

THE POINTE

BECAUSE  
YOU \*  
BELONG  
HERE

TERMINUS  
THE FINEST

CYGNUS VISTAS  
**THE POINT**  
A PROJECT BY TERMINUS  
AT GOLLUR, HYDERABAD

PRIVILEGED

POINT

VIEW

A

OF





# A secure, serene sanctuary



The inspiration behind a unique concept of community living is a group of distinguished citizens – an elite group whose principles and values have helped build the nation.

Now, they have come together to create The Pointe – a premium gated community of low - rise villas within a secure environment in Gollur, Hyderabad.



The entrance  
to The Pointe  
is nothing  
short of  
exquisite



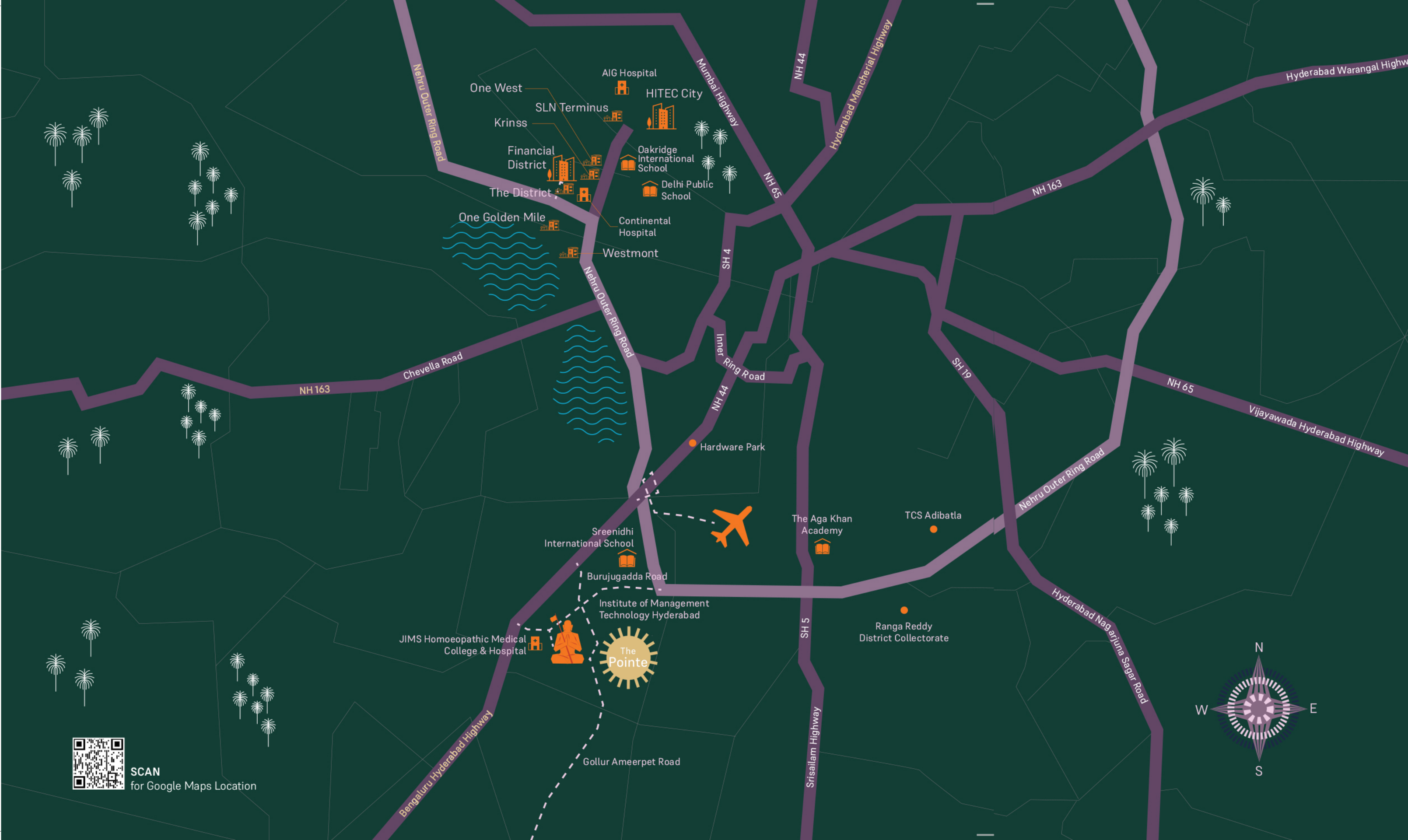
The grand entrance to The Pointe



# The advantage of being near, yet far

The Pointe is located just 17 km south of Rajiv Gandhi International Airport and close to the Statue of Equality which is visible from the villas. The site, on the Gollur-Ameerpet Road, is also a mere 10 km from the ORR and a 20-minute drive to the CBD HITEC City. With connectivity assured, these villas, in a secure gated community, are designed to be spacious and modern within a green and tranquil environment. The Pointe is, thus, close enough to the city. Yet, far from the maddening crowd.

- 17 Km / 21 mins >> Rajiv Gandhi International Airport
- 04 Km / 08 mins >> Statue of Equality
- 10 Km / 15 mins >> Nehru Outer Ring Road, Exit 16
- 32 Km / 35 mins >> Financial District
- 37 Km / 43 mins >> HITEC City
- 33 Km / 38 mins >> Oakridge International School
- 33 Km / 38 mins >> Delhi Public School
- 27 Km / 35 mins >> Sreenidhi International School
- 26 Km / 35 mins >> Aga Khan Academy
- 35 Km / 42 mins >> AIG Hospital
- 33 Km / 36 mins >> Continental Hospital
- 07 Km / 10 mins >> Institute of Management Technology Hyderabad
- 06 Km / 09 mins >> JIMS Homoeopathic Medical College & Hospital
- 34 Km / 50 mins >> TCS Adibatla
- 27 Km / 40 mins >> Ranga Reddy District Collectorate
- 13 Km / 35 mins >> Hardware Park Tukkguda



SCAN for Google Maps Location



# Neighbouring the Statue of Equality

DISTANCE >> 4 KM

The landmark Statue of Equality is located just 4 km from The Pointe and is the second tallest sitting statue in the world at 216 feet (66 m). It is dedicated to the 11th century Vaishnavite, Shri Ramanuja, who fought against social, cultural, gender, educational, and economic discrimination. Inaugurated in February 2022, the Statue of Equality is already a symbol of pride and a must-visit icon in Hyderabad. For residents of The Pointe, this iconic landmark is very much in the vicinity and symbolises the spirit of equality that will bind all its residents.







## BECAUSE THIS IS WHERE YOU BELONG

With a large number of villas occupied by some of the finest individuals, your neighbours will be from an elite group consisting of NRIs, Corporate Executives, Doctors, Entrepreneurs, Businessmen and other high-net worth citizens.

Living among this select group, watching your children grow up with others from a similar background and seeing your elderly dependents mingling with peers of similar vintage...

just some of the reasons to actively consider investing in The Pointe.

Ground + 2 floor  
4500 sqft, 450 sqyd villa







A NUMBER OF

37

acres

LAND AREA

183

VILLAS  
GROUND  
+ 2 FLOORS

REASONS THAT

SET

9,45,000

sqft

BUILT UP AREA

YOU APART

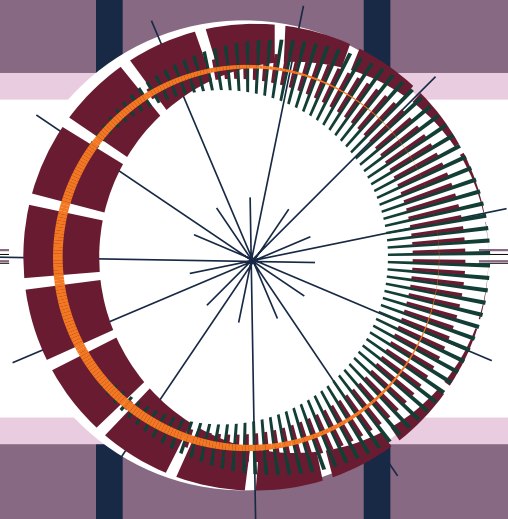
30,000

sqft

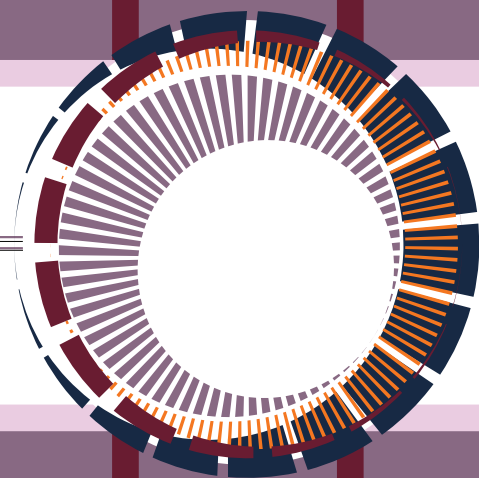
CLUBHOUSE  
AREA

& AMENITIES

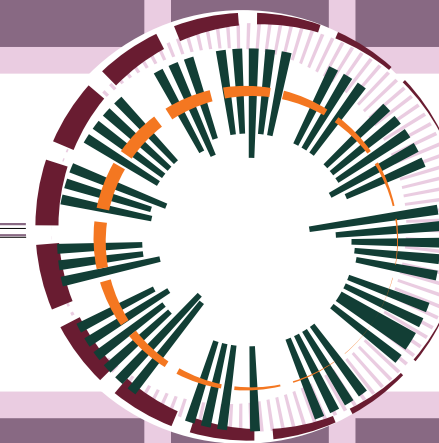




THE



CENTRAL BOULEVARD

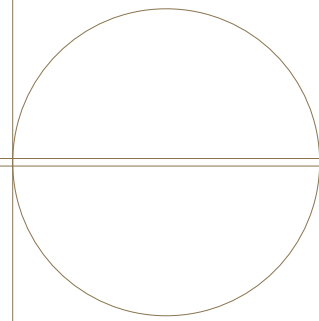
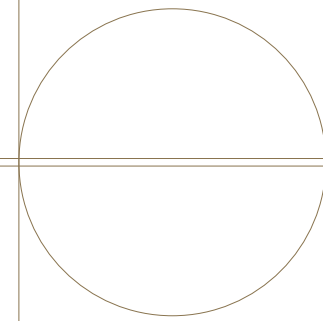


## Packed with privileges

Each villa at The Pointe is designed to offer luxurious living in a green environment. The resort-like residences have been conceptualised to offer residents a sanctuary away from the hustle and bustle of daily mechanical lives.

