




myscape  
SANCTUARY

**THE SCIENCE OF LIVING**



myscale  
SANCTUARY





Increasingly, we've begun to embrace science. And though we may not understand the nitty gritty of it, We understand the benefits of it.

Simply because science is real.  
The fact is, since time immemorial  
Science has always made our lives richer.  
And it will continue to do so in the years  
to come. It's not a Herculean task either.  
All it takes is some re-thinking.  
Some re-drawing and some re-building.  
And before you know it, your life's  
improved a whole lot more.  
That's the science of living.  
Brought to life at Myscape Sanctuary.

**MYSCAPE SANCTUARY**  
**OFF HITEC CITY, BEHIND HITEX, HYDERABAD**



01

THE VISION

Aesthetics embrace Science

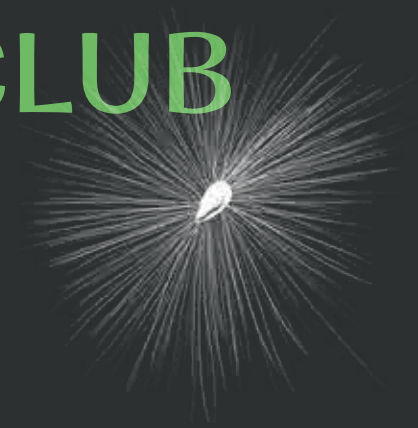
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# 01

## THE VISION

Aesthetics embrace Science

Myscape Sanctuary.

A beautiful nature reserve  
where people can come home to.

An oasis of nature if you will,  
rubbing shoulders with Hitec City,  
thriving amidst a bustling city of social  
infrastructure we know as Hyderabad.

We've brought this sanctuary to life with  
4 acres of lush greenery, on which stands  
4 towers, each with 15 floors. Each home  
proudly boasts of a private terrace from  
which you can see mother nature opening  
up her arms in an embrace below.



# 4 Acres

# of Lush

# Greenery

in the centre of Hyderabad on which stands 4 towers, each with 15 floors. Covering only 28% of the ground, this unique concept ensures that there's no vehicular movement inside the periphery, leaving 72% of the property home to sustainable landscape which is made possible thanks to the deep soil zone.



**Here,  
aesthetics meet  
science to give you  
a unique experience  
of living in a modern  
environment while  
also being in the  
bosom of nature.**





**MYSCAPE SANCTUARY**  
**BIRDS EYE VIEW FROM NORTH EAST**



**MYSCAPE SANCTUARY**  
**BIRDS EYE VIEW FROM SOUTH WEST**



ARRIVAL PLAZA



02

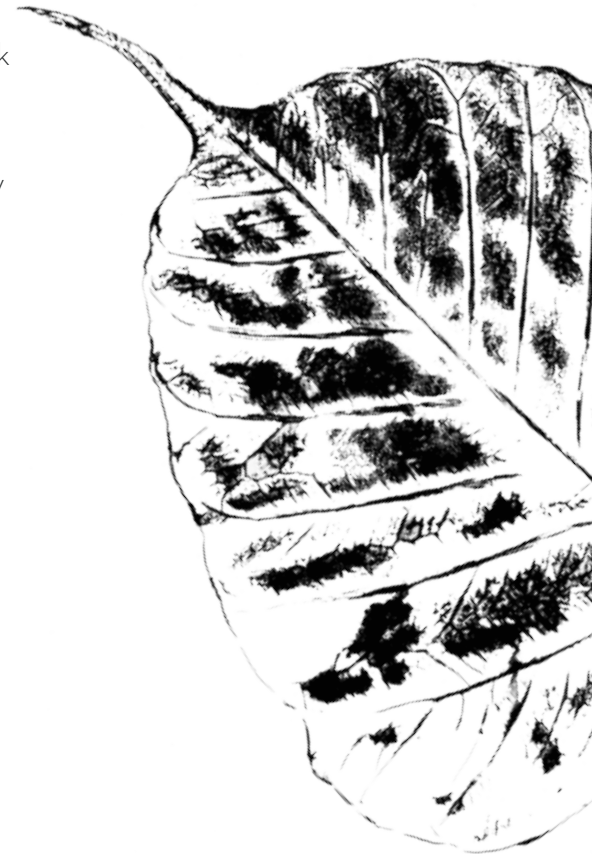
## ARCHITECTURAL DESIGN

Built around Nature

Myscape Sanctuary is an architectural triumph, drawing from the heyday of modernist architecture and the finest elements of modern building design. While being gently complimented by the organic, verdant shapes of nature.

The development has been planned in a unique way where deep soil areas have been carefully planned within the development. These deep soil areas will allow tall plantation between blocks, and not excuses for plants. Deep soil zones have important environmental benefits too, that include supporting the healthy growth of large trees with large canopies and improving infiltration of storm-water.

The basement parking is segregated to break the usual unweildy scale and designed to enhance the experience when someone arrives. At the end of the day, it's all carefully planned science to make your living better.



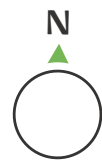
**The landscape design blends each apartment into the natural surroundings, encouraging residents to be in touch with nature at all times.**





## AS THE SEASONS CHANGE, SO DOES THE FAÇADE.

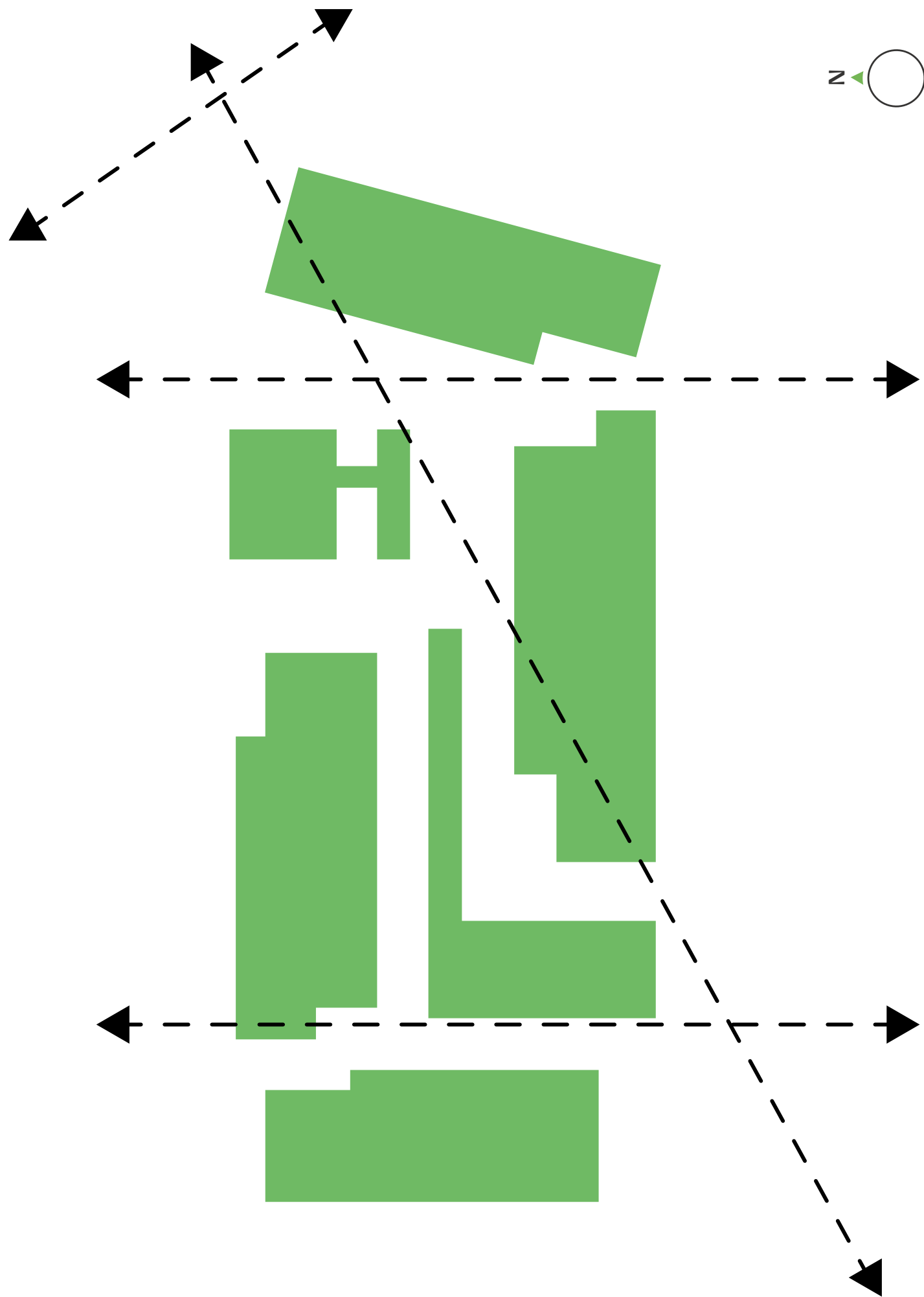
Expansive balconies with personal landscape and staggered angular balconies provide for a porous, intricate façade with an overlay of ever transforming landscape that transforms with the seasons. The presence of landscape on the vertical face of the building significantly contributes to the micro climate within the property.



# MASTER PLAN

- 1. Sanctuary Arrival Court
- 2. Sanctuary Cafe Plaza
- 3. Children's Play
- 4. Therapeutic Gardens
- 5. Tot Lots and Story Telling
- 6. Practice Courts
- 7. Visitor's Parking
- 8. Productive Landscape
- 9. Skating / Cycle Path
- 10. Sanctuary Sculpture Court





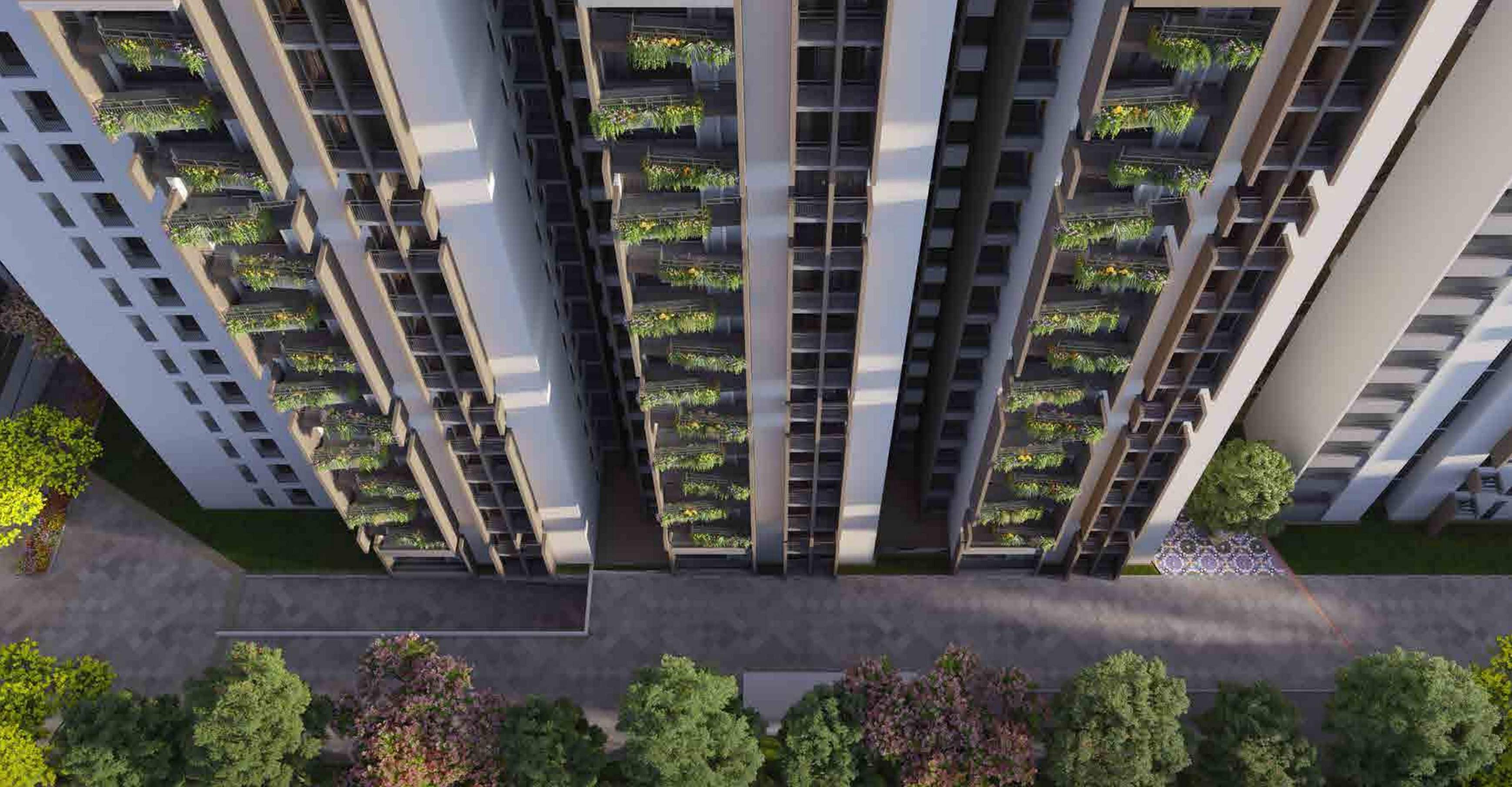
# A VIEW OF NATURE, NO MATTER WHERE YOU ARE.

Unlike most properties, at Sanctuary, the strategic arrangement of towers around the central park allows for multiple vistas providing generous views for all the apartments and an enhanced open space quality, permeability, visual connect and ease of movement.

The fact that no vehicles are moving around inside makes the central park completely pedestrian and safe for its residents, which is exactly how a park should be.

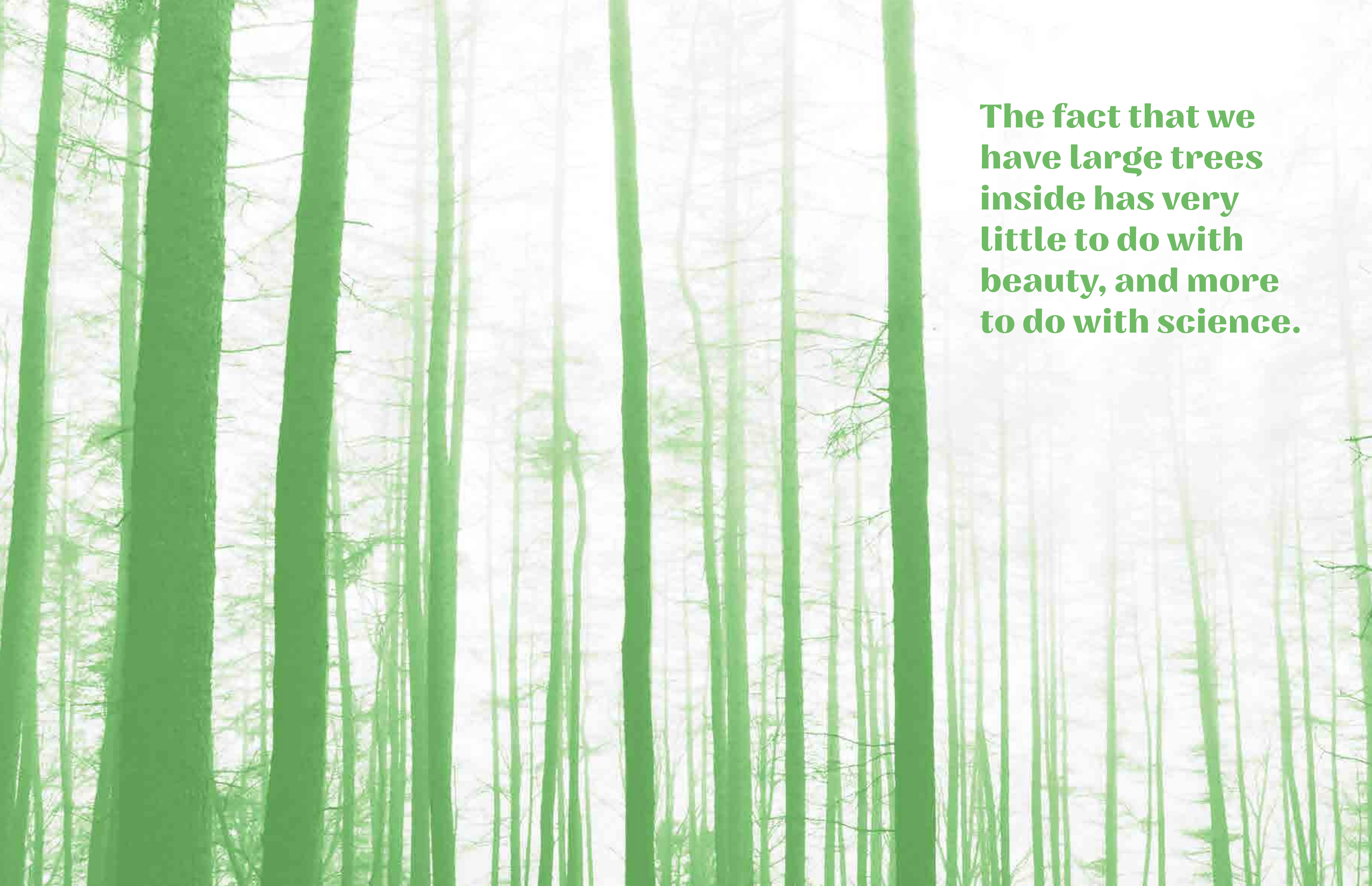
The strategic placement of Sanctuary Club right when one arrives allows visibility from all blocks and integration to the central court. At half the height of the towers make the Sanctuary Club a great view from everywhere, no matter which tower you're residing in.






