VESSELLA

PALMS

THE OPULENT RESIDENCES

"LIVE THE LIFESTYLE YOU DESERVE"

VESSELLA GROUP

229 WEST

3828.71SQFT

SOFO DESIGNS

PROPOSED HOUSING LAYOUT AT SIKANDERGUDA



MASTER PLAN

SOFO DESIGNS

AERIAL VIEW

229 WEST VILLA



Ground Floor plan : 1369.71 sft / 3828.71 sft

LEGEND :

1. FAMILY HALL	- 12' 0" x 26' 6"	7. PARKING AREA	- 15' 0" x 16' 0"
2. DINING & KITCHEN	- 18' 9" x 14' 2"	8. UTILITY	- 7' 7" x 5' 8"
3. LOO	- 6' 8" x 4' 5"	9. DECK AREA	- 12' 6" x 9' 6"
4. PARENTS BEDROOM	- 18' 9" x 12' 8"	10. ELEC.ROOM	- 4' 0" x 3' 0"
5. MAID TOILET	- 3' 7" x 3' 8"	11. LIFT	- 5' 0" X 5' 0"
6. TOILET	- 8' 2" x 5' 4"		

AREA-1369.71 SQFT

GROUND FLOOR PLAN

229 WEST VILLA



First Floor plan : 1418.13 sft / 3828.71 sft

LEGEND :

1. MASTER BEDROOM	- 18' 9" x 13' 8"	6. HOME OFFICE	- 11' 3 " x 12' 1 "
2. TOILET	- 8' 2" x 5' 4"	7. BEDROOM	- 13' 6" x 13' 10"
3. FAMILY LOUNGE	- 11' 3 " x 17' 9 "	8. DRESS	- 5' 7" x 4' 9"
4. SIT OUT	- 12' 0 " x 7' 0 "	9. TOILET	- 5' 3" x 8' 9"
5. PUJA	- 5' 6 " x 6' 2 "	10. LIFT	- 5' 0" X 5' 0"

AREA-1418.13 SQFT

FIRST FLOOR PLAN

229 WEST VILLA



Second Floor plan : 1040.87 sft / 3828.71 sft

LEGEND :

1. BEDROOM	- 18' 9" x 14' 4"	4. HOME THEATRE	- 18' 9" x 13' 10"
2. LIFT	- 5' 0" x 5' 0"	5. LANDSCAPE GARDEN	- 12' 0" x 42' 6"
3. TOILET	- 8' 2" x 5' 4"		

AREA-1040.87 SQFT

SECOND FLOOR PLAN

229 yards WEST VILLA

SALEABLE AREA STATEMENT

SL.NO	FLOOR NAME	CARPET AREA including internal walls	EXTRENAL walls area	COVERED PARKING portico area	COVERED sit-out area	COVERED terrace area	COVERED deck area	TOTAL BUILT-UP AREA
1	GROUND FLOOR	1068.92	96.22	160.88	43.69			1369.71
2	FIRST FLOOR	1197.49	97.56		123.08			1418.13
3	SECOND FLOOR	771.87	81.67			127.54	59.79	1040.87
TOTAL AREA in S.FT		3038.28	275.45	160.88	166.77	127.54	59.79	3828.71

DAY VIEW



NIGHT VIEW

SIDE VIEW

STREET VIEW

1.STRUCTURE

RCC Framed Structure

- R.C.C. framed structure to withstand Wind &Seismic Loads. (ZONE-II)
- 8" thick Solid/ Porotherm blocks for external walls and 4" thick Solid/ Porotherm blocks for internal walls.

