

**PURSUIT OF  
A RADICAL  
RHAPSODY**

Bangalore

## PROJECT & MASTER PLAN

This project is indeed a **Pursuit of a Radical Rhapsody**, a rhapsody in green, with full-scale trees in the gardens of homes, made possible through specially developed technology. The goal as always, has been to embrace nature and integrate it with our living spaces and provide a sense of a home on the ground, even on the 27<sup>th</sup> floor.

The property is fortunate to have a lake on its east end, to maximize the views of the lake, the apartments have been placed closer to it. However, to control the scale of the high-rise towers along the lake edge, the lower level apartment homes facing the lake are arranged in a stepped manner, creating a terraced hill appearance and providing open-to-sky gardens for each. All the L30 and L45 apartment homes face the lake.

A boardwalk along the lake edge, lined with amenities such as landscaped parks, play and performance areas and water bodies will all help create a vibrant community space. The inviting streets around our homes are carefully planned to encourage pedestrians, enhance disabled-friendly access and discourage high-speed vehicular traffic.

The proposed clubhouse will house a top-of-the-line gymnasium and other amenities including badminton, squash court, board games, billiards and a swimming pool.

With acres of landscaping and several hundred trees all over the campus, earth-sheltered roofs over the villas, sky gardens over the towers, and terrace gardens with every single home, there is a significant reduction in the 'urban heat island effect', resulting in considerably lower

air temperatures when compared to the surrounding neighborhoods. The extensive landscaping also helps reduce dust and pollutant levels in the microclimate.

Other sustainable design features include the use of flow regulators to reduce water consumption from every single faucet, recycling of water for use in landscaping, recharge pits within the storm water drains and green roofs over the villas that reduce rain-water run-off.

Over the last 20 years, our focus has always been on the home itself. Each home is carefully designed around the family that will live in it, with loads of natural light, thoughtful planning and the use of appropriate natural materials. Each home comes furnished with wardrobes, beds, study tables and bookshelves and a fully equipped kitchen.

The interiors of each home can be individually customised and the construction of each home will be carefully crafted through our very own Total Environment Machine-Craft.

The 34 acre property is located in the heart of Whitefield, along the entire western edge of the Giddanakere lake, next to the Zuri Hotel. Besides our very own jazz theatre and microbrewery 'Windmills Craftworks', there is the Phoenix Marketcity Mall, Inorbit Mall and Forum Value Mall located nearby, as well as the Taj Vivanta and Marriott Hotels. 80% of Bangalore's IT companies are located in and around the Whitefield area, so one can literally walk to work from here. Many of Bangalore's best international schools are also located in the Whitefield region.

The Project comprises the following home products:

**C20: 3 BEDROOM CIRCULAR APARTMENTS**  
Area: 2713 sq.ft.

**L30: 3 BEDROOM LAKE-FACING APARTMENTS**  
Area: 4033 sq.ft.

**L45: 4 BEDROOM LAKE-FACING TERRACED APARTMENTS**  
Area: 5668 sq.ft.

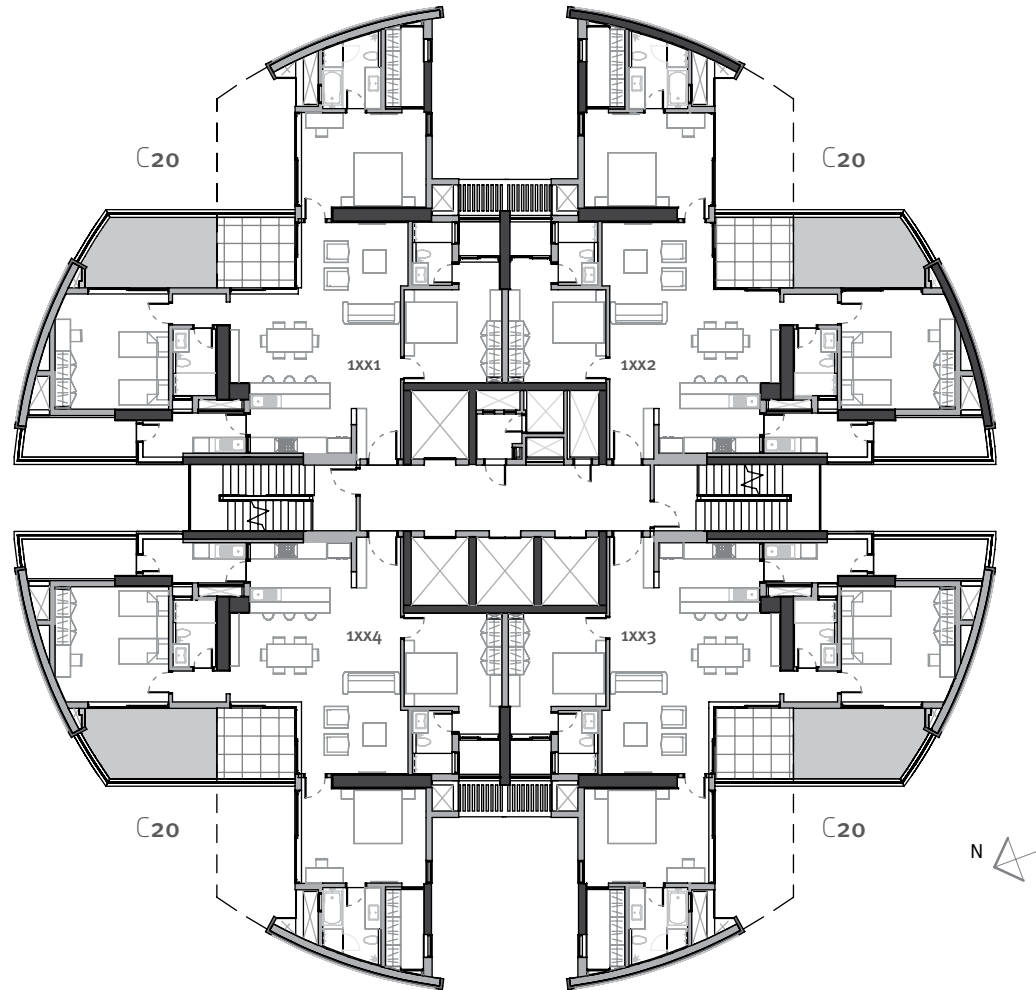
**V50: EARTH-SHELTERED VILLAS**  
Area: 5129 sq.ft.