## ECO FRIENDLY NEIGHBOURS

The Master plan has been designed to create spatial quality and visual connect with nature. The residential towers will have distinct natural treatment to the façade with planter boxes having a variety of plant species. The plants will give a unique appearance to the towers resembling hanging gardens. The high aspect ratio between façade length and apartment depth allow for better ventilation.



**The fact that we  
have large trees  
inside has very  
little to do with  
beauty, and more  
to do with science.**



**Our  
thinking  
is deep.  
Just like  
our soil.**

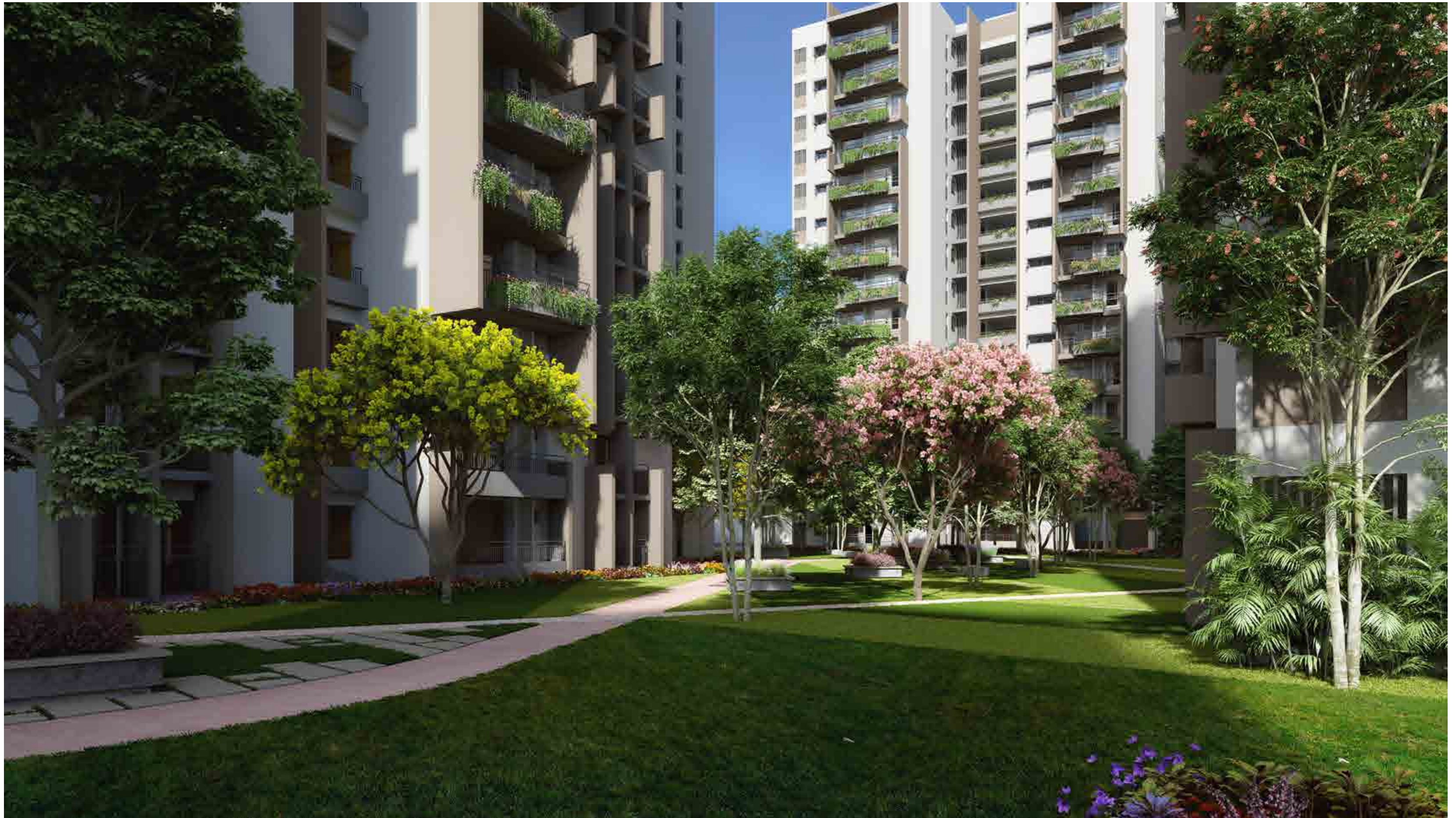
Myscape Sanctuary, has been designed so that the Central court has a deep soil zone. The great thing about deep soil is that it enables planting of significant vegetation, which has the ability to grow to a mature size and provide a permeable ground surface alternative to paving or other hard surface treatments, which allow infiltration of surface water into the soil.

That's something a raised garden can't give you.



## **CENTRAL COURT | NORTHEAST VIEW**

Garden sanctuaries encountered throughout the project, display tranquil arrangements of trees, thanks to the deep soil zone.



## **CENTRAL COURT | SOUTHWEST VIEW**

In every walk with nature one receives far more than one seeks.



**THERAPEUTIC GARDEN WITH EXTENDED PAVING  
CONNECTING PRODUCTIVE LANDSCAPES**



# 03

## THE TOWERS

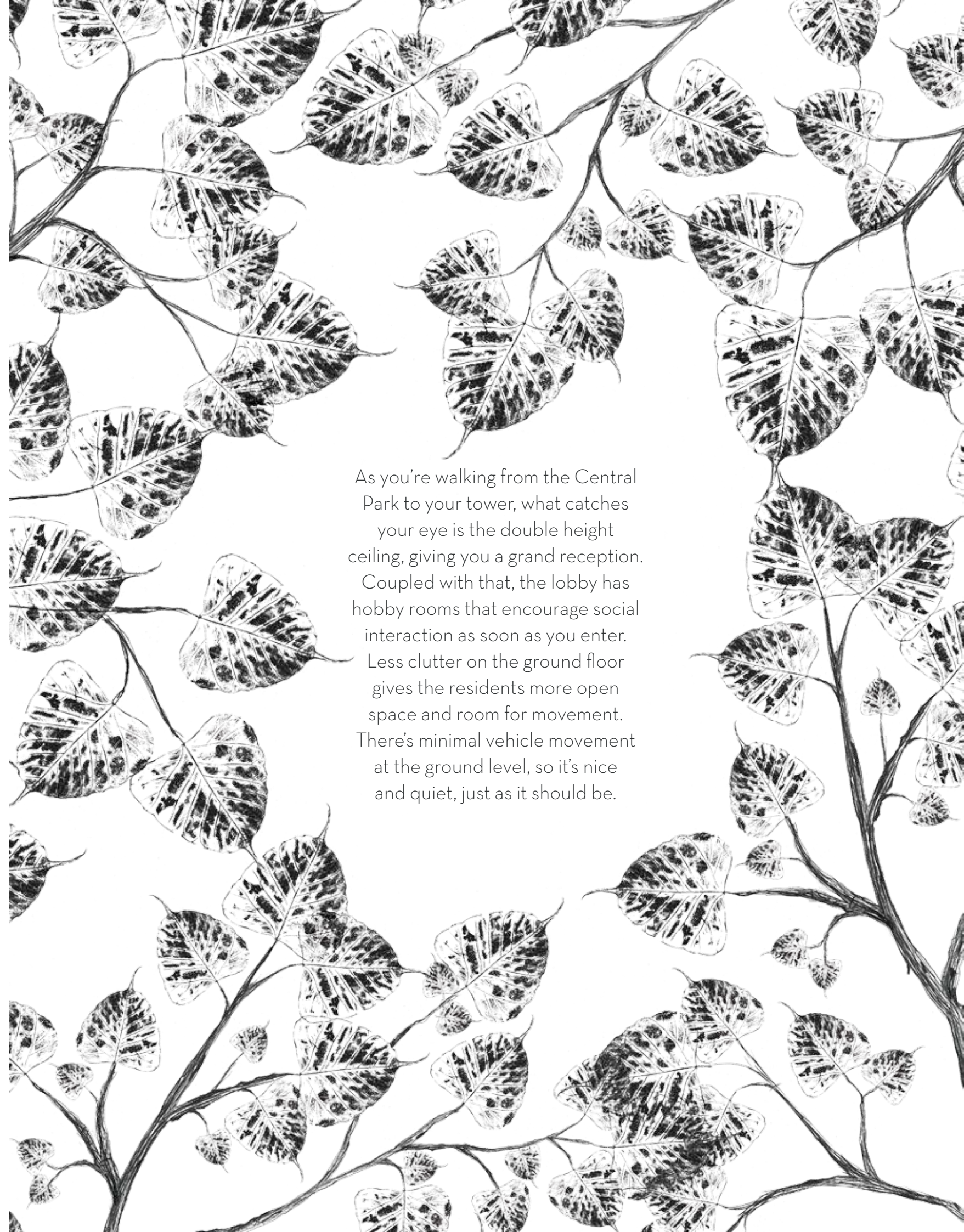
Built with Science. Designed with Nature

Myscape Sanctuary contains 4 residential towers with 15 habitable floors and 2 basements in each tower. As the double height grand entrance is approached, the tower's stunning botanical features and architectural details begin to reveal themselves.

Each tower has Sky decks, Sky bridges and Double height lobby. The towers will have distinct natural treatment to the façade with planter boxes that have a variety of plant species. The unique arrangement of towers allows transient view across the blocks beyond the residential complex.

# Double height entry on the ground floor

As you're walking from the Central Park to your tower, what catches your eye is the double height ceiling, giving you a grand reception. Coupled with that, the lobby has hobby rooms that encourage social interaction as soon as you enter. Less clutter on the ground floor gives the residents more open space and room for movement. There's minimal vehicle movement at the ground level, so it's nice and quiet, just as it should be.





**A VIEW FROM THE TOP.  
AND BOTTOM.**

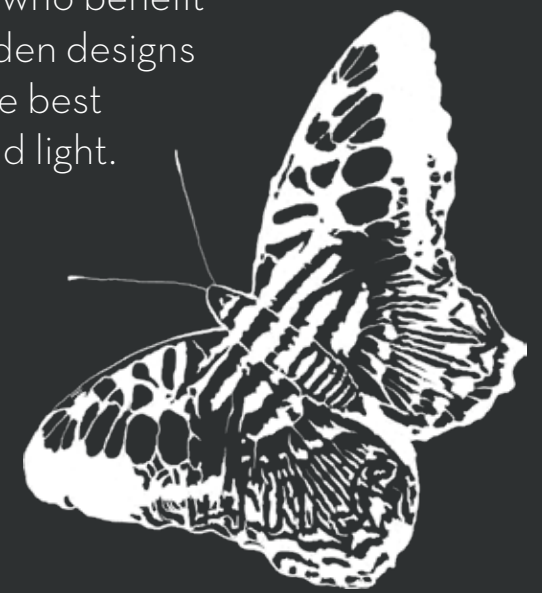


CENTRAL COURT VIEW FROM DOUBLE HEIGHT ENTRY



## **This is a feast for the senses**

Especially for residents, who benefit from apartment and garden designs maximized to achieve the best possible use of space and light.





## **HOBBY ROOMS. WITHOUT YOU HAVING TO WALK A MILE.**

Hobby rooms have been created above the entry lobby in each block, a feature that is unique to this property. These rooms, measuring a grand 1200 Sq Ft are in addition to the Clubhouse and will give the residents a chance to pursue what interests them, be it dance, music or yoga.



**Scientifically speaking,  
we were made to bond  
with one another.**



**Architecturally  
speaking, people bond  
better on a sky bridge.**





## SKY BRIDGES

As the name suggests, these are bridges connecting two neighbouring towers that allow friends or relatives to seamlessly interact with one another. Sky Bridges allow for better connectivity between the towers, optimising the use of elevators. The towers are separated yet connected, and they help to connect communities together. Each tower will have these Sky Bridges connected on every floor.

## SKY DECKS

Extended sky decks in the tower corridors act as a place for regrouping of people for a quick break or catch up.



# 04

## THE SANCTUARY CLUB

The Science of Socialising

There are clubhouses. And then there's The Sanctuary Club that measures an impressive 30,000 square feet. Making it infinitely easier for people to socialize with each other in a beautiful space.

Welcoming you as soon as you drive into this property, The Sanctuary Club is connected to the central open space and because it's visible from all the flats, there's a much higher scope of it being used.

The way we see it, the more social people are, the better life they have.



**6 levels**

**Departmental Store**

**Pharmacy**

**Clinic**

**ATM**

**2 Level Gym**

**Banquet Hall**

**2 Indoor Badminton Courts**

**Maintenance Office**

**Terrace Swimming Pool.**



### **CLUB HOUSE & PLAZA ENTRY**

The clubhouse boasts generous transparent lobbies that are well connected to the central open space and the plaza. Making it the hub of social interactions.





**CLUB HOUSE AERIAL VIEW AT NIGHT**



**CLUB HOUSE ENTRY FROM ARRIVAL PLAZA**

**The way we see it,  
the more social  
people are,  
the better life  
they have.**





## AN OCEAN IN THE CLOUDS

A miracle of contemporary pool design, the open-air pool at Sanctuary is a treat for anyone seeking a sublime natural landscape. The serene space, framed by leafy canopies, adds a haven of watery beauty to Sanctuary's already stunning blend of luxury and botany.



**CAFE PLAZA FROM THE ARRIVAL PLAZA**



**2 level Gym**



**Indoor Badminton Court**



# 05

## THE APARTMENTS

A Haven on Earth

The apartments at Sanctuary are meticulously designed to provide ample privacy, be it through the thoughtfully designed lighting, the ventilation, the distinct yet seamless entry foyer living, or the dining space and balconies, complete with a personal garden.

The need to modify the interiors is considerably less simply because the apartments are well thought out with a host of services already integrated in the design.

The 13 variations of unit plan offer a wide choice to its discerning clients, doing away with repetitive layouts.



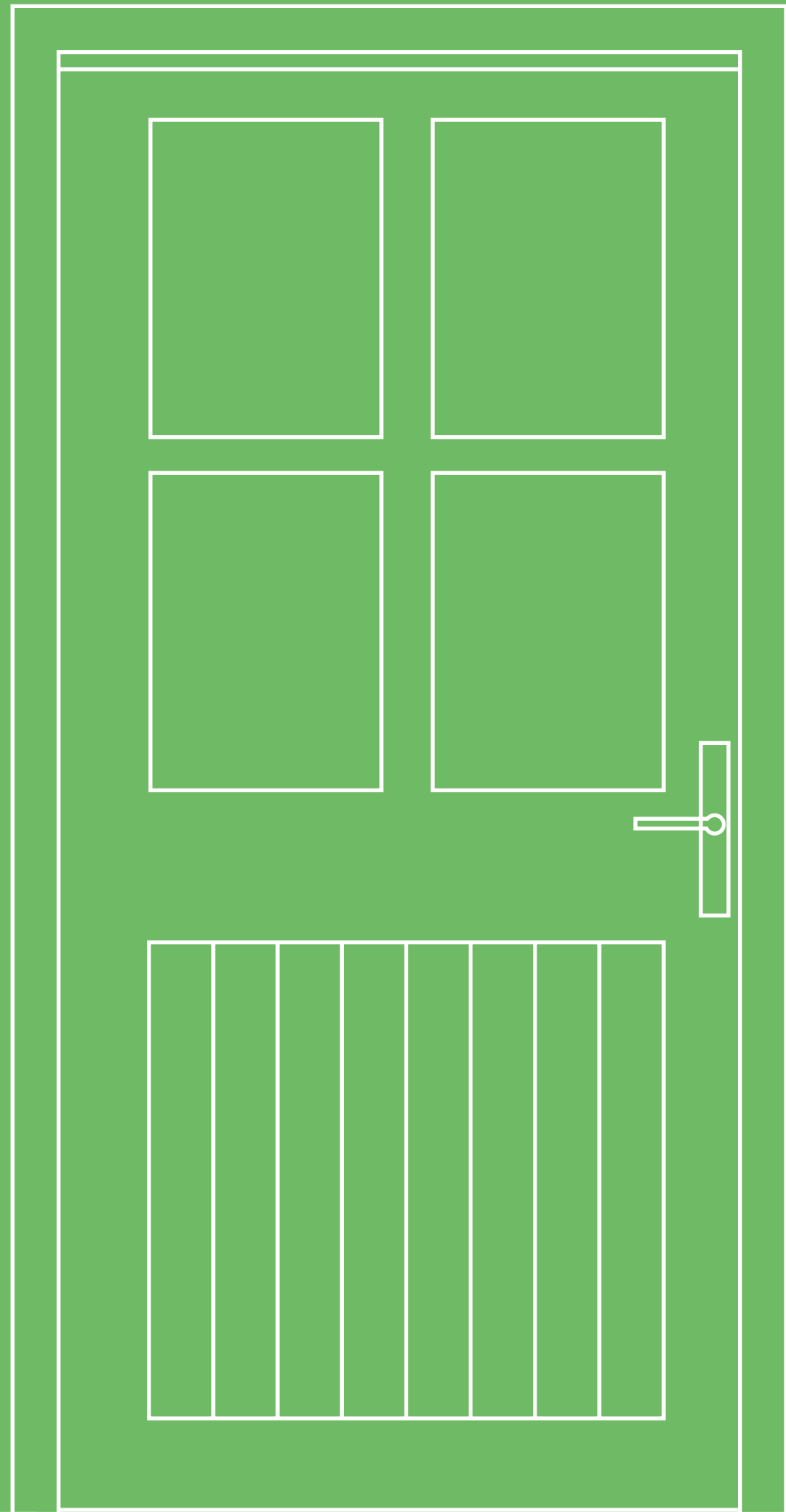
There are in total  
367 apartments  
of varying sizes

1328 - 1350 Sqft 2BHK  
1716 - 1746 Sqft 3 BHK  
1936 - 1981 Sqft 3 BHK  
2304 - 2349 Sqft 3 BHK

The above apartments  
comes with East, West  
& North facing entries.