2. PLASTERING

Internal Walls

- Coat of Plastering in CM (1:6)

External Walls

- Coats of plastering in CM (1:6)for 1st coat and CM (1:4)for 2nd coat

3. PAINTING/ CLADDING

EXTERNAL
Cladding

- Tiles/ Marble/Soft marble stone or equivalent as per design.
- External Paint Finish
- Textured Finish with top two coats of Exterior Emulsion.
- Aluminium Louvers as per design
- Exterior grade HPLor Equivalent as per design/ Exterior Grade premium quality paint as per design

INTERNAL

Internal -Walls

- Putty over Punning/ Gypsum plastering finished with premium quality Paint of reputed make over a coat of primer.

Internal -Ceiling

- Only Primer coat. False ceiling customer scope.

Internal -Utility/Laundry

- Two Coats of Exterior Grade Paintofreputed make over a coat of primer.

4. DOORS, WINDOWS & RAILINGS

- **Main Door**

High-end Hard Wood Door Frame & Shutter with veneer finish on both sides with PU coat and reputed make Designer Hardware with smart lock.

- **Internal Doors**

High end Hard Wood Door Frame & Flush Shutter with veneer finish on both sides with PU coat and reputed make Designer Hardware.

- **French Doors, If Any**

Aluminium frames with toughened glass panelled sliding shutters and hardware ofreputed make. Provision for mosquito track only. Mosquito mesh if needed shall be provided at extra cost.

- **Toilet Door**

High-end hardwood Door frame and flush shutter with veneerfinish on one side, finished with PU coat, and Laminate on the other side.

- **Utility /Maid Room/ Maid Toilet Doors**

High end hardwood Door frame &shutterwithveneerfinish on one sidefinishedwith PU coat and Laminate on other side.

- **Windows**

Aluminium frames with toughened glass sliding/ casement. Provision of Mosquito track onlyforsliding windows not for casement windows .and designer hardware of reputed make. Mosquito mesh if needed shall be provided at extra cost.

- **Ventilators**

Aluminiumventilatorswithpremium hardware.

- **Sit-Out/ Front Railing/Staircase**

Aesthetically designed glass railing as per design.

5. FLOORING

- **Foyer / Drawing/ Living/ Dining/ Lounge / Pooja /Lobby**

Engineered Wooden Flooring / Premium Glazed Vitrified Tiles flooring Skirting as per design.

SPECIFICATIONS

- **Master Bed Room/M. B_ Walk-In Closet**

PREMIUM GLAZED VITRIFIED TILES as per architects design.

- **Master/Other Bed Room Toilet/Powder Room**

PREMIUM GLAZED VITRIFIED TILES as per architects design.

- **Kitchen**

PREMIUM GLANZED VITRIFIEF TILES as per architects design

- **Maid Room**

Matt finish Double charged Vitrified Tiles of Reputed Make

- **Utility**

Matt finish Double Charged Vitrified Tiles ofReputed Make

- **Maid Room Toilet**

Glazed Vitrified Tiles of Reputed Make

- **Store, Balcony**

Matt finish Double charged Vitrified Tiles ofReputed Make

- **DeckArea**

WPC deck / Tiles as per design

- **CarPorch**

Cobble stone /concrete pavers/Granite as per design

- **Staircase**

Imported Marble Flooring/Skirtingas per design.

6.DADOING

- **Master Bed Room Toilet**

Glazed Vitrified Tiles Dadoing as per design

- **Other Bed Room Toilet/Powder Room**

Glazed Virtified Tiles Dadoing as per design

- **Wet Kitchen/ Utility**

Wall Cladding upto 3' height with glazed vitrified tiles and exterior grade paint above.

- **Maid Room Toilet**

Vitrified Tile Dado upto lintel height

7.KITCHEN

- **Counter**

No Countertop. Open for Modular Kitchen under Customer Scope.

- **Water Provision**

Separate municipal water tap (Manjeera or any other water proved by GHMC along with Borewell water)

- **Other Accessories**

Provision for fixing of water purifier/RO, exhaustfan/chimney.Drain pipe for Refrigerator area.

Provision for hot water near the sink.

8.CP &SANITARY FIXTURES

Bathrooms

- Premium Collection All C.P. Fittingsareofreputed make.
- Sanitaryfixture ofreputed make.

