

Team OTHELLO**Architects**

- Modi, Srivastava & Associates
- Insight - The Design Studio

Structural Consultants

- Zarna Associates

Plumbing Consultants

- Krupalu Consultant

Electrical Consultants

- Amal Electricals

Vastu Consultants

- Vastu Vision

Landscaping Consultants

- Rachana Creation

Lighting Consultants

- The Ambiance

Site Address:
Nautilus, Nr. Sabari School
Vasna Road, Off Old Padra Road
Baroda - 390 015, Gujarat, India.

Sales Office:
Nautilus, Nr. Sabari School
Off Vasna Road
Baroda - 390 015, Gujarat, India.

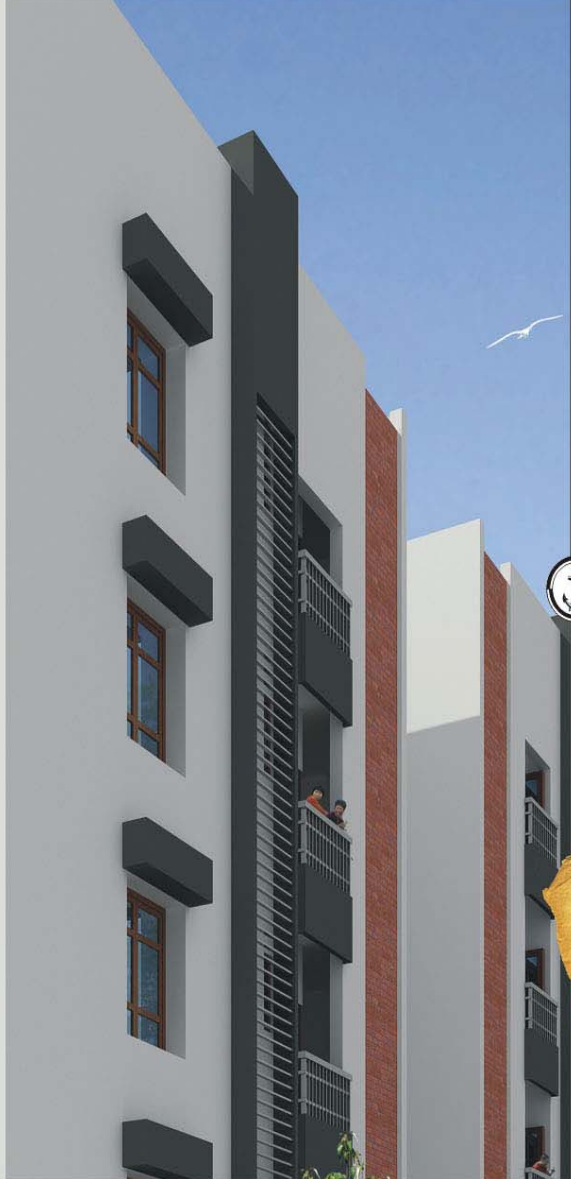
Corporate Office:
4th Floor, R.K. Centre
Fatehgunj Main Road
Baroda - 390 002, Gujarat, India.

Tel : +91 265 2789250 / 9824021100
Fax : +91 265 2793423 *Maria van Bremen*
Email : sales@othelloindia.com



NAUTILUS

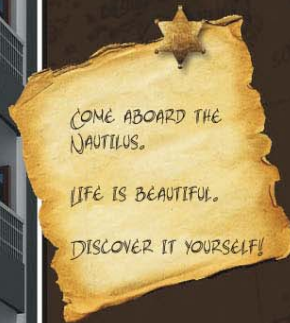
▶ Call 98240 32323 / 96247 32321 to make the smart choice.



WELCOME ABOARD THE NAUTILUS...

Space is the most important factor at NAUTILUS - the driving force. And, the sole aim has been to create a space for living that offers a wholesome life over and above a good lifestyle. Great attention has been given to each and every inch of NAUTILUS, so that your family moves into a home - a space that celebrates life. It's not just an apartment; it's a place where you and your family can savour each and every moment of your life.

The beautiful NAUTILUS campus has the perfect ambience for living - serene and lively - just the kind you would like your home to be in! The ambience is generated primarily by the lush green environs from within which the 5 towers - **Pearl, Orcadia, Oceana, Caprina** and **Iona** rise. Each of them is an epitome of superior architecture - blending together the intensely beautiful with the absolutely convenient.



COME ABOARD THE
NAUTILUS.

LIFE IS BEAUTIFUL.