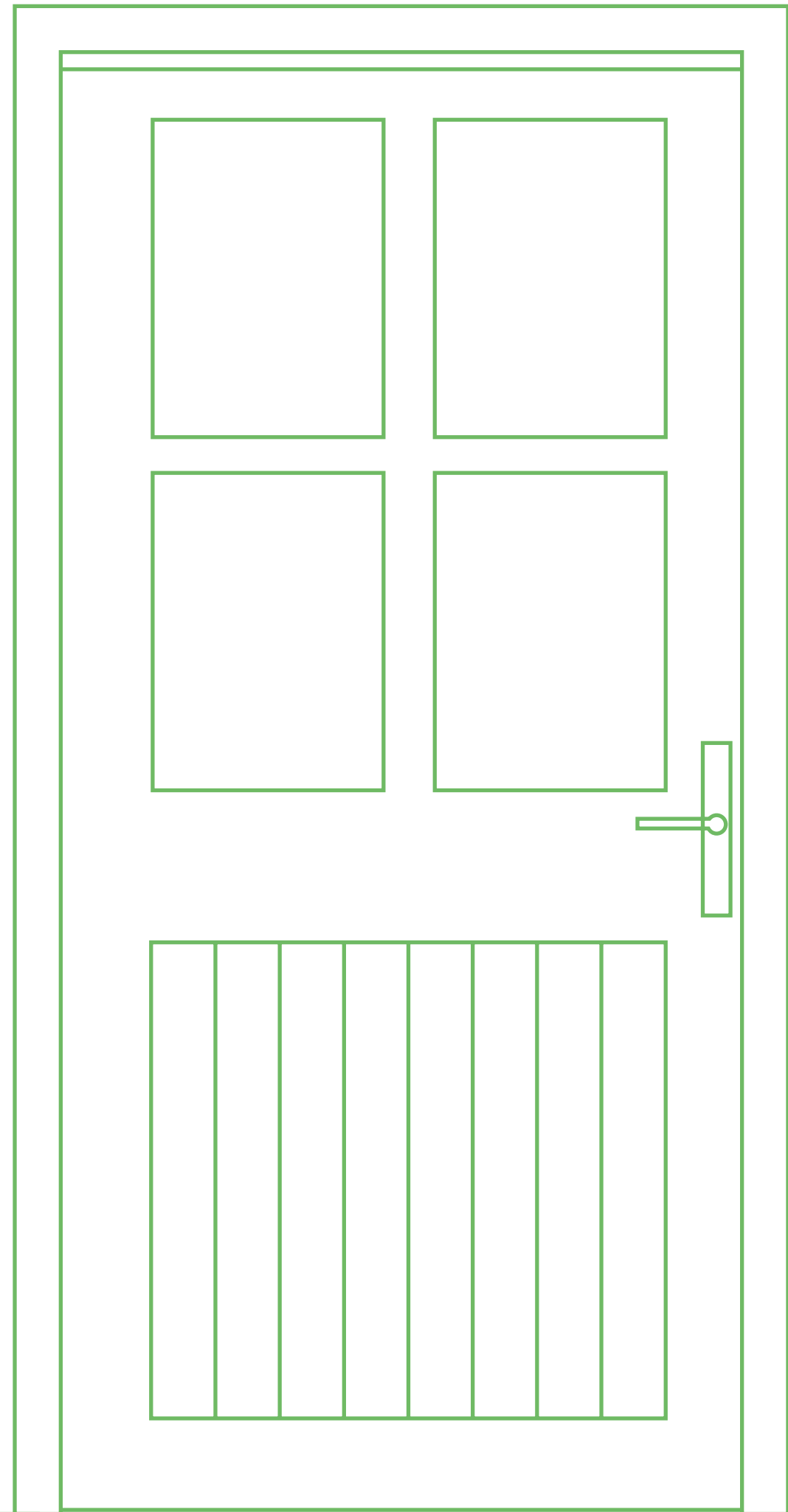
# 367

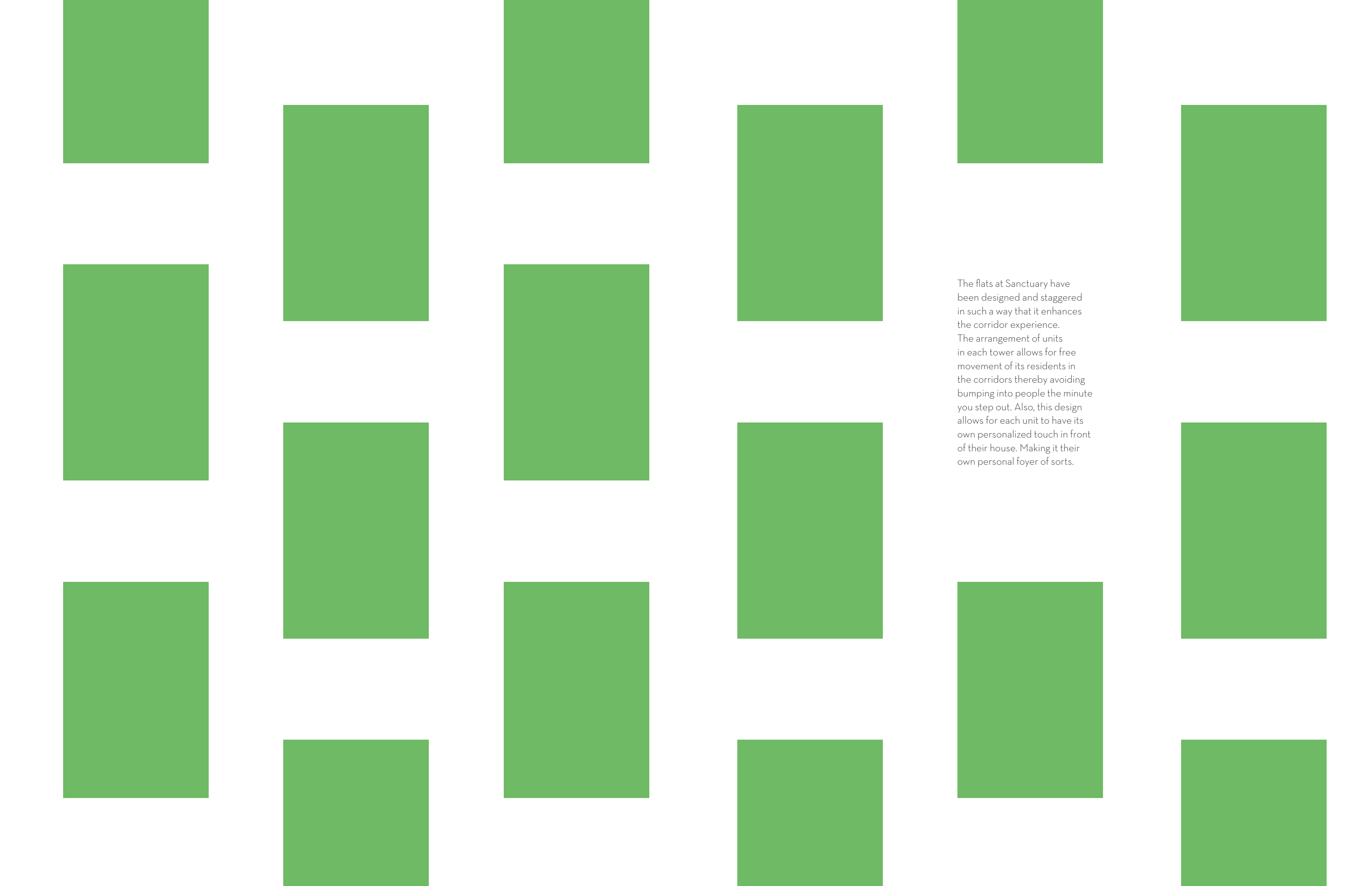
If the first thing  
you see when you  
open the door





is another door,  
that can't be  
very good living.





The flats at Sanctuary have been designed and staggered in such a way that it enhances the corridor experience. The arrangement of units in each tower allows for free movement of its residents in the corridors thereby avoiding bumping into people the minute you step out. Also, this design allows for each unit to have its own personalized touch in front of their house. Making it their own personal foyer of sorts.



**YOUR HOME.  
BEFORE YOU  
ENTER YOUR HOME.**

The recessed detail at the entrance allows you to design it exactly the way you want to. Making it a sneak peak into your home.



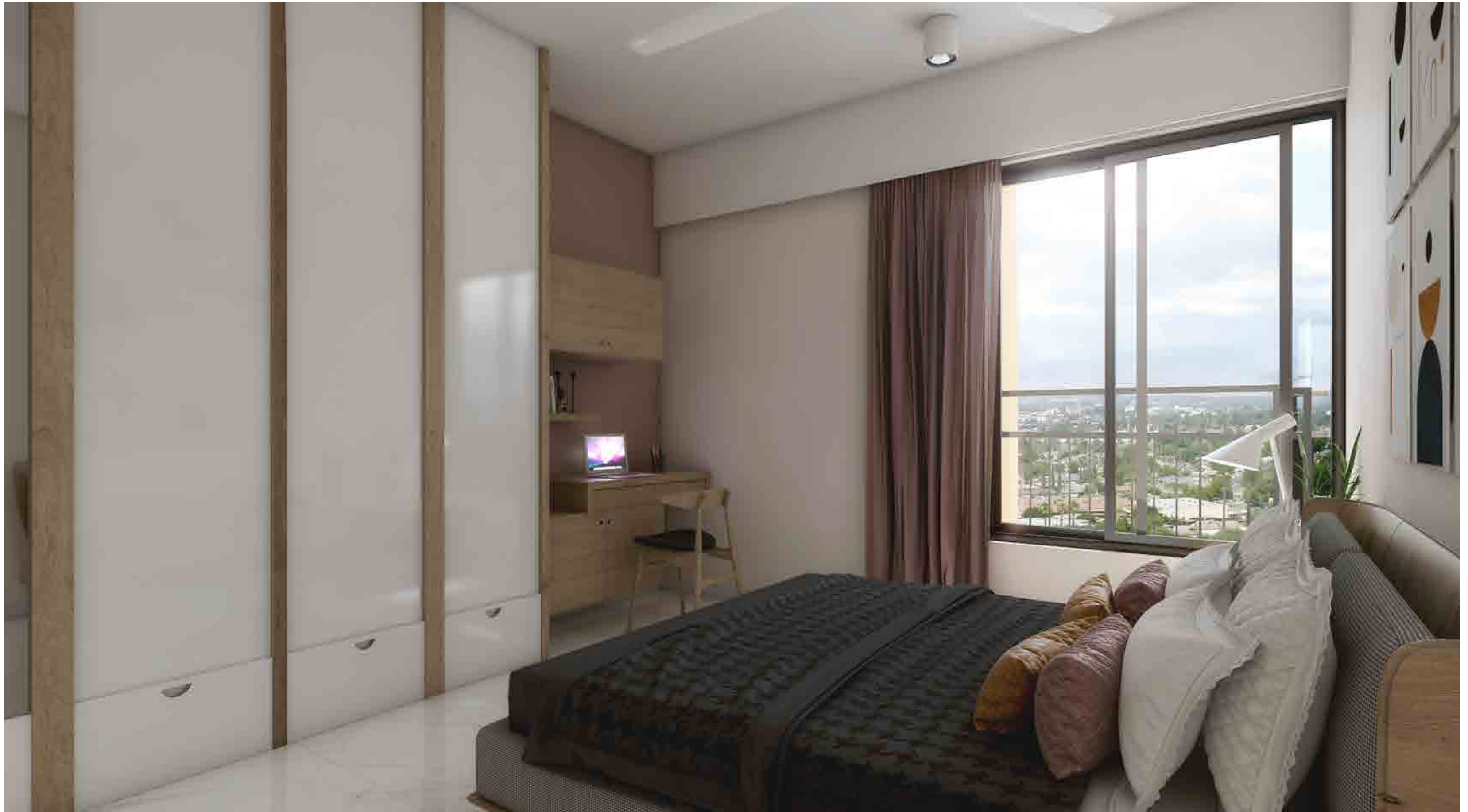
## **A balcony so long, it's a veranda, a terrace with a garden.**

Imagine this. A balcony so long, that not only is there space for a table and a few chairs for you to sit and enjoy the sunset, but there's also a terrace from where you can look up into the beautiful sky. And if that wasn't enough, there's a private garden for you to grow your own potted plants too.



**NO TWO PEOPLE ARE ALIKE.  
NO TWO GARDENS SHOULD BE EITHER.**

At Sanctuary, you have your own personal garden.



## THE BEDROOM

Because the windows are low sill and go all the way up to the beam, there's plenty of clear, natural light that streams into your room at all times.



## LIVING & DINING

The entry to each apartment goes seamlessly into the living area, which further extends into the long balcony. Full height sliding door open up to a spectacular view outside, lending each apartment a spatial quality that's unique to Sanctuary.







# 06

## THE GEOGRAPHY

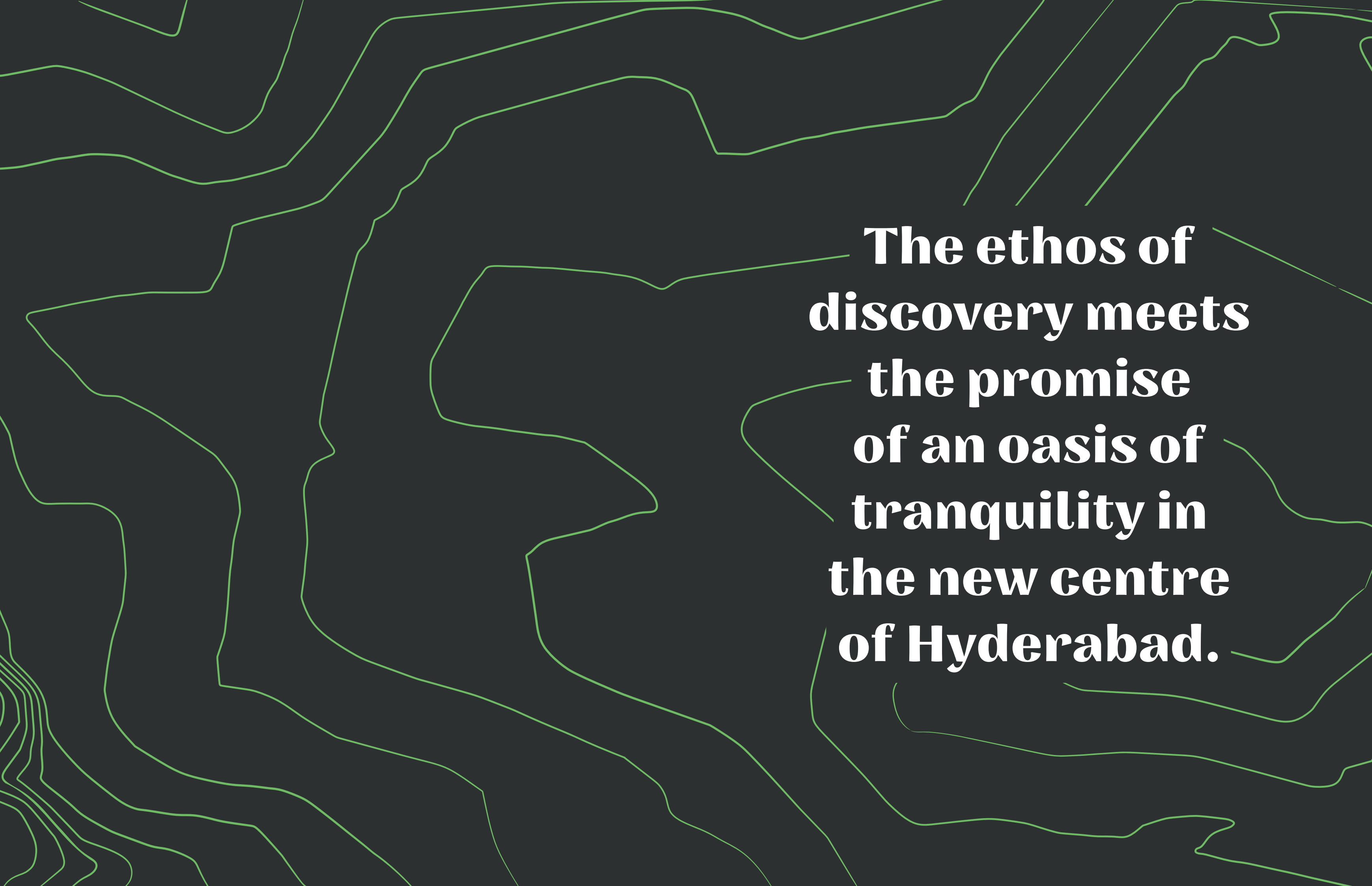
A Sanctuary, right in the Heart of a Busy City

Situated near HITEC city, Sanctuary enjoys proximity to work while being delightfully cut off from the hustle and bustle.

Being an established IT district, the area has a thriving social infrastructure and is also one of the most preferred residential localities by working professionals.

Infra projects like Strategic Road Development Project (SRDP), Metro and multi-laning of existing roads are under implementation by the local government which is likely to propel growth further in the location.