Starting with The Foyer, a 30,000 sqft. contemporary clubhouse located at the entrance, to open green areas, a Central Boulevard, service back alleys and many other little details, the project comes inbuilt with privileges that will set you even further apart from the milieu.





### **THE CENTRAL BOULEVARD**

Lined with neatly landscaped trees, the Central Boulevard forms the main spine and is the main driveway from the entrance. It separates the villas into North and South zones, within which lie clusters of 10 villas each.



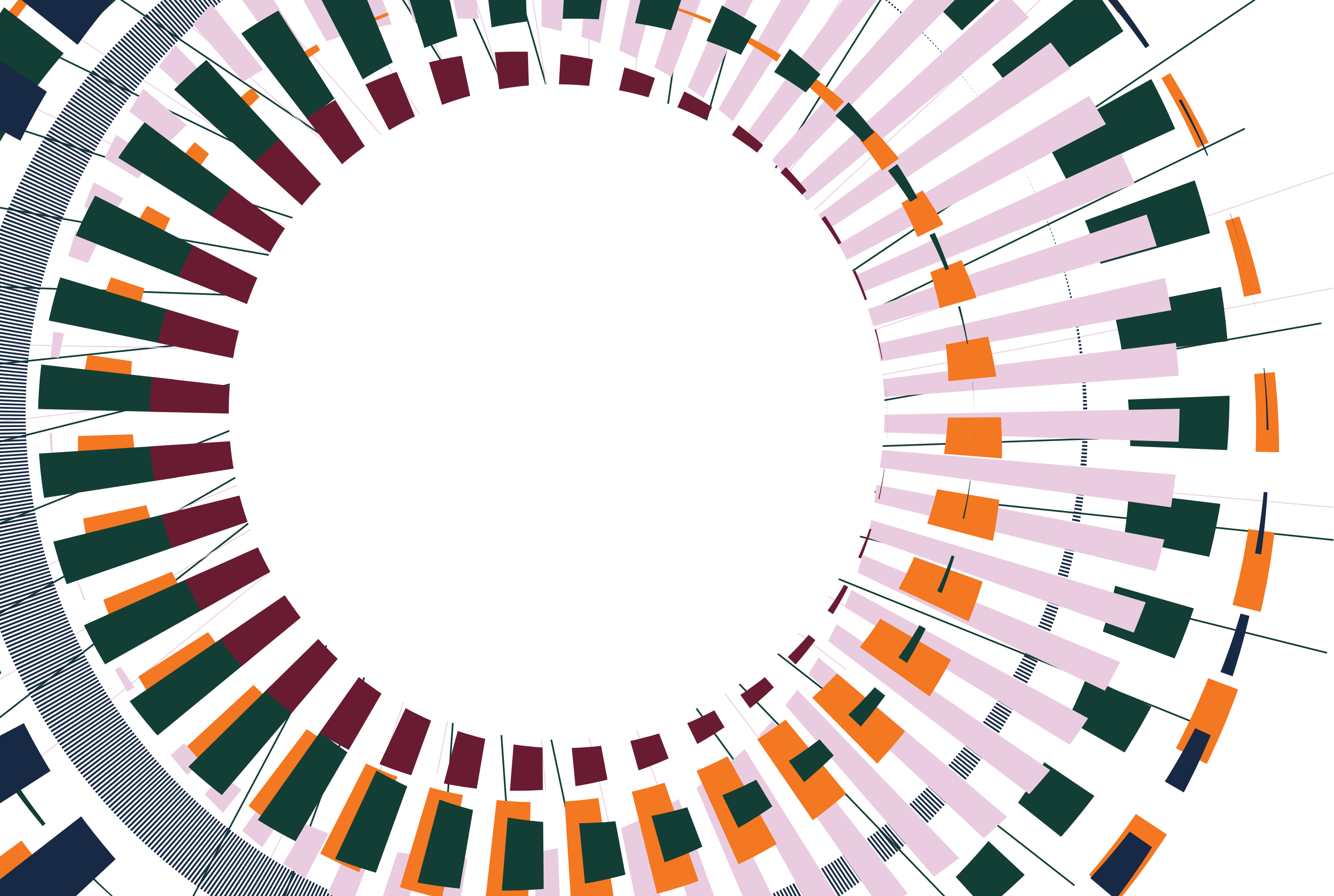




A confluence of style and sensitivity

Cluster 9-1 street view





# The roundabouts with signature sculptures

Three nodes greet residents and visitors at various points along the Central Boulevard: each one is distinctive with a unique sculpture and lighting installation.





Roundabout sculptures





## A plan point of view

With just 183 villas spread over a 37 acre plot, homes are available for a special few. Living here will ensure that residents are among a privileged community of distinguished citizens and bureaucrats who represent the finest in our society.

Every villa is a G+2 structure and is Vastu-compliant. Some face West, others East. And while plot sizes vary, what doesn't is the attention to detail when it comes to planning the layouts.

Aerial view from south-west side





**The exquisite porch adjoining the main entry of the villa opens into the ground floor.**

Villas offer privileged views of the soothing and serene green pockets. Blending the outdoor and indoor space experience, the cluster greens add to aesthetics. The villa's design follows eco-efficient design principles ensuring year-round comfort for residents.



4500 sqft, 450 sqyd villa





Residents are welcomed by the drawing room and the spacious living hall which leads into the open plan kitchen. The dining area and guest bedroom are planned around the living room for seamless functionality. The entrance is a double-height living space with an iconic straight staircase that connects the lower floor with those above.

Living room

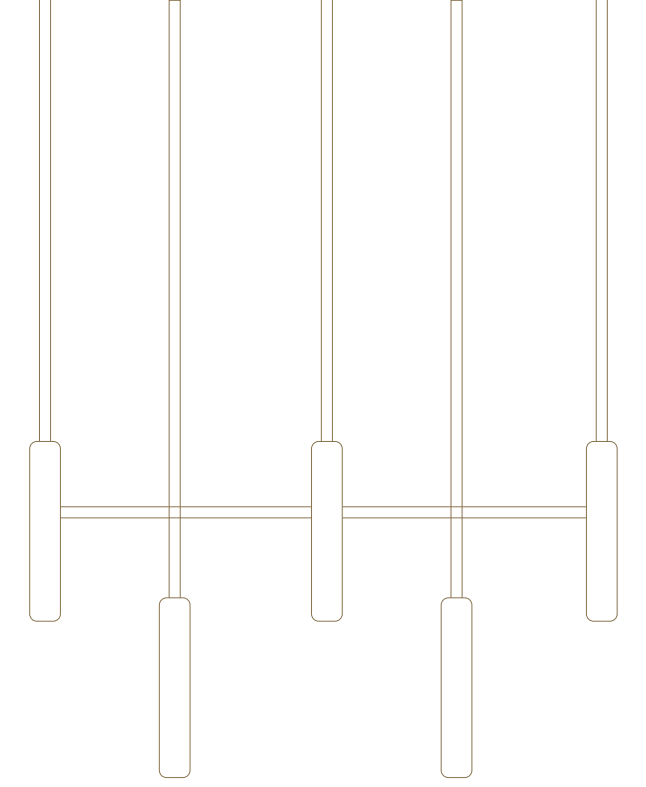


Its C-shaped footprint makes the most of the natural light providing a bright and airy feel throughout its three floors. A double-height living space is provided to enhance the volume of space.



Drawing room





A lavish kitchen which can be partitioned into a dry and wet space.

Kitchen & dining





MAKE ROOM FOR LUXURY

The first-floor space is entirely dedicated to the master bedroom, en-suite bathroom, wardrobe and two other bedrooms for optimum calm and privacy accessed by a stylish staircase.

Master bedroom



The bathroom is designed to be a space to unwind in with contemporary fittings and fixtures that make it truly luxurious.

Master bathroom





Live with pride in a home that is carefully planned for the family you cherish.

The second floor has a home theatre, gym, bar lounge leaning on to private terrace with views of the cluster greens and its surroundings.

Home theatre







The spacious, open-plan living area features floor-to-ceiling windows offering a seamless connection with the expansive terrace – perfect for outdoor seating.

Terrace





Work out without stepping out, thanks to a gym on the second floor of your villa.

Gymnasium





## Pocket greens—part of each cluster, boost interaction among neighbours and help them partake in social activities to create an overall community atmosphere.

A Central Promenade divides the site into Northern and Southern segments which are further divided into clusters. The unique cluster planning ensures that with each villa opens into pocket greens that keep all the valuable aspects of Vastu Shastra intact. Villa residents can watch over their children playing in the pocket greens from any room unlike conventional projects where parks are located at one place and the houses are planned to face each other.

Each cluster is designed to meet the standards of the Golden Ratio, which ensures that there is overall balance of built and open spaces. The balance between building height to the park width in front ensures that each villa gets maximum views overlooking the green space in the centre of the cluster, the pocket greens. Moreover, the villas are aligned with the longer side facing the pocket greens so that each room in the villa gets green views.