DISCOVER IT YOURSELF!

NAUTILUS



NAUTILUS



Pearl

Orcadia

Oceana

Lona

Caprina

Bird's Eye View



DISCOVER A HOME THAT IS SPREAD ACROSS 60,000+ SQ. FT....

Security Cabin

Terrace Garden

Amphitheater

Covered Temperature Controlled Swimming pool

Cafeteria

Badminton Court

Club House

Temple

Walking Track

Library

Media Center

Chile Creche

Toy Train

Children Play Area

- A 60,000+ sq. ft. habitat in the heart of the city, close to everything that you will ever need.
- Tastefully designed campus with soothing and decorative lighting rendering a 5-star ambience.
- Vastu compliant, with a temple inside the campus.
- 175' long natural / vitrified stone wall with a water cascade at the main entrance.
- Internal R.C.C. / Paved Road.
- Centralized music with public address system.



Terrace Garden



FUN, FRONIC AND FITNESS ON THE ROOF TOP...



- Landscaped garden with gazebos on the terrace.
- Water bodies that architecturally blend into the layout of the terrace creating an eye pleasing and soothing ambience.
- Acupressure walkway.
- Jogging track.
- Dedicated children play area with play equipment and a sandpit.
- A one of its kind toy train.*
- Creche.

*Subject to necessary approval.



Amphitheater

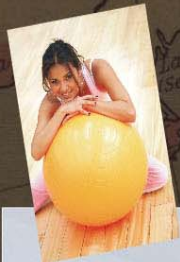


THE WORLD
AT YOUR
DOORSTEP...



- Multi-purpose hall for get-to-gathers, meditation, yoga, aerobics, discotheque etc.
- Amphitheater
- Covered temperature controlled swimming pool.
- A separate toddler's pool for the little ones.
- Badminton Court
- Media Center
- Library Corner

NAUTILUS



- Open air cafeteria overlooking the pool.
- Air conditioned gymnasium with 2 treadmills, 2 cycles, spin bikes, 1 multi-exerciser, space for free-hand exercises, BOSE / KENWOOD hi-fi stereo sound system.
- Steam and sauna bath facilities to rejuvenate and refresh after a busy day.
- TV / Card room.
- Indoor games room with equipment where you can play Billiards, Air-Hockey, Table Tennis, etc.

A LIFE AS
EXTRAVAGANT AS
YOUR DREAMS.



Cafeteria

Ground Floor Parking



A SAFE & SECURE HAVEN...

CONVENIENCE - A CORE CONCERN...

- 3 level security to assure you complete security and peace of mind.
Level I : Main gate with a security cabin with CCTV and Intercom connected to all apartments.
Level II : Swipe card/Show card opening at ground floor and basement of each apartment building foyer.
Level III : Door video phone at the main entrance of each apartment.
- Surveillance cameras at strategic locations with live images viewable at home on your TV.
- Intercom facility for additional safety, security and community living.
- Infrared secured boundary walls will turn NAUTILUS into a virtual fortress.
- Emergency panic button at all the floors in each tower.
- Steel / fibre reinforced outside plaster for extra-strong external walls.
- Termite treatment with 'Advanced Reticulated Re-treatment with Item Secure' in each apartment for the safeguard of valuable furniture and interiors.

- Largest comparable, covered car parking facility available in town.
- One car per flat allotted parking. Additional car parking facility may be available at extra cost.
- Individual allotted power point with lock and key facility at the parking area, for charging of battery operated vehicles, vacuum cleaning and other relevant needs.
- Common room for drivers with facility for temporary overnight stay.
- Common room for servants with sanitation facility for day time use.
- In-house laundry and ironing facility along with 'Concierge' service for errands and odd jobs.
- One KVA power back-up for each premises. Additional power back-up may be available at extra cost.*

* Subject to necessary approvals.



Basement Parking

TECHNOLOGY
AT YOUR
SERVICE...


PEACE OF
MIND
GUARANTEED...


- Exteriors treated with special chemicals to prevent water seepage and ensure that the buildings look sparkling new for years to come.
- Remote controlled home automation (Options of safety, security and comfort features) - Monitor and control your home from anywhere on the planet. (Optional)
- Hi-speed Schindler automatic elevators.
- Pre-wired and copper piping for easy installation of A.C. units.
- Wi-fi hotspots - be online, stay connected with the world all the time.

