

The exceptional duplex apartments and penthouses at Windmills of Your Mind have been created for people who share our passion for design and quality. They represent a synthesis of originality, an informed aesthetic and attention to detail.

The impressive scale of these apartments is complemented by their fine interiors. The result is spaces that are smart and modern, yet warm and inviting. A host of innovative features have been introduced to truly enhance the quality of life for people who live in them.

The photographs in this brochure have been shot on-site at a prototype of the duplex apartment. Each apartment is fully furnished and can be customized to suit your lifestyle.

The furniture and accessories shown here represent just a few of the options we offer.

#### WINDMILLS OF YOUR MIND

- + Twenty four acre parkland with duplex homes, circular apartments and villas
- + Common amenities include a gym, library and play area for children
- + Recreation facilities like jogging trail, swimming pool, and courts for table-tennis, tennis, badminton and squash
- + Unique rooftop skywalk

#### DUPLEX HOMES

- + Five, nineteen-floor towers
- + Thirty two duplex homes in each tower
- + Each duplex home is 5924 sqft
- + Four bedrooms
- + Family space in addition to living room and dining area
- + Home-office
- + Modular, open-plan kitchen
- + Central, hybrid air conditioning with individual room controls
- + Private landscaped garden and water body
- + Home automation system with touchscreen controls
- + Central vacuum system
- + In and on-wall speaker systems throughout the home
- + Glass deck
- + Room for domestic help

#### PENTHOUSES

- + Four penthouse homes in each tower
- + Each penthouse home is 7648 sqft
- + In addition to the features listed above, the penthouse units include a plunge pool, party area and media room

### SCALE AND SYMMETRY

The architecture and interiors are modern with clean lines defining large open spaces. The spaces have been intelligently balanced to offer privacy, yet create a feel of free-flowing expansiveness.



036

005

**005 Speakers**  
See Page 57

**036 Curtain Controls**  
See Page 58

**LOOK AND FEEL**

The interior finishes are a combination of smooth and rough materials that create unexpected and delightful interplays of hues and textures. All spaces in the duplex homes are furnished, fitted out and handed over in ready-to-occupy condition.



028

**HIGH LIVING**

The use of coffer slabs eliminate the need for conventional beams and result in dramatically enlarged spaces.

008

**008 Hybrid AC**  
See Page 57  
**028 Coffier Slabs**  
See Page 58



**HIGH-END  
FUNCTIONALITY**


A modular Italian kitchen combines convenience with style. Features in the duplex homes have been carefully orchestrated to address the needs of a high-quality, contemporary lifestyle.

017

018

014

- 014 Vacuum System**  
See Page 57
- 017 Electric Chimney**  
See Page 56
- 018 Cooking Hob**  
See Page 56



I believe  
in God,  
only  
I spell it  
Nature

FRANK LLOYD WRIGHT

The presence of water soothes and invigorates. Each duplex home looks out to a beautifully landscaped garden and a private water body.

### DINING OPTIONS

The dining area and breakfast counter are conveniently integrated with the kitchen. The wooden deck is perfect for alfresco dining through the year, given the city's splendid climate.



**DESIGNER LIGHTING**

The imaginative use of light is a key element of the design. Large windows, glass partitions and louvres filter in natural light during the day; at night, sophisticated lighting solutions imbue the spaces with warmth and texture.





010

**OPEN ARCHITECTURE**

Each duplex home relates and responds to nature in several ways. There is an emphasis on the use of natural materials. The landscaped garden and water body bring the outdoors into every room.

**010 Motion Sensors**  
See Page 56

**ART AND CRAFT**

Contemporary design is combined with obsessive detailing and high-quality finishes. Furniture and flooring, walls and windows; every detail is beautifully integrated with everything else.



**BESPOKE  
BATHROOMS**

Every en suite bathroom complements the bedroom it belongs to. While the bathroom featured here uses natural Jaisalmer stone, accessories and finishes can be customized to reflect your colour and material preferences.





#### PRIVATE RETREAT

Spacious, uncluttered and restful, the emphasis in the master bedroom is on pure comfort and uncompromised privacy. While the hardwood flooring adds warmth, the modern lines of the furniture and fixtures reflect an understated sensibility.



**LOOKING OUT**

Enjoy the garden from your bathtub as exterior and interior combine seamlessly in the master bedroom. Advanced security features like the IP camera and motion sensors ensure the highest levels of privacy and security.

002

**BATH AND BEYOND**

Carefully chosen materials and fixtures create an ambience of zen-like perfection in the master bathroom. It is a sanctum to luxuriate and recharge body and mind.




**INTELLIGENT DESIGN**

Windmills of Your Mind is all about using design intelligently to enhance quality of life. An example of this is the walk-in closet in the master bedroom with smooth-sliding wire racks and a unique pull-down hanger that provide easy storage and access.



**037 Sliding Wire Racks**  
See Page 59

**040 Pull-Down Hanger**  
See Page 59



Perfection is achieved  
not when there is nothing more to add,  
but when there is nothing left to take away

ANTOINE DE SAINT-EXUPERY



**SPACES AND STEPS**

Botticino marble flooring enhances the spaciousness of the entrance hall and contrasts nicely with the wooden fixtures. Cantilevered stairs create a sense of lightness and transparency. Large drawers built into the stairway provide added storage space.





**ROOM FOR RELAXATION**

This generous space on the upper level is perfect for the entire family to unwind together. It is designed to hold entertainment systems and an extensive library.

### GLASS AND GRASS

A transparent, glass deck adjoins the family room on the upper level. The juxtaposition of the sky above and the greenery and water below create a truly remarkable area.



006

025

**006** IP Camera  
See Page 57  
**025** Glass Deck  
See Page 58



**WIDER HORIZONS**

The height and span of the ceiling, extra large windows and the absence of pillars, create a striking sense of scale rarely experienced in an apartment!



**HOME OFFICE**

The spacious home-office is equipped with high-speed internet connectivity. A stylish work desk and generous storage units make it an elegant and functional space. Separate access from the lobby and en suite restroom keep work and home well separated.

WILLIAM MORRIS

Have nothing in  
your house  
that you do not  
know to be useful,  
or believe to be  
beautiful

### SIMPLE PLEASURES

Walls finished in soothing earthtones, sumptuously textured wood and rubberwood panelling, highlight the emphasis on comfort in this upper level bedroom. This room can be converted to an additional children's room.



**FINISHES AND  
FIXTURES**

Translucent glass panels and wooden louvres enable the interplay of light in this upper level bathroom. A stylish circular stone basin sits atop the marble counter. Sleek new generation faucets and fixtures combine elegance with advanced functionality.

045







**SPACE TO GROW**

Natural light fills the children's room creating a cheerful feel. The built-in bunk bed provides extra space for sleepovers. Kids will find it great fun to clamber up. The handrail and security sensors provide added safety as your children revel in the openness of the surroundings.

005

021

**005 Speakers**  
See Page 57

**021 Aquarium**  
See Page 57

**WATERWORLD!**

The aquarium becomes an animated window in this lively children's bathroom. Wall tiles in hues of beryl accentuate its playful theme. All fixtures in the bathroom are designed with special care to be safe and child-friendly.





Create your own  
visual style...  
let it be unique  
for yourself  
and yet identifiable  
for others

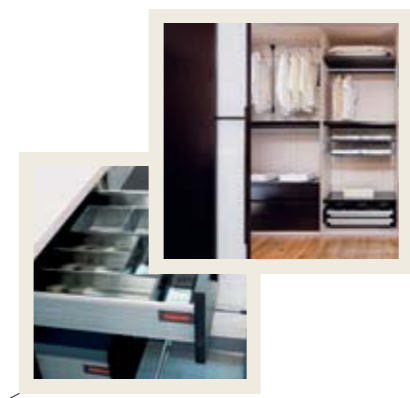
ORSON WELLES

# E-build

E-build is our proprietary online tool that helps you customise almost every aspect of your home. You will discover the joy and ease of choosing from a wide range of space layout options, styles, colours and themes. E-build can even provide instant information on costs and feasibility. Our in-house consultants will guide and assist you during the process.



**FINISHES**  
Customise your selection of colours, textures and materials for floors, walls and work-tops. Once the flooring material is chosen, the software presents coordinated options for skirting, wall paints, veneers etc.



