KITCHEN
- 05. GUEST BEDROOM
- 06. GUEST TOILET
- 07. WALK-IN CLOSET
- 08. GUEST BALCONY
- 09. DOUBLE HEIGHT COURTYARD
- 10. UTILITY

- 04'06" X 07'00"
- 10'06" X 09'10"
- 15'00" X 10'10"
- 09'00" X 06'08"
- 12'06" X 10'09"
- 05'00" X 07'05"
- 05'04" X 03'04"
- 11'06" X 05'11"
- 07'02" X 09'02"
- 03'04" X 06'04"

FIRST FLOOR

- 11. FAMILY ROOM
- 12. MASTER BEDROOM
- 13. MASTER TOILET
- 14. WALK-IN CLOSET
- 15. MASTER BALCONY
- 16. CHILDREN'S BEDROOM
- 17. CHILDREN'S TOILET
- 18. WALK-IN CLOSET
- 19. DOUBLE HEIGHT COURTYARD

- 10'00" X 16'05"
- 12'00" X 11'09"
- 05'06" X 06'09"
- 05'10" X 05'00"
- 11'06" X 06'07"
- 12'00" X 09'11"
- 05'06" X 05'06"
- 05'10" X 04'01"
- 07'00" X 06'07"







The expansive
DOUBLE HEIGHT COURTYARDS
flood the homes with light and pulls in all the spaces
towards them, making them the spirit of your
ABODE

"A modern interpretation of traditional courtyard homes"



Amenities



INDOOR POOL



GYM



YOGA



MINI
CONVENTION
HALL



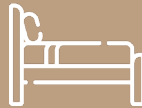
CAFETERIA



STEAM ROOM



BASKET BALL
HALF COURT



GUEST ROOMS



CO- WORKING
SPACES



CONFERENCE
ROOM



KIDS CRECHE



MINI
AMPHITHEATRE



KIDS PLAY
ZONE



TERRACE
GARDENS



PET FRIENDLY
ZONE



WALKING
TRACK



WIFI IN
COMMON
AREAS



RAIN WATER
HARVESTING



FIRE SAFETY



INTEGRATED
SECURITY &
SURVEILLANCE



HIGH SPEED
ELEVATORS



Clubhouse

GROUND FLOOR

- 01. CAFETERIA
- 02. GYM
- 03. KIDS POOL
- 04. LAP POOL
- 05. SHOWER AREA
- 06. DECK

FIRST FLOOR

- 07. LOBBY
- 08. ADMIN OFFICE
- 09. BALCONY
- 10. COMMON TOILETS
- 11. MINI- CONVENTIONAL HALL
- 12. PANTRY
- 13. GUEST BEDROOM

- 14. WALK IN CLOSET
- 15. GUEST TOILET
- 16. GUEST BEDROOM II
- 17. WALK IN CLOSET
- 18. GUEST TOILET
- 19. BALCONY





UNITS SPECIFICATIONS



STRUCTURE & WALLS

- RCC framed structure to withstand wind & seismic loads.
- External walls will be 200 mm thick.
- Materials AAC block / fly ash block / equivalent materials which are environmentally sustainable with chemical bonding.



DOORS

Main Door

- Frame : Teak/Engineered wood frame finished with polish/ melamine spray finish.
- Shutters : Veneered flush shutters as per architect's specifications.
- Dimensions : 2250 mm x 1150 mm, Hardware of reputed make.

Internal Doors

- Frame : Teak/Engineered wood frame finished with polish/ melamine spray finish.
- Shutters : Laminated or veneered flush shutters as per architect's specifications.
- Dimensions : 2250 mm x 950 mm, Hardware of reputed make.

French/ Sliding Doors

- Frame : UPVC sliding door with performance or float glass to withstand the wind loads.
- Shutters : Panelled sliding shutters with provision for mosquito mesh track.
- Lintel height: 2250 mm, Hardware of reputed make.