- Concealed hydro-pneumatic RO unit in each apartment for safe drinking water - stay away from waterborne diseases.
- Water tank with storage capacity exceeding 1,00,000 litres.
- Water supply for daily use from the Municipal water connection. In addition, two common bore wells available as back-up.
- Common water point at every level for easy maintenance.
- Garbage chute for easy and better waste management.
- Provision for piped cooking gas supply.
- Rain water harvesting.
- Use of Solar powered lighting at specific areas.
- Common hot water supply for bathrooms.

NAUTILUS

Key Plan

(Not to scale)

NAUTILUS

"High-end Luxury gets into the best locations. Premium quality brands get premium quality returns."
Donald Trump Jr.



FOUNDATION OF TRUST...



Nautilus is brought to you by Othello Developers. A name that has become synonymous with integrity, quality and transparency.

Othello Developers have been active in Baroda, developing and building commercial and residential spaces that have already established a name and identity for themselves in the city. They are amongst the most enterprising and innovative real estate ventures, redefining the way the city has and continues to experience built spaces.

Their never-ending pursuit of excellence, a continuous striving for perfection is a reflection of Othello Developers' one true ideal -- to provide their clients not just what they want, but also what they really need.



OTHELLO



Distances (Kms)	R.C. Dutt Road	Race Course Circle	Old Padra Road	Railway Station	Airport	City Centre
Aadi	2.5	2.5	1	3.5	8.5	5.5
Aadi Point	0.5	1	1.5	1.5	6	3.5
Arham Apartment	1	1.5	1.5	1.5	6.5	3.5
Aadi Vista	1	1.5	1.5	1.5	6.5	3.5
Arham Enclave	8	9	7	8	10	6
Aurum	2.5	2.5	1	5	10.5	7
Nautilus / Nautilus-E3	2.5	2.5	1/1.25	5	10.5	7
Nugget	2	2	1	2.5	9	5

The distances mentioned are approximate.

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A HOME THAT HAS
BEEN DESIGNED TO
INSPIRE A
MEMORABLE JOURNEY
THROUGH LIFE.

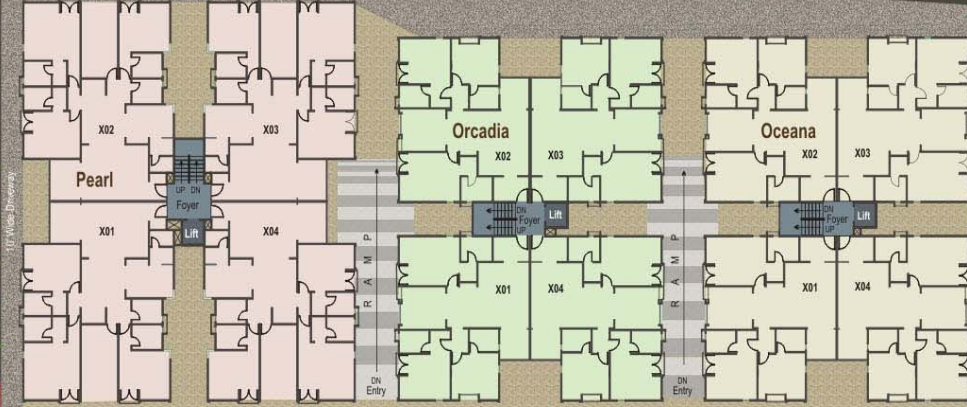


NAUTILUS



For the 1st time in Baroda
1
YEAR
WARRANTY

30' Wide Road



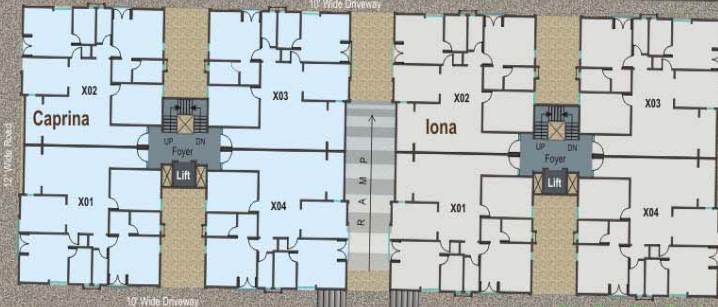
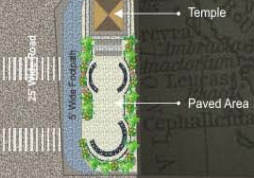
25' Wide Road

175' long water natural stone wall with water cascade

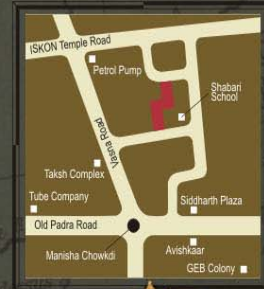
Campus Layout



- Changing Cubicles
- Shower
- Steps to Swimming Pool
- Cafeteria
- Steam & Sauna



10' Wide Driveway



NAUTILUS

is ideally located at the very heart of Baroda, just 1 km away from Old Padra Road, close to...