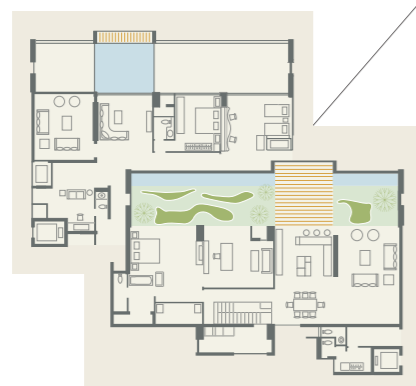
**CABINETS**  
The layouts and finishes of various furniture elements can be customised for that elusive blend of form and function. The finishes come in a range of themes which can be selected keeping in mind the desired look of the space.  
**Options** Wardrobes, walk-in closets, dresser units and study units.



**FIXTURES**  
E-build offers a range of sanitary and plumbing fittings for bathrooms, kitchen, powder room and utility spaces. These are available in well-coordinated sets that satisfy varied tastes, budgets and functional requirements.



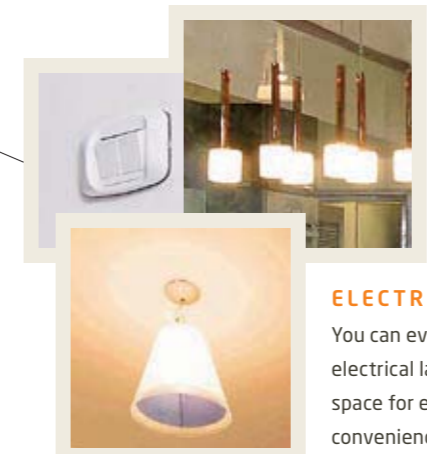
**SMART HOME**  
State-of-the-art home automation system makes the interaction with your home a seamless and pleasurable experience.  
**Options** Curtain controls, additional sub-phones, bathroom phones, mood lighting, and extra IP cameras.



**WALLING** E-build lets you customise the interior layout of your home to adapt to your family's lifestyle and needs.  
**Options** Number of rooms, room sizes and layouts, furniture layouts, positions of doors etc.



**LANDSCAPING**  
The garden can be customised in myriad ways.  
**Options** Soft or hard landscaping, simple or elaborate detailing, bird-baths, lily ponds and exotic flora.



**ELECTRICAL LAYOUT**  
You can even customise the electrical layouts in each space for easy access and convenience.  
**Options** Add or remove points for lights, power outlets, phones, Internet and two-way controls.

## The small details that make a big difference



**001** All automated functions can be controlled by using the touchscreen on this home automation console.



**002** The sub-phone console is a more compact version of the main home automation console. Located in the master bedroom, it has almost all the features of the main console.



**003** A strategically placed camera outside the front door allows you to see who is at the door. Its speaker-phone lets you communicate with the visitor.



**004** The front door lock employs proximity card/password-based technology which offers high levels of security. Its functions can be controlled from the home automation console.



**005** A sophisticated multi-channel amplifier connected to discreetly placed in and on-wall speakers provides a superb audio experience.



**006** Keep an eye on your premises from wherever you are; a high-resolution IP camera provides real-time video output that can be viewed by logging on to a designated server.



**007** A panic button, provided near the front door, can be used to call for help in case of an emergency.



**008** Advanced hybrid air conditioners not only cool, but also efficiently recycle air, keeping rooms fresh at all times.



**009** Occupancy sensors inside bathrooms are connected to lights. Whenever a bathroom is occupied, lights automatically turn on, and switch off when vacant.



**010** Infrared motion sensors detect any untoward movements along the periphery of your home and trigger off alarms.



**011** The gas leak detector in the kitchen is part of an array of advanced safety features in each home. In case of a leakage, it raises a timely warning that could well turn out to be life-saving!



**012** Ceiling-mounted smoke detectors located in all rooms and a heat detector in the kitchen activate concealed sprinklers.



**013** A mechanical ventilation system keeps the master and children's bathrooms deodorized and fresh at all times.



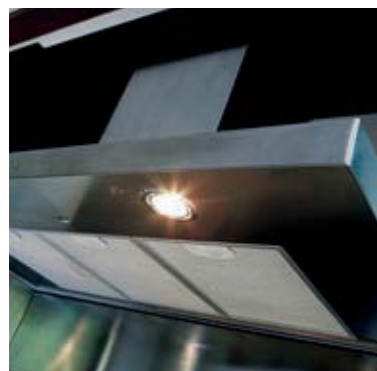
**014** The central vacuum system with ducts across the house provides unprecedented convenience. Sweep-in valves let you collect dust and sweep it in directly without a separate hose.



**015** The vacuum system also has 'open-type' valves. A hose can be plugged in to suck dust and deposit it in the main collection bin.



**016** The main collection bin of the central vacuum system is located in the utility area for easy disposal.



**017** The 90 cm ductable electric chimney with anodized aluminium filters is perfect for Indian kitchens. It arrests fumes and keeps the kitchen fresh and odour-free.



**018** The four-burner cooking hob features electric ignition for added convenience. Backing panels in stainless steel make it easy to clean.



**019** Unobtrusive yet highly functional, the garbage receptacle in the kitchen forms part of the cabinetry. It swivels out with its lid open when you open the cabinet door, and shuts and slides back in after use.



**020** Sleek cutlery drawers in non-corrosive alloys form part of the modular kitchen unit. Practical partitions add to their usefulness.



**021** A large fully-equipped aquarium built into the children's room wall serves as an animated window adding liveliness to the room.



**022** The filtration plant keeps the pool water crystal clear. It is not only easy to drain but also can withstand high water-flow rates.



**023** The use of PVC drainage cells enables hassle-free and efficient drainage. This is a clean alternative to using cinder as a drainage layer.



**024** Concealed in-wall cisterns in the master and children's bathrooms save space and result in a clutter-free look. They are also more efficient and optimise water consumption.

# The small details that make a big difference



**025** The glass deck on the upper level is supported on extra strong PVB laminated glass structural beams. The floor panels themselves can take a load of upto 1.5 tonnes.



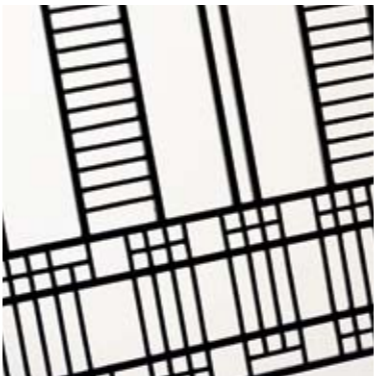
**026** Cantilevered steps and tempered glass create a sense of lightness and transparency about the stairway. The handrails are crafted out of high grade teak wood.



**027** The false ceiling enhances the visual appeal of bathrooms and keeps service ducts concealed.



**028** The use of coffer slabs eliminate the need for conventional beams and result in dramatically enlarged spaces.



**029** All windows in locations that overlook a sheer drop are provided with steel grilles for added safety.



**030** An aluminium U-channel is provided between the floor-skirting and the plastering of the wall for better finish. It also conceals cracks that may develop due to expansion.



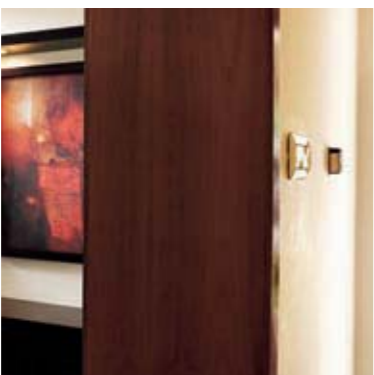
**031** A GI mesh is embedded along corners of walls while plastering. This prevents chipping of edges and goes a long way in keeping the walls in great shape.



**032** A separating wall clad with richly textured brown slate butchwork serves as an arresting backdrop to the living room.



**033** Windows and French windows have sliding wooden panels with fine nylon screens to provide protection from mosquitoes and insects.



**034** Conventional recessed door frames have been replaced by elegant full-width frames that occupy the entire thickness of the wall.



**035** Bathroom doors have wooden louvres with glass panels that let in light without compromising privacy.



**036** Draw curtains by simply pressing a button. Remote activated curtain-controls add a whole new level of convenience.



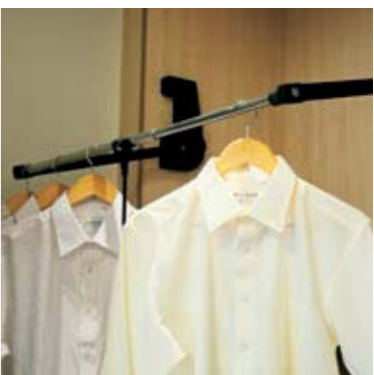
**037** Drawers glide on new-generation drawer channels; an example of technology enhancing simple everyday functions.