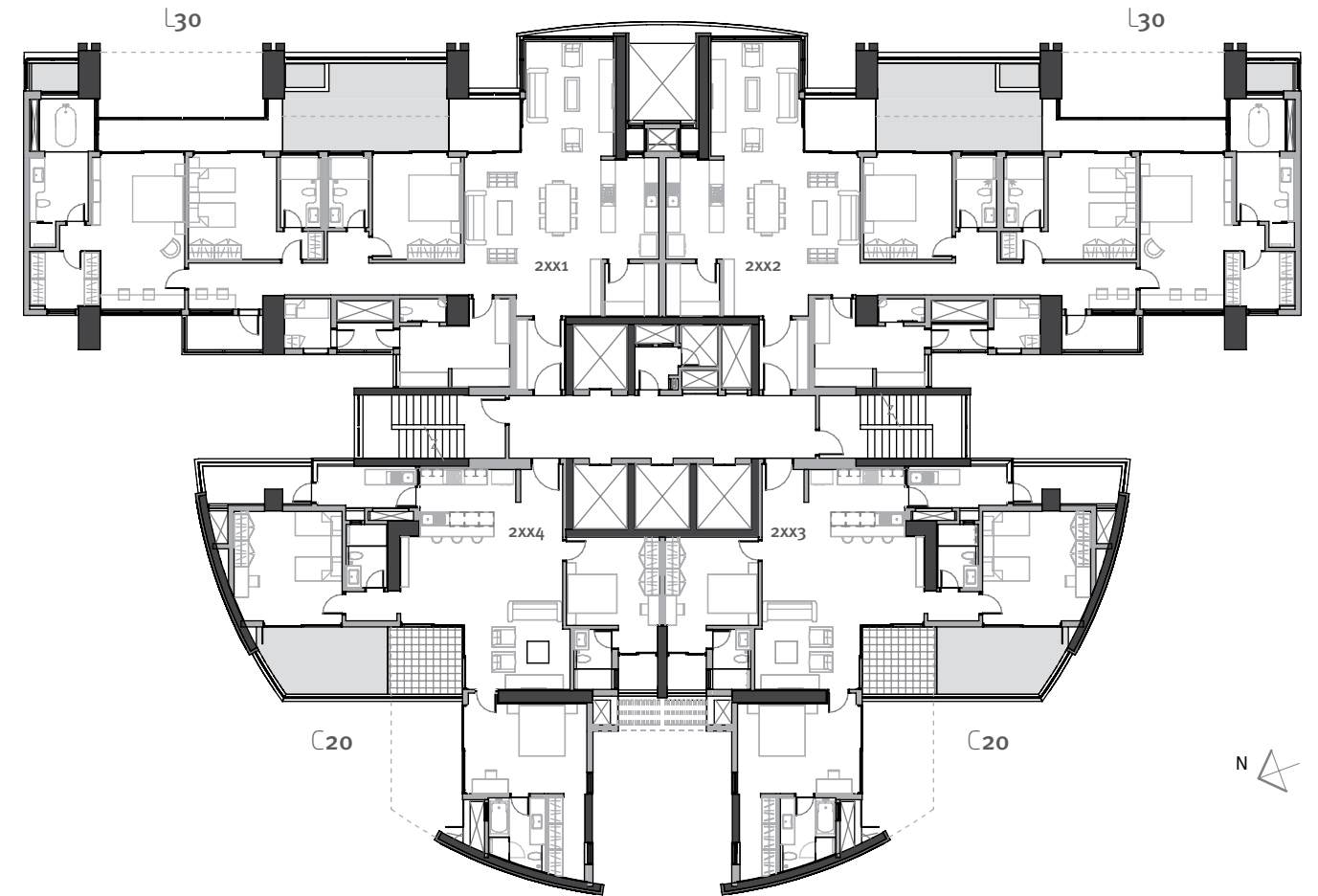


Visualisation of the Boardwalk

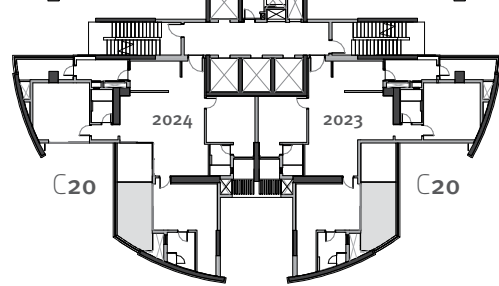
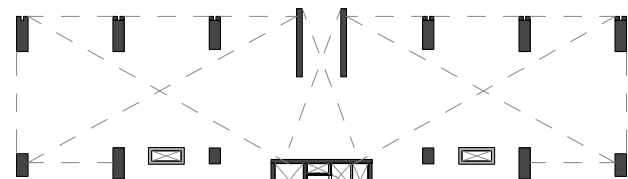
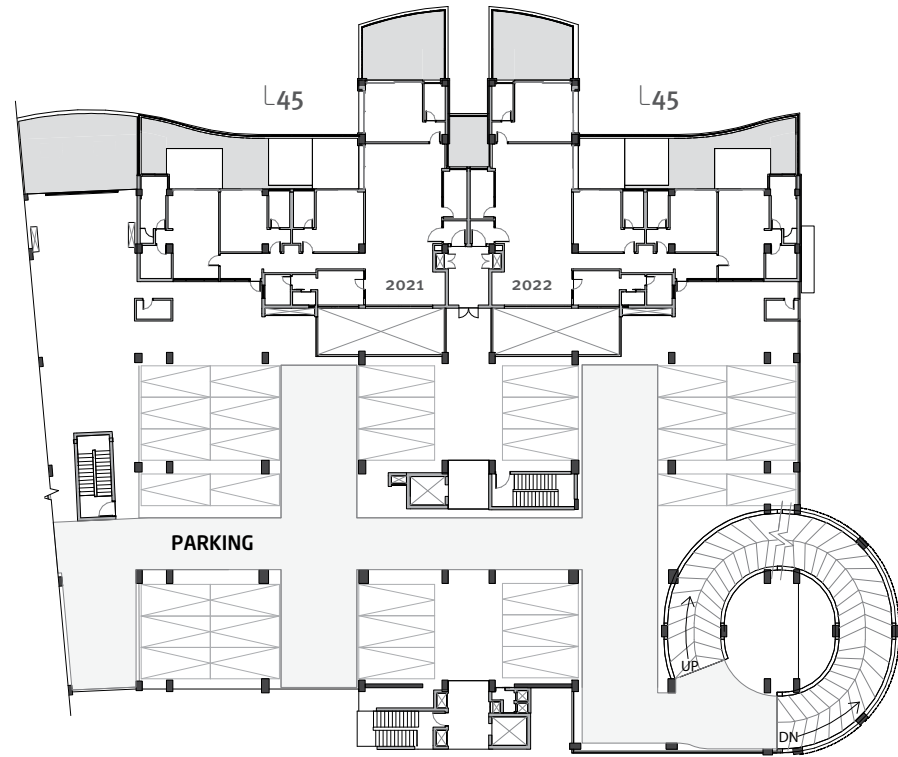
### Tower 1



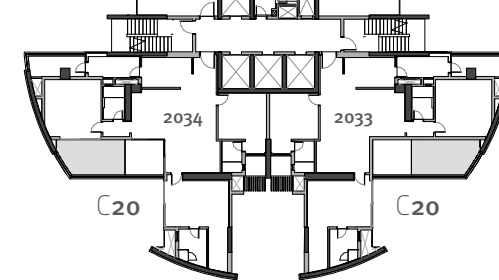
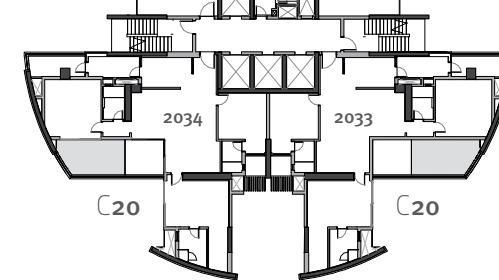
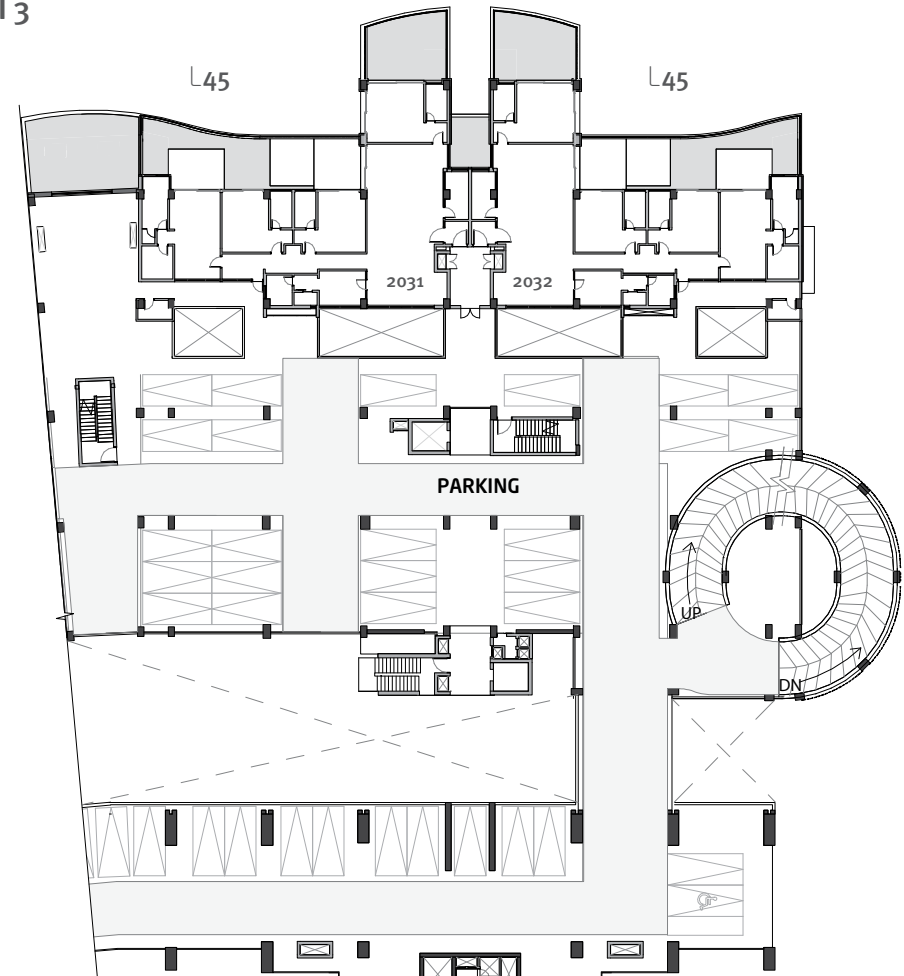
### Tower 2 - Level 10



### Tower 2 Level 2



### Tower 2 Level 3



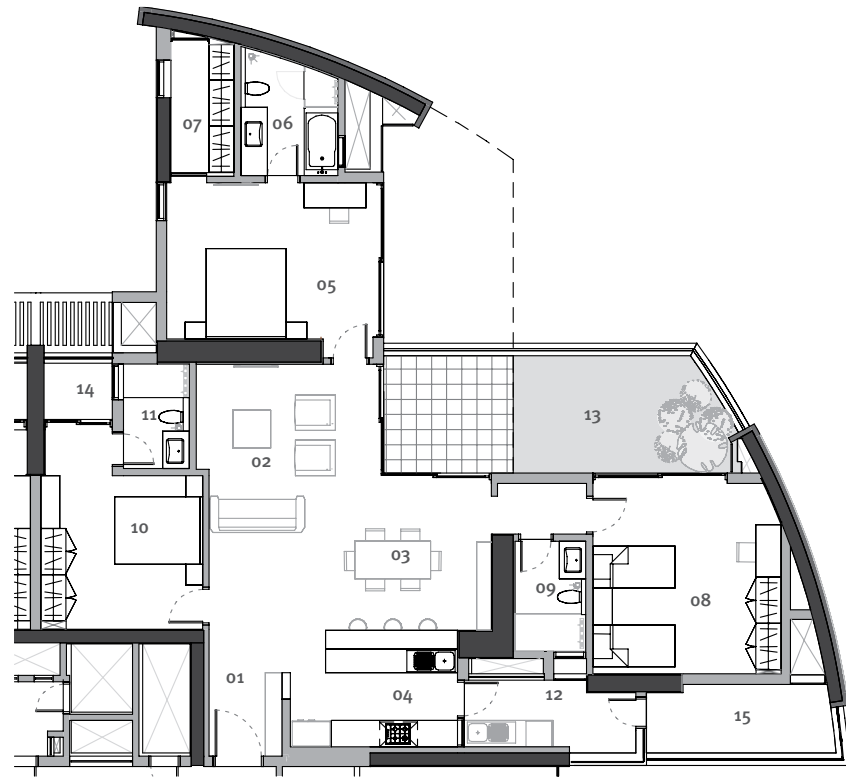


Visualisation of the C2o Living Room

### C20a

Area 2713 sq.ft.