- The throbbing commercial hub
- Reputed schools
- Major hospitals and clinics
- Good hotels and restaurants
- Boutiques and shopping malls



30' Wide Road



Drawing Room



THE DRAWING ROOM IS REALLY THE SOUL OF YOUR HOME...

- Premium quality imported flooring in the drawing room.
- A big balcony with child safe grills attached to the drawing room.
- Veneered main door with melamine polish.
- Window frames with melamine polish and reflective glasses to induce minimum heat.
- Special finish Mala plaster with 'Birla White' putty.



Bed Room



THE BEDROOM IS REALLY THE BODY OF YOUR HOME...



- Laminated wooden flooring in master bedroom.
- Door/window frames with melamine polish.
- High quality (Nico / Imported / Equivalent brand) designer tiles in all bathrooms.
- Choice of Jacuzzi + bath tub or shower panel with shower enclosure in master bedroom bathroom.
- Kohler sanitaryware in bathrooms.
- Kohler / equivalent bathroom fixtures.
- Centralised hydro-pneumatic system for even water pressure in faucets and shower panels at all levels.
- Automatic water temperature controller in children's bathroom.



Kitchen



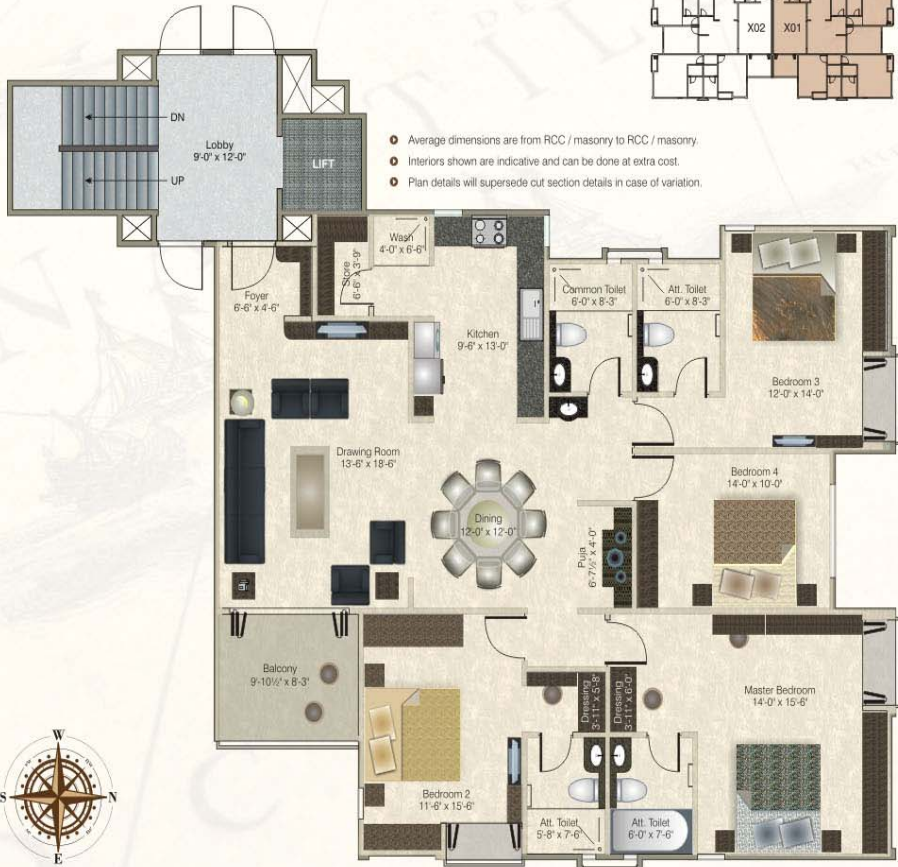
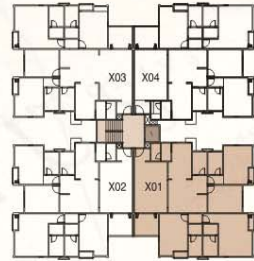
THE KITCHEN IS
REALLY THE
HEART OF YOUR
HOME...