**038** Telescopic channels enable easier access to even recessed regions of drawer units. This contributes to better use of storage spaces.



**039** Stainless steel I-Max hinges keep windows and ventilators locked in position when opened. They provide extra flexibility for easier cleaning of window shutters.



**040** Unique pull-down hangers optimize space and enable easy access to your wardrobe.



**041** Footlights provided at convenient locations in rooms and passages show you the way at night.



**042** Ingeniously placed switches inside wardrobes automatically turn lights on when the door is opened and off when closed.



**043** By ensuring that the door does not ram on to the wall even when flung open, this wall-mounted magnetic door stopper provides protection to both the wall and the door handle.



**044** All room doors have floor-mounted magnetic door stoppers. They hold the door in position when opened. When not in use, the stopper rests flush with the floor.



**045** All door handles are in smooth brushed finish steel. In addition to being beautiful, these accessories are a pleasure to use.



**046** Wooden cornices that run along the ceiling conceal fire-fighting sprinklers even as they provide better finish to the rooms.



**047** A drip irrigation system, together with sprinklers, keeps the garden lush and green.



**048** The pop-up sprinkler system features a 360° spray nozzle. The throw of water can be preset to desired levels in these sprinklers.

## HOMES THAT REFLECT OUR PHILOSOPHY

At Total Environment, we create customised homes that enhance the quality of life for people who live in them. Harmony with nature, the highest aesthetic standards and complete transparency are hallmarks of the Total Environment experience. Promoted and managed by a group of professionals, we serve the needs of a pool of global citizens who share our philosophy.

### The Total Environment Difference

#### Use of natural materials

Our focus on creating spaces that harmonize with their surroundings influences our choice of natural construction materials. Besides being maintenance-free, these materials age beautifully.

#### Optimum use of space

The carpet area in all our projects is 80% of the super-built area - an example of our commitment to transparency and uniform standards. So, when you purchase a 1000 sqft apartment, you are assured of a carpet area of 800 sqft. Our terrace gardens, being part of the built area, are included in the carpet area.

#### Quality focus

It's not just in the sourcing of the best, it's also in how we labour over all aspects of our work - from design to workmanship - that sets us apart.

#### In-house construction

We never subcontract our work; keeping things in-house gives us total control over quality.

#### High-tech construction systems

Our 'no shortcuts, no compromises' approach translates to high quality, long life and efficiency.

#### Bringing the outdoors in

A first-of-its kind innovation in residential real estate worldwide, in 1996 we introduced the concept of cantilevered terrace gardens with every apartment. Since then this has become an integral part of all our projects.

Our gardens have grown larger and now include features like water bodies and wooden decks - bringing the outdoors in and taking the indoors out. Our projects are also noted for their creeper-covered pergolas and landscaping.

#### Customisation

Our homeowners are encouraged to co-create their homes to match their distinct tastes and lifestyles.

#### Transparency and ethics

We keep a stream of honest and timely communication going with our clients, building bonds even as we build homes.

### Our projects

#### COMPLETED

CIRRUS MINOR  
GREEN IS THE COLOUR  
BOUGAINVILLEA  
LIFE IS BEAUTIFUL  
REACH FOR THE SKY  
THE GOOD EARTH  
FREEBIRD  
TIME  
FOOTPRINTS  
SCARLET BEGONIAS  
SHINE ON...  
WINGS  
ETERNA

#### ONGOING

WINDMILLS OF YOUR MIND  
THE MAGIC FARAWAY TREE  
GREENSLEEVES  
ORANGE BLOSSOM SPECIAL  
RAINDROPS KEEP FALLING  
ON MY HEAD

### Awards won

- Habitat Award for Apartment Planning, 2005  
Architecture+Design Spectrum Foundation  
PROJECT Time
- Habitat Award for Apartment Planning, 2003  
Architecture+Design Spectrum Foundation  
PROJECT The Good Earth
- Best Group Housing Project, 2003  
JK Cements, Architect of the Year Awards  
PROJECT The Good Earth



### OUR MAINTENANCE PROMISE

Our commitment to clients extends well beyond the handing-over of a home. By providing a wide-ranging one year warranty, we take responsibility for quality. For Windmills of Your Mind, we offer a comprehensive package of maintenance services that ensure competent and timely care for your home for a period of approximately fifteen years. Our focus on preventive maintenance is cost-effective and prudent as it brings down the need for repairs, extends life expectancy of components and reduces consumption of energy.

**GENERAL UPKEEP**

- 24 HOUR SECURITY
- GARBAGE COLLECTION
- HOUSEKEEPING
- LANDSCAPING
- MAILING SERVICE
- ROUTINE MAINTENANCE
- WATER SUPPLY

**MAINTENANCE SERVICES**

- ACCESS-CONTROL
- BACKUP POWER
- ELEVATORS
- FIRE SAFETY
- LIGHTING
- SEWAGE TREATMENT
- WATER PUMPS

**VALUE-ADDED SERVICES**

- CARPENTRY
- PAINTING
- PLUMBING
- STEEL FABRICATION



**Housekeeping**

As part of our housekeeping services, we take care of garbage clearance and disposal. Meticulous attention is paid to general cleanliness and upkeep of the premises. This includes ensuring proper drainage in terrace and basement areas, pump rooms, driveways, water bodies and reservoirs, and other common spaces including corridors and lifts.

We also ensure regular water supply to all homes. In the event of regular supplies being disrupted, we make efforts to arrange water from alternate sources.

**Security**

Teams of well-trained security personnel, either employed directly by us, or engaged through professional security agencies, provide round-the-clock security. We also provide backup for all surveillance and access-control devices.

**Equipment**

Comprehensive maintenance contracts with vendors of lifts, generators and pumps ensure timely service and backup for critical equipment.

**Amenities**

The maintenance plan includes upkeep of all recreational spaces and amenities including the pool, gymnasium and play area.