Back alleys are the service corridors through which the sewer, WTP, electrical lines run through. Domestic help, deliveries etc will be directed to use the back alley. Special attention has also been paid to ensure that restroom amenities for domestic help and driver are accessible from outside the villa. Clusters are interconnected with a walkway of 3m width throughout the site making it a 1.7 km all-round walkway.

The two centrally located Major Greens (one acre each) and Central Promenade divide the linear site into four segments which provides excellent breathing spaces unlike any other project in the market.

Pocket greens





# The Privilege of Amenities





CLUBHOUSE

# THE FOYER

The green landscaping at "The Foyer" is being designed to attract butterflies and birds that will naturally enhance biodiversity. For residents, coming home to such a luxurious and lush environment will immediately bring a sense of calm and tranquility.

The Foyer is a shared clubhouse amongst the residents, equipped with a banquet hall, a fine dining restaurant, a library, meeting spaces, quiet gardens, a swimming pool, gym, indoor and outdoor sports and activities, guest suites with private balconies, and provisions for a dry-cleaner, grocery store, pharmacy, salon and spa which make the clubhouse relevant not merely as a place for recreation but as a facility that addresses the daily needs of residents.





The Clubhouse Entrance | Day View







South entry of the clubhouse

## **CLUBHOUSE**

The Foyer is a true community amenity with a program developed to address a range of functional needs of the residents.







## A place for all

Central to a gated villa project, lies its community. And community spaces are often the glue that hold people together. The clubhouse named "The Foyer" at The Pointe has been conceptualised as the epicentre of its community. The Foyer is designed with the fundamental aim of bringing people together and will serve as the entry gateway. The building is designed to extend over the gate, serving as the vehicular and pedestrian entry into the community. The clubhouse is built as a linear two-storied building with functional spaces interspersed with areas for interaction.



View of the gateway



## A Banquet hall for your special moments

Abutting the public street, the banquet hall can accommodate for 250 people and is the ideal setting for large events such as birthdays, engagement parties and festivals. With an attached commercial kitchen and open lawns, it offers ample parking, a well-designed drop-off area and interiors with optimal lighting and acoustics.



Banquet hall, ground floor





South entry of the clubhouse





**Cafeteria for when  
you want a change of  
space or simply a place  
to spend outside of  
your home**

Located at the entry to the clubhouse, easily accessible from the main avenue, the café is designed to serve as a social hub, an ideal space for chilling and hanging out with friends and family.

Reception and lounge







## A swimming pool set in a tropical setting

The ground floor comprises a sequence of spaces that blend into each other seamlessly. The swimming pool, however, is the heart of all activity, and is surrounded by seating, outdoor dining and interactive spaces.



## A tennis court to support your fitness goals

Two regulation-size outdoor tennis courts on the terrace and two regulation-size indoor badminton courts are provided on the third floor. Other sports facilities such as table tennis, badminton court, carrom board, snooker and billiards are spread throughout the second and third floors.







# GREEN

the new colour  
of privilege

The landscape design initiative is inspired by the theme of 'Harmony with Nature'. Two major green areas—one passive, one active—are accessible from the Central Boulevard via confluences that also serve as points for social interaction and are the jewels in this crown. They are complemented with pocket greens in each cluster and are connected to each other with a pedestrian connector on both the north and south sides.



PASSIVE ZONE

# Oasis Green

Relax at the cafeteria or enjoy a quiet and peaceful walk in our passive zone, lined with leisurely spaces to rest in.



Oasis green







Oasis green





## ACTIVE ZONE

# Power Green

The second one is on active green zone providing health and fitness with playing fields and outdoor gym equipment.



Power green



THE POINTE  
**MASTER PLAN**

- 01. ENTRANCE AREA
- 02. CLUB HOUSE
- 03. CENTRAL PROMENADE
- 04. POCKET GREENS
- 05. SERVICE ALLEY
- 06. COURT DRIVEWAY
- 07. MAJOR GREEN-01
- 08. MAJOR GREEN-02
- WALKING TRACK

TYPE-01		
450SQ.YDS 4250SFT	-	68 VILLAS
TYPE-02		
450SQ.YDS 4500SFT	-	45 VILLAS
TYPE-03		
450SQ.YDS 5000SFT	-	18 VILLAS
TYPE-04		
600SQ.YDS 6900SFT	-	18 VILLAS
TYPE-05		
800SQ.YDS 9000SFT	-	14 VILLAS
TYPE-06		
1000SQ.YDS 10000SFT	-	02 VILLAS
TYPE-07		
4250SFT	-	03 VILLAS
4500SFT	-	01 VILLA
5000SFT	-	04 VILLAS
5065SFT	-	09 VILLAS
9000SFT	-	01 VILLA
<b>TOTAL</b>	<b>=</b>	<b>183 VILLAS</b>



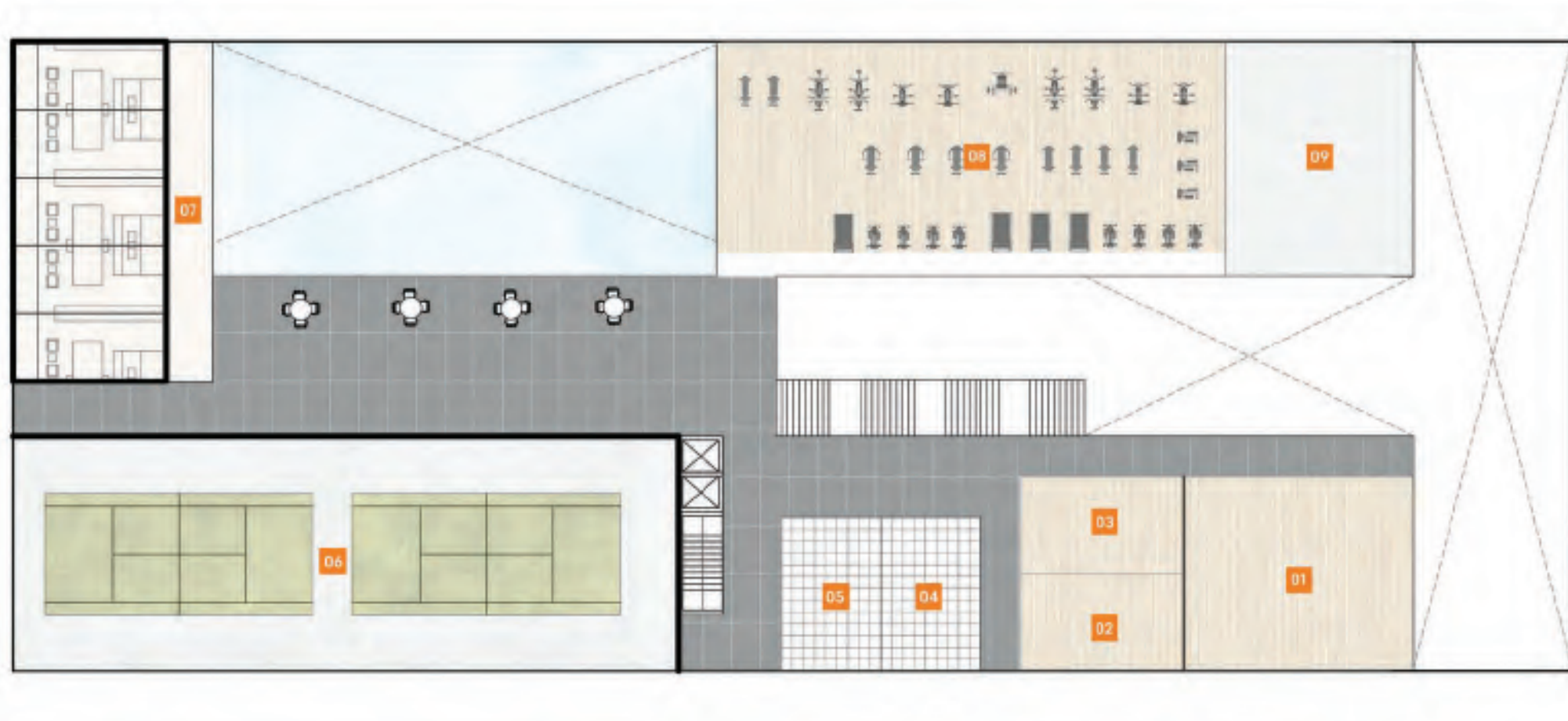


CLUBHOUSE  
GROUND FLOOR

- 01. AC LOUNGE
- 02. AMPHITHEATRE
- 03. FEMALE TOILETS
- 04. MALE TOILETS
- 05. KITCHEN
- 06. BANQUET
- 07. PRE FUNCTION
- 08. PANTRY ISLAND/GRILL
- 09. POOL
- 10. LOUNGE
- 11. CAFE SEATING
- 12. CAFE
- 13. LOUNGE