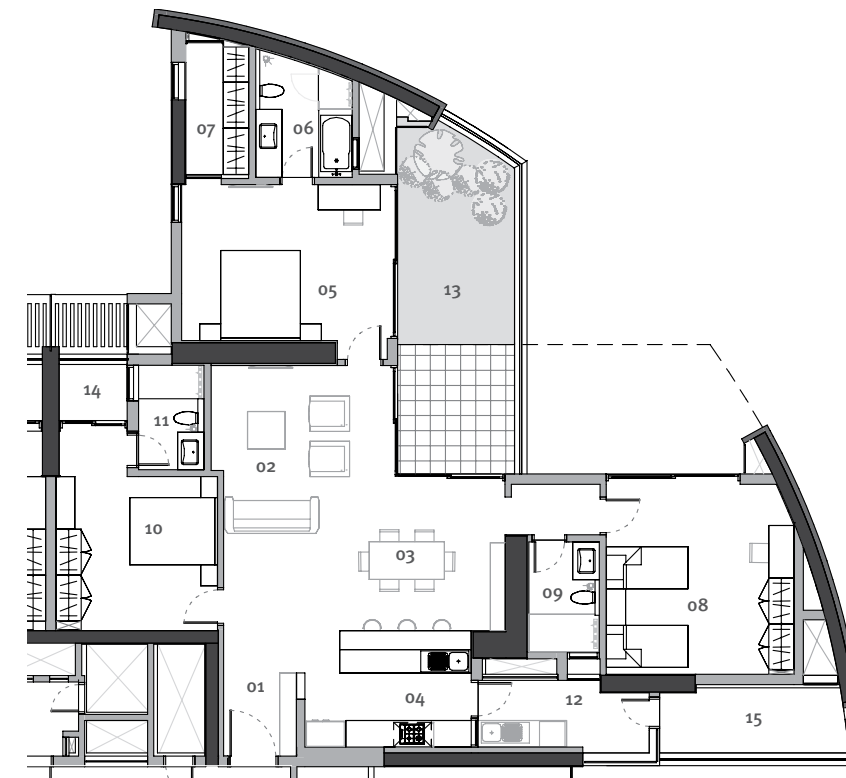
- 01 Entrance - 6'4" x 9'1"
- 02 Living - 14'1" x 20'7"
- 03 Dining - 8'11" x 11'9"
- 04 Kitchen - 13'1" x 9'1"
- 05 Master Bedroom - 16'4" x 12'1"
- 06 Master Bathroom - 7'3" x 10'1"
- 07 Walk-in Wardrobe - 4'11" x 10'10"
- 08 Children's Bedroom - 14'9" x 15'2"
- 09 Children's Bathroom - 5'6" x 8'7"
- 10 Guest Bedroom - 12'8" x 16'
- 11 Guest Bathroom - 5'2" x 8'2"
- 12 Utility - 13'5" x 5'7"
- 13 Terrace Garden - 27'9" x 9'2"
- 14 Balcony - 5'4" x 4'6"
- 15 Service Platform - 14'10" x 5'4"



### C20b

Area 2713 sq.ft.

- 01 Entrance - 6'4" x 9'1"
- 02 Living - 14'1" x 20'7"
- 03 Dining - 8'11" x 11'9"
- 04 Kitchen - 13'1" x 9'1"
- 05 Master Bedroom - 16'4" x 12'1"
- 06 Master Bathroom - 7'3" x 10'1"
- 07 Walk-in Wardrobe - 4'11" x 10'10"
- 08 Children's Bedroom - 14'9" x 15'2"
- 09 Children's Bathroom - 5'6" x 8'7"
- 10 Guest Bedroom - 12'8" x 16'
- 11 Guest Bathroom - 5'2" x 8'2"
- 12 Utility - 13'5" x 5'7"
- 13 Terrace Garden - 9'2" x 27'9"
- 14 Balcony - 5'4" x 4'6"
- 15 Service Platform - 14'10" x 5'4"



## C20ag

Area 3029 sq.ft.

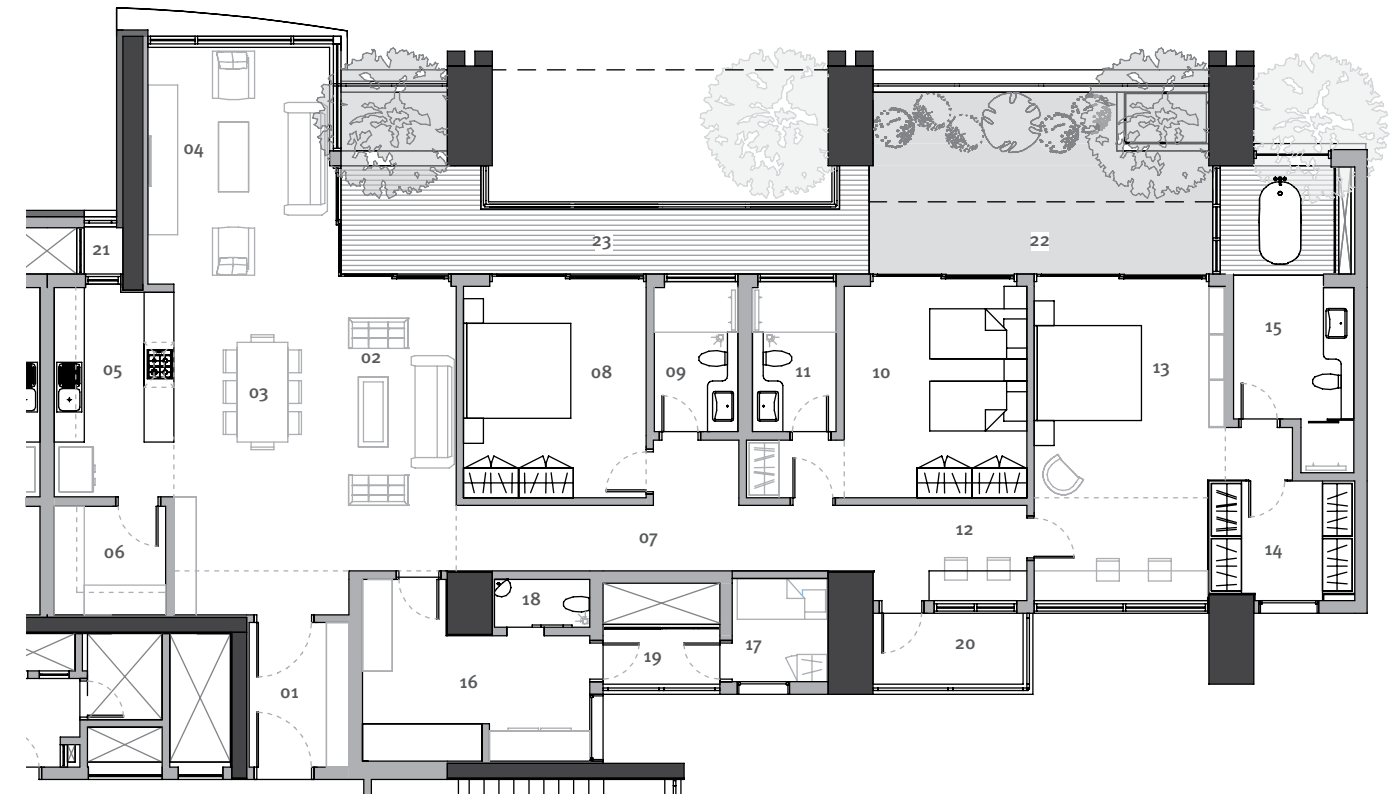
- 01 Entrance - 6'4" x 9'1"
- 02 Living - 14'1" x 20'7"
- 03 Dining - 8'11" x 11'9"
- 04 Kitchen - 13'1" x 9'1"
- 05 Master Bedroom - 16'4" x 12'1"
- 06 Master Bathroom - 7'3" x 10'1"
- 07 Walk-in Wardrobe - 4'11" x 10'10"
- 08 Children's Bedroom - 14'9" x 15'2"
- 09 Children's Bathroom - 5'6" x 8'7"
- 10 Guest Bedroom - 12'8" x 18'9"
- 11 Guest Bathroom - 5'2" x 8'2"
- 12 Utility - 13'5" x 5'7"
- 13 Terrace Garden - 27'9" x 27'9"
- 14 Balcony - 5'4" x 4'6"
- 15 Service Platform - 5'11" x 7'6"



## L30a

Area 4033 sq.ft.

