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VILLAS THAT INSPIRE FINE LIVING

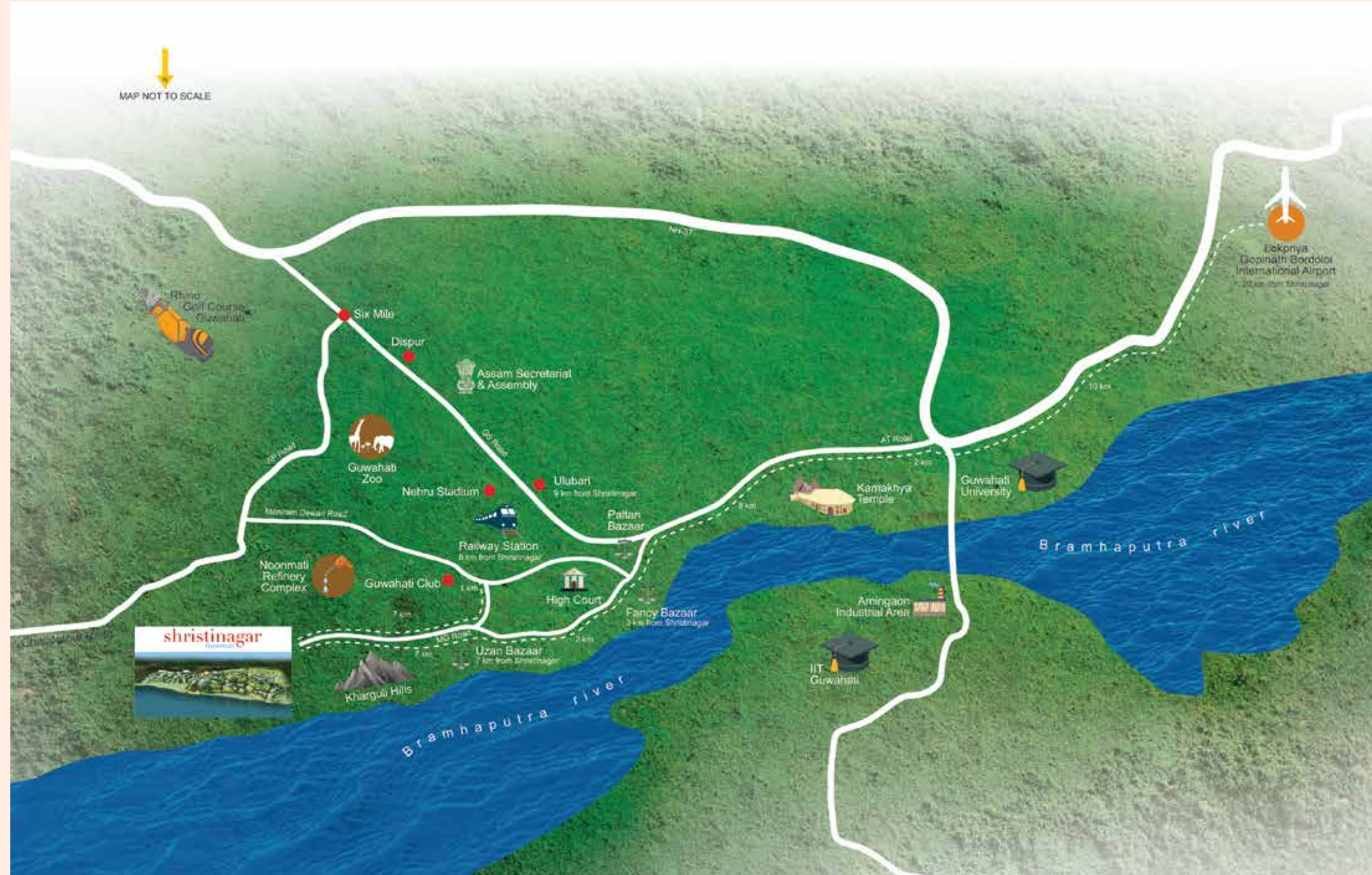
MASTER PLAN



SITE PLAN FOR VILLA LAYOUT



LOCATION MAP



VILLA ON THE HILLS



UPHILL VILLA (TYPE A)