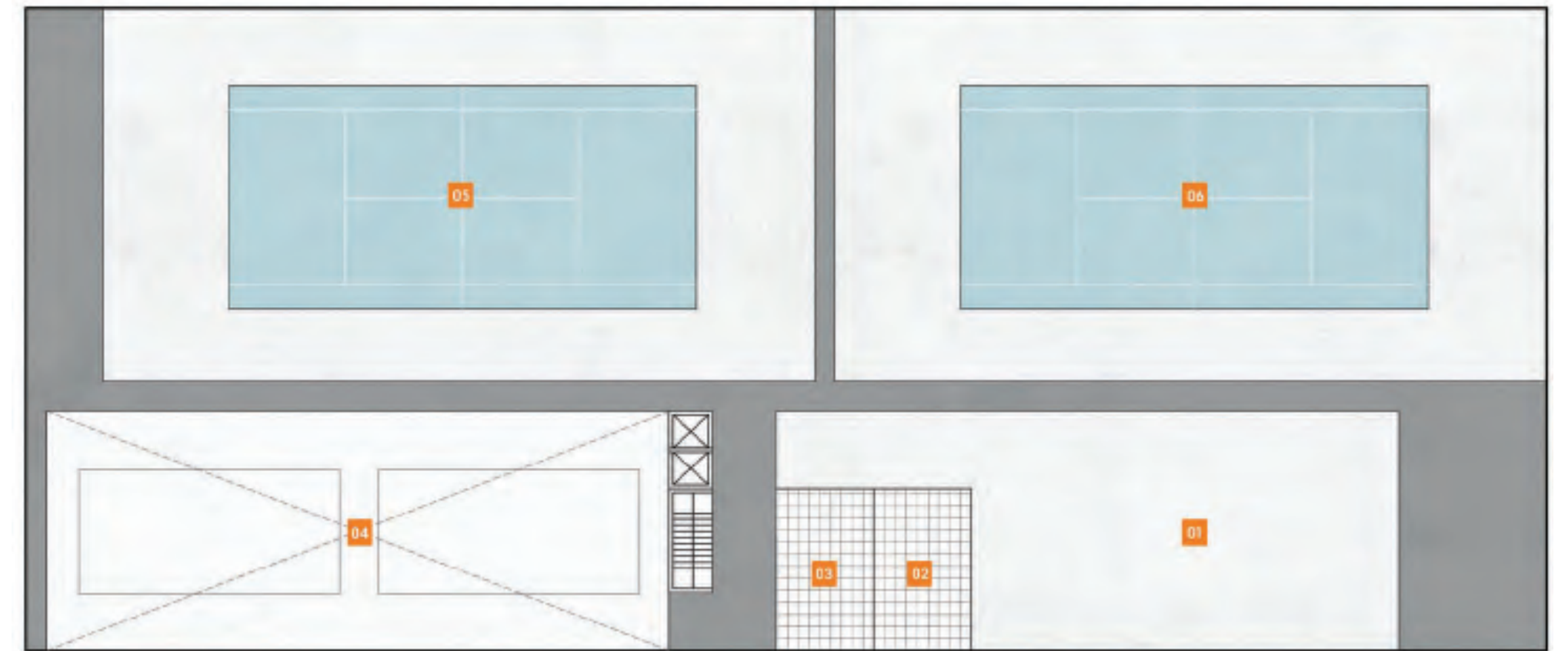






CLUBHOUSE -----  
FIRST FLOOR

- 01. MEETING ROOM
- 02. MEETING ROOM
- 03. MEETING ROOM
- 04. FEMALE TOILETS
- 05. MALE TOILETS
- 06. BADMINTON COURTS
- 07. GUEST ROOMS
- 08. GYM
- 09. LOUNGE



CLUBHOUSE -----  
SECOND FLOOR

- 01. SERVICES
- 02. FEMALE TOILETS
- 03. MALE TOILETS
- 04. BADMINTON COURTS BELOW
- 05. TENNIS COURT
- 06. TENNIS COURT



VILLA FLOOR PLAN-----  
EAST FACING

4250  
SQFT  
450 SQYD

GROUND FLOOR

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 01 FOYER<br>12' 0" X 5' 6"          | 08 POWDER ROOM<br>4' 0" X 5' 6"      |
| 02 DECK<br>5' 0" WIDE               | 09 SERVANT TOILET<br>6' 0" X 4' 6"   |
| 03 DRAWING ROOM<br>23' 0" X 14' 0"  | 10 DRY UTILITY<br>8' 6" X 7' 6"      |
| 04 LIFT<br>5' 0" X 5' 0"            | 11 WET UTILITY<br>5' 0" WIDE         |
| 05 TOILET<br>7' 0" X 5' 6"          | 12 KITCHEN<br>20' 0" X 14' 0"        |
| 06 GUEST BEDROOM<br>12' 0" X 17' 0" | 13 LIVING/ DINING<br>16' 0" X 24' 0" |
| 07 SERVANT ROOM<br>8' 0" X 7' 6"    | 14 CAR PARKING                       |



FIRST FLOOR

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>8' 0" X 24' 0" | 06 STONE GARDEN<br>3' 0" WIDE      | 11 TOILET<br>7' 6" X 5' 6"         |
| 02 MASTER SUITE<br>18' 0" X 14' 0" | 07 TOILET<br>9' 0" X 8' 0"         | 12 BEDROOM - 02<br>13' 6" X 12' 0" |
| 03 W.I.W<br>12' 0" X 14' 0"        | 08 W.I.W<br>12' 0" X 10' 0"        | 13 PUJA ROOM<br>4' 0" X 4' 0"      |
| 04 STORE ROOM<br>4' 0" X 3' 0"     | 09 LIFT<br>5' 0" X 5' 0"           |                                    |
| 05 MASTER TOILET<br>9' 0" X 10' 6" | 10 BEDROOM - 01<br>17' 0" X 14' 0" |                                    |



SECOND FLOOR

- |                                    |   |
|------------------------------------|---|
| 01 LIFT<br>5' 0" X 5' 0"           | 06 HOME THEATER/ BAR<br>26' 0" X 14' 0" |
| 02 LOBBY<br>4' WIDE                | 07 BALCONY<br>4' 0" WIDE                |
| 03 GYM<br>10' 0" X 24' 0"          | 08 DECK<br>12' 0" X 29' 0"              |
| 04 STAND-OUT BALCONY<br>3' 0" WIDE | 09 TERRACE<br>32' 0" X 14' 0"           |
| 05 POWDER ROOM<br>6' 0" X 4' 0"    |   |





VILLA FLOOR PLAN-----  
WEST FACING

4250  
SQFT  
450 SQYD

GROUND FLOOR

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 01 FOYER<br>12' 0" X 5' 6"          | 09 SERVANT ROOM<br>8' 0" X 7' 6"     |
| 02 DRAWING ROOM<br>23' 0" X 14' 0"  | 10 KITCHEN<br>20' 0" X 14' 0"        |
| 03 DECK<br>5' 0" WIDE               | 11 WET UTILITY<br>6' 6" WIDE         |
| 04 LIFT<br>5' 0" X 5' 0"            | 12 DRY UTILITY<br>7' 6" X 8' 6"      |
| 05 GUEST BEDROOM<br>12' 0" X 15' 0" | 13 STORE ROOM<br>8' 0" X 5' 6"       |
| 06 TOILET<br>6' 0" X 7' 6"          | 14 LIVING/ DINING<br>16' 0" X 24' 0" |
| 07 SERVANT TOILET<br>6' 0" X 4' 6"  | 15 CAR PARKING                       |
| 08 POWDER ROOM<br>4' 6" X 6' 0"     |                                      |



FIRST FLOOR

- |                                    |                                   |                                    |
|------------------------------------|-----------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>8' 0" X 24' 0" | 06 BED ROOM-02<br>17' 0" X 14' 0" | 11 W.I.W<br>9' 0" X 10' 6"         |
| 02 PUJA ROOM<br>4' 0" X 4' 0"      | 07 LIFT<br>5' 0" X 5' 0"          | 12 MASTER TOILET<br>8' 0" X 14' 0" |
| 03 BED ROOM-01<br>13' 6" X 12' 0"  | 08 W.I.W<br>12' 0" X 10' 0"       | 13 MASTER SUITE<br>18' 0" X 14' 0" |
| 04 TOILET<br>7' 6" X 5' 6"         | 09 TOILET<br>9' 0" X 8' 0"        |                                    |
| 05 W.I.W<br>5' 6" X 5' 6"          | 10 STONE GARDEN<br>3' 0" WIDE     |                                    |



SECOND FLOOR

- |                               |  |
|-------------------------------|--|
| 01 LOBBY<br>4' 0" WIDE        | 06 STAND-OUT BALCONY<br>3' 0" WIDE     |
| 02 DECK<br>12' 0" X 29' 0"    | 07 POWDER ROOM<br>6' 0" X 4' 0"        |
| 03 TERRACE<br>32' 0" X 14' 0" | 08 HOME THEATER/BAR<br>26' 0" X 14' 0" |
| 04 LIFT<br>5' 0" X 5' 0"      | 09 BALCONY<br>4' 0" WIDE               |
| 05 GYM<br>10' 0" X 24' 0"     |  |