Toilet Door/ Utility Doors

- Frame : Hard/Engineered wood frame finished with polish/ melamine spray finish.
- Shutters : Laminated or veneered flush shutters as per architect's specifications.
- Dimensions : 2250 mm x 800 mm, Hardware of reputed make.



WINDOWS

- Frame : UPVC window glazing system.
- Shutters : Sliding / casement shutters with provision for mosquito mesh.
- Ventilators: UPVC frame and translucent float glass with top hung opening mechanism (2' x 3' exhaust fan provision) as architect's specification.
- Lintel height : 2250 mm.



WALLS FINISHES

Internal

- Water proof smooth putty finish and one coat of primer with two coats of acrylic emulsion of reputed make.
- Colors: Cotton wool/ cloud grey on walls & white on ceiling.

External

- Combination of textured and plain finish as per architect's specification, with two coats of weatherproof emulsion paint.
- Colors: As per architect's specification.



FLOORING

Living, Family/Study, Dining, Bedrooms, and Hometheatre

- Large format doubly charged vitrified tiles with matte finish and spacing as per architect's specification.

Kitchen and Utility

- Natural stone, or cement/terrazzo designer floor or vitrified tiles as per architect's specification.

Courtyard and Balcony

- Natural stone, or cement/ terrazzo designer floor or vitrified tiles as per architect's specification.

Toilets

- Natural stone, or cement/ terrazzo designer floor, or vitrified tiles as per architect's specification. The finish shall be antiskid.



DADO

Kitchen, Utility and Toilets

- Natural stone, or cement/ terrazzo designer floor or vitrified tiles as per architect's specification.
- Kitchen: 600mm above countertop.
- Utility: 1250mm from finish floor level.
- Toilets: Lintel level or 2250mm from finish floor level.



RAILING & JOINERY

Internal staircase railing

Railing with handrail at 1200 mm from FFL shall be provided in glass and SS joinery combination as per architects specification.

Courtyard/ balcony area railing

Railing with handrail at 1200 mm from FFL shall be provided in MS and glass as per architects specification. Any changes to the railing that affect the elevation of the building shall not be permitted.

Joinery

Joinery in MS or SS as per architect's specification and design.



PLUMBING & SANITARY FIXTURES

All fittings shall be chrome plated and of reputed make.

Kitchen

- Equipment: Plumbing provision for RO, dishwasher, and water heater.

Utility

- Tap: Chrome-plated fitting.
- Plumbing provisions for washing machine and sink.

Toilets

- Washbasin: chrome-plated tap/ outlet with mixer for hot and cold water.
- Shower Area: Chrome-plated overhead shower and tap with mixer for hot and cold water.
- EWC: Wall mounted EWC with flush valve and chrome-plated health faucet plumbing provision for water heater.



ELECTRICAL

Wiring & Conduits

Concealed copper wiring in FRLS cables of reputed make shall be provided. Three phase power supply will be provided with individual meter boards. Each DB shall have MCBs of reputed make.

EV charge points

EV charge points shall be provided in parking levels in strategic location. Individual charge points with metering integrated with the respective dwelling may be provided on request.

Bedrooms

All bedrooms shall have two way controls for lights & 1 fan. 5 power sockets shall be provided for AC, TV/ study console, and bed side areas.

Living & Dining

Two way controls for lights & fans. Maximum of 6 power sockets shall be provided for AC, TV console, and other areas.

Family/ Home theater/ Study

Two way controls for lights & 1 fan. 3 power sockets shall be provided for AC, and media center.

Bathrooms

Two way controls (inside bathroom & outside the bathroom door) for lights & 1 exhaust fan. 3 Power sockets shall be provided for water heater, exhaust fan and vanity counter.

Kitchen

One way control for lights and fan near the kitchen entrance. maximum of 7 power sockets shall be provided for exhaust/ vapourhood, refrigerator, microwave, under-counter RO, Hob/ stove, water heater, and counter top.





Utility

Two way controls (inside the utility & in the adjoining room) for lights. 1 power socket shall be provided on walls.