No wonder, it's one of the most preferred residential areas of Hyderabad.



**The ethos of  
discovery meets  
the promise  
of an oasis of  
tranquility in  
the new centre  
of Hyderabad.**



Note: Map not to scale and the distances indicated are approximate.



3.3 km to Hitec City



1.0 km to MMTS station



4.6 km to Raheja Mind Space



6.7 km to Inorbit Mall



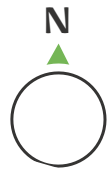
4.0 km to Manjeera Mall



2.8 km to Forum Mall, KPHB



# Floor Plans & Specifications



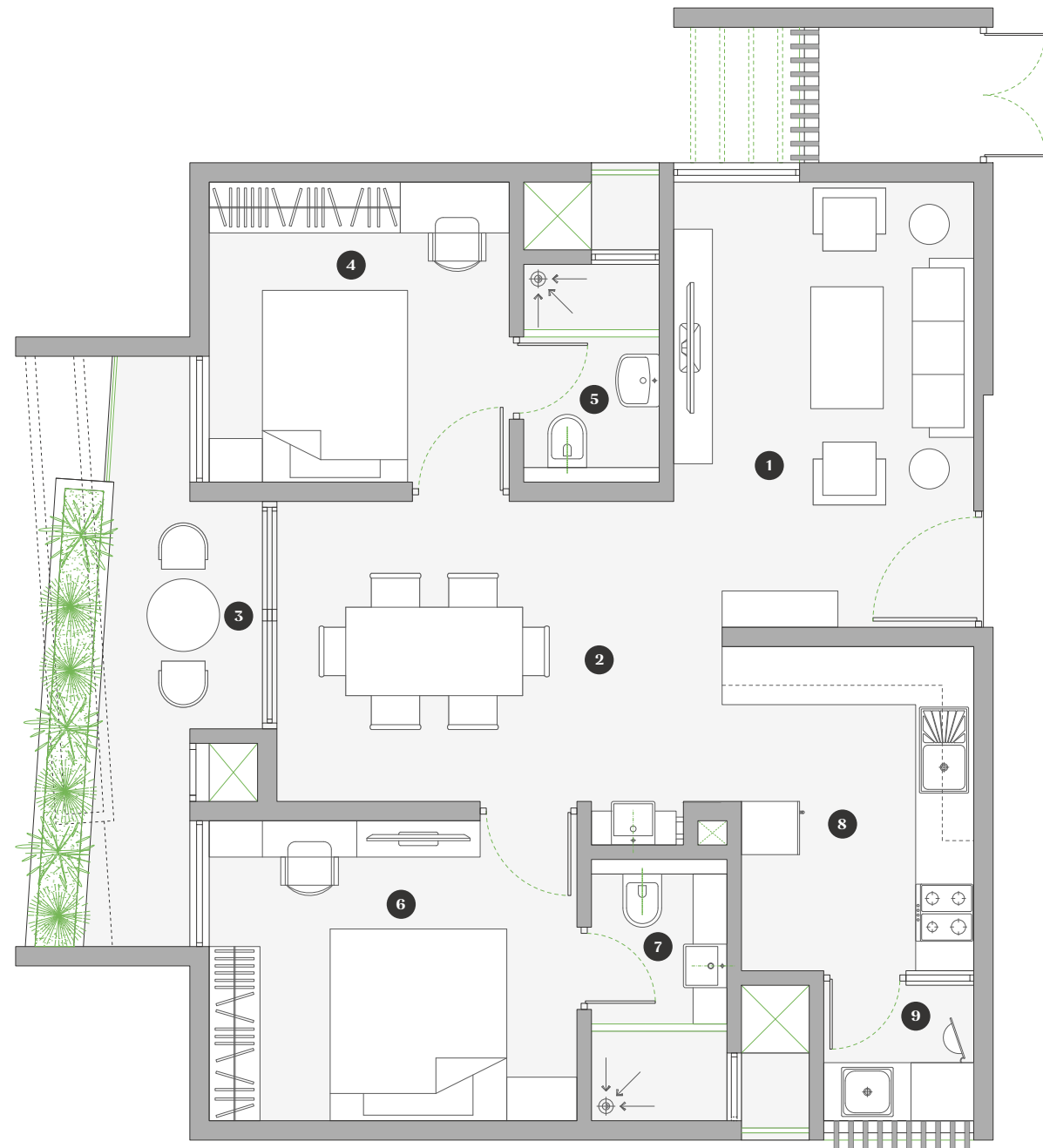
# MASTER PLAN

- 1. Sanctuary Arrival Court
- 2. Sanctuary Cafe Plaza
- 3. Children's Play
- 4. Therapeutic Gardens
- 5. Tot Lots and Story Telling
- 6. Practice Courts
- 7. Visitor's Parking
- 8. Productive Landscape
- 9. Skating / Cycle Path
- 10. Sanctuary Sculpture Court

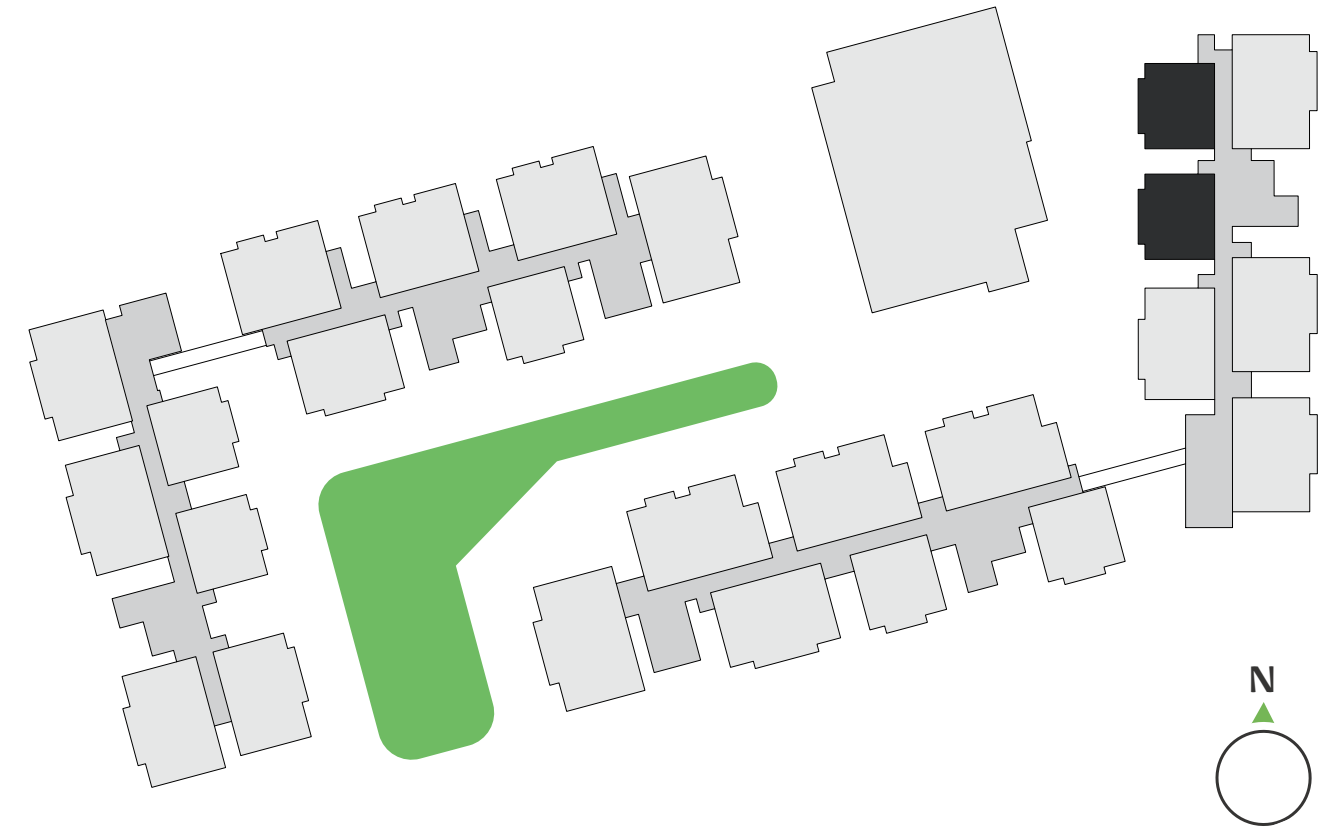


## EAST-1 - 2BHK

- |    |                     |                            |
|----|---------------------|----------------------------|
| 1. | Entry Foyer/ Living | 10'-2" X 15'-1"            |
| 2. | Dining              | 15'-1" X 10'-2"            |
| 3. | Sit-out             | 2'-8"/5'-4"/3'-7" X 20'-0" |
| 4. | Bedroom-1           | 10'-2" X 10'-2"            |
| 5. | Toilet-1            | 4'-7" X 7'-5"              |
| 6. | Master Bed          | 12'-6" X 10'-2"            |
| 7. | Master Toilet       | 4'-7" X 8'-10"             |
| 8. | Kitchen             | 7'-11" X 11'-0"            |
| 9. | Utility             | 5'-1" X 4'-7"              |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

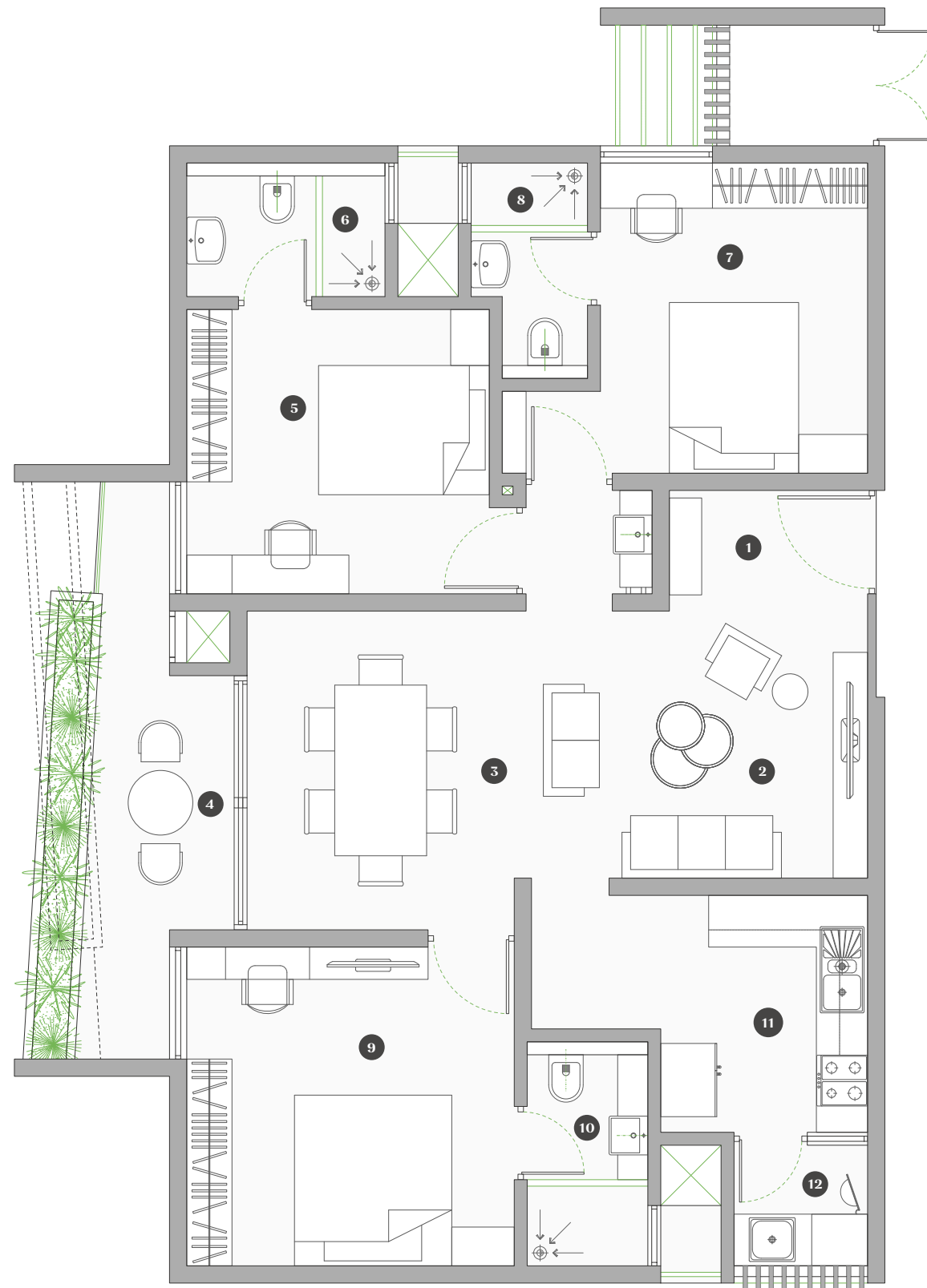
743 sqft  
102 sqft  
113 sqft  
370 sqft  
1328 sqft

### Typical

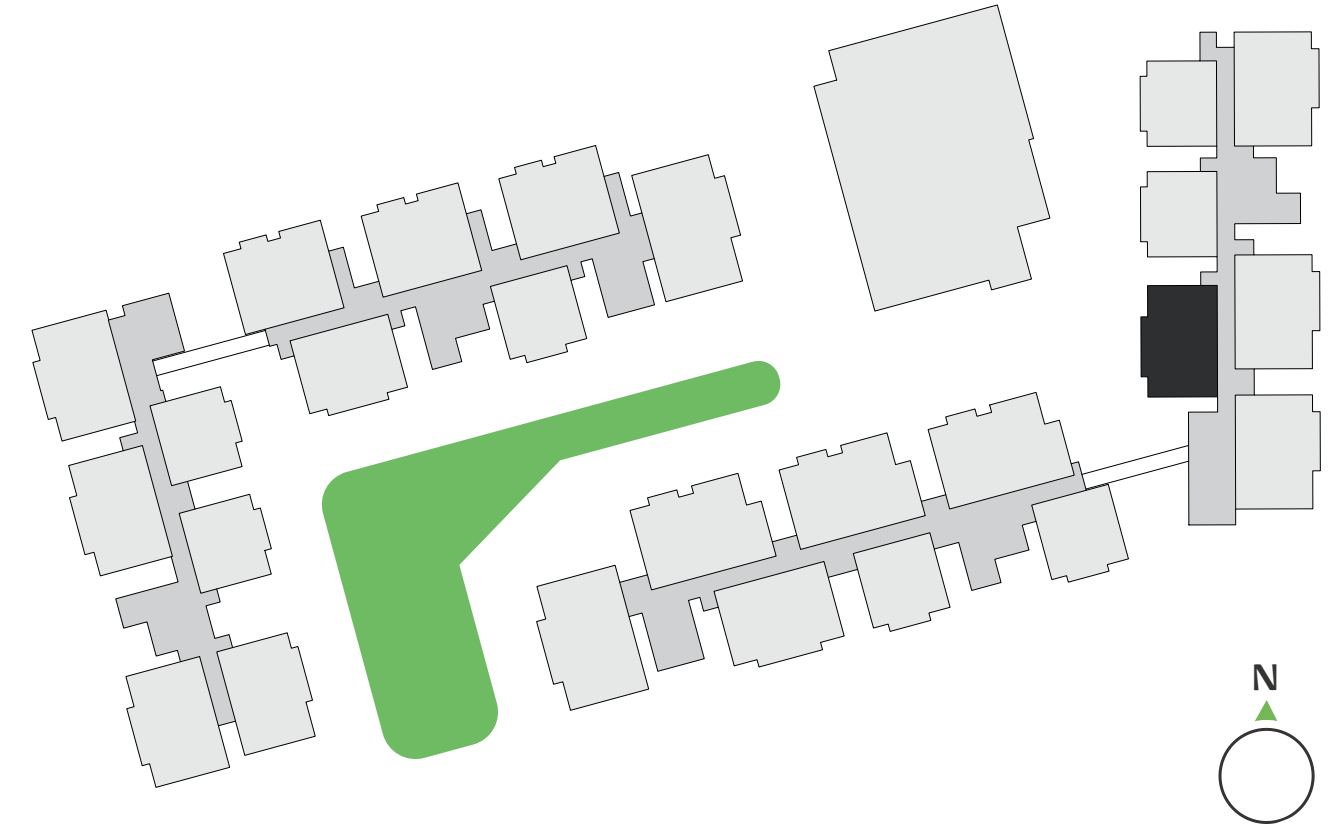
743 sqft  
115 sqft  
114 sqft  
375 sqft  
1347 sqft

## EAST-1 - 3BHK

|    |             |                            |     |               |                              |
|----|-------------|----------------------------|-----|---------------|------------------------------|
| 1. | Entry Foyer | 7'-7" X 4'-7"              | 7.  | Bedroom-2     | 10'-2" X 11'-10"             |
| 2. | Living      | 13'-6" X 10'-2"            | 8.  | Toilet-2      | 4'-5"/3'-3" X 8'-3"          |
| 3. | Dining      | 10'-2" X 12'-2"            | 9.  | Master Bed    | 12'-6" X 12'-2"              |
| 4. | Sit-out     | 2'-8"/5'-6"/3'-7" X 22'-0" | 10. | Master Toilet | 4'-7" X 8'-6"                |
| 5. | Bedroom-1   | 11'-6" X 10'-10"           | 11. | Kitchen       | 12'-10"/7'-11" X 5'-1"/9'-0" |
| 6. | Toilet-1    | 7'-7" X 4'-7"              | 12. | Utility       | 5'-1" X 4'-7"                |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