- 01 Foyer - 6'7" x 9'6"
- 02 Living - 8'4" x 18'9"
- 03 Dining - 10'3" x 21'7"
- 04 Family - 12' x 15'9"
- 05 Kitchen - 7'10" x 13'5"
- 06 Store - 7'4" x 7'2"
- 07 Corridor - 27'6" x 4'4"
- 08 Guest Bedroom - 12' x 13'11"
- 09 Guest Bathroom - 5'6" x 9'6"
- 10 Children's Bedroom - 12' x 13'11"
- 11 Children's Bathroom - 5'6" x 9'6"
- 12 Study - 10' x 6'3"
- 13 Master Bedroom - 12'7" x 20'8"
- 14 Walk-in Wardrobe - 9'7" x 7'5"
- 15 Master Bathroom - 7'11" x 16'8"
- 16 Utility - 15' x 8'3"
- 17 Maid's Bedroom - 6'4" x 6'10"
- 18 Maid's Bathroom - 6'3" x 3'2"
- 19 Service Platform 1 - 7'8" x 3'8"
- 20 Service Platform 3 - 10'4" x 4'8"
- 21 Service Platform 2 - 2'7" x 3'1"
- 22 Terrace Garden - 22'1" x 12'
- 23 Wooden Deck - 34'9" x 4'3"

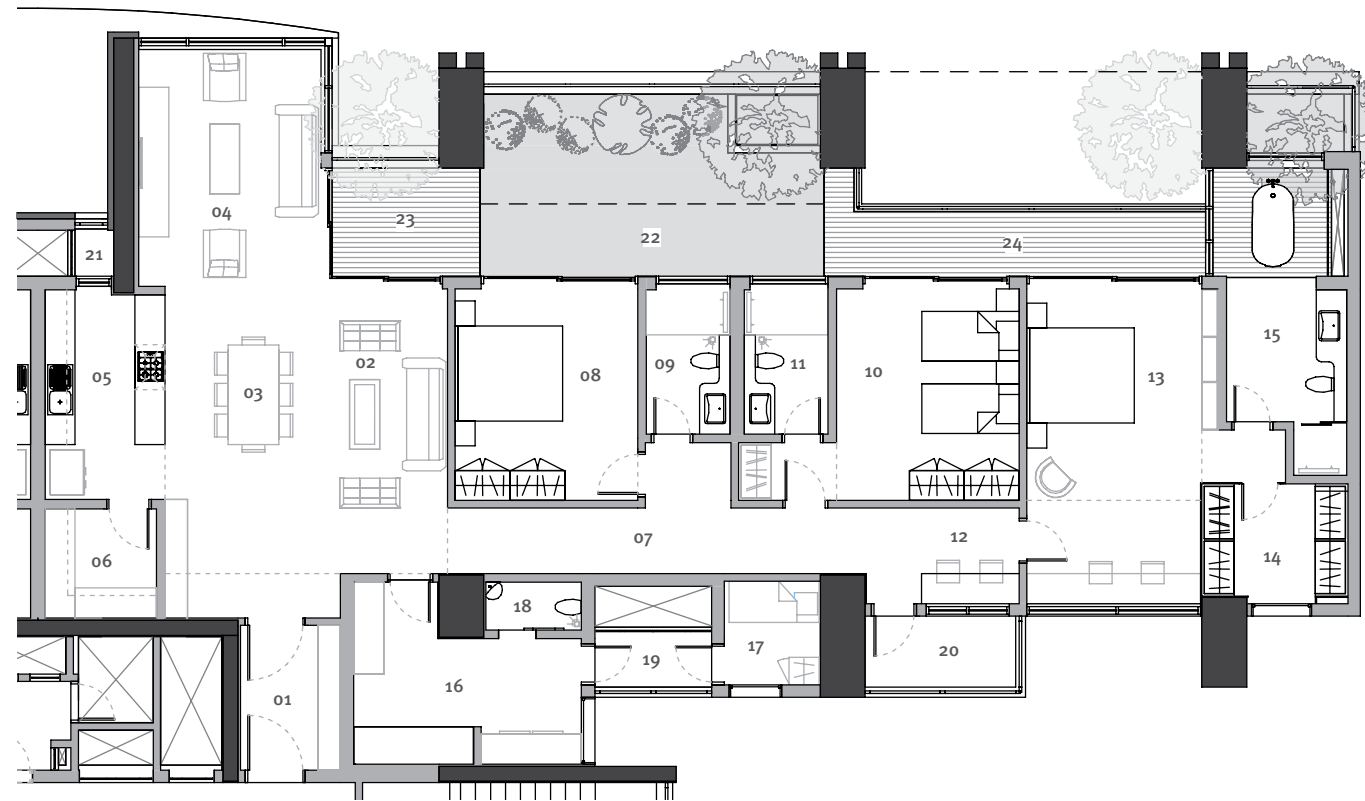




### L30b

Area 4033 sq.ft.

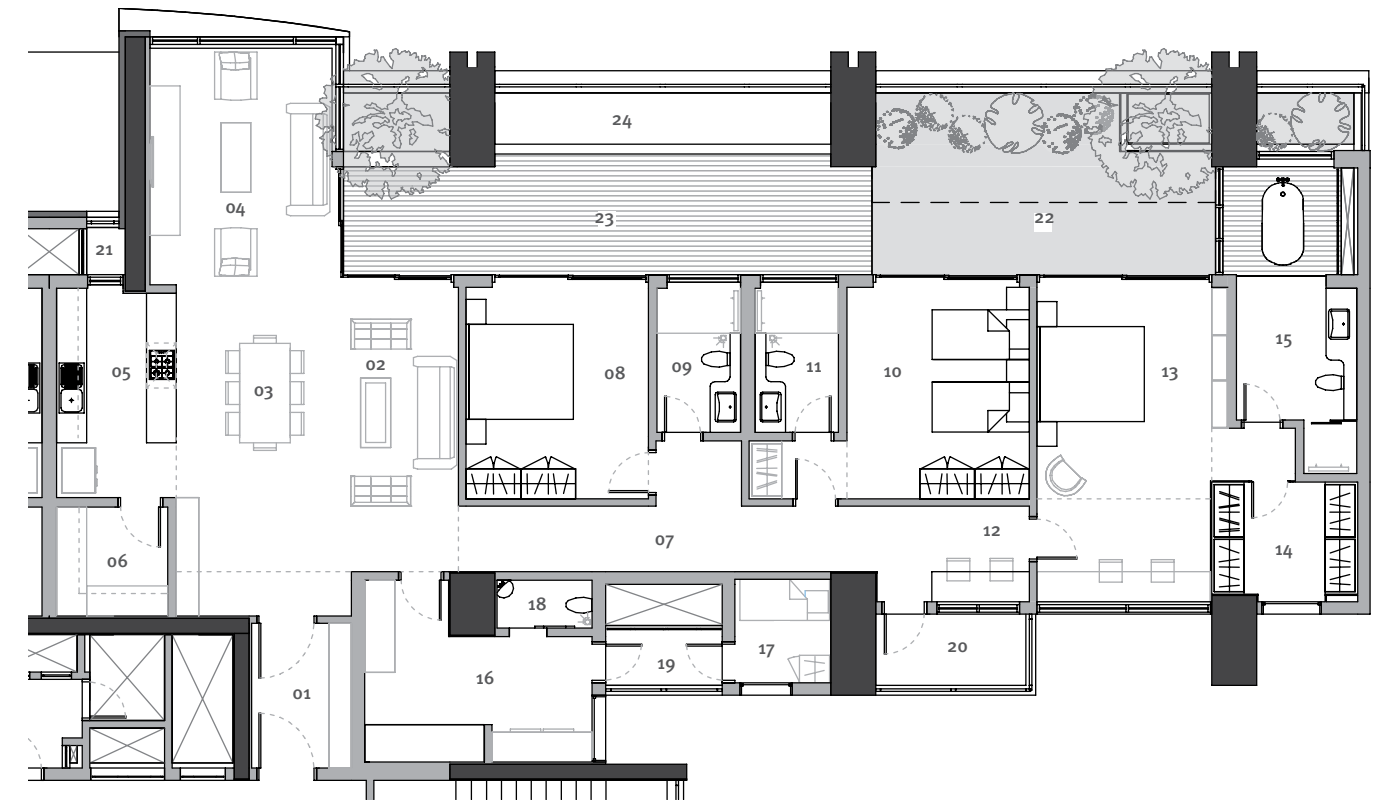
- |                                 |                                      |                                      |
|---------------------------------|--------------------------------------|--------------------------------------|
| 01 Foyer - 6'7" x 9'6"          | 09 Guest Bathroom - 5'6" x 9'6"      | 17 Maid's Bedroom - 6'4" x 6'10"     |
| 02 Living - 8'4" x 18'9"        | 10 Children's Bedroom - 12' x 13'11" | 18 Maid's Bathroom - 6'3" x 3'2"     |
| 03 Dining - 10'3" x 21'7"       | 11 Children's Bathroom - 5'6" x 9'6" | 19 Service Platform 1 - 7'8" x 3'8"  |
| 04 Family - 12' x 15'9"         | 12 Study - 10' x 6'3"                | 20 Service Platform 3 - 10'4" x 4'8" |
| 05 Kitchen - 7'10" x 13'5"      | 13 Master Bedroom - 12'7" x 20'8"    | 21 Service Platform 2 - 2'7" x 3'1"  |
| 06 Store - 7'4" x 7'2"          | 14 Walk-in Wardrobe - 9'7" x 7'5"    | 22 Terrace Garden - 22'1" x 12'      |
| 07 Corridor - 27'6" x 4'4"      | 15 Master Bathroom - 7'11" x 16'8"   | 23 Wooden Deck - 9'9" x 7'1"         |
| 08 Guest Bedroom - 12' x 13'11" | 16 Utility - 15' x 8'3"              | 24 Wooden Deck - 25'1" x 4'3"        |



### L30ag

Area 4303 sq.ft.