Double Height Courtyard & Balconies

Two way controls (inside the courtyard & in the living room) for lights. Maximum of 2 power sockets shall be provided on walls.



FALSE CEILING

Gypsum/ POP false ceiling with service trap doors shall be provided where required. Wiring & light provisions shall be made as per Architect's specifications.



CABLE TV/INTERNET

Provision for dish TV: Cables from common service area to living, family/ home theater and 3 bedrooms shall be provided.

Internet

Fiber to Home: Cables from common service area to two points in the house shall be provided (Living and family/ study on 2nd level).

Telecom

A telephone cable and a provision for video intercom shall be provided in the living room as a part of basic home automation.

BUILDING SPECIFICATIONS



COMMON AREA FINISHES

Corridors, Lift lobbies, Parking levels, etc.

- All paint and floor finishes shall be of premium make matching the internal units, finishes as specified by the architect.
- Parking levels shall have VDF finish in 1:100 slope.



LIFTS

- 4 High speed automatic passenger lifts with rescue device and technology for energy efficiency of reputed make. Lifts shall ply from basements to the terrace level.
- 1 lift shall be provided in the fire tower.
- Lift door wall with a cladding in natural stone or tile as per architects specification. Internal finishes shall match the common area design language.



FIRE & SAFETY

Fire hydrant, Smoke detector, fire sprinkler system, fire alarm and public address systems shall be provided on all levels.



SECURITY & SURVEILLANCE

- Round the clock security surveillance system with video and voice monitoring in common areas.
- Panic buttons & speaker phone will be provided in all lifts.
- Security at entrance shall have video intercom connected to all flats, and boom barriers with mechanical operation.



POWER BACK-UP

100% back-up shall be provided. DG enclosure shall be acoustically treated.



FACADE & EXTERNAL FINISHES

- Painted surface will be rendered in two coats of external grade emulsion paint.
- Texture finish, materials, colors on all the external surfaces shall be as per the Architect's specification and design.
- No changes to the external surfaces or areas that are part of the external building facade, for example, grills, wall claddings, etc, shall be permitted.



COMMON AREA RAILING & JOINERY

- Railing with handrail shall be provided in MS or glass as per Architects specification. Height of the handrail shall vary based on location.
- Joinery in MS or SS as per Architect's specification and design.



EV CHARGING POINT

EV charge points in parking levels shall be provided at strategic location. Individual charge points may be provided on request with unit-specific metering.



WATER SUPPLY

All Plumbing lines will be with composite pipes of reputed make as specified by PHE consultants. Hydro-pneumatic system for water supply.



WATER MANAGEMENT

- WTP: Bore well water shall be treated fully to construct the TDS. Separate tanks shall be provided for Municipal and bore-well water. Bore well water shall be supplied once the Municipal water reserves are at a minimum.
- STP: It shall be provided to treat all waste water fully to bring it to EHS standards and the same will be used for landscaping and flushing.



WASTE MANAGEMENT

Dedicated garbage collection area shall be provided on all floors and a garbage separation & storage area shall be provided in the service floors. Wet waste, dry waste, and e-waste shall be collected separately.



FACILITIES FOR DIFFERENTLY ABLED

All common areas shall be designed to be barrier-free with appropriate signages. Preferred car parks and Unit main doors can be altered to suit home owners requests.



LANDSCAPING & WATER BODIES

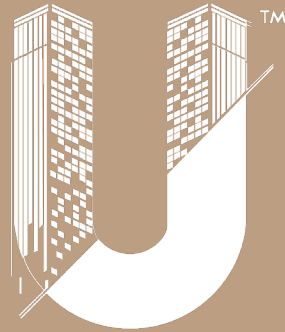
The designated tot-lot shall have green spaces and outdoor play areas. Green recreational spaces shall be designed on the terrace as well.



EXTERNAL LIGHTING

- Sufficient lighting in parking, staircases, corridors, and other common areas will be provided.
- Lamp posts & ambient lighting shall be provided on ground level and other landscaped areas.
- Common area lighting will be warm white in color and design shall be as per the specification of the Architect.





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