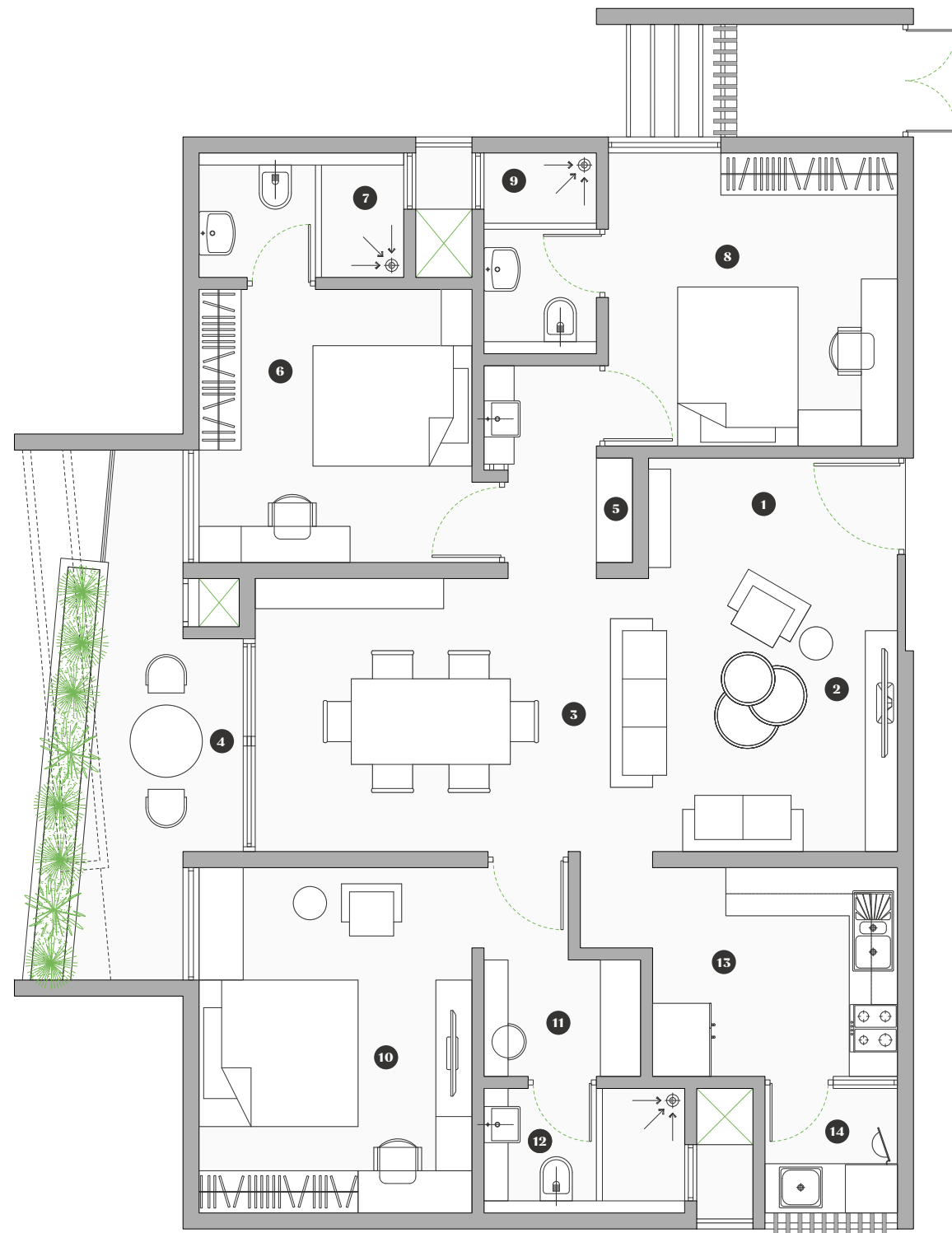
999 sqft  
113 sqft  
128 sqft  
479 sqft  
1719 sqft

### Typical

999 sqft  
127 sqft  
129 sqft  
484 sqft  
1739 sqft

## EAST-1 - 3BHK

|    |             |                            |     |               |                       |
|----|-------------|----------------------------|-----|---------------|-----------------------|
| 1. | Entry Foyer | 10'-2" X 4'-11"            | 8.  | Bedroom-2     | 11'-10" X 12'-0"      |
| 2. | Living      | 13'-0" X 11'-2"            | 9.  | Toilet-2      | 4'-7" X 8'-3"         |
| 3. | Dining      | 13'-4" X 11'-2"            | 10. | Master Bed    | 11'-2" X 14'-1"       |
| 4. | Sit-out     | 3'-0"/6'-2"/4'-7" X 21'-8" | 11. | Closet        | 6'-5" X 4'-9"         |
| 5. | Puja        | 1'-6" X 4'-3"              | 12. | Master Toilet | 8'-3" X 5'-1"         |
| 6. | Bedroom-1   | 11'-2" X 11'-2"            | 13. | Kitchen       | 13'-0"/10'-0" X 8'-6" |
| 7. | Toilet-1    | 8'-5" X 5'-1"              | 14. | Utility       | 5'-5" X 5'-1"         |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

1143 sqft  
120 sqft  
136 sqft  
540 sqft  
1939 sqft

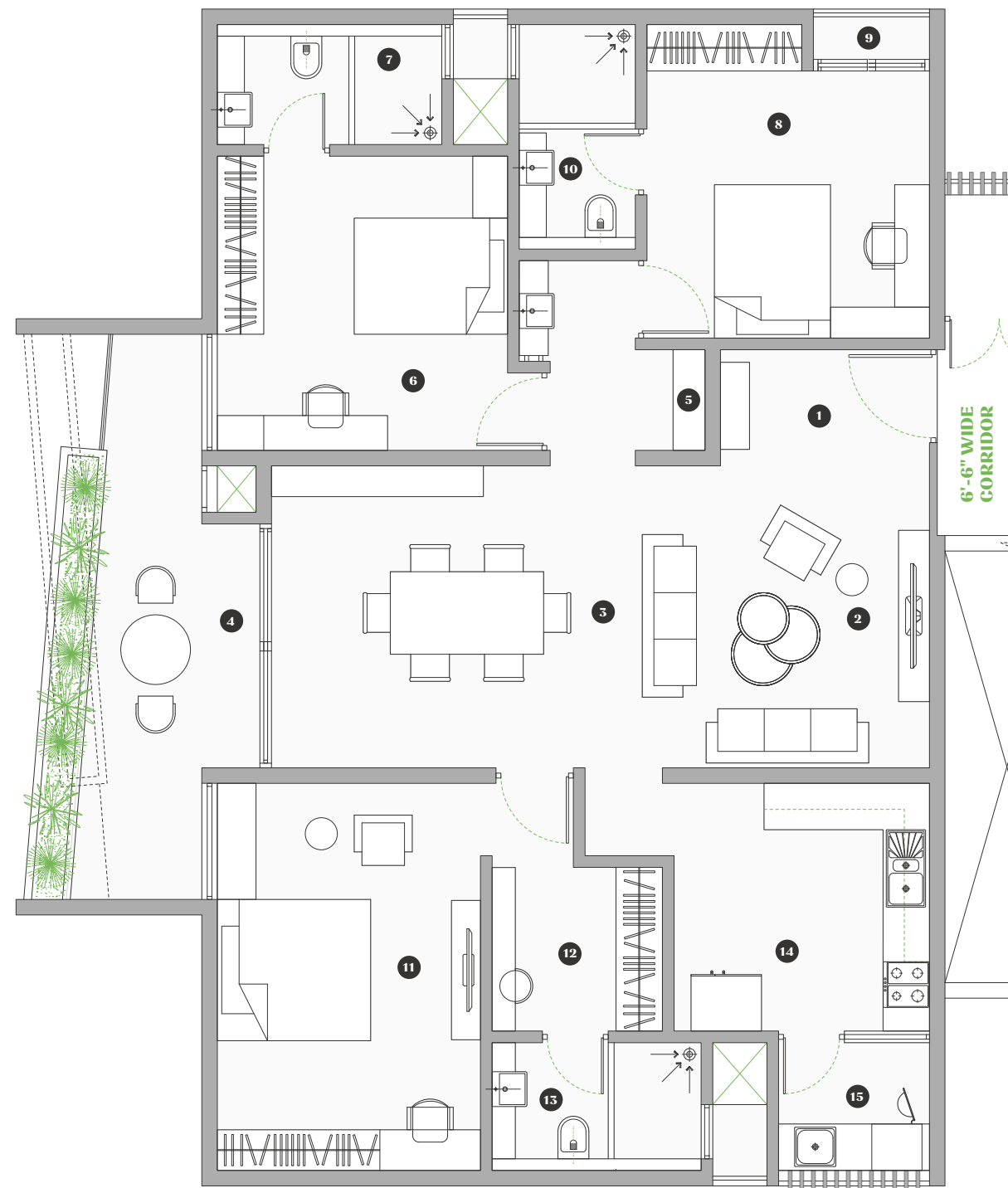
### Typical

1143 sqft  
142 sqft  
137 sqft  
549 sqft  
1971 sqft



## EAST-1 - 3BHK

|    |             |                             |     |               |                           |
|----|-------------|-----------------------------|-----|---------------|---------------------------|
| 1. | Entry Foyer | 8'-10" X 4'-11"             | 9.  | Balcony       | 4'-11" X 2'-2"            |
| 2. | Living      | 12'-6" X 12'-10"            | 10. | Toilet-2      | 4'-11" X 9'-6"            |
| 3. | Dining      | 15'-5" X 12'-10"            | 11. | Master Bed    | 11'-2" X 16'-5"           |
| 4. | Sit-out     | 3'-11"/7'-2"/5'-7" X 24'-0" | 12. | Closet        | 7'-3" X 6'-11"            |
| 5. | Puja        | 3'-0" X 4'-3"               | 13. | Master Toilet | 8'-10" X 5'-5"            |
| 6. | Bedroom-1   | 12'-4" X 12'-6"             | 14. | Kitchen       | 14'-7" / 10'-10" x 10'-6" |
| 7. | Toilet-1    | 9'-6" X 5'-1"               | 15. | Utility       | 6'-5" x 5'-5"             |
| 8. | Bedroom-2   | 12'-0" X 13'-9"             |     |               |                           |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

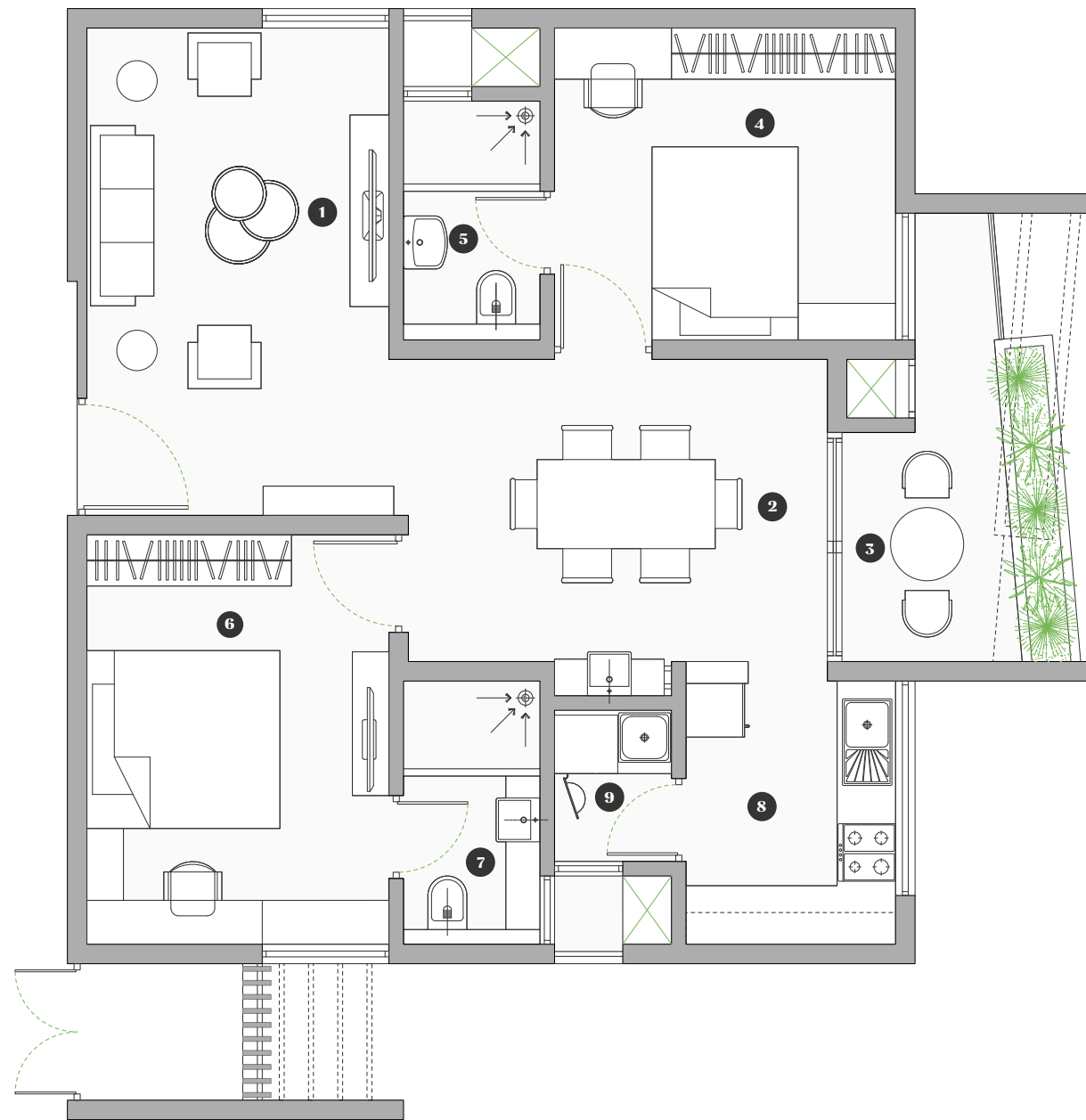
1350 sqft  
176 sqft  
144 sqft  
644 sqft  
2314 sqft

### Typical

1350 sqft  
200 sqft  
145 sqft  
654 sqft  
2349 sqft

## WEST – 2BHK

- |    |                     |                            |
|----|---------------------|----------------------------|
| 1. | Entry Foyer/ Living | 10'-2" x 16'-5"            |
| 2. | Dining              | 14'-1" x 10'-2"            |
| 3. | Sit-out             | 2'-8"/5'-9"/6'-1" x 15'-1" |
| 4. | Bedroom-1           | 11'-6" x 10'-6"            |
| 5. | Toilet-1            | 4'-7" x 8'-1"              |
| 6. | Master Bed          | 10'-2" x 13'-9"            |
| 7. | Master Toilet       | 4'-7" x 8'-10"             |
| 8. | Kitchen             | 7'-1" x 8'-10"             |
| 9. | Utility             | 3'-11" x 5'-1"             |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

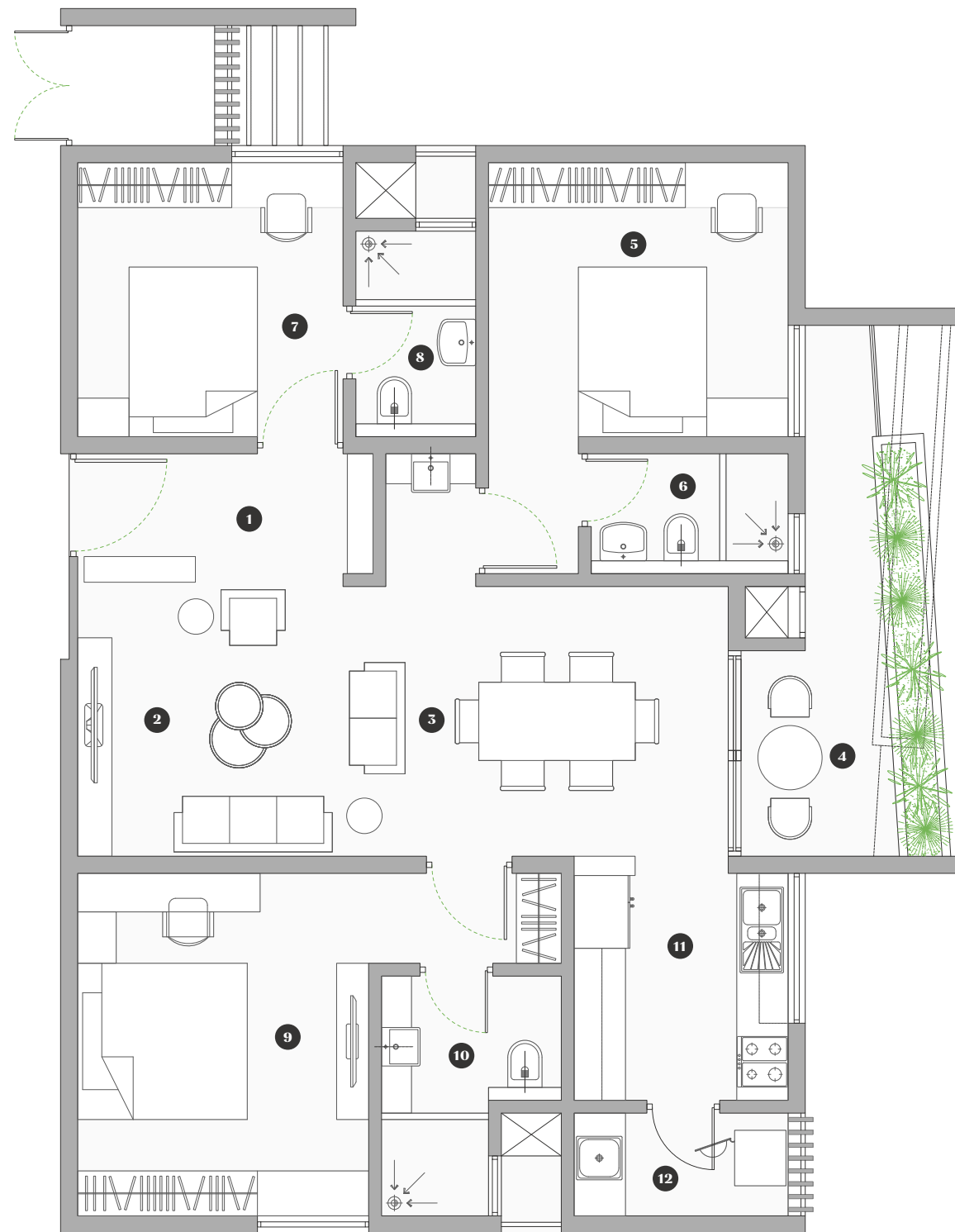
786 sqft  
62 sqft  
112 sqft  
371 sqft  
1331 sqft