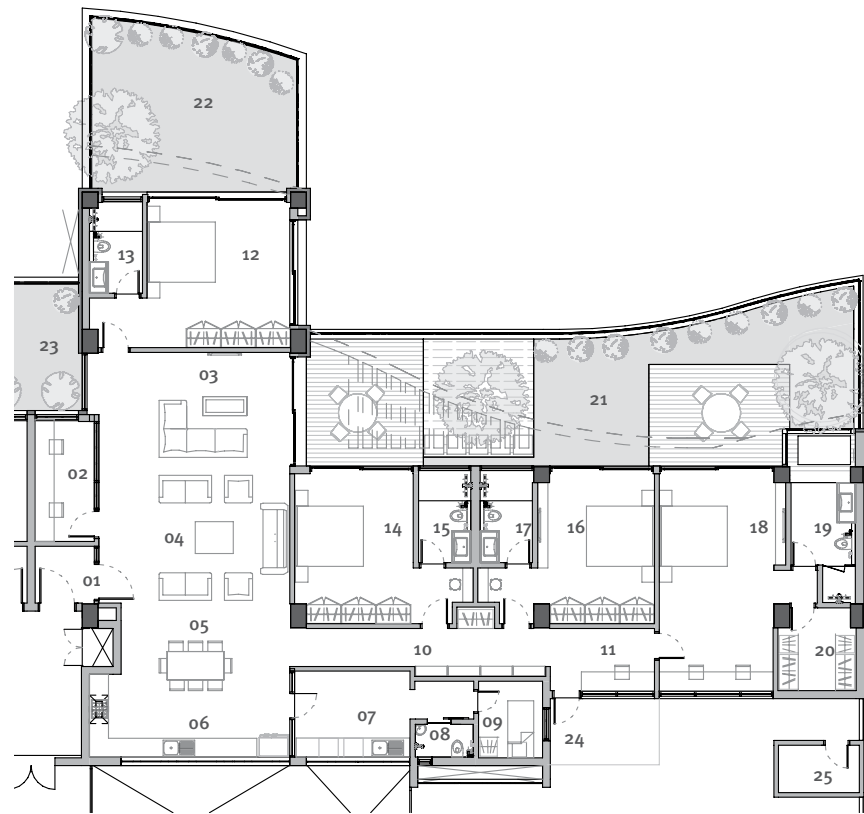
- |                                 |                                      |                                      |
|---------------------------------|--------------------------------------|--------------------------------------|
| 01 Foyer - 6'7" x 9'6"          | 09 Guest Bathroom - 5'6" x 9'6"      | 17 Maid's Bedroom - 6'4" x 6'10"     |
| 02 Living - 8'4" x 18'9"        | 10 Children's Bedroom - 12' x 13'11" | 18 Maid's Bathroom - 6'3" x 3'2"     |
| 03 Dining - 10'3" x 21'7"       | 11 Children's Bathroom - 5'6" x 9'6" | 19 Service Platform 1 - 7'8" x 3'8"  |
| 04 Family - 12' x 15'9"         | 12 Study - 10' x 6'3"                | 20 Service Platform 3 - 10'4" x 4'8" |
| 05 Kitchen - 7'10" x 13'5"      | 13 Master Bedroom - 12'7" x 20'8"    | 21 Service Platform 2 - 2'7" x 3'1"  |
| 06 Store - 7'4" x 7'2"          | 14 Walk-in Wardrobe - 9'7" x 7'5"    | 22 Terrace Garden - 22'1" x 12'      |
| 07 Corridor - 27'6" x 4'4"      | 15 Master Bathroom - 7'11" x 16'8"   | 23 Wooden Deck - 34'9" x 7'1"        |
| 08 Guest Bedroom - 12' x 13'11" | 16 Utility - 15' x 8'3"              | 24 Water Body - 22'1" x 3'4"         |



## L45a

Area 5668 sq.ft.

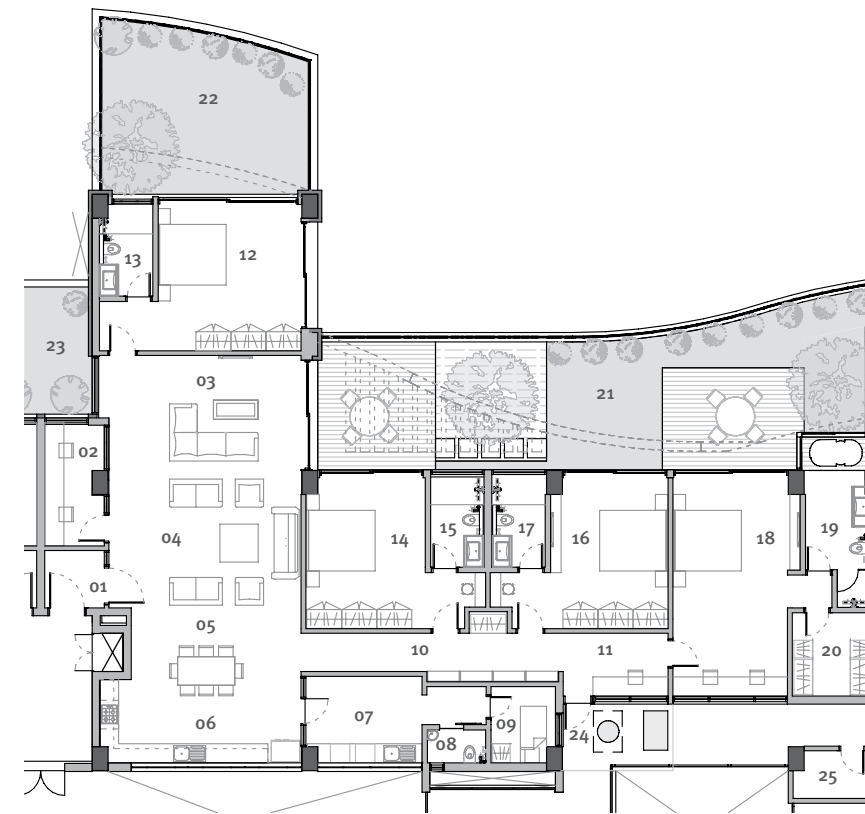
- 01 Entry - 6'2" x 5'11"
- 02 Home Office - 6'2" x 12'8"
- 03 Family - 21' x 11'9"
- 04 Living - 19'10" x 16'10"
- 05 Dining - 17'6" x 6'8"
- 06 Kitchen - 20'9" x 6'9"
- 07 Utility - 12' x 8'11"
- 08 Maid's Bathroom - 6' x 3'5"
- 09 Maid's Bedroom - 6'8" x 7'11"
- 10 Corridor - 27' x 3'11"
- 11 Study - 10'10" x 6'6"
- 12 Bedroom 04 - 14'9" x 15'1"
- 13 Bathroom 04 - 5'6" x 9'3"
- 14 Bedroom 03 - 12'4" x 15'7"
- 15 Bathroom 03 - 5'5" x 9'7"
- 16 Bedroom 02 - 12'1" x 15'7"
- 17 Bathroom 02 - 5'5" x 9'7"
- 18 Bedroom 01 - 11'10" x 22'6"
- 19 Bathroom 01 - 6'8" x 17'6"
- 20 Walk-in Wardrobe - 8'1" x 8'7"
- 21 Terrace Garden 1 - 56'9" x 13'2"
- 22 Terrace Garden 2 - 21'7" x 13'8"
- 23 Terrace Garden 3 - 4'11" x 13'1"
- 24 Service Platform - 11'3" x 6'10"
- 25 Filtration Room - 8'4" x 4'11"



## L45b

Area 5668 sq.ft.

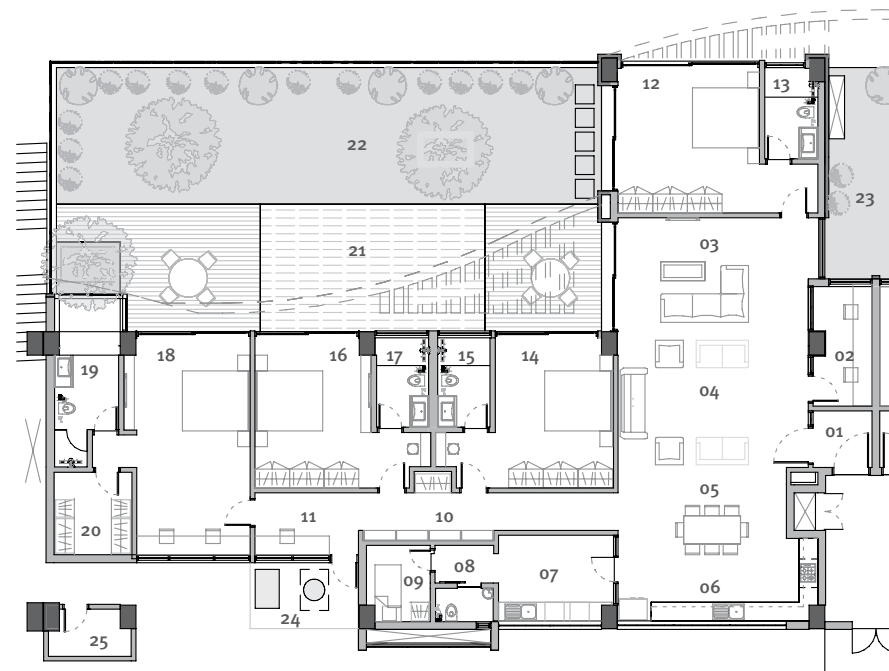
- 01 Entry - 6'2" x 5'11"
- 02 Home Office - 6'2" x 12'8"
- 03 Family - 21' x 11'9"
- 04 Living - 19'10" x 16'10"
- 05 Dining - 17'6" x 6'8"
- 06 Kitchen - 20'9" x 6'9"
- 07 Utility - 12' x 8'11"
- 08 Maid's Bathroom - 6' x 3'5"
- 09 Maid's Bedroom - 6'8" x 7'11"
- 10 Corridor - 27' x 3'11"
- 11 Study - 10'10" x 6'6"
- 12 Bedroom 04 - 14'9" x 15'1"
- 13 Bathroom 04 - 5'6" x 9'5"
- 14 Bedroom 03 - 12'4" x 15'7"
- 15 Bathroom 03 - 5'5" x 9'7"
- 16 Bedroom 02 - 12'1" x 15'7"
- 17 Bathroom 02 - 5'5" x 9'7"
- 18 Bedroom 01 - 11'10" x 22'6"
- 19 Bathroom 01 - 6'8" x 17'6"
- 20 Walk-in Wardrobe - 8'1" x 8'7"
- 21 Terrace Garden 1 - 56'9" x 13'2"
- 22 Terrace Garden 2 - 21'7" x 13'8"
- 23 Terrace Garden 3 - 4'11" x 13'1"
- 24 Service Platform - 11'3" x 6'10"
- 25 Filtration Room - 8'4" x 4'11"



## L45bg

Area 5668 sq.ft.