- Spacious, attractive, well-planned and user-friendly kitchen.
- Partition-free extra long granite kitchen platform (compatible with Indian/imported modular furniture)
- Stain-free vitrified tile flooring.
- Hydro-pneumatic concealed domestic R/O unit for safe drinking water.
- SS304 grade clank - free capacious kitchen sink.



FLOOR PLAN PEARL



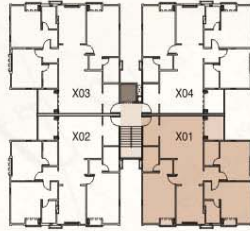
- Average dimensions are from RCC / masonry to RCC / masonry.
- Interiors shown are indicative and can be done at extra cost.
- Plan details will supersede cut section details in case of variation.



NAUTILUS



FLOOR PLAN ORCADIA / OCCANA



- Average dimensions are from RCC / masonry to RCC / masonry.
- Interiors shown are indicative and can be done at extra cost.
- Plan details will supersede cut section details in case of variation.



* Kindly ask us for clarifications for Orcadia



FLOOR PLAN CAPRINA / IONA

NAUTILUS

Average dimensions are from RCC / masonry to RCC / masonry.
 Interiors shown are indicative and can be done at extra cost.
 Plan details will supersede cut section details in case of variation.



Current projects

nautilus **ES** ECO-FRIENDLY
ENCOURAGING
EFFICIENCY



B/H Sabari School Off Vasna Road

AURUM
THE CORPORATE ESCALATOR



Iskon Temple Road, Near Vasna Petrol Pump

arham*
ENCLAVE



Near Darbar Chowkdi, Manipalpur

The projects so far...

AADpoint



7, Sikaragar, Near Baroda High School, Akwadani

Arham
apartments



6, Ambawadi, Near Haveli, Productivity Road

AADI



Opp. Sun Moon Park, Near HDFC Bank, Akota

RUGGET



4, Rajnagar, Akota

AADI
VISTA



6, Umi Society, Productivity Road

Residential
Project

Near Vadsar Fly Over

Forthcoming Project...

Notes:

- All plans, information, brands and specifications are subject to change, as may be required by the promoters or architects, without any prior notice.
- This document is not a legal document and can not form part of any offer, contract or legal agreement. Sale will be as per our standard terms & conditions of sale.
- Stamp duty, registration charges and govt. taxes shall be extra at actuals.
- Service tax will be payable by the purchaser at actuals.
- MGICL charges, VMC water charges, Cable and Internet installation charges, Telephone Pre-wiring charges, Owner's Maintenance Fund & maintenance body formation charges shall be extra as applicable.
- Separate charges payable towards Club membership, serviced apartment facility and optional features.
- Additional Car Parking Facility may be available at an extra cost.
- All visuals shown in the brochure are indicative. They are artist's representations and are subject to change.
- All Carpet area and dimensions data are as measured from RCC/Masonry to RCC/Masonry and based on theoretical drawings. Actual dimensions at site may vary within acceptable limits.
- *Project is being developed by Jay Narayan Estate Broker and managed & marketed by Othello Developers.



Seema & Capt. Anirudh Gore, Pearl

With our social background, a lifestyle that includes 'clubbing' is quite important. All of us love to go out and socialize in an atmosphere of sports and games. So when Nautilus offered the extensive Club facilities literally at the doorstep, it was a God-sent opportunity!



Renuka & Edrich Luis, Iona

We have lived in Mumbai so we were looking for well-designed and well-planned apartments; we are not too comfortable with bungalows or row-houses. Also we are familiar with Vasna Road and like its cosmopolitan nature. The children's school is close by. Nautilus offered everything we were looking for!



Archana & Manish Dhakan, Iona

I have full trust and faith in Othello Group. They walk, talk, Chetanbhai's in-depth knowledge and understanding about high-rise buildings is much better than any other builder in Vadodara. I understood this from the series of discussions I had with him before I booked our apartment.



Usha & Hemant Sampat, Orcaida

We need the kind of neighborhood and safety systems promised by Nautilus. My husband works is always on tour and the children are growing up and busy with their own lives. I am left alone with my mother-in-law so mansions & villas can become very lonely if I am in an independent bungalow. My mother-in-law is especially pleased with the temple in the Nautilus premises!



