

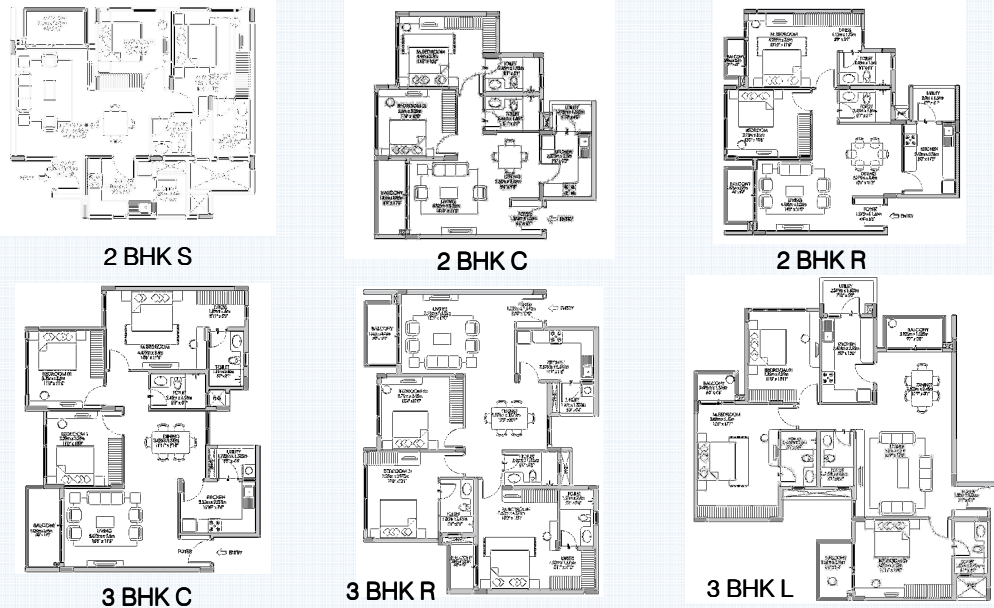
CONCEPT



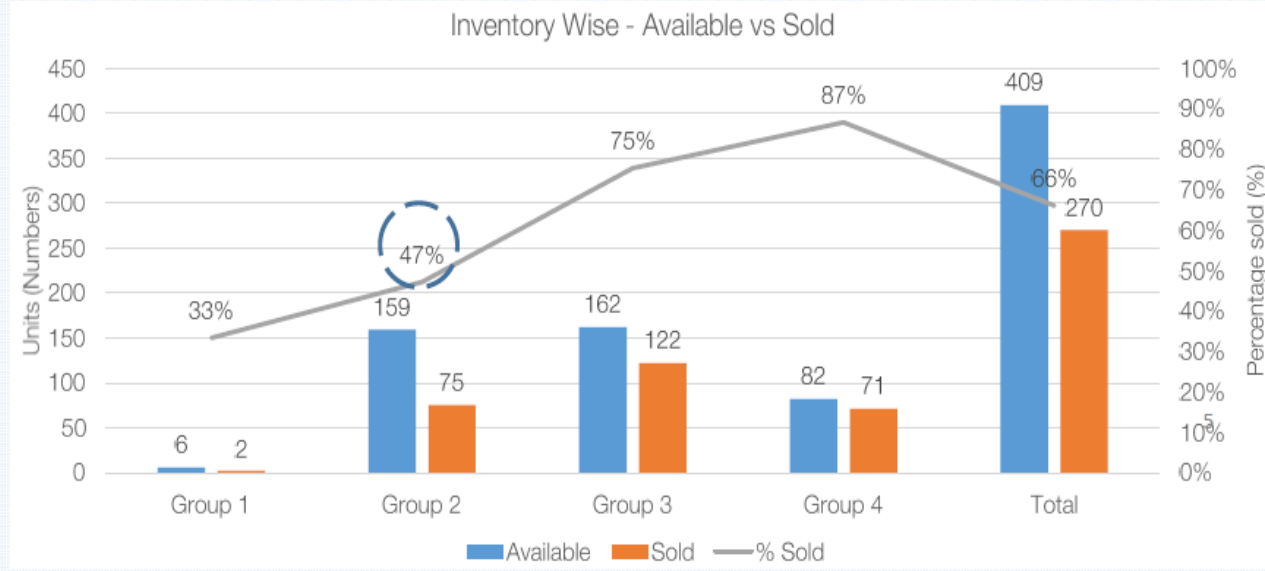
ROOM

UNIT		LIV	DIN	KIT	M BED	M TOI	BED 2	TOI 2	BED 3	COM TOI	UTILITY	BALC 1	BALC 2
2 BHK (C)	L	4.53	2.55	2.28	4.4	2.45	3.5			2.45	1.78	1.38	
	W	3.35	2.95	2.8	3.2	1.55	3.05			1.55	1.23	3.35	
2 BHK (R)	L	4.53	3.08	2.42	4.23	2.45	3.95			2.45	2.0	1.38	0.95
	W	3.35	3.4	3.35	3.5	1.55	3.2			1.55	1.55	2.75	2.0
3 BHK (C)	L	5.08	3.63	3.35	4.48	1.55	3.35		3.35	2.45	1.73	1.53	
	W	3.5	3.0	2.28	3.5	2.45	3.5		3.25	1.55	1.33	3.65	
3 BHK (R)	L	3.65	3.78	3.58	3.65	1.55	3.25	1.55	3.75	2.45	1.6	1.525	1.23
	W	5.18	3.08	2.28	4.58	2.6	3.98	2.45	3.35	1.55	1.375	3.05	2.05
3 BHK (L)	L	4.5	3.53	2.43	3.8	1.68	4.55	1.55	3.35	1.55	2.38	2.93	2.08
	W	5.3	2.45	3.95	5.35	2.6	3.65	2.45	4.25	2.45	1.53	1.53	1.38

- Efficiently curated planning for furniture.
- Clear Dimension rooms with no offsets.
- Room Hierarchy maintained.
- Dedicated cupboard spaces
- Utility Balcony provided.
- Spacious Balconies
- Single aspect orientation for each unit.