### Typical

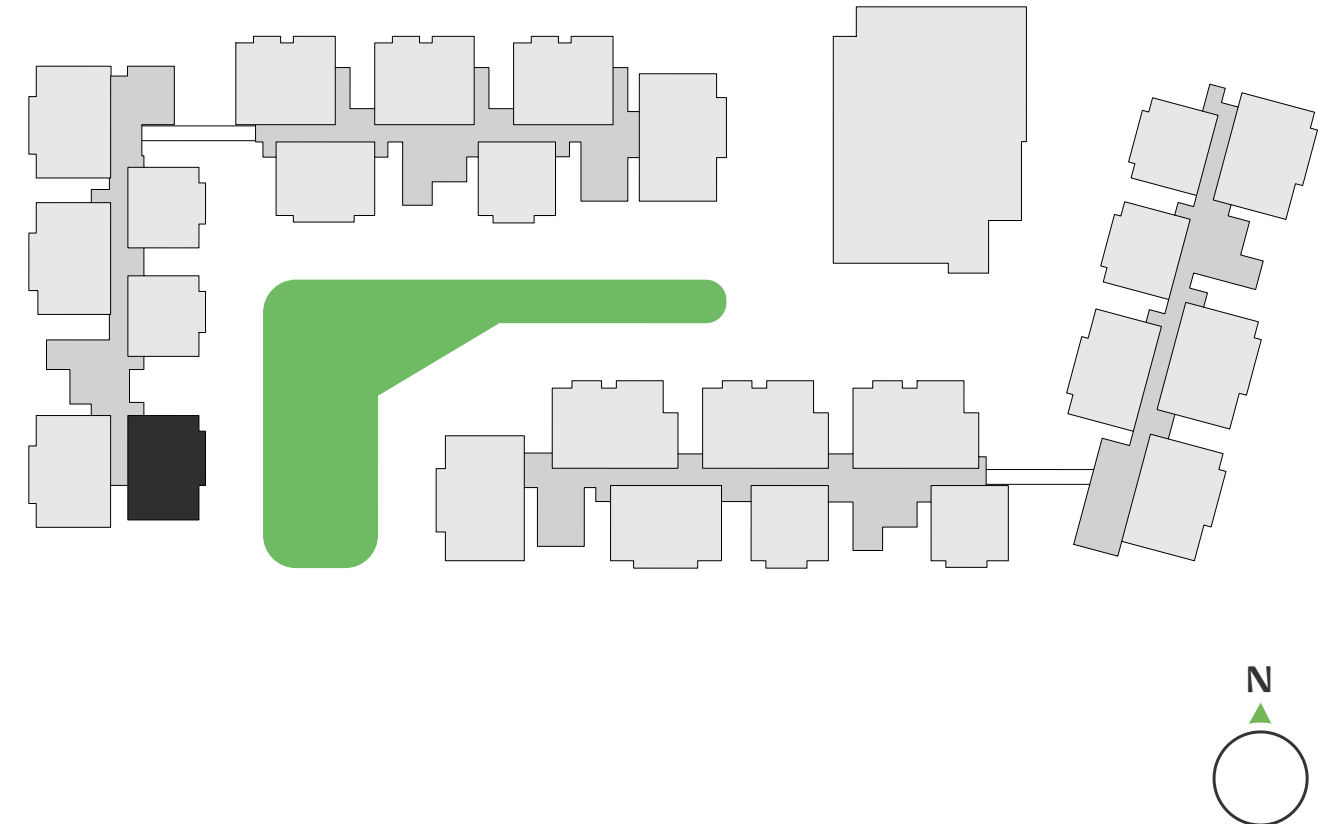
786 sqft  
72 sqft  
113 sqft  
375 sqft  
1346 sqft

## WEST – 3BHK

|    |             |                             |     |               |                      |
|----|-------------|-----------------------------|-----|---------------|----------------------|
| 1. | Entry Foyer | 11'-4" X 5'-1"              | 7.  | Bedroom-2     | 10'-2" X 10'-6"      |
| 2. | Living      | 11'-10" X 10'-4"            | 8.  | Toilet-2      | 4'-7" X 7'-11"       |
| 3. | Dining      | 13'-2" X 10'-4"             | 9.  | Master Bed    | 11'-2" X 13'-2"      |
| 4. | Sit-out     | 2'-8"/5'-10"/6'-1" X 20'-4" | 10. | Master Toilet | 6'-11"/4'-1" X 9'-2" |
| 5. | Bedroom-1   | 11'-6" X 10'-6"             | 11. | Kitchen       | 8'-3" X 8'-8"        |
| 6. | Toilet-1    | 7'-7" X 4'-7"               | 12. | Utility       | 8'-3" X 3'-11"       |



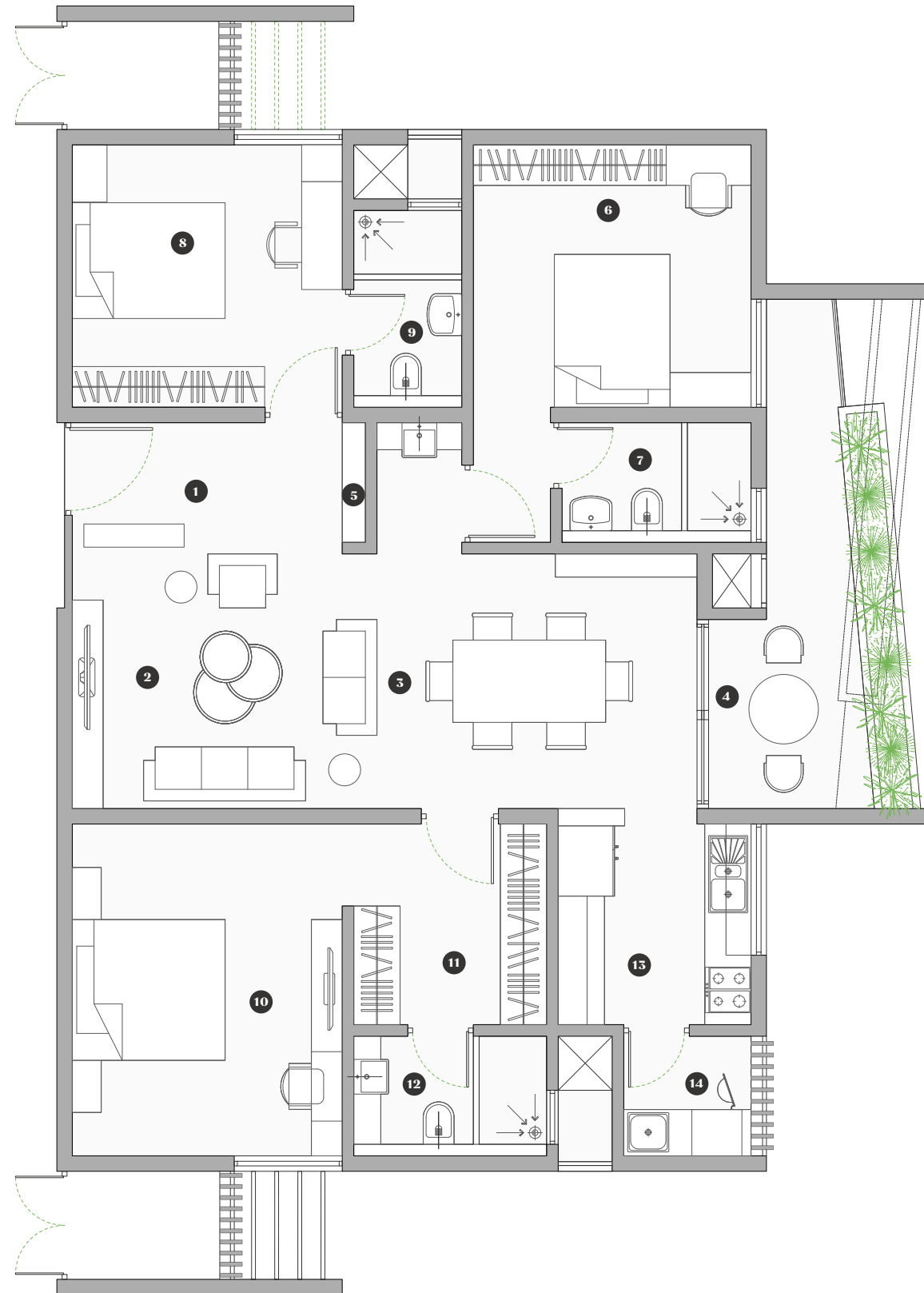
## KEY PLAN



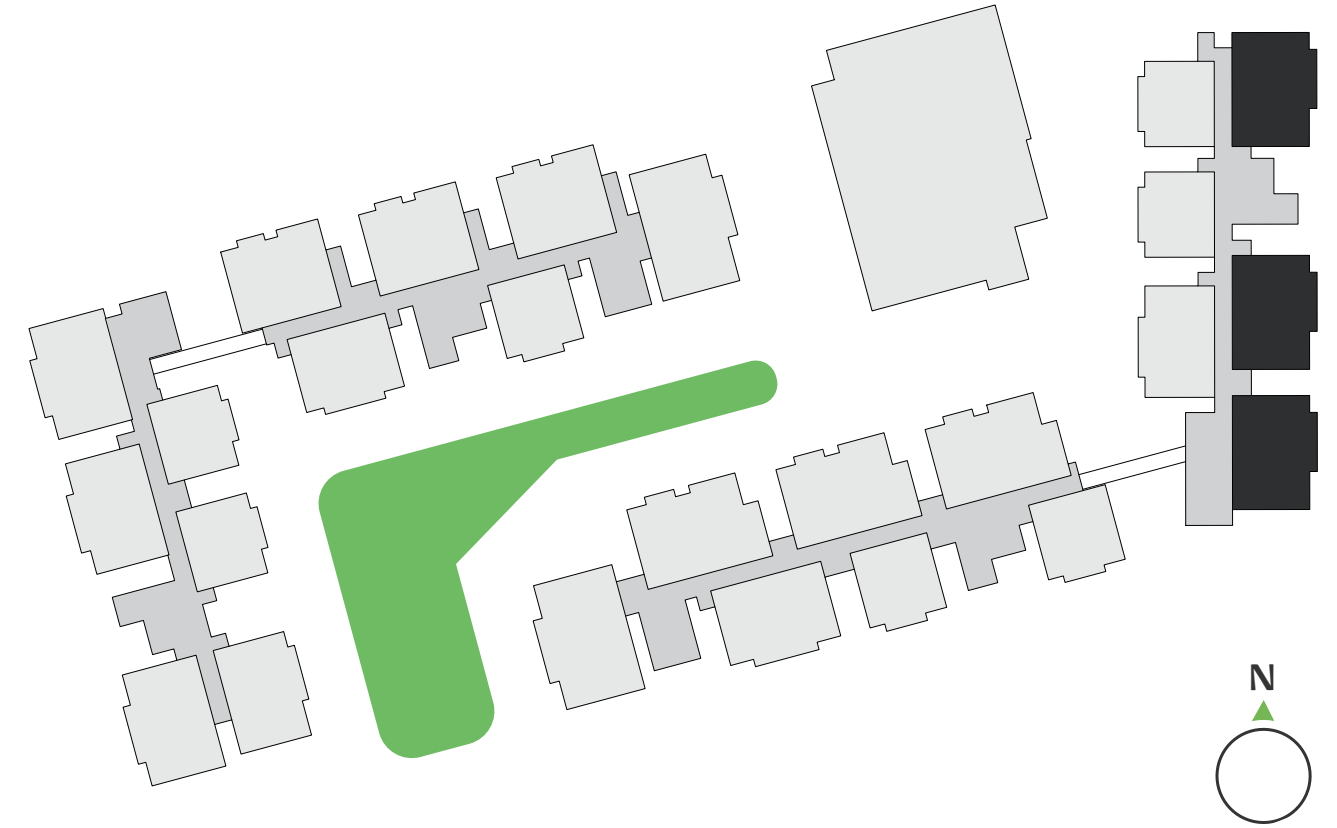
| Floor                  | G & 1st   | Typical   |
|------------------------|-----------|-----------|
| Rera Carpet area       | 1011 sqft | 1011 sqft |
| Balcony area           | 111 sqft  | 125 sqft  |
| External walls & Shaft | 123 sqft  | 124 sqft  |
| Common area            | 481 sqft  | 486 sqft  |
| Total area             | 1726 sqft | 1746 sqft |

## WEST – 3BHK

|    |             |                            |     |               |                 |
|----|-------------|----------------------------|-----|---------------|-----------------|
| 1. | Entry Foyer | 11'-6" X 5'-7"             | 8.  | Bedroom-2     | 11'-6" X 11'-2" |
| 2. | Living      | 13'-0" X 10'-10"           | 9.  | Toilet-2      | 4'-7" X 8'-5"   |
| 3. | Dining      | 13'-8" X 10'-10"           | 10. | Master Bed    | 11'-6" X 14'-1" |
| 4. | Sit-out     | 3'-0"/6'-8"/7'-1" X 21'-8" | 11. | Closet        | 8'-3" X 5'-1"   |
| 5. | Puja        | 1'-0" X 5'-1"              | 12. | Master Toilet | 8'-3" X 5'-1"   |
| 6. | Bedroom-1   | 11'-10" X 11'-2"           | 13. | Kitchen       | 8'-3" X 8'-6"   |
| 7. | Toilet-1    | 8'-1" X 5'-1"              | 14. | Utility       | 5'-5" X 5'-1"   |



## KEY PLAN



### Floor

|                        |
|------------------------|
| Rera Carpet area       |
| Balcony area           |
| External walls & Shaft |
| Common area            |
| Total area             |

### G & 1st

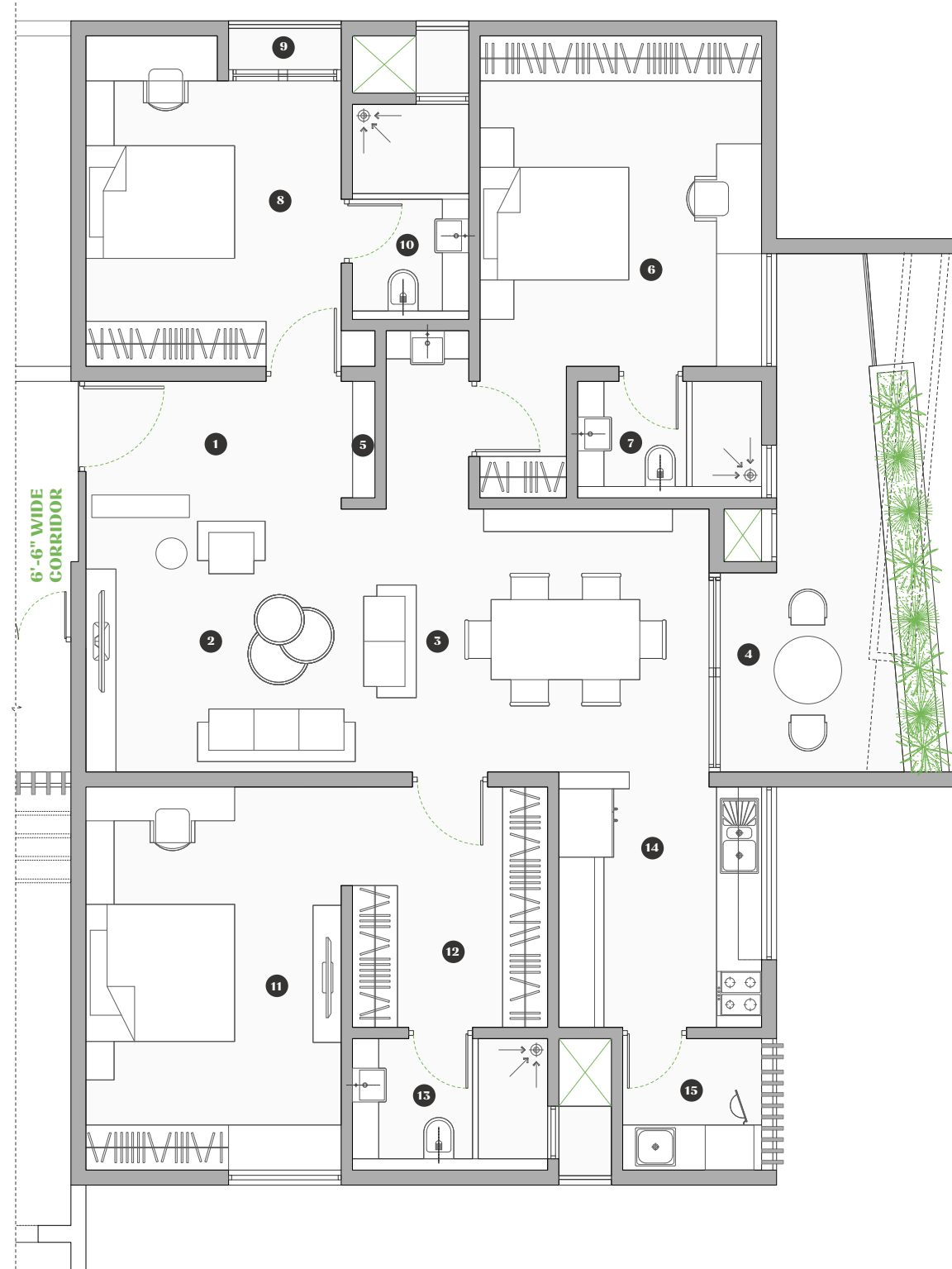
|           |
|-----------|
| 1152 sqft |
| 118 sqft  |
| 134 sqft  |
| 542 sqft  |
| 1946 sqft |