Julie & Rajesh Shah, Pearl

I live in an apartment which Chetanbhai has built; and what can be more convincing than a 'repeat buyer'! I am sure that Nautilus will fulfil all that it has promised and that we will truly have a metro-cosmopolitan township environment. And what a location! Right there at the heart of the best in Vadodara yet away from the noise and pollution of commercial arteries.



Mauli & Deepak Gidwani, Orcaida

We were looking for a place with class, with amenities that would assure us a good and elegant lifestyle. And we wanted it on Vasna Road where we have lived for over two decades. Nautilus offered both. We are sure that the Club facilities will truly enrich our evenings!



Santosh & Rajkumar Baheti, Orcaida

My comfort level with Mr. Chetan Doshi was the prime driver for selection of two apartments at Nautilus. I wanted a large residence but at a single level since we are three generations living together. The customization that Nautilus offered by re-designing the two apartments into a single one as per the needs & desires of my family is not something that is easily available in Vadodara.



Pushpa & Kamarshi Makwana, Iona

I was certainly impressed with the overall scheme, its planning and pricing. But what really tipped the scales in favour of Nautilus was the state-of-the-art multi-level security systems that they promise that includes the Smart Card Access Systems, the Infra-secured boundary wall and the emergency/panic button system that would rush help to any house that had an emergency!



Sashi & Devendra Mangla, Pearl

We booked the 4-bedroom apartment as the scheme offered amenities that have recently become popular in luxurious Mumbai and Pune style apartment complexes. I am sure Othello's goodwill and trustworthy name in the market will make sure we will shortly move into our dream house!



NAUTILUS
HAPPINESS
125
GOOD REASONS

125+ good reasons to board the Nautilus!

Prime Location

- The luxury of residing in the heart of Baroda's throbbing entertainment and commercial area, just 1 km away from Old Padra Road. And, the privilege of enjoying the quiet and serene environs of city's best residential zone.

Peace of mind

- OTHELLO WARRANTY COVERAGE: ****
One Year warranty coverage on plumbing, electrical systems and building envelope.



Custom Quality Construction

- Vaastu compliant architecture and construction.
- Earthquake resistant structural design.
- All elevations, exterior colors and materials architecturally controlled.
- Elevation features a combination of exposed brick facade, **Heritage texture** as per applicable plan. **Use of best quality 'Jai Jalaram' bricks of JJB Godhra fame.**
- Steel/fibre reinforced double coat good quality external plaster** followed by **Heritage texture or Birla putty** → exterior finish or roller coat as applicable, followed by weatherproof silicon coating.
- 10 feet slab to slab height.
- Foundations/PCC on a superior quality virgin LDPE sheet to protect from water penetration.
- Water-proof plaster** on the outer side of the retaining wall, wrapped with LDPE sheets.
- Plinth protected with well planned **'Advanced Retculated Re-treatment with Item Secure'** for a termite free home.
- Terrace finish with **integral water proofing or IPS-APP modified polyester woven membrane with torch application water proofing** with designer china mosaic / good quality ceramic tile flooring with appropriate grouting or landscaping as per design.
- Window grills, staircase railings, parapet walls and balconies etc. designed keeping your **children's safety a priority.**
- Innovative mini-balcony cum window instead of only windows for almost all bedrooms - a gracious feature that meets functional needs like safety and cross ventilation.

Impressive Amenities

- One covered car parking allotted per flat. Additional parking facility may be available at an extra cost. **Largest comparable, covered car parking facility available in town.**
- Individual allotted power point with lock and key facility at the parking area, for charging of battery operated vehicles, vacuum cleaning and other relevant needs.
- A multi-faceted terrace with a landscaped garden adorned with gazebos and ornamental water bodies.
- Schindler** brand high speed automatic elevators from **basement up to terrace** for comfortable vertical movement.
- 24 hours power back-up** (up to 1 kVA per apartment), additional back-up available at extra cost, on prior intimation. #
- 24 hours uninterrupted water supply** with Hydro-pneumatic pumping. **
- Acupressure walkway.
- Jogging track. *
- Library corner.
- Chic compound wall with black kadappa & glass mosaic cladding.
- Amphitheater.
- Common satellite (Dish) TV.
- Dedicated children play area with play equipment and a sand pit. Also provided is a one of its kind Toy Train. **
- Water supply for daily use from the Municipal water connection. The soft water from Municipal water connection will reduce the corrosive effect to the plumbing fixtures as compared to hard water. In addition two common bore wells provided as back-up.
- Garbage chute with opening at every level.
- Water tank with storage capacity above one lac litres.**
- Underground **water tank coated with food grade epoxy** to prevent formation of algae.
- Common drivers' room with facility for temporary overnight stay.
- Common servants' room with sanitation facility for day time use.
- In-house laundry and ironing facility along with 'Concierge' services for errands and odd jobs.
- Beil boy / porter facility.
- VMS** (Corporation) drainage connection.