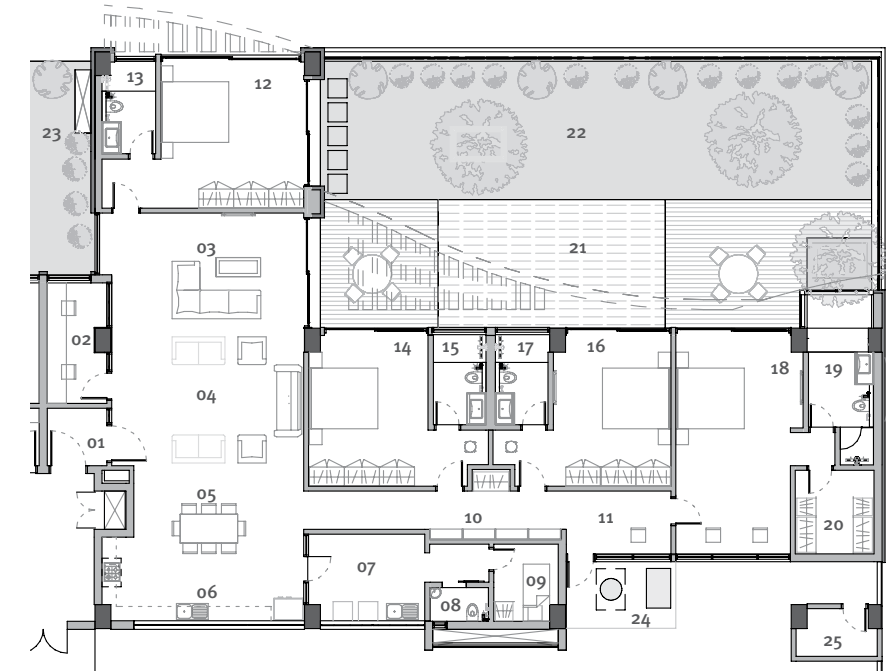
- 01 Entry - 6'2" x 5'11"
- 02 Home Office - 6'2"x
- 03 Family - 19'10" x 11'9"
- 04 Living - 19'10" x 16'10"
- 05 Dining - 17'6" x 6'6"
- 06 Kitchen - 20'9" x 6'11"
- 07 Utility - 12'0" x 8'11"
- 08 Maid's Bathroom - 6'0" x 3'5"
- 09 Maid's Room - 6'8" x 7'11"
- 10 Corridor - 27'0" x 3'11"
- 11 Study - 10'10" x 6'6"
- 12 Bedroom 04 - 14'9" x 15'1"
- 13 Bathroom 04 - 5'6" x 9'5"
- 14 Bedroom 03 - 12'4" x 15'7"
- 15 Bathroom 03 - 5'5" x 9'5"
- 16 Bedroom 02 - 12'1" x 15'7"
- 17 Bathroom 02 - 5'5" x 9'5"
- 18 Bedroom 01 - 11'10" x 22'6"
- 19 Bathroom 01 - 6'8" x 17'6"
- 20 Walk in closet - 8'1" x 8'7"
- 21 Terrace Garden 2 - 56'9" x 13'2"
- 22 Terrace Garden 1 - 56'9" x 14'3"
- 23 Terrace garden 3 - 4'11" x 21'9"
- 24 Service Platform - 11'3" x 6'10"
- 25 Filtration Room - 9'0" x 4'11"



## L45bg2

Area 5668 sq.ft.

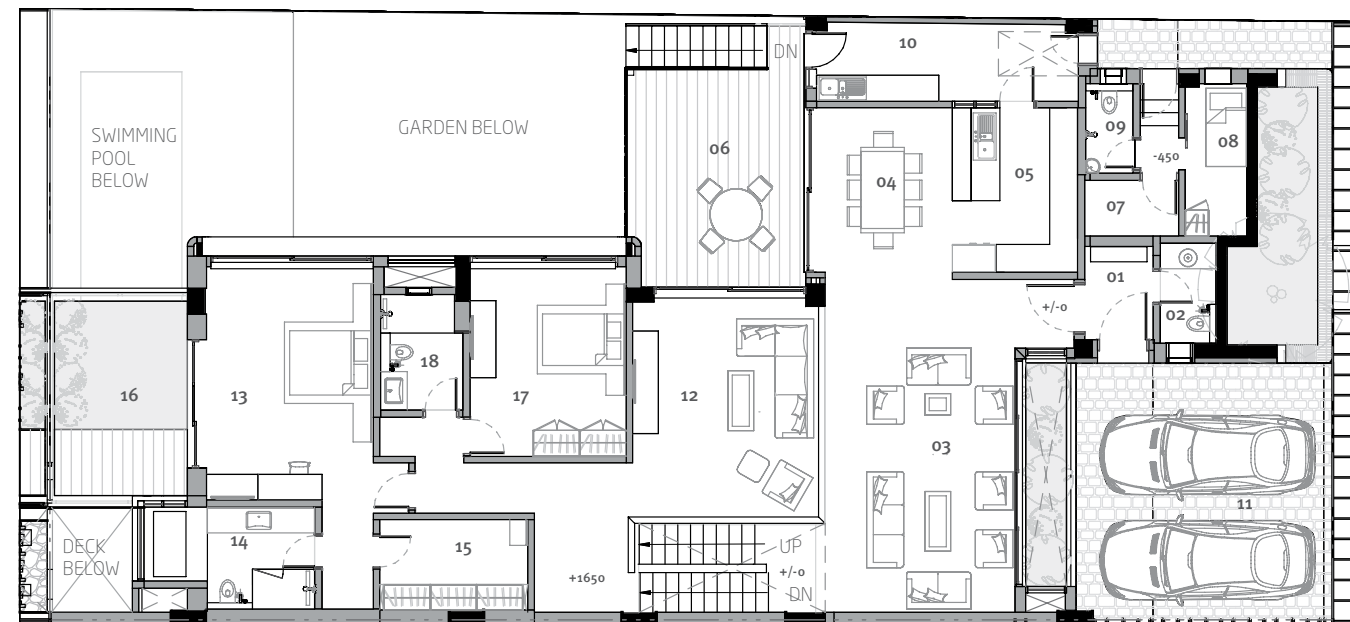
- 01 Entry - 6'2" x 5'11"
- 02 Home Office - 6'2"x
- 03 Family - 21'0" x 11'9"
- 04 Living - 19'10" x 16'10"
- 05 Dining - 17'6" x 6'8"
- 06 Kitchen - 20'9" x 6'8"
- 07 Utility - 12'0" x 8'11"
- 08 Maid's Bathroom - 6'0" x 3'5"
- 09 Maid's Room - 6'8" x 7'11"
- 10 Corridor - 27'0" x 3'11"
- 11 Study - 10'10" x 6'6"
- 12 Bedroom 04 - 14'9" x 15'1"
- 13 Bathroom 04 - 5'6" x 9'5"
- 14 Bedroom 03 - 12'4" x 15'7"
- 15 Bathroom 03 - 5'5" x 9'7"
- 16 Bedroom 02 - 12'1" x 15'9"
- 17 Bathroom 02 - 5'5" x 9'7"
- 18 Bedroom 01 - 11'10" x 22'6"
- 19 Bathroom 01 - 6'8" x 17'6"
- 20 Walk in closet - 8'1" x 8'7"
- 21 Terrace Garden 2 - 56'9" x 13'2"
- 22 Terrace Garden 1 - 56'9" x 14'3"
- 23 Terrace garden 3 - 4'11" x 21'9"
- 24 Service Platform - 11'3" x 6'10"
- 25 Filtration Room - 8'4" x 5'1"



## V50 b,c Upper Level

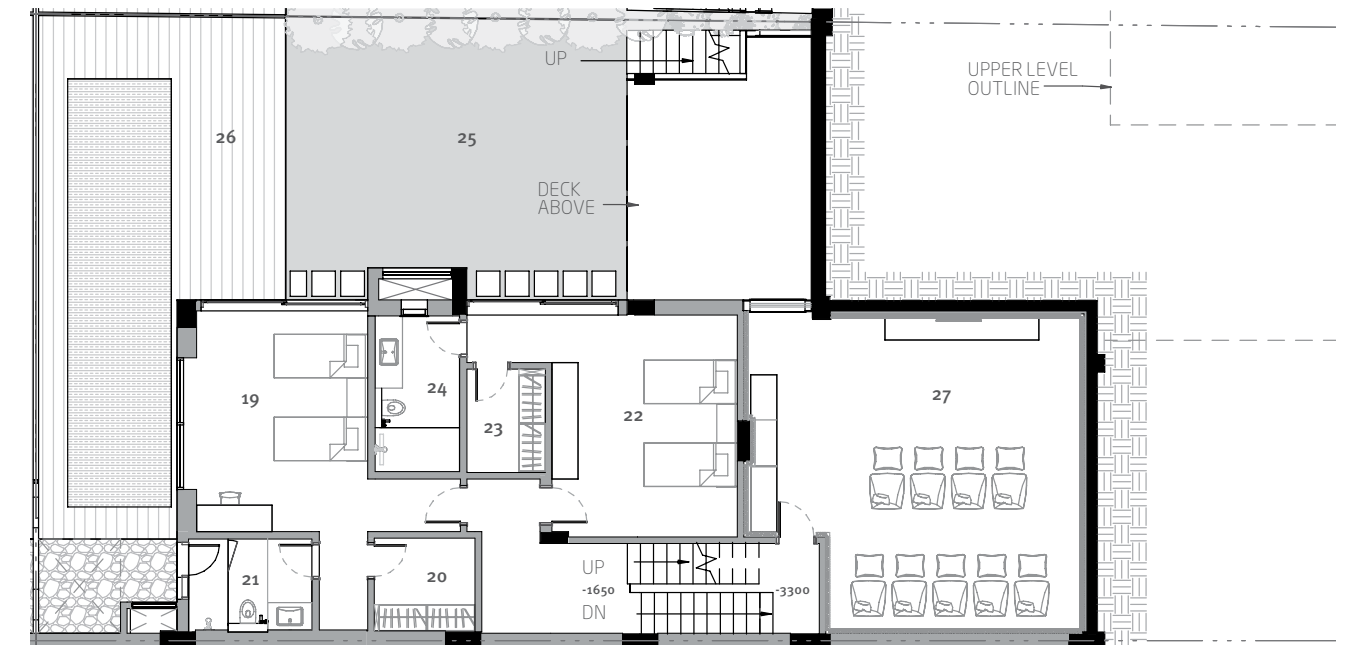
Area 5129 sq.ft.