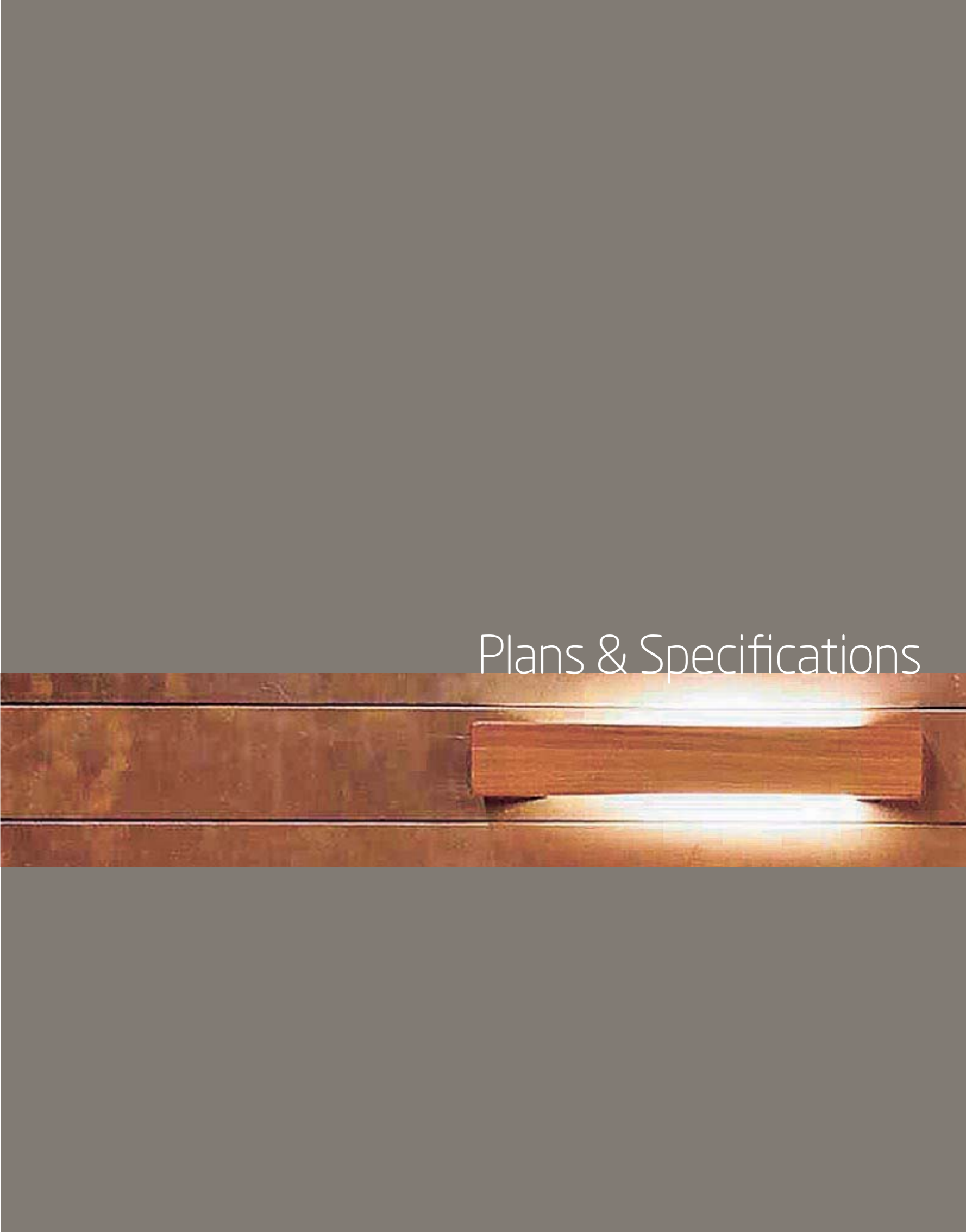
**Conveniences**

Maintenance of conveniences like sewage treatment plant, backup power supply, lighting-control, access-control, access roads and mechanical ventilation in the basements fall within the plan. It also includes care of common landscaped areas and the skywalk.

**Costs**

A non-refundable fee is collected from every homeowner at the time of purchase towards subscription for the maintenance plan. A notional interest is paid on this amount each year. This fund is expected to deplete at the end of approximately fifteen years.