Inviting Nautilus Club features

- Multi-purpose hall for get-to-gathers, meditation, yoga, aerobics, discotheque etc.**
- Open air cafeteria.**
- Covered temperature controlled swimming pool with a separate toddler's pool adjoining the open air cafeteria.**
- Steam & sauna bath facilities for body rejuvenation.**
- Badminton court.**
- Relaxation Zone.**
- Air-conditioned gymnasium** with 2 tread mills, 2 cycles, spin bikes, 1 multi-exerciser, space for free-hand exercises, and KENWOOD / Equivalent brand hi-fi stereo system.
- Indoor games room with equipment where you can play Billiards, Air - Hockey, Table Tennis, etc.

Unique Nautilus - Serviced Apartments**

- Be a perfect host without worrying about extra guests - make them stay in the **lap of luxury at Nautilus** in a tastefully designed well furnished serviced apartment.
- Six bedded serviced apartment with sitting lounge and a pantry, within the 'Nautilus' campus
- Each apartment owner, opting for this facility gets 22 (Twenty two) Bed Nights or 11 (Eleven) Room Nights on twin sharing basis.
- Additional nights would be available at the prevailing rate/tariff, subject to availability.



Technology - Rough In

- A combination of latest technology comprising wire less and pre-wired, wide bandwidth wi-fi hot spots in the common area and in the apartments as well.
- Surveillance cameras at strategic locations with live images-view common area like Children play area, Entry/Exit, garden view etc. on your TV.
- LED lighting at specific locations
- Digital home automation** - remote controlled home automation with safety, security and comfort features. #
- Plug a phone In**, at one location in living room for either BSNL or RCOM or any one service provider. **
- Tata Sky or equivalent cable television at one location. **
- Pre-designed cut outs in beams at specific locations for flexibility in services routing.
- Intercom facility** for additional safety and security.
- Centralized music with public address system.**
- 3 level multi-security for protected environment for you and your loved ones.**
 - 1st Level :** At main Entry Gate with CCTV and Intercom connected with all dwelling units.
 - 2nd Level :** Swipe card or show card opening at ground floor and basement of each apartment building foyer.
 - 3rd Level :** Door Video Phone at the entrance of each apartment.
- Provision for telephone, cable, internet, CCTV in all rooms for ease of installation at a later date if the need be.
- Infrared security alarm all along the compound wall.**
- Emergency Panic Button** with announcement system at every level to take care of any undesirable situations like theft, fire, medical emergency etc.
- All ducts to be professionally cleaned prior to closing.

Extraordinary Exteriors

- Exteriors treated with **silicon chemicals** to prevent water seepage and ensure that the entire buildings look sparkling new for years to come.
- 175 feet long natural / vitrified stone wall with a water cascade** at the entrance for that avant-garde look.
- Ganesh temple with ample sitting area.
- Internal R.C.C./ Paved road.**
- Plantation and lots of greenery on or along the compound wall (where road orientation and street furniture permits).
- Exterior features to comprise of elegant exterior light fittings, murals, name plates, letter boxes, elegant / decorative letter box etc.
- Water points at some common locations and one common water point at each level in all buildings for easy maintenance and cleaning.
- Fully paved driveways and pathways and good quality Kota flooring for parking area at basement and ground floor.

Spectacular Interiors

- Main Door - attractive **Melamine polished**, wood frame and **water-proof shutter** with natural Veneer on front and laminate on rear.
- Other Doors - good quality Melamine polished wood frame, laminated door shutters.
- Good quality Melamine polished windows with safety grills for a rich and elegant elevation.
- Premium quality imported flooring in drawing room, Laminated wooden flooring in master bedroom.** Rest of the rooms with vitrified tiles.
- Energy saving reflective glass wherever applicable.
- Good quality **Birla putty** or equivalent on ceilings & walls
- Polished stainless steel/brass interior hardware fittings including decorative door handles, lower bolt, stoppers, hinges etc.
- Main door with night latch, decorative handle. Other doors with stainless steel handles.
- Optimized planning and use of space giving you an apartment with spacious rooms.
- Special finish, **Mala plaster** inside your home.



All choice options will be available up to R.C.C. execution phase only.