- |                                 |                                      |
|---------------------------------|--------------------------------------|
| 01 Entry - 5'7" X 6'0"          | 10 Utility - 20'5" X 5'5"            |
| 02 Powder Room - 4'3" X 8'6"    | 11 Parking - 19'8" X 19'8"           |
| 03 Living Room - 14'6" X 25'7"  | 12 Family Room - 14'10" X 17'1"      |
| 04 Dining - 10'8" X 13'2"       | 13 Bedroom 01 - 12'10" X 17'11"      |
| 05 Kitchen - 9'7" X 12'7"       | 14 Bathroom 01 - 13'1" X 7'10"       |
| 06 Deck - 13'11" X 20'1"        | 15 Walk In Closet 01 - 11'4" X 6'11" |
| 07 Engine Room - 7'3" X 4'3"    | 16 Terrace Garden - 10'4" X 16'1"    |
| 08 Maid's Room - 4'9" X 11'8"   | 17 Bedroom 04 - 11'11" X 14'11"      |
| 09 Maid's Toilet - 3'8" X 6'10" | 18 Bathroom 04 - 6'4" X 8'8"         |



## Lower Level

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| 19 Bedroom 02 - 12'10" X 16'6"      | 24 Bathroom 03 - 6'4" X 11'8"   |
| 20 Walk In Closet 02 - 7'7" X 6'11" | 25 Garden - 25'6" X 20'3"       |
| 21 Bathroom 02 - 9'3" X 6'10"       | 26 Pool Deck** - 18'8" X 46'1"  |
| 22 Bedroom 03 - 13'11" X 16'7"      | 27 Media Room* - 25'5" X 23'11" |
| 23 Walk In Closet 03 - 5'10" X 8'2" |                                 |



\*Media Room is provided as a shell space only. It does not include any Furniture, Fixture or Equipment. It excludes wall, floor and ceiling finish, as well. Interior fit-out will be completed through Customisation.



Visualisation of the L30 Living Room

## SPECIFICATIONS

GREEN  
ORANGE  
BLUE  
PURPLE

STRUCTURE		GREEN	ORANGE	BLUE	PURPLE
<b>Shell</b>	RCC frame structure with masonry partitions. The height of each floor shall be 9'6" from slab top to slab top.	●	●	●	●
<b>Shell [L45]</b>	RCC frame structure with masonry partitions. The height of each floor shall be 11'0" from slab to slab. Height in the bedrooms shall be 9'6" from slab top to slab top.	●	●	●	●
<b>Shell [V50]</b>	RCC frame structure with masonry partitions. The height of each floor shall be 9'6" or greater from slab top to slab top and shall vary based on the profile of the curved roof	●	●	●	●
<b>Masonry</b>	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and /or stone masonry shall be provided for parts of the exterior with deep-set waterproof pointing. For other parts and for the internal walls, terracotta blocks, table molded brick masonry or Aerocon blocks or Concrete block masonry with plaster shall be provided.	●	●	●	●
FLOORING AND DADO		GREEN	ORANGE	BLUE	PURPLE
<b>Living &amp; Dining</b>	Beige coloured imported marble laid with paper joints and finished with 8 coats polish.		●	●	●
	Kota stone laid with paper joints and finished with 8 coats polish	●			
<b>Family Space [L30, L45]</b>	Beige coloured imported marble laid with paper joints and finished with 8 coats polish.		●	●	●
	Kota stone laid with paper joints and finished with 8 coats polish	●			
<b>Family Space [V50]</b>	Cut-pile carpet		●	●	●
	Kota stone laid with paper joints and finished with 8 coats polish	●			
<b>Kitchen</b>	Beige coloured imported marble laid with paper joints and finished with 8 coats polish. Glazed tiles above the counter up to a height of 2'. Counter shall be in granite.		●	●	●
	Green marble on the floor and counter. Glazed tiles above the counter up to a height of 2'	●			

GREEN  
ORANGE  
BLUE  
PURPLE

<b>Utility</b>	Green Marble flooring. No dado or counter shall be provided.	●	●	●	●
<b>Master Bedroom</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
<b>Other Bedrooms</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Master Bathroom</b>	Imported marble on the floor and counter, Marazzi or equivalent tiles on the walls up to 7' in shower area and 3' in other areas.		●	●	●
	Indian marble on the floor and counter, Marazzi or equivalent tiles on the walls up to 7' in shower area and 3' in other areas.	●			
<b>Other Bathrooms</b>	Imported marble on the floor and counter, Marazzi or equivalent tiles on the walls up to 7' in shower area and 3' in other areas.				●
	Vitrified Tiles on the floor, Glazed tiles on the walls up to 7' in shower area and 3' in other areas.	●	●	●	
<b>Home Office [L45]</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	
	Hardwood flooring				●
<b>Maid's Room</b>	Kota stone laid with paper joints and finished with 8 coats polish	●	●	●	●
<b>Maid's Bathroom</b>	Green Marble on the floor and Glazed tiles on the walls up to 7' in shower area and 3' in other areas.	●	●	●	●
<b>External Deck [L30, L45 &amp; V50]</b>	Engineered Solid wood		●	●	●
	Terracotta tiles	●			
<b>External Deck [C20]</b>	Engineered Solid wood				●
	Terracotta tiles	●	●	●	
<b>Internal Stairs [V50]</b>	Concrete stairs with beige coloured imported marble treads and steel railing.		●	●	●
	Concrete stairs with kota stone treads and steel railing.	●			

		GREEN	ORANGE	BLUE	PURPLE
<b>SANITARY FIXTURES</b>					
<b>Water Closets</b>	Western style, porcelain EWC of Kohler or equivalent make shall be provided in all bathrooms, except the Maid's Bathroom which shall be provided with an EWC of Parryware make	●	●	●	●
<b>Health Faucets</b>	Health faucets of Jaquar or equivalent make shall be provided in all bathrooms.	●	●	●	●
<b>Wash Basins</b>	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms. Parryware wash basin in the Maid's Bathroom. All basins shall be provided with CP waste coupling & CP bottle trap of standard make.		●	●	●
	Porcelain wash basins of Parryware or equivalent make shall be provided in all bathrooms. All basins shall be provided with CP waste coupling & CP bottle trap of standard make.	●			
<b>Kitchen Sink</b>	Stainless steel sink with drain board	●	●	●	●
<b>Cockroach Traps</b>	A detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms	●	●	●	●
<b>Bathtubs</b>	One Bathtub of Parryware / Woven Gold or equivalent make shall be provided in the Master bathroom		●	●	●
<b>Shower Cubicles</b>	Glass doors shall be provided for the shower area in Master Bathroom and Children's Bathroom.				●
<b>Overhead Showers</b>	Showers of Jaquar or equivalent make shall be provided in all bathrooms except the Powder Room.	●			
	Showers of Grohe or equivalent make shall be provided in all bathrooms except the Powder Room.		●	●	●
	A Rain shower of HansGrohe or equivalent make shall be provided in the Master Bath.				●
<b>Hand Showers</b>	Hand showers of Grohe or equivalent make shall be provided in all bathrooms except Maid's Bathroom & Powder Room				●