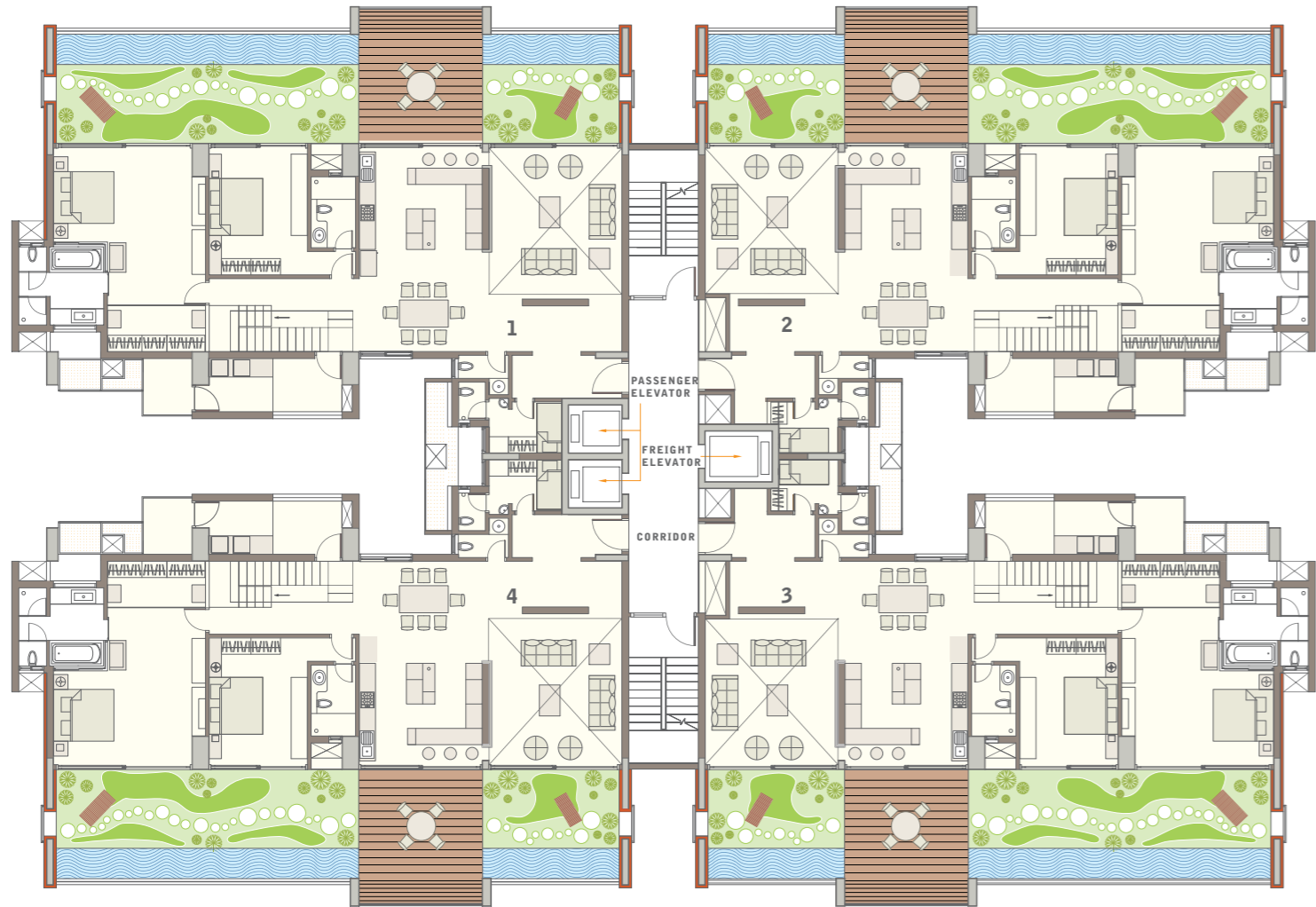
# Plans & Specifications





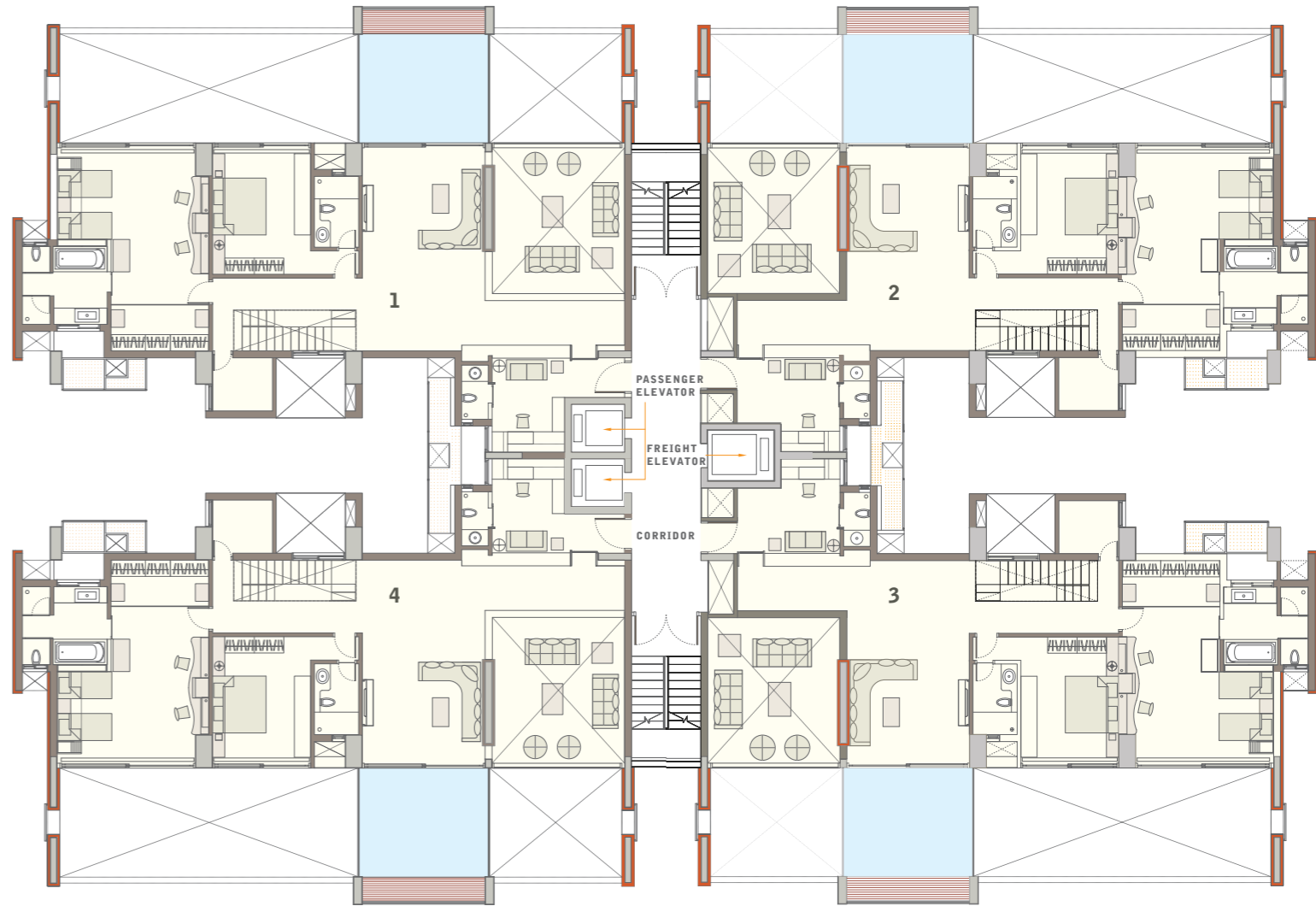
# Typical Floor

Level 1



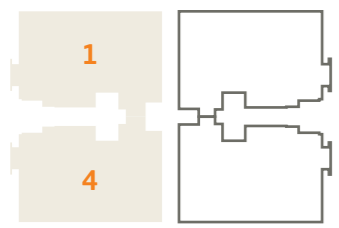
# Typical Floor

Level 2



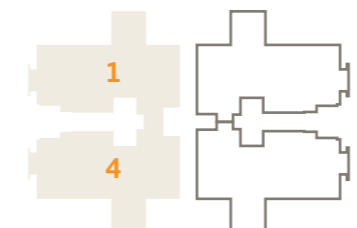
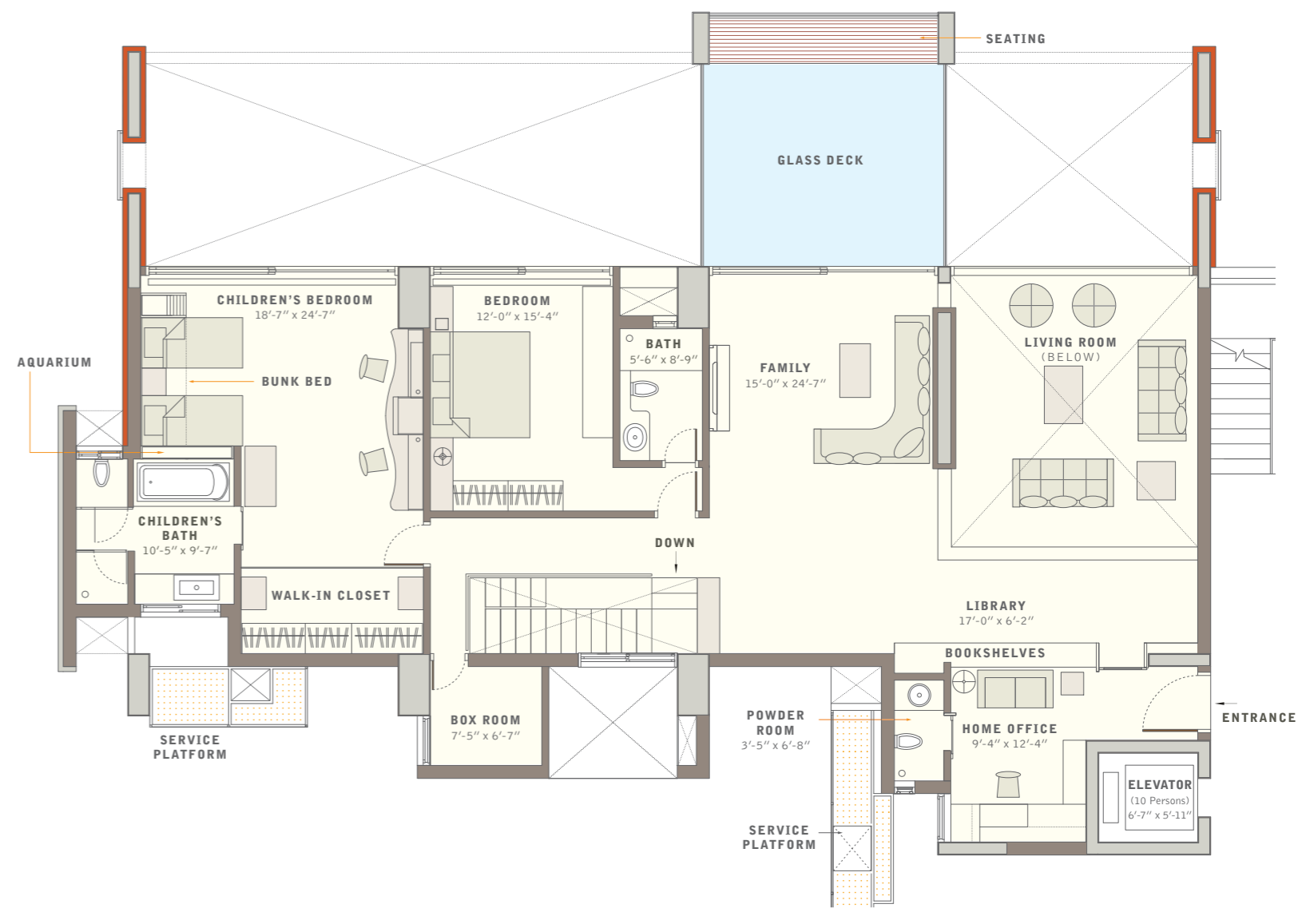
# Type 1 & 4

Level 1



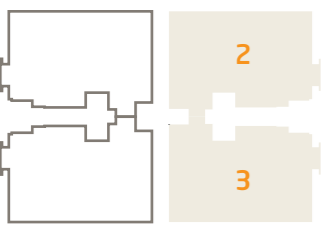
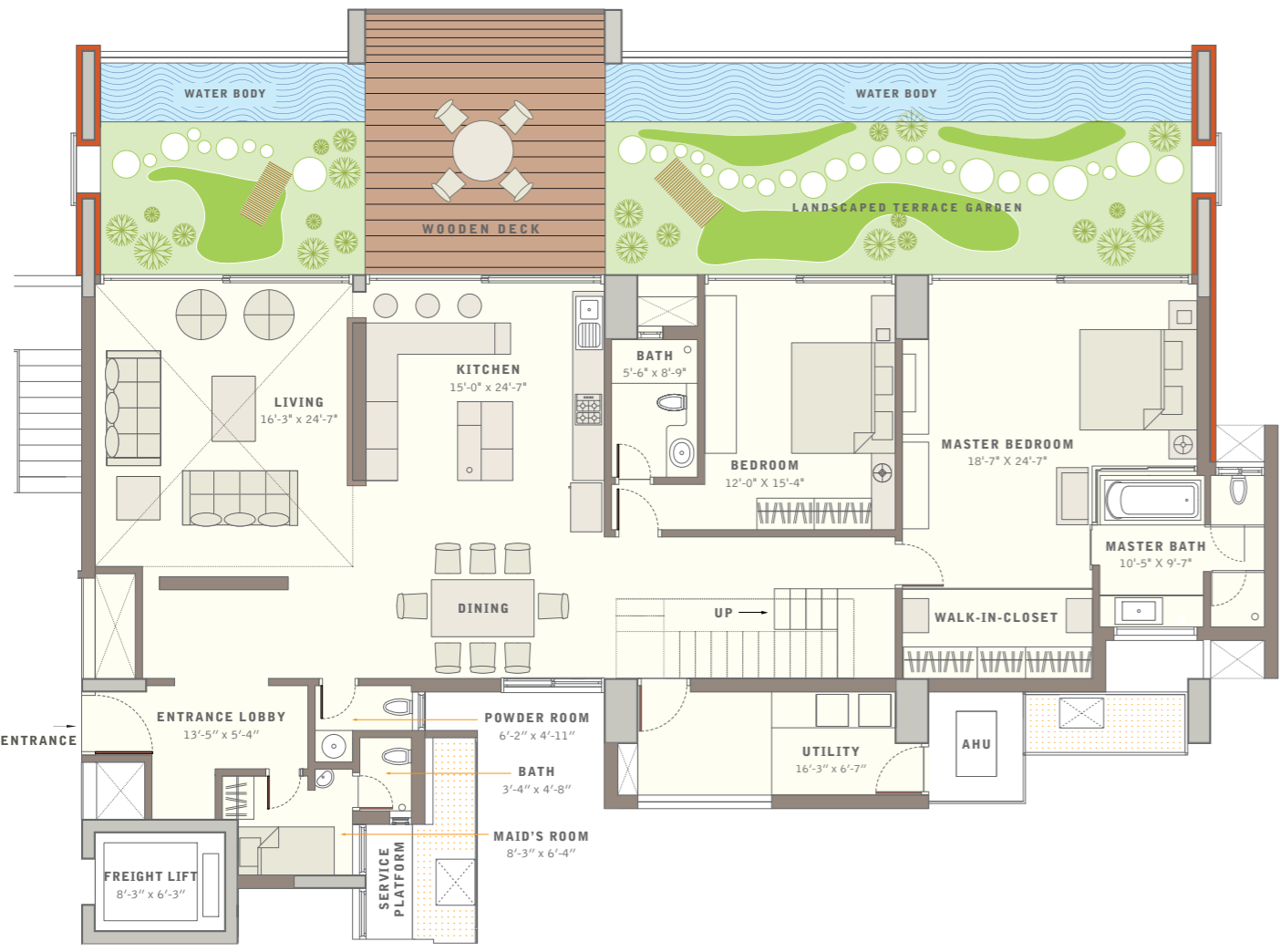
# Type 1 & 4