- Termite treatment with **'Advanced Retculated Re-treatment with Item Secure'** in each apartment for the safeguarding of the furniture and interiors.
- 5 towers containing **3BHK and 4BHK** relatively **column-free** expandable configurations, 2100 sq.ft. onwards up to 5866 sq.ft. super built-up area giving you lot of flexibility in selection and planning.
- Maximum cross ventilation in all rooms.
- High end 'Interior Package' at an unbelievable price. #
- Temporarily priced white goods package. #

Designer Kitchens

- Spacious, well planned and user friendly kitchen with provision for modular kitchen accessories.
- Extra deep, 2'-3" premium jet black or Lavender Blue** as per choice **extra large, 14" to 18" long granite platform, Nitco/Kajaria/Imported/equivalent brand glazed tile dado** up to lintel height above platform.
- Partition-free kitchen platform, suitable for any Indian or imported modular kitchen interiors.
- Area underneath the platform clad with white glazed tiles for easy cleaning and hygiene.
- Full body vitrified granite** for wash area flooring and 3' dado for easy cleaning and hygiene.
- Anupam / Imported or Equivalent 1.0 mm thick high quality **SS304 grade sink** in kitchen with **clank-free coating.**
- Exhaust hood over stove area, vented exterior.**
- Dedicated, concealed, hydro-pneumatic Reverse Osmosis water filter** for clean & hygienic water.
- Dedicated electrical outlets for refrigerator and microwave.
- Split electrical outlets at counter level for small appliances.
- Standard fridge opening space to be 36" wide.
- Garbage crusher, LPG gas detector, smoke detector, modular kitchen interiors at very attractive cost. (Optional)
- Attractive **kitchen interior package.** (Optional)
- Provision for piped cooking gas supply.

Luxurious Bathrooms

- Master bedroom bathroom to have a choice of jacuzzi bath tub or Automatic thermostatic shower panel with water fall and shower enclosure.
- Kohler white sanitary wessels.
- All bathrooms to be **concept designed** with Nitco / Imported / equivalent brand designer tiles.
- All plumbing fixtures and faucets shall be **Kohler / Equivalent** except for standard assemblies like shower panel and unless otherwise stated elsewhere.
- Anti-bacterial PTMT** bottle trap and anti-cockroach drains in all bathrooms.
- Rain Shower, Table top / Counter Wash Basin.
- Hydro-pneumatic system** for even pressure of water at all levels.
- Provision for recessed space for flush mirrors in bathrooms.



- All toilet plumbing points generally meeting the center point criteria for chic aesthetics.
- Honeywell thermostat** for automatic hot water temperature control in one of the toilets.
- Laminated water proof shutters.
- Kohler flush tanks** for chic aesthetics and water conservation.
- Toilet ventilation with Bajari glass louvers with provision for 8" x 8" exhaust opening.
- Geyser, exhaust and light points in all bathrooms.
- Provision for 2kw, 50 litre water heater in all bathrooms.

Electrical, Plumbing & Heating

- 120 / 25 mm diameter polyvinyl conduits for wiring.
- Earth Leakage Circuit Breaker for short circuit, over current and earth leakage safety and protection.
- Heavy duty cable for geyser, oven and air-conditioners.
- Pre-wired and copper piping for easy installation of A.C. units.
- Legrand / Equivalent white switches.
- Finolex / Equivalent make ISI copper wires : 3 phase wiring, 6 sq.mm. wire from panel to DB, 2.5 sq.mm. wire from DB to SB and 2.5-4.0 sq.mm. wires for power appliances.
- 24-Way high quality 16 gauge main distribution board.
- 60+ electrical points** for standard 3 BHK apartments and **70+ electrical points** for standard 4 BHK apartments.
- Lots of provisions** considered for additional lighting in future, if the need be, virtually taking care of all possible interior needs and preventing future damage to RCC and tile work.
- Use of color coding and wire furling** for each flat for easy maintenance in future.
- 1 KVA power back-up** for each flat and additional back-up available subject to advance confirmation at extra cost. #
- Greaves Cotton / Equivalent** brand generator for power back-up.
- Delta Astral / Equivalent brand C-PVC and U-PVC Schedule 40 energy saver and corrosion resistant water pipes.
- Finolex / Supreme / Equivalent Rainwater and SWR pipes.
- All water pipe installation **duly hydro-tested at 6kg/cm2 (g)** for trouble free life ahead.
- Use of cable trays for easy maintenance.