### Typical

|           |
|-----------|
| 1152 sqft |
| 140 sqft  |
| 135 sqft  |
| 551 sqft  |
| 1978 sqft |

## WEST – 3BHK

|    |             |                             |     |               |                 |
|----|-------------|-----------------------------|-----|---------------|-----------------|
| 1. | Entry Foyer | 11'-2" X 5'-7"              | 9.  | Balcony       | 4'-11" X 2'-2"  |
| 2. | Living      | 14'-3" X 11'-6"             | 10. | Toilet-2      | 5'-1" X 9'-5"   |
| 3. | Dining      | 13'-0" X 11'-6"             | 11. | Master Bed    | 11'-2" X 16'-9" |
| 4. | Sit-out     | 3'-11"/7'-8"/8'-1" X 22'-8" | 12. | Closet        | 8'-6" X 6'-2"   |
| 5. | Puja        | 1'-6" X 5'-1"               | 13. | Master Toilet | 8'-6" X 5'-9"   |
| 6. | Bedroom-1   | 12'-4" X 14'-5"             | 14. | Kitchen       | 8'-10" X 10'-6" |
| 7. | Toilet-1    | 8'-1" X 5'-1"               | 15. | Utility       | 6'-1" X 5'-9"   |
| 8. | Bedroom-2   | 11'-2" X 14'-5"             |     |               |                 |



## KEY PLAN



### Floor

|                        |
|------------------------|
| Rera Carpet area       |
| Balcony area           |
| External walls & Shaft |
| Common area            |
| Total area             |

### G & 1st

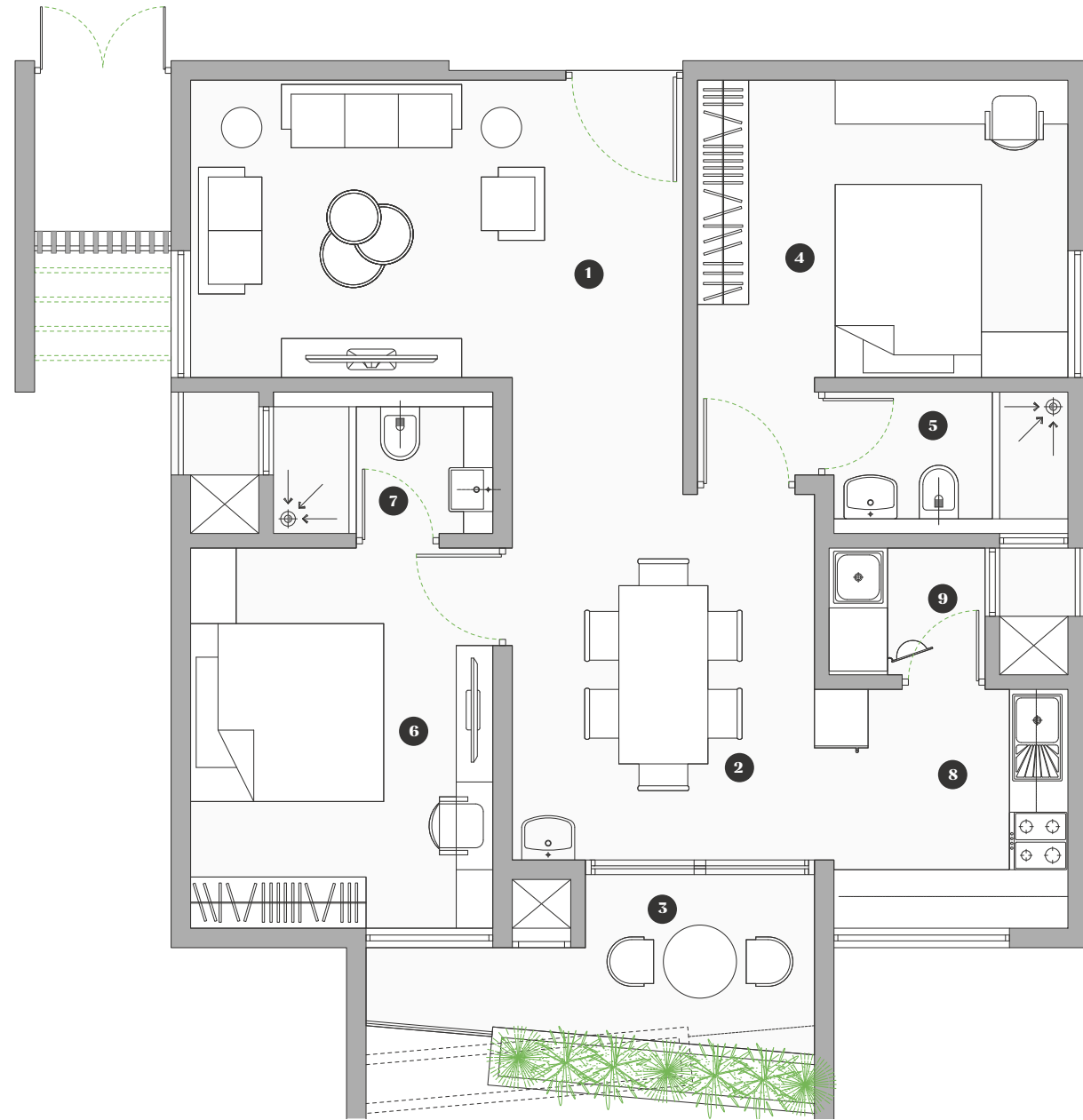
|           |
|-----------|
| 1349 sqft |
| 166 sqft  |
| 147 sqft  |
| 642 sqft  |
| 2304 sqft |

### Typical

|           |
|-----------|
| 1349 sqft |
| 188 sqft  |
| 148 sqft  |
| 650 sqft  |
| 2335 sqft |

## NORTH – 2BHK

- |    |                     |                            |
|----|---------------------|----------------------------|
| 1. | Entry Foyer/ Living | 16'-7" X 10'-0"            |
| 2. | Dining              | 10'-2" X 12'-4"            |
| 3. | Sit-out             | 15'-1" X 2'-8"/5'-9"/6'-1" |
| 4. | Bedroom-1           | 12'-6" X 10'-0"            |
| 5. | Toilet-1            | 7'-11" X 4'-9"             |
| 6. | Master Bed          | 10'-2" X 12'-10"           |
| 7. | Master Toilet       | 7'-5" X 4'-9"              |
| 8. | Kitchen             | 7'-11" X 8'-1"             |
| 9. | Utility             | 5'-3" X 4'-3"              |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

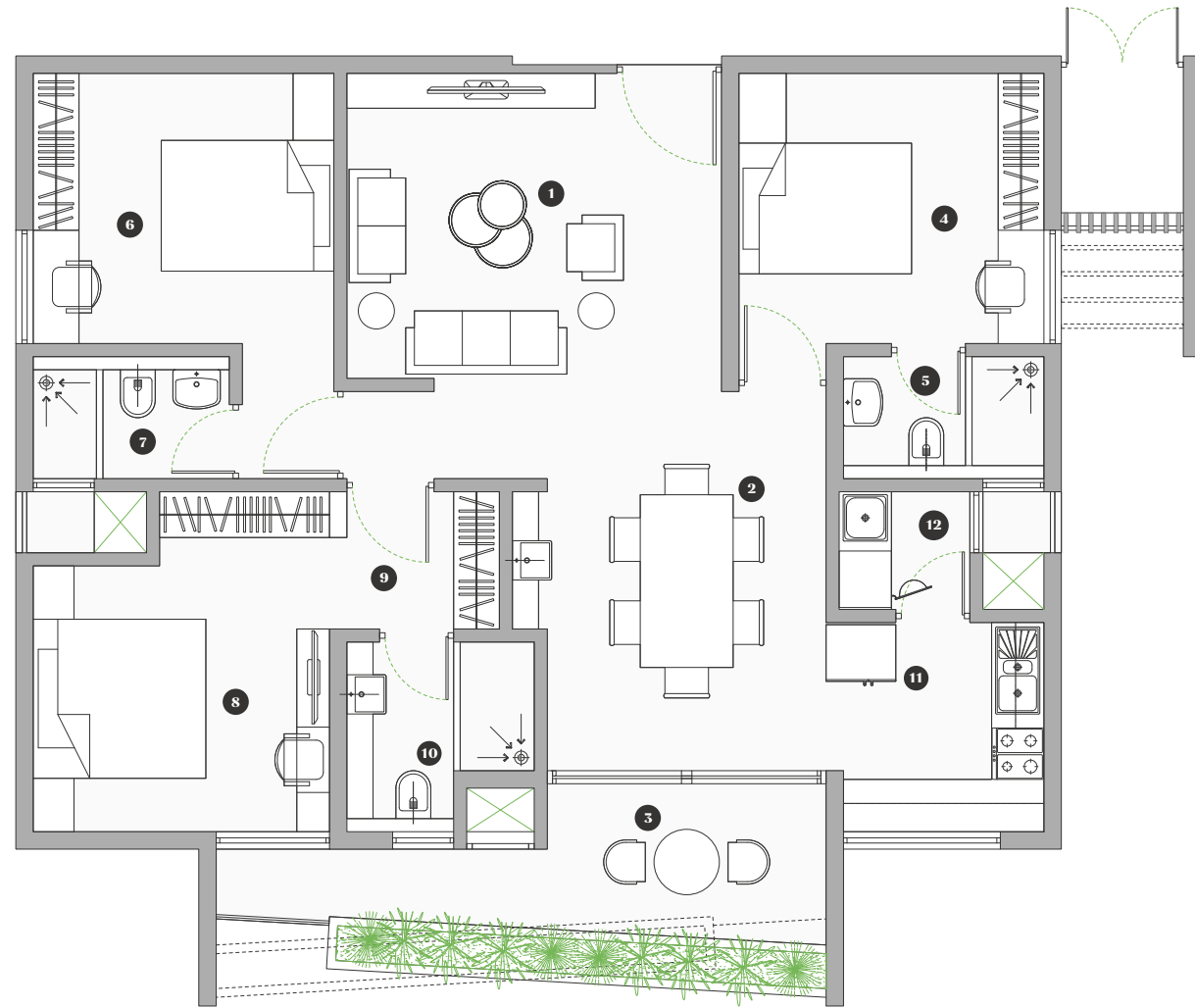
785 sqft  
62 sqft  
116 sqft  
372 sqft  
1335 sqft

### Typical

785 sqft  
72 sqft  
117 sqft  
376 sqft  
1350 sqft

## NORTH – 3BHK

|    |                    |                            |     |               |                     |
|----|--------------------|----------------------------|-----|---------------|---------------------|
| 1. | Entry Foyer/Living | 14'-1" X 12'-0"            | 7.  | Toilet-2      | 7'-5" X 4'-7"       |
| 2. | Dining             | 10'-6" X 14'-3"            | 8.  | Master Bed    | 11'-2" X 12'-10"    |
| 3. | Sit-out            | 23'-0" X 2'-8"/5'-9"/6'-1" | 9.  | Closet        | 6'-5" X 5'-2"       |
| 4. | Bedroom-1          | 11'-6" X 10'-2"            | 10. | Master Toilet | 7'-1"/4'-0" X 7'-2" |
| 5. | Toilet-1           | 7'-7" X 4'-7"              | 11. | Kitchen       | 7'-7" X 7'-11"      |
| 6. | Bedroom-2          | 11'-4" X 10'-2"            | 12. | Utility       | 4'-11" X 4'-5"      |



## KEY PLAN



### Floor

|                        |
|------------------------|
| Rera Carpet area       |
| Balcony area           |
| External walls & Shaft |
| Common area            |
| Total area             |

### G & 1st

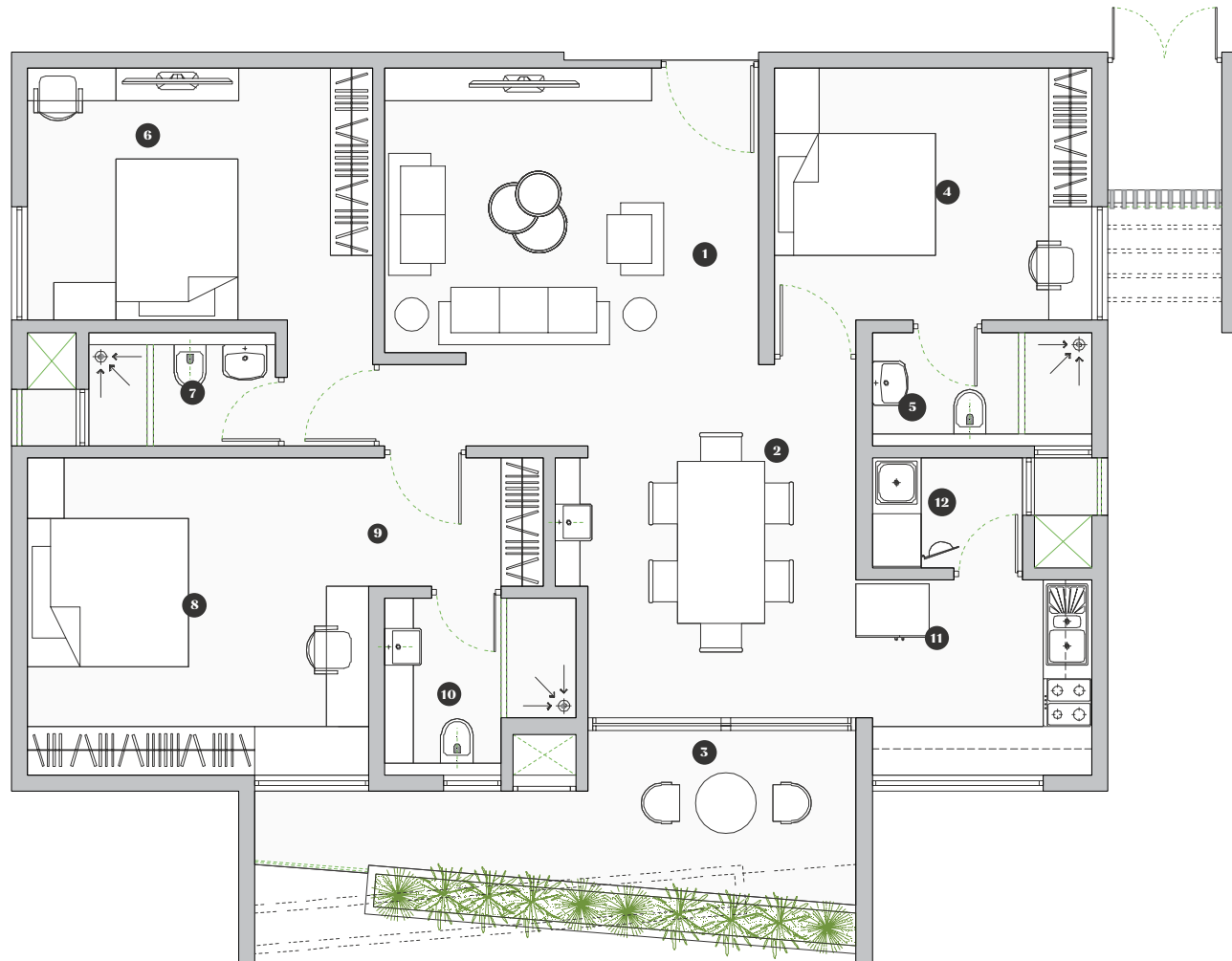
|           |
|-----------|
| 1021 sqft |
| 91 sqft   |
| 126 sqft  |
| 478 sqft  |
| 1716 sqft |

### Typical

|           |
|-----------|
| 1021 sqft |
| 106 sqft  |
| 127 sqft  |
| 484 sqft  |
| 1738 sqft |

## NORTH – 3BHK

|    |                    |                            |     |               |                     |
|----|--------------------|----------------------------|-----|---------------|---------------------|
| 1. | Entry Foyer/Living | 15'-1" X 12'-0"            | 7.  | Toilet-2      | 7'-7" X 4'-7"       |
| 2. | Dining             | 10'-10" X 14'-3"           | 8.  | Master Bed    | 13'-9" X 12'-10"    |
| 3. | Sit-out            | 24'-3" X 3'-0"/6'-8"/7'-1" | 9.  | Closet        | 7'-1" X 5'-2"       |
| 4. | Bedroom-1          | 12'-10" X 10'-2"           | 10. | Master Toilet | 7'-9"/4'-8" X 7'-2" |
| 5. | Toilet-1           | 8'-10" X 4'-7"             | 11. | Kitchen       | 8'-10" X 7'-11"     |
| 6. | Bedroom-2          | 13'-11" X 10'-2"           | 12. | Utility       | 6'-1" X 4'-5"       |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