Level 2



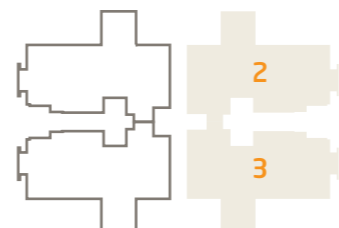
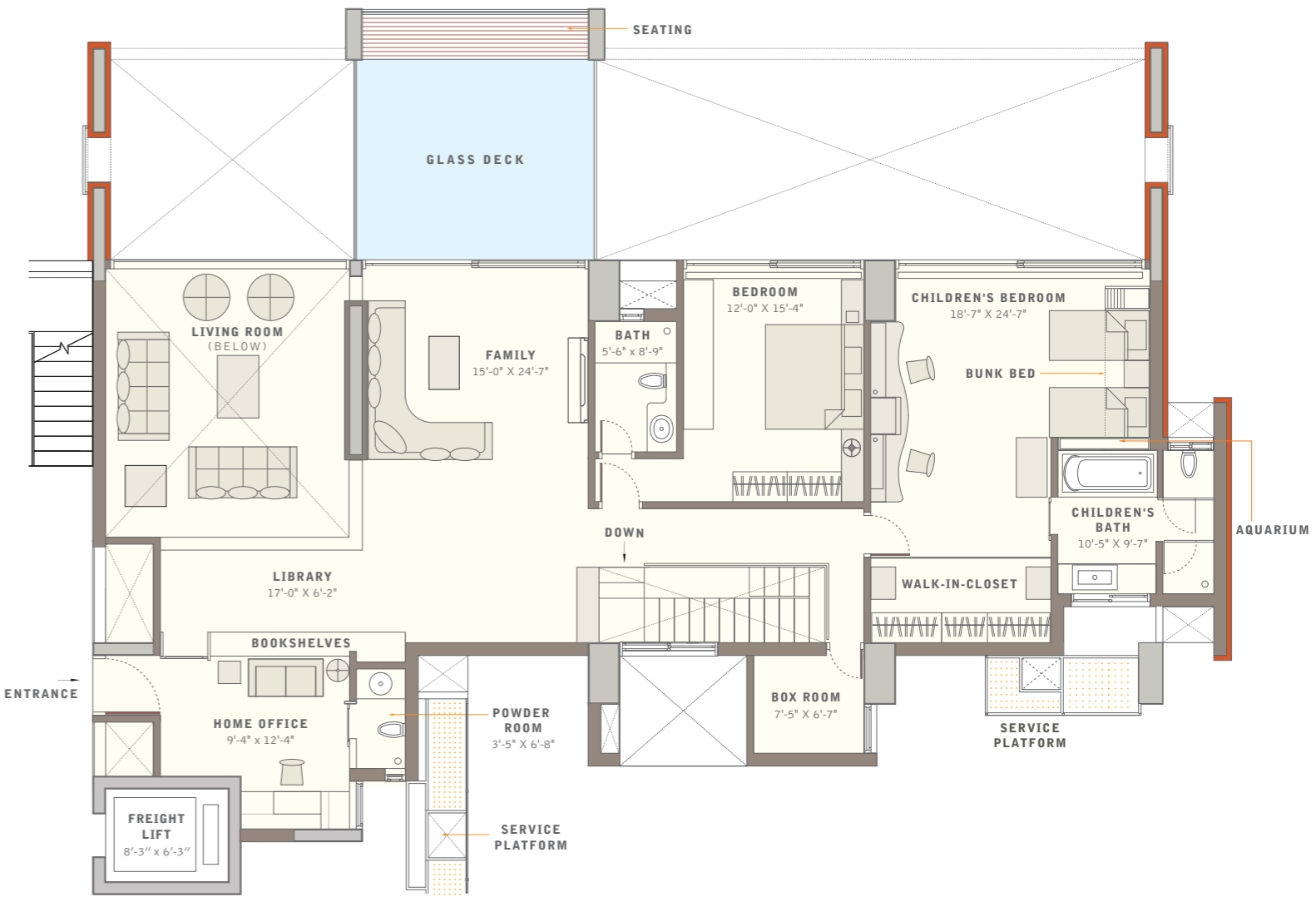
# Type 2 & 3