9. ELECTRICAL FIXTURES

- 3 phaseSupplyforeach Villa with individual meter boards
- Miniature Circuit breakers (MCB)for each distribution boards ofreputed make.
- Fire retardant low smoke wires ofreputed make.
- Modularswitchesofreputed make.
- 100% backup with DG sets.
- Both normal & DG power metered through energy meter.

Kitchen/Utility Area

• Power plug for Cooking Range Chimney, Refrigerator; Microwave Ovens, Mixer/ Grinders in Kitchen, Washing Machine and dish washer in Utility Area.

10. AIR CONDITIONING WORKS

Power provision will beprovided in all the rooms for Air conditioning Units. Copper Piping, AC Units, VRV System with Cassette completely client scope.

11. TELECOMMUNICATIONS, CABLE TV &INTERNET

• **Telephone/Data**

Telephone/Data Points in all bedrooms and living area and Home Theatre.

• **Intercom Facility**

One points in each bungalow(One at Ground Floor).

• **CableTV**

Provision for Cable Connection in Drawing/ Living & Bed Rooms and Home Theatre.

• **Internet**

Provision for FTTH (Fiber to Home)-internet.

• **VDP (Video Door Phone)**

VDPfacilitywill be provided at Main Door

12. LIFTS

Passenger Lifts

• Elevator shaft will beprovided as per architect design. Lift client scope.

13. WSP&STP

• Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant).

• A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will beused for the landscaping.

• Rain Water Harvesting pits in each bungalow provided for recharging ground water levels as per the norms.

• Water meters for each unit for domestic& municipal water.

14. CHARGING POINTS FOR ELECTRIC CARS

• Provision forcharging point for Electric Cars shall be provided in each bungalow as per vendor's specifications(subjectto Govt Guidelines).

15. POWERBACKUP

• 100% DG Set backup with acoustic enclosure &A.M.F

16. SECURITY/ BMS

• Sophisticated round-the-clock security/ Surveillance System.

• Surveillance cameras at the main security, in open areas as per design and Common areas to monitor.

• Solar power fencing around the site boundary compound wall.

Access Control

• Boom Barriers as per design.

17. CENTRALIZED BILLING

• Billing shall be done for Consumption of Electricity and Water with prepaid meters system.

18. CENTRALIZEDWATERSUPPLY

• Centralised under Ground Sump will beprovided for entire community. The Water shall be then supplied to individual Bungalows by means of Hydro pneumatic System.

19. MAIN LANDSCAPING WORKS

• Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Children Play Area etc. is provided for the community.

• Multipurposecourt

• Cricket Pitch

• Kids Play Area

• Outdoor Fitness Area

• Amphitheatre with lawn mound

- Senior citizens corner

  Lawn

20. OTHERLANDSCAPEAMENITIES

- Seaters
- Interactivewaterfeature
- Sculpture
- Seating pavilion
- Dense planting

21. CLUB HOUSE &AMENITIES

Well Designed Club House with Facilities like

- Multipurpose Hall
- Pre-Function/ Holding Area
- Admin/Utility Office
- IndoorGames
- Table Tennis
- Billiards Lounge
- Badminton Court
- Gym
- Yoga *I* Aerobics/
- Guest Rooms (3 Nos)
- Spa
- TemperaturePool@ClubTerrace
- PartyLawn@ClubTerrace

NOTE:

We strongly discourage any customization However, where is exceptional cases and subject to our management's approval, any materials can be substituted by the customer, the cost of which shall solely be borne by the customer and in no case will any credit be issued for such replaced items.

CONSULTANT

ARCHITECTS
SOFO DESIGNS

LAN SCAPE ARCHITECTS
NAVEEN ASSOCIATES

MEP CONSULTANT
HCF & TAME ER ASSOCIATES

STRUCTURAL CONSULTANT
CONTINENTAL DESIGNERS