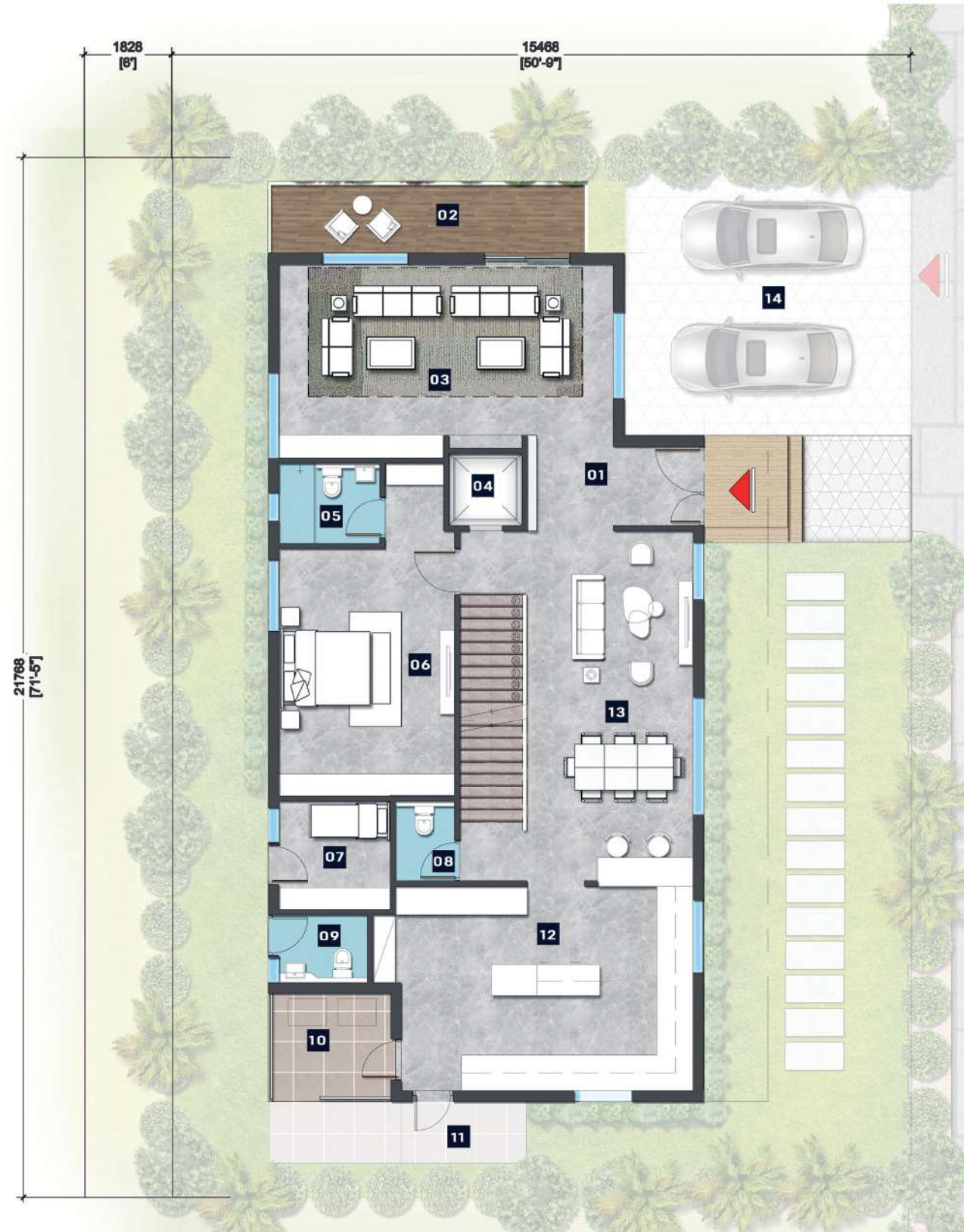
VILLA FLOOR PLAN-----  
EAST FACING

4500  
SQFT

450 SQYD

GROUND FLOOR

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 01 FOYER<br>12' 0" X 5' 6"          | 08 POWDER ROOM<br>4' 0" X 5' 6"       |
| 02 DECK<br>5' 0" WIDE               | 09 SERVANT TOILET<br>6' 0" X 4' 6"    |
| 03 DRAWING ROOM<br>23' 0" X 14' 0"  | 10 DRY UTILITY<br>8' 6" X 7' 6"       |
| 04 LIFT<br>5' 0" X 5' 0"            | 11 WET UTILITY<br>5' 0" WIDE          |
| 05 TOILET<br>7' 0" X 5' 6"          | 12 KITCHEN<br>20' 0" X 14' 0"         |
| 06 GUEST BEDROOM<br>12' 0" X 17' 0" | 13 LIVING / DINING<br>16' 0" X 24' 0" |
| 07 SERVANT ROOM<br>8' 0" X 7' 6"    | 14 CAR PARKING                        |



FIRST FLOOR

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>8' 0" X 24' 0" | 06 STONE GARDEN<br>3' 0" WIDE      | 11 TOILET<br>7' 6" X 5' 6"         |
| 02 MASTER SUITE<br>18' 0" X 14' 0" | 07 TOILET<br>9' 0" X 8' 0"         | 12 BEDROOM - 02<br>13' 6" X 12' 0" |
| 03 W.I.W<br>12' 0" X 14' 0"        | 08 W.I.W<br>12' 0" X 10' 0"        | 13 PUJA ROOM<br>4' 0" X 4' 0"      |
| 04 STORE ROOM<br>4' 0" X 3' 0"     | 09 LIFT<br>5' 0" X 5' 0"           |                                    |
| 05 MASTER TOILET<br>9' 0" X 10' 6" | 10 BEDROOM - 01<br>17' 0" X 14' 0" |                                    |



SECOND FLOOR

- |                                    |                                    |                               |
|------------------------------------|------------------------------------|-------------------------------|
| 01 LOBBY<br>4' 0" WIDE             | 06 STAND OUT BALCONY<br>3' 0" WIDE | 11 DECK<br>12' 0" X 24' 0"    |
| 02 LIFT<br>5' 0" X 5' 0"           | 07 TOILET<br>10' 0" X 7' 0"        | 12 TERRACE<br>14' 0" X 20' 0" |
| 03 HOME THEATER<br>17' 0" X 14' 0" | 08 W.I.W<br>10' 0" X 6' 6"         |                               |
| 04 POWDER ROOM<br>6' 0" X 4' 0"    | 09 BEDROOM - 03<br>16' 0" X 14' 0" |                               |
| 05 GYM<br>10' 0" X 24' 0"          | 10 BALCONY<br>4' 0" WIDE           |                               |





VILLA FLOOR PLAN-----  
WEST FACING

4500  
SQFT  
450 SQYD

GROUND FLOOR

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 01 FOYER<br>12' 0" X 5' 6"          | 09 SERVANT ROOM<br>8' 0" X 7' 6"     |
| 02 DRAWING ROOM<br>23' 0" X 14' 0"  | 10 KITCHEN<br>20' 0" X 14' 0"        |
| 03 DECK<br>5' 0" WIDE               | 11 WET UTILITY<br>6' 6" WIDE         |
| 04 LIFT<br>5' 0" X 5' 0"            | 12 DRY UTILITY<br>7' 6" X 8' 6"      |
| 05 GUEST BEDROOM<br>12' 0" X 15' 0" | 13 STORE ROOM<br>8' 0" X 5' 6"       |
| 06 TOILET<br>6' 0" X 7' 6"          | 14 LIVING/ DINING<br>16' 0" X 24' 0" |
| 07 SERVANT TOILET<br>6' 0" X 4' 6"  | 15 CAR PARKING                       |
| 08 POWDER ROOM<br>4' 6" X 6' 0"     |                                      |



FIRST FLOOR

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>8' 0" X 24' 0" | 06 BEDROOM - 02<br>17' 0" X 14' 0" | 11 W.I.W<br>9' 0" X 10' 6"         |
| 02 PUJA ROOM<br>4' 0" X 4' 0"      | 07 LIFT<br>5' 0" X 5' 0"           | 12 MASTER TOILET<br>8' 0" X 14' 0" |
| 03 BEDROOM - 01<br>13' 6" X 12' 0" | 08 W.I.W<br>12' 0" X 10' 0"        | 13 MASTER SUITE<br>18' 0" X 14' 0" |
| 04 TOILET<br>7' 6" X 5' 6"         | 09 TOILET<br>9' 0" X 8' 0"         |                                    |
| 05 W.I.W<br>5' 6" X 5' 6"          | 10 STONE GARDEN<br>3' 0" WIDE      |                                    |



SECOND FLOOR

- |                                    |                                    |                               |
|------------------------------------|------------------------------------|-------------------------------|
| 01 LOBBY<br>4' 0" WIDE             | 06 STAND OUT BALCONY<br>3' 0" WIDE | 11 DECK<br>12' 0" X 24' 0"    |
| 02 LIFT<br>5' 0" X 5' 0"           | 07 W.I.W<br>10' 0" X 6' 6"         | 12 TERRACE<br>14' 0" X 20' 0" |
| 03 HOME THEATER<br>17' 0" X 13' 6" | 08 TOILET<br>10' 0" X 7' 0"        |                               |
| 04 POWDER ROOM<br>6' 0" X 4' 0"    | 09 BEDROOM - 03<br>16' 0" X 14' 0" |                               |
| 05 GYM<br>10' 0" X 24' 0"          | 10 BALCONY<br>4' 0" WIDE           |                               |





VILLA FLOOR PLAN  
EAST FACING

5000  
SQFT  
450 SQYD

GROUND FLOOR

- |                                    |                                     |                                   |
|------------------------------------|-------------------------------------|-----------------------------------|
| 01 FOYER<br>11' 6" X 8' 0"         | 07 GUEST BEDROOM<br>15' 0" X 12' 0" | 13 WET KITCHEN<br>11' 6" X 10' 0" |
| 02 DRAWING ROOM<br>22' 0" X 13' 0" | 08 POWDER ROOM<br>4' 0" X 4' 0"     | 14 LIFT<br>5' 0" X 5' 0"          |
| 03 LIVING ROOM<br>14' 0" X 13' 0"  | 09 DINING AREA<br>15' 0" X 11' 6"   | 15 Lobby<br>4' 0" WIDE            |
| 04 TOILET<br>9' 0" X 5' 0"         | 10 DRY KITCHEN<br>10' 0" X 13' 0"   | 16 Car Parking                    |
| 05 SERVANT ROOM<br>9' 0" X 7' 6"   | 11 STORE ROOM<br>4' 0" X 6' 0"      |                                   |
| 06 TOILET<br>9' 0" X 5' 6"         | 12 UTILITY<br>7' 0" X 6' 0"         |                                   |



FIRST FLOOR

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 01 FAMILY LOUNGE<br>25' 6" X 6' 6" | 08 BEDROOM-01<br>21' 6" X 16' 0" |
| 02 STAND-OUT BALCONY<br>2' 0" WIDE | 09 LIFT<br>5' 0" X 5' 0"         |
| 03 MASTER SUITE<br>15' 0" X 20' 6" | 10 LOBBY<br>4' 0" WIDE           |
| 04 W.I.W<br>15' 0" X 8' 6"         | 11 BEDROOM-02<br>15' 0" X 15' 0" |
| 05 TOILET<br>12' 0" X 9' 0"        | 12 TOILET<br>6' 0" X 8' 6"       |
| 06 STONE GARDEN<br>3' 0" WIDE      | 13 PUJA ROOM<br>4' 6" X 6' 6"    |
| 07 TOILET<br>8' 6" X 9' 0"         |                                  |