		GREEN	ORANGE	BLUE	PURPLE
<b>Faucets</b>	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.				●
	All faucets shall be CP, heavy body metal fittings of Grohe or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom.		●	●	
	All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make.	●			
<b>Bathroom accessories</b>	Towel rings &, toilet paper holders in all bathrooms, towel racks and soap dish in Master, Children and Guest Bath. - all of Jaquar or equivalent make shall be provided.				●
<b>Washing Machine Point</b>	One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.	●	●	●	●
<b>Plumbing</b>	All water supply lines & drainage lines shall be in CPVC pipes. Sewage lines shall be in PVC Pipes.	●	●	●	●
<b>ELECTRICAL</b>					
<b>Wiring</b>	All wiring shall be of Havells or equivalent make, concealed in PVC conduits.	●	●	●	●
<b>Switches &amp; Sockets</b>	All switches shall be of Anchor Roma Plus or equivalent make. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms:	●	●	●	●
<b>Living   Dining</b>	4 nos - 5 amp switch & socket	●	●	●	●
<b>Kitchen</b>	3 nos - 5 amp switch & socket, 4 nos - 15 amp switch and socket	●	●	●	●
<b>Utility</b>	1 no -5 amp switch & socket, 1 no. -15 amp switch and socket	●	●	●	●
<b>Master Bedroom</b>	4 nos - 5 amp switch & socket		●	●	●
	2 nos - 5 amp switch & socket	●			
<b>Other Bedrooms</b>	2 nos - 5 amp switch & socket	●	●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Bathrooms</b>	1 no - 5 amp switch & socket, 1 no. -15 amp switch and socket	●	●	●	●
<b>Family</b>	2 nos - 5 amp switch & socket, 1 no - 15 amp switch and socket		●	●	●
<b>Media Room</b>	4 nos - 5 amp switch & socket, 2 nos - 15 amp switch and socket		●	●	●
<b>Maid's Room</b>	1 no - 5 amp switch & socket	●	●	●	●
<b>Telephone &amp; Data</b>	1 Telephone Point each shall be provided in living and master bedroom. Provision for Fibre to the home (FTTH) connectivity shall be provided.	●	●	●	●
<b>Television</b>	1 Television Point each shall be provided in either living or family and guest bedroom. Provision for Direct to Home (DTH) connectivity shall be provided.	●	●	●	●
<b>Light Fixtures</b>	No Light fixtures shall be provided anywhere in the home	●	●	●	●
<b>Power &amp; Back Up</b>	A power connection of 5 KVA shall be provided to each unit for C20, 7 KVA for L30 and 10 KVA for L45 and V50. Back-up power shall be provided for the same capacity	●	●	●	●
<b>DOORS AND WINDOWS</b>					
<b>Frames &amp; Shutters</b>	Door and window frames and shutters shall be in Engineered Solid Wood. All door shutters shall be in solid core flush (block board or honeycomb board) shutters provided with a natural wood veneer. All bathroom windows, external utility fenestration, maid's room door and window shall have aluminum frame and shutters.	●	●	●	●
<b>Window Grills</b>	No window grills shall be provided or permitted for the French Windows. Grills shall only be provided for those regular windows where there is a sheer drop. Grills shall not be provided for bathroom windows.	●	●	●	●
<b>Mosquito Screens</b>	Mosquito screens shall be provided for all the External Windows and French Windows				●
<b>Finish</b>	The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with PU (Polyurethane) finish.	●	●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Hardware</b>	All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock.	●	●	●	●
	All sliding doors facing terrace gardens shall be provided with "Lift and Slide" system hardware.				●
<b>Friction Stays</b>	All swing windows shall be fitted with friction stays allowing the windows to stay open in any position	●	●	●	●
<b>Door Stoppers</b>	Magnetic / concealed door stoppers shall be provided for the main door and bedroom doors	●	●	●	●
<b>PAINT</b>					
<b>Paint</b>	All internal paint in Acrylic Distemper. No external paint shall be provided over exposed brick or stone masonry. For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with a zinc-chromate primer and synthetic enamel paint.	●	●	●	●
<b>ELECTRO-DOMESTIC EQUIPMENT</b>					
<b>Hob</b>	A 4-burner cooking hob with electrical ignition shall be provided in the kitchen		●	●	●
<b>Chimney</b>	A 90cm ductable electric chimney with anodised aluminum filters shall be provided in the kitchen.		●	●	●
<b>Dishwasher</b>	A dishwasher of Ariston or equivalent make shall be provided in the kitchen		●	●	●
<b>Geysers</b>	25 litre geysers - of Racold or equivalent make shall be provided in the bathrooms.		●	●	
<b>Heated Water System</b>	Heat pump shall be provided.				●
<b>Central Vacuum</b>	A central vacuum system shall be provided, with vacuum points accessible from every space except bathrooms, maids area, utility and outdoor spaces.				●
<b>Microwave</b>	A microwave of Whirlpool or equivalent make shall be provided in the main kitchen				●
<b>Oven</b>	An oven of Ariston make shall be provided in the main kitchen				●
<b>Water Purifier</b>	A water purifier shall be provided in the kitchen.				●



		GREEN	ORANGE	BLUE	PURPLE
<b>Garbage Crusher</b>	A garbage crusher shall be provided in the wet kitchen, if applicable.				●
<b>HVAC</b>					
<b>Air Conditioning</b>	A hybrid air-conditioning system shall be provided with blower units in the Bedrooms, Home-office, Family space and Living / Dining area. There is no provision for split ACs in L30 and L45 units.			●	●
<b>Mechanical Ventilation</b>	All bathrooms shall be provided with an exhaust fan of MC-Hitec Make with 6" Blades				●
<b>HOME AUTOMATION</b>					
<b>Main System &amp; Terminal</b>	A home-automation system shall be provided with a main console / terminal with color display control with touch screen for controlling all the automated functions.				●
<b>Sub-Phones</b>	A multi-function display performing most of the functions of the main console shall be provided in the Master bedroom & Family / Living space				●
<b>Occupancy Sensors</b>	The main centre light in four bathrooms shall be controlled by occupancy sensors				●
<b>Main Door Lock</b>	A high quality proximity card based or bio-metric sensor based door lock shall be provided that can be controlled from the main console as well the sub-phones				●
<b>Door Camera</b>	A colour door camera with call bell facility shall be provided outside the main door				●
<b>Motion Detector</b>	This shall be provided in a few locations for detecting intrusions				●
<b>Magnetic Sensors</b>	This shall be provided in all windows, French windows and main door to detect intrusions				●
<b>Smoke &amp; Heat Detector</b>	This shall be provided in the kitchen				●
<b>CABINETRY AND FURNITURE</b>					
<b>Kitchen</b>	Floor & wall mounted cabinets complete with cutlery tray, vegetable baskets, breakfast counter (if applicable) etc. in laminate of Veneta Cucine or equivalent make shall be provided		●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Utility</b>	A storage cabinet and a foldable ironing board of Hettich or equivalent make with a heat proof ironing surface shall be provided.				●
<b>Master Bedroom</b>	Double bed with bedside tables, study unit, 3 module walk-in wardrobe		●	●	●
<b>Master Bathroom</b>	Mirror with backing ply and edge trim, louvered shutters below the counter		●	●	●
<b>Children's Bedroom</b>	2 single beds with bedside table/s, study unit, 2 module wardrobes		●	●	●
<b>Other Bedrooms</b>	Double bed with bedside tables, 2 module wardrobes.		●	●	●
<b>Other Bathrooms</b>	Mirror with backing ply and edge trim excluding Maid's Bathroom		●	●	●
<b>Family [V50]</b>	TV unit, audio storage cum library unit		●	●	●
<b>Family [L30, L45]</b>	TV unit, audio storage cum library unit				●
<b>Home Office [L45]</b>	Study table with drawings, filing unit and wire manager along with overhead shelves				●
<b>Maid's Room</b>	Single cot, half module wardrobe, if applicable.		●	●	●
<b>Basic Materials</b>	All woodwork except for modular units shall be in termite resistant good quality plywood or MDF panels and natural veneer or laminate. Modular units shall be in particle board and veneer or laminate		●	●	●
<b>Hardware</b>	All hardware shall be in brush finished stainless steel of Hettich or equivalent make with soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.		●	●	●
<b>Finishing</b>	Natural veneer exteriors shall be finished in melamine matt finish and the interiors in laminate		●	●	●
<b>Mattresses</b>	Mattresses shall NOT be provided for any of the beds	●	●	●	●
<b>LANDSCAPING</b>					
<b>Soil</b>	Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping	●	●	●	●

		GREEN	ORANGE	BLUE	PURPLE
<b>Irrigation</b>	Sprinklers and a drip irrigation system shall be provided for landscaped areas	●	●	●	●
<b>Soft Landscaping</b>	Grass, shrubs and bamboo etc. shall be provided and all garden areas shall be completely landscaped. Expensive exotic plants may be provided at additional cost.	●	●	●	●
<b>Waterbody [L30g, L45]</b>	A water body shall be provided in the Garden		●	●	●
<b>Plunge Pool [V50]</b>	A 4' deep pool with Filtration equipment shall be provided.		●	●	●

#### FACILITIES AND AMENITIES

<b>Clubhouse</b>	Club house with a common space for parties
<b>Swimming Pool</b>	A 4' deep swimming pool with a separate paddle pool for kids
<b>Gym</b>	Commercial low-impact Treadmill, Total body elliptical fitness Crosstrainer, Upright cycle, 4 station Multi-gym, Flat incline, decline Multipurpose Bench, dumbbells
<b>Sporting Facilities</b>	Tennis Court, Badminton, Squash

#### UTILITIES / SERVICES

<b>Elevators</b>	Stretcher compatible passenger elevators shall be provided with automatic doors and SS finish inside the cabins for the Towers. Elevators shall be provided with multi-beam sensors for door operation and down collective system. The elevators shall also contain an Automatic Rescue Device (ARD)
<b>Gas Supply</b>	Reticulated gas supply shall be provided to individual units.

#### Note:

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

2. The Developers may make such variations or modifications in the plans / designs / dimensions as may be required / deemed necessary or advisable by the Developers, without however, substantially altering the dimensions of the Unit.





Visualisation of the V50 Deck

## THE SMALL DETAILS THAT MAKE A BIG DIFFERENCE.



**01** All door handles are in smooth brush finished stainless steel. In addition to being beautiful, these accessories are a pleasure to use.



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



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



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



**05** Smoke detectors shall be provided in each home for Fire Safety.



**06** An aluminium U-channel is provided between the skirting and the plastering of the wall for a better finish.



**07** 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.



**15** By ensuring that the door does not ram on to the wall when flung open, this wall mounted magnetic door stopper protects both the wall and the door handle.



**16** 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.



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



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



**19** Deck will be Engineered Wood in the L30, L45 and V50 Units.



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



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



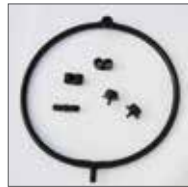
**08** The use of PVC drainage cells enables hassle-free and efficient drainage.



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



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



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



**12** Concealed in-wall cisterns save space and result in a clutter free look. They are efficient and optimise water consumption.



**13** Unique pull-down hangers optimise space and enable easy access to your wardrobe.



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



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



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



**24** Unobtrusive yet highly functional the garbage receptacle in the kitchen forms a 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.

NOTE: The above details are applicable to relevant specifications

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