Area* - 1.19 Katha
 Built up area - 2057 sq. ft
 Terrace - 554 sq. ft

*Plot area will vary as per site conditions



Ground Floor Plan Plan @ +3.0M

- 01. Balcony (20'1" x 3'7")
- 02. Living Room (15'3" x 14'11")
- 03. Powder Room (4'0" x 4'7")
- 04. Closet (3'7" x 4'7")
- 05. Dining (12'0" x 8'10")
- 06. Kitchen (12'0" x 8'0")
- 07. Utility (6'7" x 5'11")
- 08. Servant (6'2" x 7'0")
- 09. Servant Toilet (6'2" x 3'7")
- 10. Bedroom (12'3" x 11'11")
- 11. Attached Toilet (12'3" x 5'0")



First Floor Plan Plan @ +6.0M

- 01. Open Terrace I (19'5" x 12'6")
- 02. Family Living Room (12'6" x 11'0")
- 03. Puja Room (6'1" x 11'0")
- 04. Master Bedroom (18'3" x 11'11")
- 05. Attached Toilet I (12'3" x 5'0")
- 06. Verandah (5'7" x 5'3")
- 07. Bedroom (12'7" x 11'10")
- 08. Attached Toilet II (7'10" x 5'1")
- 09. Open Terrace II (32'1" x 10'0")



FRONT VIEW



REAR VIEW

SPECIFICATIONS



Internal view of villa

	BASIC FINISH	UPGRADED FINISH
Structure	Earthquake resistant R.C.C framed construction	Earthquake resistant R.C.C framed construction
Walls	Clay bricks/light weight bricks	Clay bricks/light weight bricks
Wall finishing		
Internal	Plaster of Paris on ceiling	Plaster of Paris/putty over the plastered surface
External	Paint with cement primer	Paintings - 2 coats of weather shield paint over cement primer
Finishes		
Living & Dining Room	Ceramic tiles	Vitrified tiles
Bedrooms	All bedrooms/study - Ceramic tiles	Master bedroom - Laminated wooden flooring in master bedroom, Other bedrooms/study - Vitrified tiles
Internal staircase	IPS with MS railings	Marble with SS railings
Kitchen		
Floor	Ceramic tiles	Anti-skid ceramic tiles
Dado	Ceramic tiles	Glazed ceramic tiles upto 2ft height above kitchen counter
Counter	Stone	Granite of required shade 600 mm wide
Sink		Stainless sink with drain board
Toilet		
Floor	Ceramic tiles	Anti-skid ceramic tiles
Dado	Ceramic tiles	Glazed ceramic tiles upto lintel level on all sides
S&P fixtures	European type - white	European type
Wash basin	Ceramic	Ceramic with bottle trap
Hardware Fittings	C.P. fittings of Esso Provision of geyser point (without geyser) in only the master toilet Provision of hot & cold water mixer arrangement in only the master bedroom	C.P. fittings of Jaquar or equivalent Provision of geyser point (without geyser) in all the toilets Provision of hot & cold water mixer arrangement shower and washbasin
Door	All Doors - Flush doors	Main Door - Standard wood frame with veneer/laminated finished panelled door Other doors - painted flush doors
Window	MS windows with clear glass panes	Anodized aluminium windows with clear glass panes
Electrical	Concealed wiring with PVC conduits, AC Pintin only the master bedroom, Provision of TV and telephone connection in only the master bedroom	Concealed wiring with PVC conduits and modular switches of reputed brand, AC Point in all bedrooms and living dining rooms with starter of reputed brand, Provision of TV and telephone connections
Interior design		Interior design which includes material recommendation and selection, modular kitchen design and selection of furniture and fixtures
Landscaping		Design for soft and hard landscaping according to the plot dimensions
Rain water harvesting		Design for collection, storage and using rain water for landscape/irrigation purposes