SECOND FLOOR

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 01 LOBBY                           | 07 GYM<br>25' 6" X 13' 0"          |
| 02 STAND-OUT BALCONY<br>2' 0" WIDE | 08 POWDER ROOM<br>4' 0" X 6' 0"    |
| 03 BEDROOM-03<br>15' 0" X 19' 0"   | 09 HOME THEATER<br>12' 0" X 16' 6" |
| 04 W.I.W<br>9' 0" X 10' 0"         | 10 LIFT<br>5' 0" X 5' 0"           |
| 05 TOILET<br>6' 0" X 10' 0"        | 11 TERRACE<br>22' 6" X 17' 0"      |
| 06 STAND-OUT BALCONY<br>3' 0" WIDE | 12 DECK<br>21' 0" X 13' 0"         |





VILLA FLOOR PLAN-----  
WEST FACING

**5000**  
**SQFT**  
450 SQYD

**GROUND FLOOR**

- |                                       |                                   |                                     |
|---------------------------------------|-----------------------------------|-------------------------------------|
| 01 FOYER<br>15' 0" X 7' 6"            | 07 STORE ROOM<br>4' 0" X 4' 0"    | 13 GUEST BEDROOM<br>15' 0" X 16' 0" |
| 02 DRAWING ROOM<br>21' 0" X 13' 0"    | 08 POWDER ROOM<br>4' 6" X 5' 6"   |                                     |
| 03 LIVING / DINING<br>20' 0" X 13' 0" | 09 TOILET<br>4' 6" X 6' 0"        |                                     |
| 04 DRY KITCHEN<br>17' 0" X 8' 6"      | 10 SERVANT ROOM<br>8' 0" X 12' 0" |                                     |
| 05 WET KITCHEN<br>12' 6" X 8' 0"      | 11 LIFT<br>5' 0" X 5' 0"          |                                     |
| 06 UTILITY<br>8' 6" X 6' 0"           | 12 TOILET<br>7' 6" X 6' 6"        |                                     |



**FIRST FLOOR**

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| 01 LOUNGE<br>6'0" WIDE             | 07 STONE GARDEN<br>3' 0" WIDE     |
| 02 STAND-OUT BALCONY<br>20' WIDE   | 08 TOILET<br>8' 6" X 9' 0"        |
| 03 MASTER SUITE<br>15' 0" X 20' 6" | 09 BED ROOM-01<br>21' 6" X 16' 0" |
| 04 W.I.W<br>15' 0" X 8' 6"         | 10 BED ROOM-02<br>15' 0" X 15' 0" |
| 05 LIFT<br>5' 0" X 5' 0"           | 11 TOILET<br>6' 0" X 8' 6"        |
| 06 TOILET<br>12' 0" X 9' 0"        | 12 PUJA ROOM<br>4' 6" X 6' 6"     |

**SECOND FLOOR**

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 01 STAND-OUT BALCONY<br>2' 0" WIDE | 07 GYM<br>25' 6" X 13' 0"          |
| 02 BEDROOM-03<br>15' 0" X 21' 0"   | 08 POWDER ROOM<br>4' 0" X 6' 0"    |
| 03 W.I.W<br>8' 0" X 8' 0"          | 09 HOME THEATER<br>12' 6" X 16' 6" |
| 04 TOILET<br>6' 6" X 8' 0"         | 10 TERRACE<br>22' 0" X 16' 0"      |
| 05 LIFT<br>5' 0" X 5' 0"           | 11 DECK<br>21' 0" X 13' 6"         |
| 06 STAND-OUT BALCONY<br>30' WIDE   |                                    |





VILLA FLOOR PLAN-----  
EAST FACING

6900  
SQFT  
600 SQYD

GROUND FLOOR

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 01 FOYER<br>10'0" X 8'0"          | 11 LIFT<br>5'0" X 5'0"          |
| 02 DRAWING ROOM<br>24'6" X 16'0"  | 12 STORE<br>8'0" X 4'0"         |
| 03 DECK<br>6'0" WIDE              | 13 UTILITY<br>8'0" X 5'6"       |
| 04 W.I.W<br>8'0" X 6'0"           | 14 DRY KITCHEN<br>14'0" X 15'0" |
| 05 TOILET<br>9'6" X 6'0"          | 15 WET KITCHEN<br>16'6" X 15'0" |
| 06 GUEST BEDROOM<br>18'6" X 14'6" | 16 DINING AREA<br>14'0" X 16'0" |
| 07 LIVING ROOM<br>19'0" X 17'0"   | 17 DECK<br>6'6" WIDE            |
| 08 SERVANT TOILET<br>7'6" X 5'0"  | 18 COURTYARD<br>20'0" X 15'0"   |
| 09 SERVANT ROOM<br>10'0" X 10'0"  | 19 CAR PARKING                  |
| 10 POWDER ROOM<br>5'0" X 5'0"     |                                 |



FIRST FLOOR

- |                                   |                                  |                                  |
|-----------------------------------|----------------------------------|----------------------------------|
| 01 FAMILY LOUNGE<br>19'6" X 17'0" | 06 PUJA ROOM<br>9'6" X 6'0"      | 11 MASTER W.I.W<br>18'6" X 15'0" |
| 02 BEDROOM-01<br>14'6" X 23'0"    | 07 W.I.W<br>8'6" X 6'0"          | 12 LIFT<br>5'0" X 5'0"           |
| 03 BALCONY<br>6'6" WIDE           | 08 TOILET<br>9'6" X 6'0"         | 13 MASTER SUITE<br>24'6" X 15'0" |
| 04 TOILET<br>9'6" X 6'0"          | 09 BEDROOM-02<br>18'6" X 14'6"   | 14 BALCONY<br>6'6" WIDE          |
| 05 W.I.W<br>9'6" X 8'0"           | 10 MASTER TOILET<br>11'0" X 9'0" |                                  |



SECOND FLOOR

- |                                      |                                |                             |
|--------------------------------------|--------------------------------|-----------------------------|
| 01 GYM<br>19'6" X 17'0"              | 06 W.I.W<br>13'0" X 15'0"      | 11 DECK<br>12'0" X 24'0"    |
| 02 TERRACE<br>31'6" X 21'0"          | 07 LIFT<br>5'0" X 5'0"         | 12 TERRACE<br>14'0" X 20'0" |
| 03 HOME THEATRE/BAR<br>18'6" X 21'0" | 08 BEDROOM-03<br>19'6" X 15'0" |                             |
| 04 POWDER ROOM<br>5'0" X 4'6"        | 09 DECK<br>16'6" X 16'0"       |                             |
| 05 TOILET<br>8'0" X 9'0"             | 10 BALCONY<br>4'0" WIDE        |                             |





VILLA FLOOR PLAN-----  
WEST FACING

6900  
SQFT  
600 SQYD

GROUND FLOOR

- 01 FOYER  
10'0" X 6'0"
- 02 DRAWING ROOM  
24'6" X 16'6"
- 03 DECK  
6'0" WIDE
- 04 TOILET  
9'6" X 6'0"
- 05 W.I.W  
8'0" X 6'0"
- 06 GUEST BEDROOM  
18'6" X 14'6"
- 07 LIVING ROOM  
18'0" X 17'0"
- 08 WET KITCHEN  
18'6" X 15'0"
- 09 LIFT  
5'0" X 5'0"
- 10 DRY KITCHEN  
12'0" X 15'0"
- 11 UTILITY  
8'0" X 9'6"
- 12 SERVANT ROOM 1  
10'0" X 9'6"
- 13 SERVANT TOILET  
7'6" X 5'0"
- 14 STORE ROOM  
5'0" X 5'0"
- 15 POWDER ROOM  
5'0" X 5'0"
- 16 DINING AREA  
15'0" X 17'0"
- 17 DECK  
6'6" WIDE
- 18 COURTYARD  
20'0" X 15'0"
- 19 CAR PARKING



FIRST FLOOR

- 01 FAMILY LOUNGE  
19'6" X 17'0"
- 02 BEDROOM- 01  
16'0" X 14'6"
- 03 TOILET  
9'6" X 6'0"
- 04 W.I.W  
6'0" X 6'0"
- 05 TOILET  
8'0" X 6'0"
- 06 BEDROOM-02  
18'6" X 21'0"
- 07 W.I.W  
8'0" X 8'0"
- 08 PUJA ROOM  
8'0" X 6'0"
- 09 W.I.W ( HER)  
13'0" X 9'0"
- 10 MASTER TOILET  
8'6" X 15'0"
- 11 W.I.W (HIS)  
9'6" X 10'0"
- 12 LIFT  
5'0" X 5'0"
- 13 MASTER SUITE  
24'6" X 15'0"
- 14 BALCONY  
6'6" WIDE



SECOND FLOOR

- 01 GYM  
19'6" X 17'0"
- 02 TERRACE  
31'6" X 21'0"
- 03 HOME THEATRE/BAR  
18'6" X 21'0"
- 04 POWDER ROOM  
5'0" X 5'0"
- 05 W.I.W  
13'0" X 9'0"
- 06 TOILET  
8'6" X 9'6"
- 07 LIFT  
5'0" X 5'0"
- 08 BEDROOM-03  
24'0" X 15'0"
- 09 DECK  
16'6" X 14'0"