Level 1



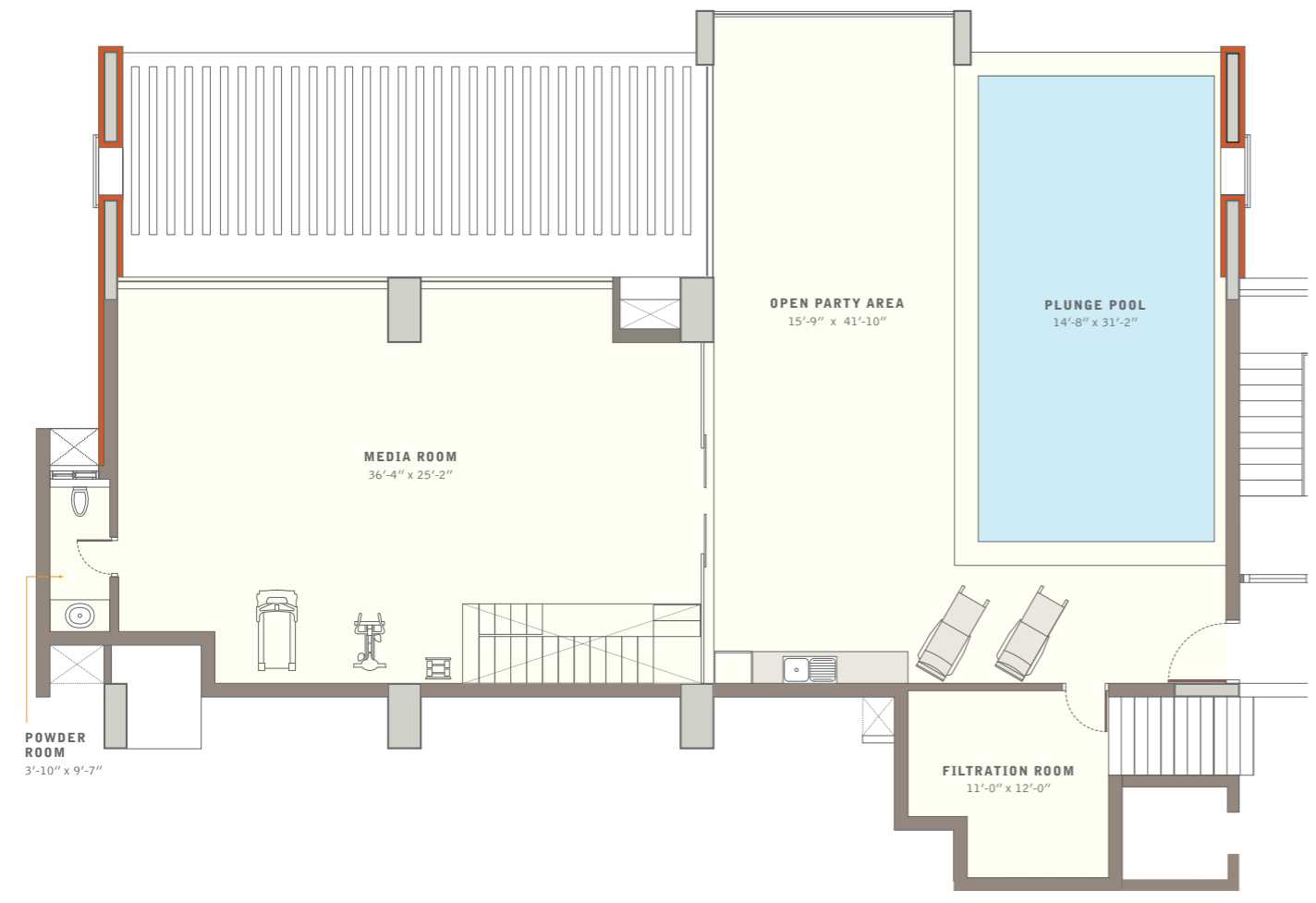
# Type 2 & 3

Level 2



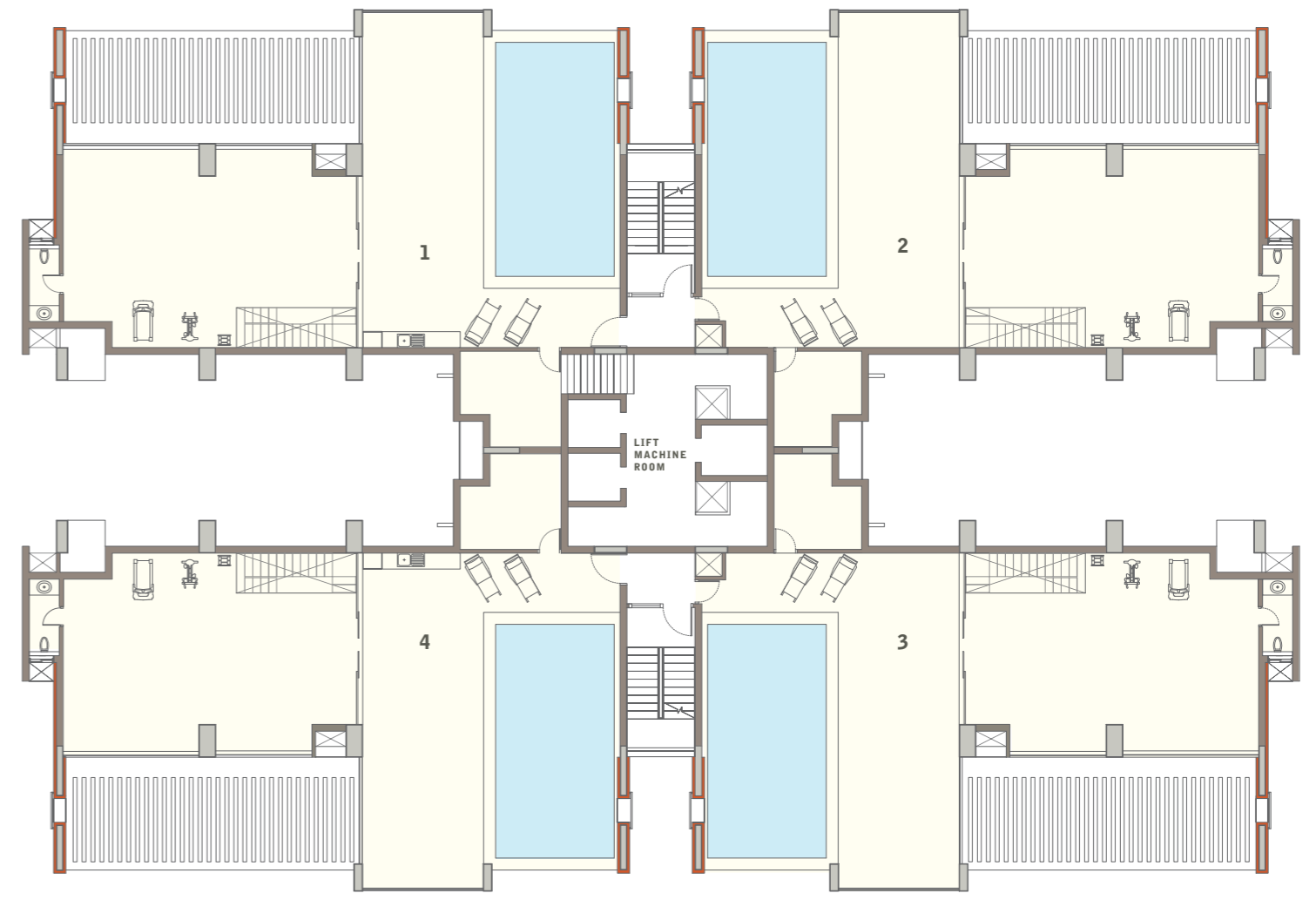
# Penthouse - Type 1,2,3 & 4

Level 3



# Penthouse Floor

Level 3



# Specifications

## ► STRUCTURE

### Structure

RCC frame structure with masonry partitions. The height of each floor from slab to slab: 9'6". All concrete work in Readymix Concrete (RMC) of a minimum strength of M15, formed using film-faced shuttering grade plywood.

### Internal Masonry

Good quality table-moulded bricks with protective corner beading in GI.

### External Masonry

Specially manufactured high-strength terracotta wire-cut bricks expertly laid with deepset waterproof pointing.

### Paint

All internal paint in Acrylic Distemper. Exteriors finished with exposed wire-cut bricks eliminate the need for painting. Wherever required (ducts, basements, etc.) cement-based paints used. Steel railings and grills coated with synthetic enamel paint over Zinc Chromate primer.

## ► FLOORING & DADO

### Living, Dining & Kitchen

Imported marble laid with paper joints and finished with eight coats (mirror) polish.

### Family Space

Kraus\* cut-pile carpet.

### Utility Areas

Vitrified tiles or Udaipur Green Marble finished with eight coats (mirror) polish.

### Wooden Deck

The deck at the lower level in Red Meranti / African Teak or similar natural hardwood finished with oil.

### Glass Deck

Special PVB-laminated glass panels, with ceramic screen printed anti-skid pattern, form the floor of the deck at the upper level. It has railing in free-standing clear tempered PVB-laminated glass panels with hardwood handrail and stainless steel supports. The deck supported on PVB-laminated glass structural beams.

### Master Bedroom

Hardwood flooring.

### Master Bathroom

Flooring in Corian® / hardwood with imported marble / Corian® dado.

### Home-Office

Seasoned hardwood.

### Children's Bedroom

Kota stone laid with paper joints and finished with eight coats (mirror) polish.

### Children's Bathroom

Ceramic tiles on the floor and dado.

### Lower-Level Guest Bedroom

Flooring in seasoned hardwood.

### Upper-Level Guest Bedroom

Kota stone laid with paper joints and finished with eight coats (mirror) polish.

### Guest Bathrooms

Floors and counters in Jaisalmer stone. Dado in Jaisalmer stone.

### Powder Room

Travertino, Botticino or other imported marble on the floor and walls (to a height of 3'). Counter in glass.

### Maid's Room

Kota stone laid with paper joints and finished with eight coats (mirror) polish.

### Maid's Bathroom

Jaisalmer stone flooring and glazed tiles on the walls (to a height of 7').

### Stairs

Cantilevered steel steps encased in wood veneer. Railing with clear, tempered glass and stainless steel supports.

### Water Body

La Mosaic tiles in deep blue.

## ► SANITARY & PLUMBING

### Water Closets

All bathrooms provided with western-style, porcelain WC by Kohler\*. Maid's bathroom provided with Parryware WC.

### Cisterns

Kohler\* water-saving, dual-flush concealed cistern with wall plate in the Master and Children's bathrooms. Jaquar\* flush valves in the other bathrooms.

### Health Faucets

Health faucets of Jaquar\* make provided in all bathrooms.

### Wash Basins

All bathrooms have porcelain wash basins of Kohler / Parryware\* make. The powder room has a copper basin. All wash basins have 32mm CP waste coupling and bottle-traps.

### Kitchen Sink

Stainless steel sink of Franke / Nirali\* make with drainboard.

### Cockroach Traps

All bathrooms with Chilly\* make detachable stainless steel cockroach traps with lids.

### Bathtubs

The Master and Children's bathrooms provided with bathtubs of Kohler\* make.

### Shower Cubicles

Glass doors for shower areas in the Master and Children's bathrooms.