UNIT



TOWER

Inventory Type	Saleable Areas	Classification
1 BHK	712 - 765 sqft	Group 1
1.5 BHK, 2 BHK Compact, 2 BHK Small	938 - 1093 sqft	Group 2
2 BHK Regular, 3 BHK Compact	1177 - 1501 sqft	Group 3
3 BHK Large, 3 BHK Regular	1706 - 1938 sqft	Group 4

PARKING

	HEIGHT	CARS	EFFICIENCY
SURFACE PARKING	NA	181	0
BASEMENT	4.5 m	708	485

UTILITIES



AMENITIES

- Indoor Badminton Court cum multi purpose hall
- AV Room
- Library
- Table Tennis
- Fitness Centre
- Billiards
- Creche
- Dance Hall
- Yoga Room
- Health Club
- Guest Rooms
- Amphitheatre
- Open air seating cum multi purpose hall
- Amphitheatre
- Business Centre
- Party Lawn
- Jogging Track
- Walking tracks
- Central Court
- Connected Courtyards
- Temple Green
- Acupressure walkway
- Box cricket pitch
- Canopy walk
- Kid's play area

FINISHES

Area to be finished	Material	
Wall finish	Internal walls	Plastic emulsion / OBD
	External walls	Exterior Emulsion paint
Flooring	Living/ Dining/ Passage	Vitrified flooring / Marble
	Master Bedroom	Laminated Wooden flooring
	Other Bedrooms	Vitrified flooring
	Kitchen	Anti-skid vitrified flooring
	Master Toilet	Anti-skid Ceramic flooring
	Other Toilet	Anti-skid Ceramic flooring
Doors / Windows	Balconies	Anti-skid Ceramic flooring
	Main entrance door	Hard wood door + teak veneer + melamine polish + SS finish hardware + latch lock
	Other doors	Hard wood door + wooden finish laminate + melamine polish + SS finish hardware
	Main door frames	Hard wood
Kitchen	Other door frame	Hard wood
	Toilet door	Hardwood
	Windows	Aluminum anodized with clear glass window
Toilet	Counter	Granite counter top (no service counter)
	Kitchen sink & CP fittings	Jaguar/ Hind ware equivalent with SS sink w/o drain board
	Wall cladding	Ceramic (above platform)- 2 feet height
Railing	Sanitary fittings	W.C. type : Wall mounted with flush tank
	CP fittings	Jaguar / Hind ware equivalent
	Wall cladding (other toilets)	Ceramic tiles - up to door level
Electricals	Wall cladding (master toilet)	Ceramic tiles - up to door level
	Balcony	MS Railing
	Switches	Modular switches of Legrand/ Anchor or equivalent
Passage	Living/ Bedroom	AC points, cable TV point, telephone point
	Passage	Single data point for router

COST

	Rate / SA
A Cost of Construction`	
1 Parking Area Cost (Podium / Basement)	461.19
2 MLCP/Stack Carparks	
3 Super Structure	717.21
4 Finishing	387.65
5 Services - Internal	203.05
6 Services - External	92.93
7 Clubhouse	76.68
8 Infrastructure	138.01
9 High Side Equipment	37.21
10 Special Features / Add on finishes	10.65
11 Green Building Certification	0.00
A SUB TOTAL -A	2124.57
B ESCALATION	63.84
C CONTINGENCY	71.35
D TAXES	76.61
COC	2336
	5184 APR

SA	UCA	Units	Unit BUA	Lobby	Staircase	Lift	Terrace Level	Service Shafts	Total BUA	Tower BUA/SA
11,57,011	8,34,183	889	9,79,361	1,06,151	33,067	7,168	13,952	15,525	10,80,143	94 %

VALUE

VALUE ADDITION

- Courtyard planning** : Sizable internal connected courtyards form the heart of the project.
- Use of natural topography of site.** The site has a 9 m level difference. The site is divided into 4 zones with 1.5 m to 3 m level difference.
- Parking space** reduced by about 19 % and maximised non tower parking area.
- Parking level open on one side owing to level difference achieved on site.
- 4-5 to a core.
- Naturally cross ventilated cores
- Existing lowest level on site treated with liner to become a seasonal water body.

PLC Strategy

- Corner Units
- All Green facing units
- All East facing units
- All Club house facing

IGBC SILVER Certification

Kick-off	CD	Approvals	SD	Launch 1	DD	Launch 2	GFC	Launch 3
Q2 2015-16	Q3 2015-16	Q3 2015-16	Q3 2015-16	Q1 2016-17	Q1 2016-17	Q3 2017-18	Q2 2017-18	TBD

SITE LAYOUT



RATIOS

Saleable Ratios		Project Details	
Usable Carpet Area / FSI	83%	Plot Area	18.45 acres
Loading	40%	FSI	10.04 lakh sqft
Saleable Area / FSI	124%	Saleable Area	11.57 lakh sqft
BUA Ratios		Tower Details	
Core BUA / FSI	11%	No. of Towers	16
Tower BUA / Saleable area	94%	No. of Units	889
Parking Ratios		Parking Details	
Parking BUA / Saleable Area	30%	Units to a core	4 to 5
Area per covered Car park	492	Parking Levels	B + S
		No. of Cars	934

COMPOSITION