VILLA FLOOR PLAN  
EAST FACING

9000  
SQFT  
800 SQYD

GROUND FLOOR

- |                                     |  |
|-------------------------------------|--|
| 01 FOYER<br>10' 0" X 8' 0"          | 13 STORE ROOM<br>10' 0" X 8' 0"                |
| 02 DRAWING ROOM<br>21' 0" X 15' 6"  | 14 SERVANT ROOM 2<br>12' 6" X 8' 0"            |
| 03 OFFICE<br>12' 0" X 8' 0"         | 15 STORE<br>10' 0" X 5' 0"                     |
| 04 DECK<br>8' 0" X 8' 0"            | 16 POWDER ROOM<br>5' 0" X 4' 6"                |
| 05 W.I.W<br>7' 6" X 7' 0"           | 17 DRY KITCHEN<br>12' 0" X 13' 6"              |
| 06 TOILET<br>9' 6" X 7' 0"          | 18 UTILITY<br>12' 0" X 8' 0"                   |
| 07 GUEST BEDROOM<br>17' 6" X 15' 6" | 19 WET KITCHEN<br>9' 0" X 22' 0"               |
| 08 LIFT<br>5' 0" X 5' 0"            | 20 BREAKFAST<br>COUNTER/ DECK<br>7' 6" X 6' 0" |
| 09 LIVING ROOM<br>18' 0" X 16' 0"   | 21 COURTYARD 1<br>7' 6" X 14' 6"               |
| 10 DINING AREA<br>18' 0" X 16' 0"   | 22 COURTYARD 2<br>9' 6" X 20' 6"               |
| 11 SERVANT ROOM 1<br>12' 6" X 8' 0" | 23 CAR PARKING                                 |
| 12 SERVANT TOILET<br>6' 0" X 5' 0"  |  |



FIRST FLOOR

- |                                     |                                  |                                    |
|-------------------------------------|----------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>17' 0" X 28' 6" | 06 PUJA ROOM<br>9' 0" X 8' 0"    | 11 MASTER TOILET<br>15' 0" X 9' 0" |
| 02 BEDROOM-01<br>18' 0" X 15' 6"    | 07 W.I.W<br>7' 6" X 7' 0"        | 12 MASTER W.I.W<br>17' 6" X 12' 6" |
| 03 W.I.W<br>8' 0" X 7' 0"           | 08 TOILET<br>9' 6" X 7' 0"       | 13 MASTER SUITE<br>22' 0" X 22' 0" |
| 04 TOILET<br>9' 6" X 7' 0"          | 09 BEDROOM-02<br>17' 6" X 15' 6" | 14 MASTER FOYER<br>11' 0" X 7' 0"  |
| 05 TULSI DECK<br>9' 0" X 8' 0"      | 10 LIFT<br>5' 0" X 5' 0"         | 15 BALCONY<br>6' 0" WIDE           |



SECOND FLOOR

- |                                    |                                  |                                  |
|------------------------------------|----------------------------------|----------------------------------|
| 01 GAME ROOM<br>14' 0" X 28' 6"    | 06 POWDER ROOM<br>6' 0" X 5' 6"  | 11 TOILET<br>7' 0" X 7' 6"       |
| 02 GYM<br>11' 0" X 18' 6"          | 07 LIFT<br>5' 0" X 5' 0"         | 12 W.I.W<br>7' 0" X 6' 0"        |
| 03 BAR<br>11' 0" X 10' 0"          | 08 TOILET<br>7' 6" X 7' 6"       | 13 LOUNGE<br>11' 0" X 8' 0"      |
| 04 TERRACE<br>28' 6" X 23' 6"      | 09 W.I.W<br>5' 6" X 7' 6"        | 14 BEDROOM-04<br>14' 6" X 22' 0" |
| 05 HOME THEATRE<br>17' 6" X 17' 0" | 10 BEDROOM-03<br>17' 6" X 14' 0" | 15 BALCONY<br>6' 0" WIDE         |





VILLA FLOOR PLAN  
WEST FACING

9000  
SQFT  
800 SQYD

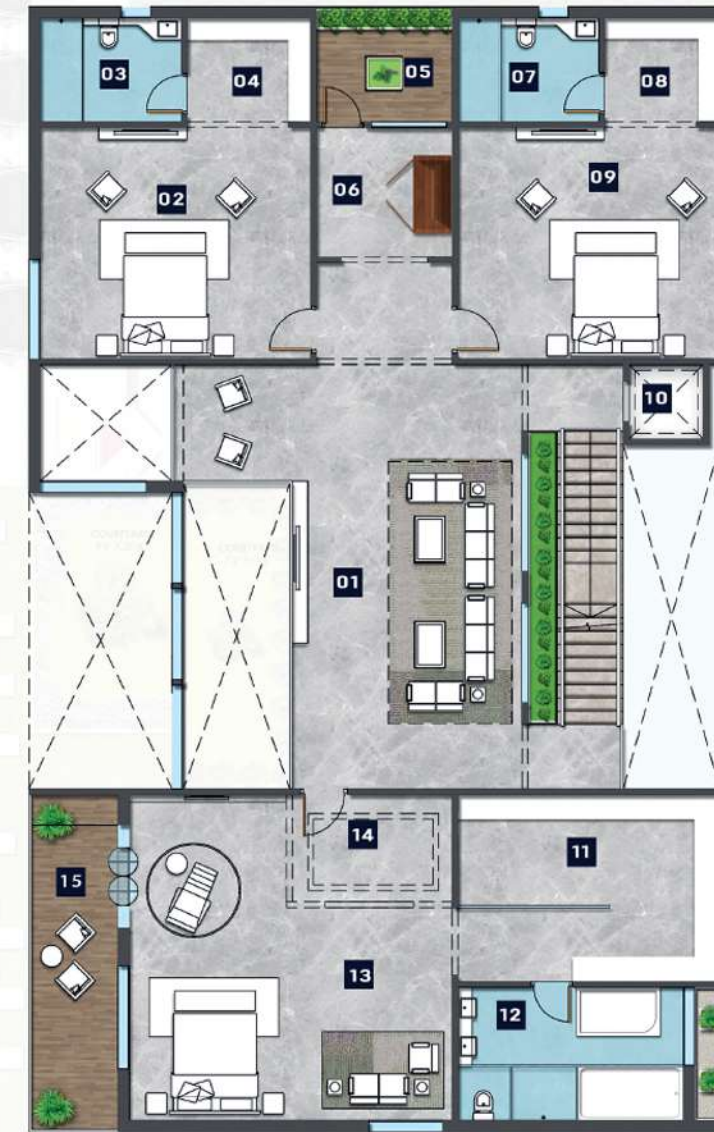
GROUND FLOOR

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 01 FOYER<br>10' 0" X 8' 0"          | 12 WET KITCHEN<br>9' 0" X 22' 0"    |
| 02 DRAWING ROOM<br>21' 0" X 15' 6"  | 13 UTILITY<br>12' 0" X 8' 0"        |
| 03 OFFICE<br>12' 0" X 8' 0"         | 14 SERVANT ROOM 1<br>12' 6" X 8' 0" |
| 04 DECK<br>8' 0" X 8' 0"            | 15 SERVANT ROOM 2<br>11' 0" X 8' 0" |
| 05 TOILET<br>9' 6" X 7' 0"          | 16 SERVANT TOILET<br>6' 6" X 5' 0"  |
| 06 W.I.W<br>7' 6" X 7' 0"           | 17 STORE<br>10' 0" X 5' 0"          |
| 07 GUEST BEDROOM<br>17' 6" X 15' 6" | 18 POWDER ROOM<br>5' 0" X 4' 6"     |
| 08 LIFT<br>5' 0" X 5' 0"            | 19 STORE ROOM<br>13' 6" X 8' 0"     |
| 09 LIVING ROOM<br>18' 0" X 16' 0"   | 20 COURTYARD 1<br>7' 6" X 20' 6"    |
| 10 DINING AREA<br>18' 0" X 16' 0"   | 21 COURTYARD 2<br>9' 6" X 20' 6"    |
| 11 DRY KITCHEN<br>12' 0" X 13' 6"   | 22 CAR PARKING                      |



FIRST FLOOR

- |                                     |                                  |                                    |
|-------------------------------------|----------------------------------|------------------------------------|
| 01 FAMILY LOUNGE<br>17' 0" X 28' 6" | 06 PUJA<br>9' 0" X 10' 6"        | 11 MASTER W.I.W<br>17' 6" X 12' 6" |
| 02 BEDROOM-01<br>18' 0" X 15' 6"    | 07 TOILET<br>9' 6" X 7' 0"       | 12 MASTER TOILET<br>15' 0" X 9' 0" |
| 03 TOILET<br>9' 6" X 7' 0"          | 08 W.I.W<br>7' 6" X 7' 0"        | 13 MASTER SUITE<br>22' 0" X 22' 0" |
| 04 W.I.W<br>7' 6" X 7' 0"           | 09 BEDROOM-02<br>17' 6" X 15' 6" | 14 MASTER FOYER<br>22' 0" X 22' 0" |
| 05 TULSI DECK<br>9' 0" X 8' 0"      | 10 LIFT<br>5' 0" X 5' 0"         | 15 BALCONY<br>6' 0" WIDE           |



SECOND FLOOR

- |                                    |                                  |                                  |
|------------------------------------|----------------------------------|----------------------------------|
| 01 GAME ROOM<br>12' 0" X 28' 6"    | 06 POWDER ROOM<br>6' 0" X 5' 6"  | 11 TOILET<br>6' 0" X 7' 6"       |
| 02 GYM<br>11' 0" X 18' 6"          | 07 LIFT<br>5' 0" X 5' 0"         | 12 W.I.W<br>6' 0" X 6' 0"        |
| 03 BAR<br>11' 0" X 10' 0"          | 08 BEDROOM-03<br>18' 6" X 14' 0" | 13 BEDROOM-04<br>14' 6" X 22' 0" |
| 04 TERRACE<br>28' 6" X 23' 6"      | 09 TOILET<br>9' 6" X 7' 6"       | 14 BALCONY<br>6' 0" WIDE         |
| 05 HOME THEATRE<br>17' 6" X 17' 0" | 10 W.I.W<br>7' 6" X 7' 0"        |                                  |