### Overhead Showers

Overhead showers by Hans-Grohe\* in Master, Children's and Guest bathrooms, by Jaquar\* in the Maid's bathroom.

### Hand Showers

Hand showers by Hans-Grohe\* in four bathrooms.

### Faucets

All bathrooms have CP, heavy body metal faucets by Jaquar\*. Showers and wash basins in the bathrooms and the kitchen sink with hot water connections.

### Bathroom Accessories

Towel rings, towel racks, soap dishes and toilet paper holders by Jaquar\* in the bathrooms.

### Plumbing

PVC pipes used for water supply and drainage lines. Sewage lines in stoneware.

## ► ELECTRICAL

### Wiring

Havells\* wiring used throughout with concealed 19mm PVC conduits of 2mm thickness. 15A power points provided with 3/20 copper wiring of 660/440V - adequate for all equipment of capacity upto 3KW. 5A power points with wiring of 3/22 rating - adequate for wet grinders, mixers, shavers, refrigerators, washing machines and other equipment of capacity upto 1100W.

### Earthing

1/18 copper wire used for earthing (loop system). An Earth Leakage Circuit Breaker and MCB provided in each apartment. A lightning arrester and earth pits provided with separate earth points for elevators.

### Switches

All switches of Anchor Ave\* make.

## ► DOORS & WINDOWS

### Frames

All door and window frames in teak or equivalent hardwood.

### Window Shutters

All window shutters in teak or equivalent hardwood.

### Door Shutters

All door shutters in solid core flush (block board) shutters with wood veneer.

### Mosquito Screens

French windows have black / grey Nylon-mesh mosquito screens by Hanover\*.

### Etched Glass

The door to the Utility area and window in the Guest bathroom have glass panes with horizontal lines etched.

### Finish

While internal door shutters and frames have Melamine matte finish, window shutters exposed to the elements have Polyurethane coating.

### Hardware

All hardware in brush finished stainless steel. All internal doors have Mortise or tubular / cylindrical locks.

### I-Max Hinges

All openable windows provided with I-Max hinges that allow them to be kept open in any position.

### Door Stoppers

Magnetic / concealed door stoppers provided for main and bedroom doors.

## ► ELECTRO-DOMESTIC EQUIPMENT

### Central Vacuum

Central vacuum system is provided, with convenient nodes for all rooms except the Maid's room and Utility area.

### Hob

A four-burner cooking hob with electrical ignition is provided in the kitchen.

### Chimney

A 90cm ductable electric chimney with anodised aluminium filters and a capacity of 1000 cu.mtrs/hour in the kitchen.

### Dishwasher

An Ariston\* dishwasher is provided in the kitchen.

### Microwave

A microwave of Whirlpool\* make is provided in the kitchen.

### Oven

An oven of Ariston\* make is provided in the kitchen.

### SS Backing Plate

The cooking hob has a 24"x24" stainless steel backing plate.

### Geysers

The bathrooms and the Utility area have geysers of 25 ltr capacity by Racold\*. The kitchen and the adjacent bathroom, and the Maid's bathroom and the powder room share a geyser each.

## ► HOME AUTOMATION

### Main System & Terminal

A home automation system with a central terminal with a colour touchscreen console provided for each home.

### Sub-Phones

A multifunction display performing most of the functions of the main console provided in the Master bedroom and family space.

### Bath-Phones

A console with basic automation controls in the Master bathroom.

### Occupancy Sensors

The main lights in four bathrooms are controlled by occupancy sensors.

### Main Door Lock

A biometric proximity card based or sensor based door lock lets you control the front door through the home automation consoles.

### Door Camera

A colour door camera integrated with the call bell at the front door.

### Curtain-Control

A motorised system with remote controls provided for the curtains in the formal living area.

### Motion Sensor

Motion sensors provided in strategic locations raise alarms in the event of an intrusion.

### Magnetic Sensors

The front door and all windows have magnetic sensors for added security.

### Smoke & Heat Detector

Smoke detectors provided in the kitchen, bedrooms and living spaces.

## ► ENTERTAINMENT

### Channel Music

In and on-wall speakers by Polk Audio\* in the living room, kitchen, home-office and the four bedrooms, linked to a multi-channel amplifier, provide a rich audio experience.

### Television

Direct-to-Home (DTH) connectivity in two bedrooms and the Family Area.

### Digital radio

WorldSpace connectivity in the Family Area.

## ► CABINERY & FURNITURE

### Kitchen

Floor and wall-mounted cabinets, complete with cutlery tray, vegetable baskets, breakfast counter.

### Utility

A cabinet with louvred shutters and a foldable Hettich\* ironing board with pull-out telescopic slide and heat proof ironing surface provide increased convenience.

### Master Bedroom

Walk-in wardrobe with mirror and dressing table, double bed with bedside tables, and a study unit.

### Master Bathroom

Mirror with backing ply, edge trim and louvred shutters below the counter.

### Children's Bedroom

Walk-in wardrobe with mirror and dressing table, two single beds with bedside tables, a bunk bed and a study unit with overhead storage and a pin-up board.

### Guest Bedrooms

A wardrobe, a double bed with bedside tables and a small study unit.

### Bathrooms

Mirror with backing ply and edge trim.

### Home-Office

Work desk with drawers, a filing unit and a wire manager.

### Basic Materials

All woodwork in termite-resistant good quality plywood or MDF boards finished with natural veneer or laminate.

### Hardware

All hardware in brush finished stainless steel. The soft close system for the drawers in wardrobes and the telescopic channels for the drawers in the study units by Hettich\*.

### Mattresses

Mattresses not provided for any of the beds.

### Finishing

Natural veneer exteriors have Melamine matte finish and the interiors have varnish or paint.

## ► HVAC

### Air Conditioning

The central, hybrid air conditioning system has blower units in the living area, kitchen, family space, bedrooms and home-office.

### Mechanical Ventilation

The Master and Children's bathrooms have a mechanical ventilation system. Other bathrooms have exhaust fans of MC-Hitec\* make with 6" blades.

## ► LANDSCAPING

### Soil

Good quality red soil and sand mixture with manure serve as the base layer for landscaping.

### Irrigation

Sprinklers and a drip irrigation system provided for the landscaped areas.

### Soft Landscaping

The garden areas completely landscaped with grass, shrubs, bamboo etc. Exotic plants provided at additional cost.

### Water Body

A 3' wide skimmer type pool (not for swimming) with underwater lights and a filtration unit provided along the length of the garden.

## ► UTILITIES / SERVICES

### Back-Up Power

Back-up power provided to the entire unit, including lighting and heating circuits, upto a limit of 10 KvA per unit. Also available for the common area lighting and water pumps. Generators have acoustic enclosures and AMF Panels with automatic changeover switches.

### Water

The project will have a water purification plant for drinking water supply.

### Rainwater Harvesting

Percolation pits for rainwater harvesting.

### Garbage Chute

A stainless steel chute with auto-close intake doors, sanitation unit and roof level exhaust system facilitates removal of garbage. Every floor provided with heavy duty HDPE garbage trolleys.

### Sewage Treatment

A tertiary sewage treatment plant with separate plumbing enables the use of recycled water for gardening and flushing.

### Elevators

Two passenger elevators and one freight elevator with automatic doors in each apartment tower. Multi-beam sensors for door operation and down collective system in the elevators.

## ► FACILITIES & AMENITIES

### Clubhouse

The clubhouse has a common space for get-togethers and facilities for indoor sports like table tennis.

### Swimming Pool

In addition to a swimming pool of 4' depth, there is also a separate paddle pool for children.

### Gymnasium

Facilities in the gym include commercial low-impact treadmill, total body elliptical fitness crosstrainer, upright cycle, 4-station multi-gym, flat incline, decline multipurpose bench and dumbbells.

### Sporting Facilities

Courts for tennis, badminton and squash.

## ► SPECIAL FEATURES

### Aquarium

A large, fully-equipped aquarium provided in the children's bedroom.

### Stone-Clad Wall

The partition between the kitchen and living room has butchwork cladding in brown slate.

**Note** All specifications are subject to change, and decisions taken from time to time by the Developers shall be final and binding. Wherever brands are mentioned, the Developers may use equivalent brands at their discretion.

The house provides perhaps the most significant space and place in our lives. It is where we are at our most comfortable, and our most intimate.

The house is the structure that contains our memories, our dreams, and perhaps our future. Whether the house is a simple nest or an elaborate palace, it is inarguably the place that most shapes our lives.

KELLEY CHENG, NARELLE YABUKA

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