1163 sqft  
103 sqft  
131 sqft  
539 sqft  
1936 sqft

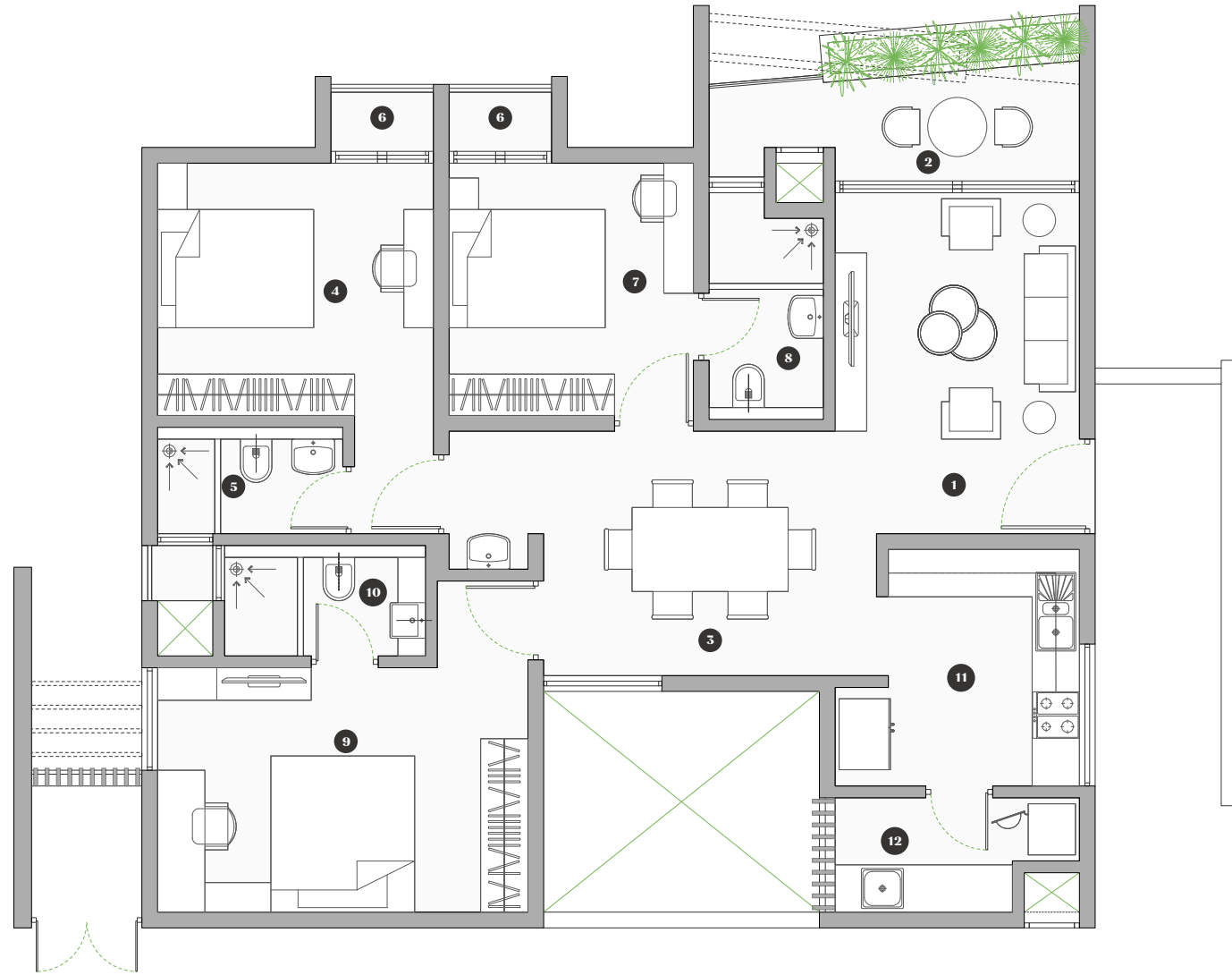
### Typical

1163 sqft  
127 sqft  
132 sqft  
549 sqft  
1971 sqft

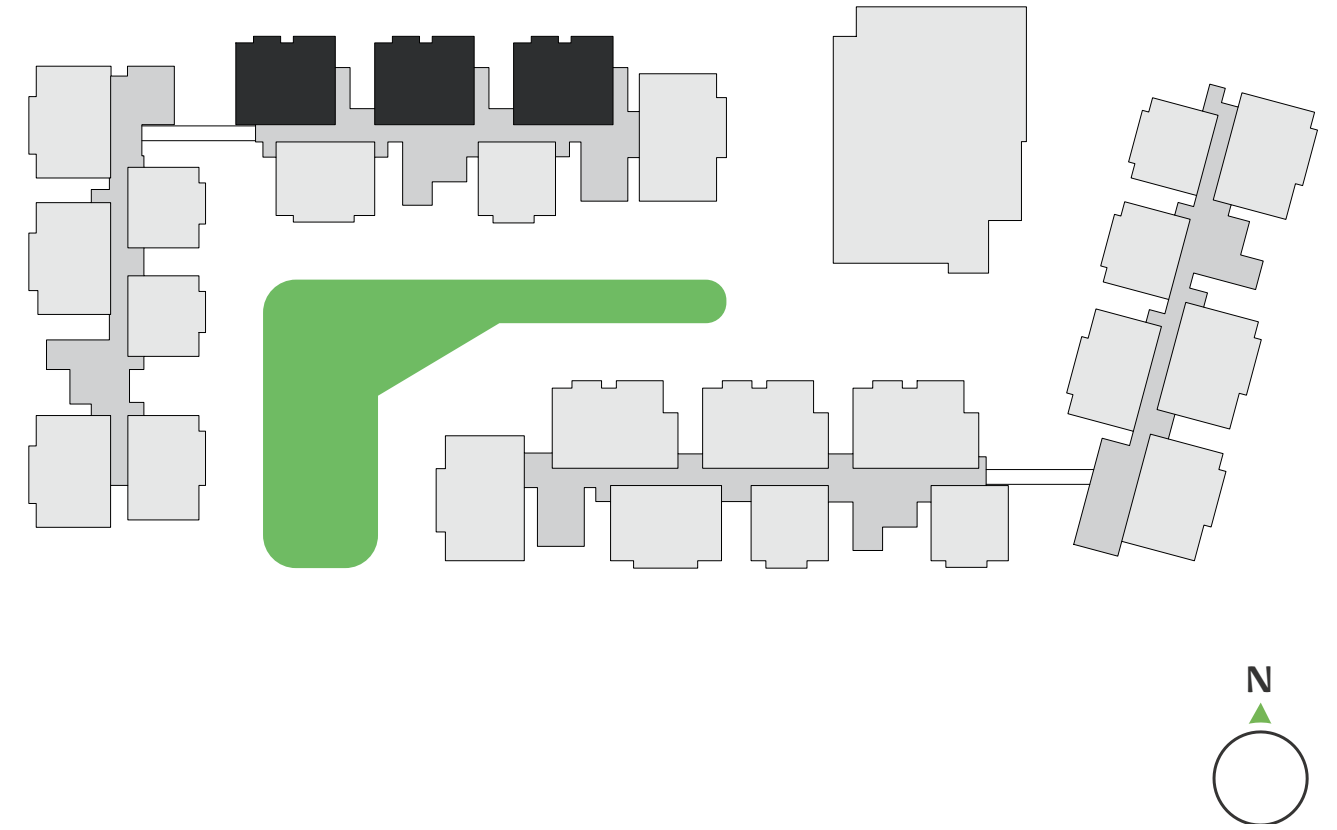


## EAST-2 - 3BHK

|    |                    |                             |     |               |                       |
|----|--------------------|-----------------------------|-----|---------------|-----------------------|
| 1. | Entry Foyer/Living | 10'-2" X 14'-2"             | 7.  | Bedroom-2     | 10'-2" X 10'-6"       |
| 2. | Sit-out            | 15'-5" X 3'-10"/4'-7"/5'-0" | 8.  | Toilet-2      | 4'-9" X 8'-5"         |
| 3. | Dining             | 13'-10" X 10'-2"            | 9.  | Master Bed    | 15'-5" X 10'-2"       |
| 4. | Bedroom-1          | 11'-6" X 10'-6"             | 10. | Master Toilet | 8'-5" X 4'-7"         |
| 5. | Toilet-1           | 7'-9" X 4'-5"               | 11. | Kitchen       | 8'-0"/10'-2" X 9'-10" |
| 6. | Balcony            | 4'-3" X 2'-10"              | 12. | Utility       | 10'-2"/7'-5" X 4'-9"  |



## KEY PLAN



### Floor

|                        |
|------------------------|
| Rera Carpet area       |
| Balcony area           |
| External walls & Shaft |
| Common area            |
| Total area             |

### G & 1st

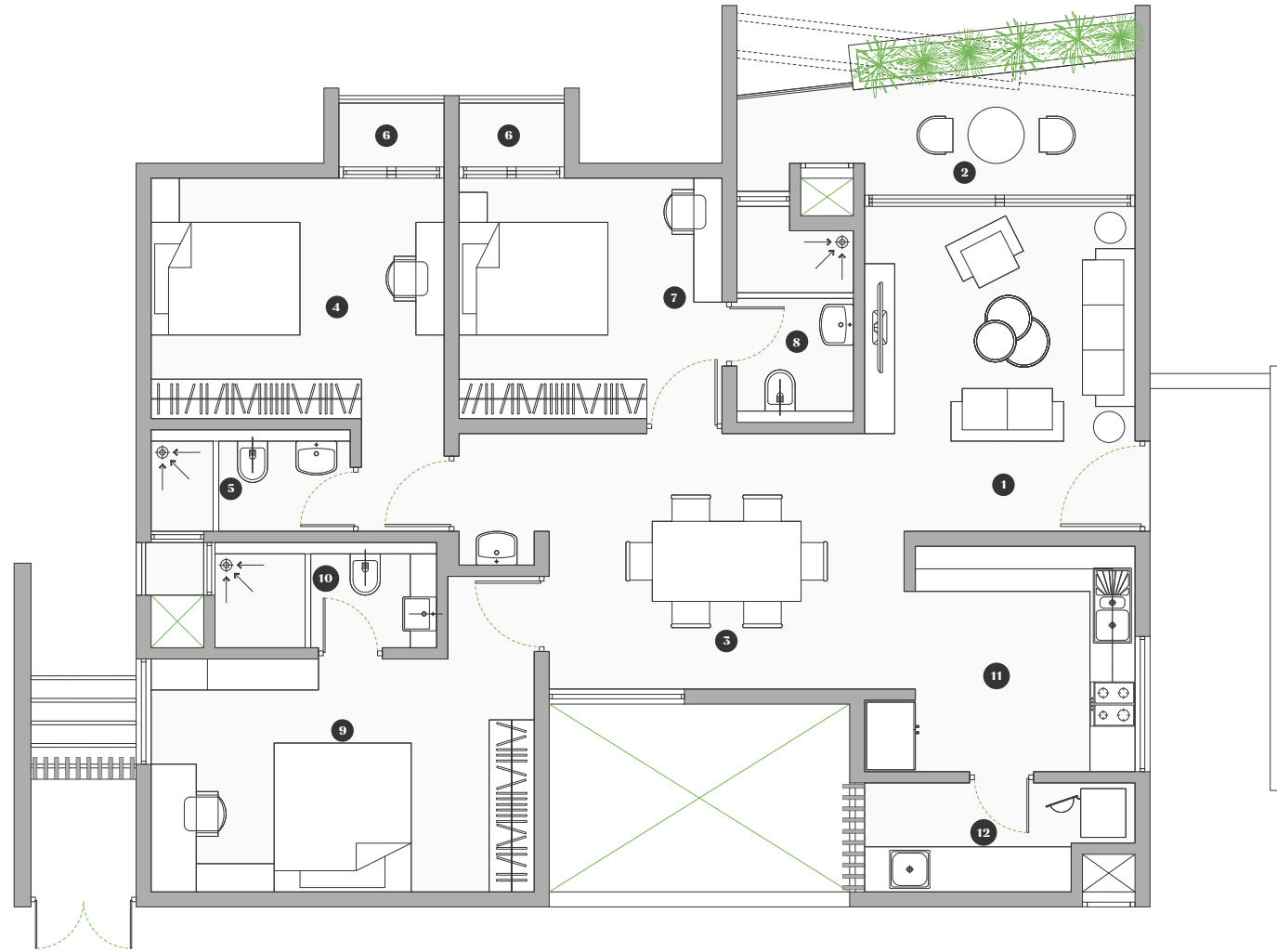
|           |
|-----------|
| 983 sqft  |
| 138 sqft  |
| 127 sqft  |
| 482 sqft  |
| 1730 sqft |

### Typical

|           |
|-----------|
| 983 sqft  |
| 148 sqft  |
| 128 sqft  |
| 486 sqft  |
| 1745 sqft |

## EAST-2 - 3BHK

|    |                    |                            |     |               |                        |
|----|--------------------|----------------------------|-----|---------------|------------------------|
| 1. | Entry Foyer/Living | 11'-10" X 14'-2"           | 7.  | Bedroom-2     | 11'-6" X 10'-6"        |
| 2. | Sit-out            | 17'-5" X 4'-2"/5'-4"/6'-0" | 8.  | Toilet-2      | 5'-1" X 8'-5"          |
| 3. | Dining             | 15'-6" X 11'-2"            | 9.  | Master Bed    | 16'-9" X 10'-2"        |
| 4. | Bedroom-1          | 12'-10" X 10'-6"           | 10. | Master Toilet | 9'-8" X 4'-7"          |
| 5. | Toilet-1           | 8'-8" X 4'-5"              | 11. | Kitchen       | 9'-7"/11'-10" X 9'-10" |
| 6. | Balcony            | 4'-7" X 3'-2"              | 12. | Utility       | 11'-10"/9'-0" X 4'-9"  |



## KEY PLAN



### Floor

Rera Carpet area  
Balcony area  
External walls & Shaft  
Common area  
Total area

### G & 1st

1114 sqft  
165 sqft  
132 sqft  
545 sqft  
1956 sqft

### Typical

1114 sqft  
182 sqft  
133 sqft  
552 sqft  
1981 sqft

## SPECIFICATIONS

### STRUCTURE

RCC framed structure to withstand wind & seismic loads

### SUPER STRUCTURE

AAC brick masonry

### WALL FINISHES

External walls finished in cement plaster and weather proof texture paint.

Internal walls finished in cement/gypsum plaster and smooth Putty finishes with roller applied acrylic emulsion paint.

### FLOORING

Living, dining, Kitchen and balcony  
Vitrified tile flooring of size 800x800

All bedrooms and bathrooms  
Vitrified tile flooring of size 600x600

Polished natural stone in Lobbies, corridors and stair cases.

### DADO

Dado in all bathrooms, kitchen and utility with vitrified tile of size 600x600.

### DOORS & WINDOWS

Main door will be in wooden frame with panel type shutters and necessary hardware fittings and fixtures.

All internal doors will be in wooden frame with flush shutters and necessary hardware fittings and fixtures.

All windows will be aluminium/ UPVC system with toughened glass.

Sliding French door in aluminium/ UPVC system with provision for mosquito proof mesh.

Balcony with MS railing

### CP FIXTURES & SANITARY

All bathrooms to be provided with wash basin, wall mount WC with concealed flush tank, shower and CP fixtures of VITRA or equivalent make.

### ELECTRICAL

Concealed copper wiring with PVC insulated wires and modular switches of Legrand or equivalent make.

Sufficient power outlets and light points as per furniture layout shall be provided.

Necessary electrical, drain lines and sleeves for coolant lines in the beams & walls shall be provided to install split A/c's in living area and in all bedrooms.

Provision for geysers and recessed exhaust fans in toilets shall be provided.

Distribution boards with MCB's shall be provided for each apartment unit.

Power points for cooking hob, exhaust hood, refrigerator, mixer/grinders, water purifier in kitchen shall be provided.

### UTILITY AREA

Granite platform with stainless steel sink and provision for washing machine.

### FALSE CEILING

All bathrooms and utility area will have grid false ceiling.

### LIFTS

2 High speed automatic passenger lift and 1 service lift of Schindler or equivalent in each tower.

## INFRASTRUCTURE

### TELECOM

TV and telephone points in the living area and master bedroom.

Intercom facility to all units connecting security.

Internet point in living & master bedroom.

### WTP & STP

Treated water will be made available through water softening plant with individual Water meters.

Sewage treatment plant of adequate capacity as per norms shall be provided.

Treated sewage water to be used for landscaping and flushing purposes.

### GENERATOR

100% D.G. backup shall be provided for the entire project with individual meters.

### SECURITY & BMS

Sophisticated round the clock security system.

Panic button and intercom shall be provided in the lift and connected to security room.

Surveillance cameras at the main security gate, entrance of each tower, passenger lifts and children's play area.

Firefighting equipment shall be provided as per fire safety regulation.

Building management system shall be provided.

### LPG

Provision for supply of gas from centralized gas bank to all kitchens with individual gas meters.

## AMENITIES

Departmental Store

Pharmacy

ATM

Banquet Hall

Gym

2 Indoor Badminton Courts

Maintenance Office

Swimming Pool

Children Play Area

4 Hobby rooms



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