VILLA FLOOR PLAN  
WEST FACING

10000  
SQFT  
800 SQYD

GROUND FLOOR

- 01 FOYER  
12'0" X 8'0"
- 02 DRAWING  
26'6" X 14'0"
- 03 OFFICE  
14'0" X 8'0"
- 04 DECK  
11'6" X 8'0"
- 05 TOILET  
9'6" X 7'0"
- 06 W.I.W  
10'0" X 7'0"
- 07 GUEST ROOM  
20'0" X 14'0"
- 08 LIFT  
5'0" X 5'0"
- 09 LIVING  
18'0" X 15'0"
- 10 DINING  
19'0" X 15'0"
- 11 DRY KITCHEN  
16'6" X 11'6"
- 12 WET KITCHEN  
12'0" X 20'0"
- 13 UTILITY  
16'6" X 8'0"
- 14 SERVANT ROOM 1  
14'6" X 8'0"
- 15 SERVANT ROOM 2  
11'0" X 8'0"
- 16 SERVANT TOILET  
6'6" X 5'0"
- 17 STORE  
11'0" X 5'0"
- 18 POWDER  
5'0" X 4'6"
- 19 STORE ROOM  
13'6" X 6'6"
- 20 COURTYARD 1  
9'6" X 22'0"
- 21 COURTYARD 2  
9'6" X 20'6"
- 22 CAR PARKING



RST FLOOR

- ! FAMILY LOUNGE  
19'0" X 28'6"
- ! BEDROOM-01  
20'0" X 14'0"
- ! TOILET  
9'6" X 7'0"
- ! W.I.W  
10'6" X 7'0"
- ! TULSI DECK  
12'6" X 7'6"
- 06 PUJA  
12'6" X 8'6"
- 07 TOILET  
9'6" X 7'0"
- 08 W.I.W  
10'0" X 7'0"
- 09 BEDROOM-02  
20'0" X 14'0"
- 10 LIFT  
5'0" X 5'0"
- 11 MASTER W.I.W  
20'0" X 11'6"
- 12 MASTER TOILET  
17'6" X 9'0"
- 13 MASTER SUITE  
27'0" X 20'0"
- 14 DECK  
6'0" WIDE



SECOND FLOOR

- 01 GAME ROOM  
14'0" X 28'6"
- 02 GYM  
14'6" X 18'6"
- 03 BAR  
14'6" X 10'0"
- 04 TERRACE  
32'0" X 22'0"
- 05 HOME THEATRE/ BAR  
20'0" X 15'6"
- 06 POWDER  
8'6" X 5'6"
- 07 LIFT  
5'0" X 5'0"
- 08 BEDROOM-03  
20'0" X 12'6"
- 09 TOILET  
9'6" X 7'6"
- 10 W.I.W  
10'6" X 7'0"
- 11 MASTER TOILET  
9'0" X 7'6"
- 12 W.I.W  
9'0" X 6'0"
- 13 BEDROOM-04  
18'0" X 20'0"
- 14 DECK  
6'0" WIDE
- 15 LOBBY  
9'0" WIDE





# SPECIFICATIONS

## Foundation and structural frame

- + RCC-framed structure to withstand wind and seismic load.

## Plastering internal

- + **External:** 20mm thick plastering.
- + **Internal:** 12mm thick plastering.

## Painting

- + **External:** Textured, smooth finish combination and two coats of exterior emulsion paint with architectural features.
- + **Internal:** Smooth plaster of putty finish with two coats of premium acrylic emulsion paint of best brands.

## Tile cladding

- + **Dadoing in kitchen (Backsplash):** Glazed ceramic tiles dado up to 2' height above kitchen platform (Additional scope & cost).
- + **Toilets:** Glazed ceramic tile dado up to false ceiling height.
- + **Utility:** Ceramic tile dado up to 3' height (Additional scope & cost).

## Kitchen/ utility

- + **Platform and sink:** Granite platform with stainless steel sink ( Additional scope & cost).
- + **Water connections:** Treated water will be provided from community water treatment plant to individual villas.

- + **Exhausts:** Provision for fixing of water RO system, exhaust fan and chimney.
- + **Utility/ wet kitchen:** Provision for dishwasher and washing machine provision in utility area.

## Superstructure

- + Conventional masonry structure.

## Joinery works

- + **Main door:** Teakwood frame and shutter as per design
- + **Internal doors:** Engineered wood frames with veneer doors with good quality hardware.
- + **French doors (for balconies):** French doors powder coated Aluminum / UPVC door frames with plain/tinted float glass paneled shutters and designer hardware of best brands.
- + **Windows:** Powder-coated Aluminum / UPVC frames with plain/tinted float glass thermal sealant with suitable finishes as per design, provision for mosquito mesh track.

## Flooring

- + **Rooms:** Large-format double charged vitrified tiles in all living, dining, kitchen and all bedrooms except master bedroom.
- + **Master Bedroom:** Laminated engineered wooden flooring.
- + **Toilets:** Anti-skid ceramic tile flooring.
- + **Living balconies:** Vitrified tiles in all balconies.

- + **Staircase:** Granite flooring.

### + Outdoor deck:

- UPVC flooring for under decking. (Additional scope & cost).
- WPC flooring for deck flooring. (Additional scope & cost).

## Toilets

### + Sanitary Fittings:

- Vanity type wash basin/countertop in master bedroom.
- EWC – Wall Mounted (Kohler, Queo, Toto or equivalent).
- Single-lever fixture with wall mixer-cum-shower. Provision for heat pumps in all bathrooms.
- All faucets of reputed make (Kohler, Queo, Toto or equivalent.)
- + **Taps:** All C.P. fitting are chrome plated (Kohler, Grohe, Hans Grohe, Queo or equivalent).

## Electrical

- + **Main:** Miniature Circuit Breakers (MCB) for each distribution board Prepaid metering system will be provided.
- + **Bedrooms:** Power outlets for air conditioners in all bedrooms and living room.
- + **Kitchen:** Power plugs for cooking range chimney, refrigerators, microwave ovens, mixer/grinders in the kitchen, washing machine.
- + **Toilets:** Power outlets for geysers in all bathrooms.

## Lifts

- + Lift provision will be given.

## Water supply system / sewage treatment plant

- + A sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for the landscaping and flushing purpose as per design. Underground water supply to each villa through a centralized hydro-pneumatic system of reputed make.
- + The water from the terrace and open areas will be collected through rainwater pipes, which will be discharged in the rainwater harvesting pits to recharge the ground water.

## Air conditioning

- + Provision for VRF (Variable Refrigerant Flow) air conditioning system compatible to Daikin/Mitsubishi or equivalent.

## Central gas bank

- + At extra cost.

## Streetlighting

- + Streetlight system as per design.

## Solar panels

- + Provision for solar panels on the terrace/roof.

## Communication & cable

- + TV, telephone and data points provided in kitchen, living and all bedrooms.
- + Integrated app will be applicable for communication with main security and villas.

## Generator power backup

- + 100% power backup facility for each villa, from centralized DG power backup facility.

## Security / BMS

- + 24x7 manned security booth and other infra shall be provided.
- + Surveillance cameras at the main security & central promenade.

## Clubhouse & amenities

- + Well-designed clubhouse with facilities such as gym, café/dining, amphitheater and multipurpose activity space, banquet hall/ multipurpose hall which includes guest rooms, tennis court at terrace, indoor shuttle courts.
- + Swimming pool with changing rooms and open showers.

## Fabrication works

- + **Staircase Railing:** Stainless steel handrail with glass railing / wooden handrail with glass railing.

### Note:

- + The below-mentioned elements are not under our scope of work.
- + Pergolas at balcony and terrace levels (additional scope and cost)
- + Porch for parking (additional scope and cost).
- + Interior elements, but not limited to:
  - Furniture like sofa, dining table, bed, etc.
  - Appliances such as washing machine, dishwasher, etc.
  - Lighting elements
  - False ceiling
  - Wall décor elements
  - Home theater and gymnasium equipment.

Disclaimer: The renders presented here are for representation and indicative purpose and not covered in the scope of work. The results of work will vary and the exact results and experience will be unique and individual.



## CAPABILITY MEETS COMMITMENT

The Pointe is the confluence of some of the finest minds in the architecture and design industry. When the eminent land owners who acquired the land briefed the builder, Terminus Group, it was clear that we were looking at a project where dedication and detailing would intersect.



### BUILDER

Terminus has a proven track record of creating luxury, retail and corporate properties. It has been associated with marquee brands in the hospitality segment such as Marriott. Four million sqft have been constructed and handed over by Terminus; six million sqft are in the pipeline.



### CLUBHOUSE INTERIOR DESIGNER

From its studios in San Francisco, Bangalore and Hyderabad, they refine logic and reasoning to a fine art where every project has a style with soul.



### PMC LANDBASE CONSULTING

Landbase Consulting is a multi-disciplinary project management services company offering custom-made solutions for all land development, construction project management and engineering requirements.

This organization is largely built on four pillars of integrity, ethics, values and transparency, which are essential to be an extension of a client's interests and success in their ventures. They provide every service from inception to completion ranging from new premises to high quality refurbishment of existing sites.



### ARCHITECTS

Team One is a prominent architectural firm in India with a 100-member strong unit of fine architects and designers. They have been conceptualizing distinctive homes and inspirational civic, cultural and commercial projects since 1992.



### LANDSCAPE

With landscape and environment planners and architects based in New Delhi, IPDMS provides services including master planning, landscape and building design, site planning, external services and overall site management for embassies, office campuses, industrial townships, hotels, hospitals and commercial complexes.



### ZAKI ASSOCIATES

Zaki & Associates (Structural Engineers) started in 1988 in association with M/s Tameer Consulting Associates and later developed this firm with full-fledged services in structural engineering in 1994. Since then, it has developed multiple clients in a short span of 28 years and is among the leading structural engineering firms in Hyderabad.





# THE POINTE

[www.thepointe.in](http://www.thepointe.in) | [crm@terminus-global.com](mailto:crm@terminus-global.com) | +91 95548 34567 | Follow us on:   

RERA NO : P02400006721

# TERMINUS

THE FINEST