



A CLOSER LOOK

VIVARA



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BEAUTY LIES IN THE DETAILS.

Let's explore the **Vivara**; a mélange of beautiful things crafted to perfection, a careless elegance thought-through completely, and planned to the t.

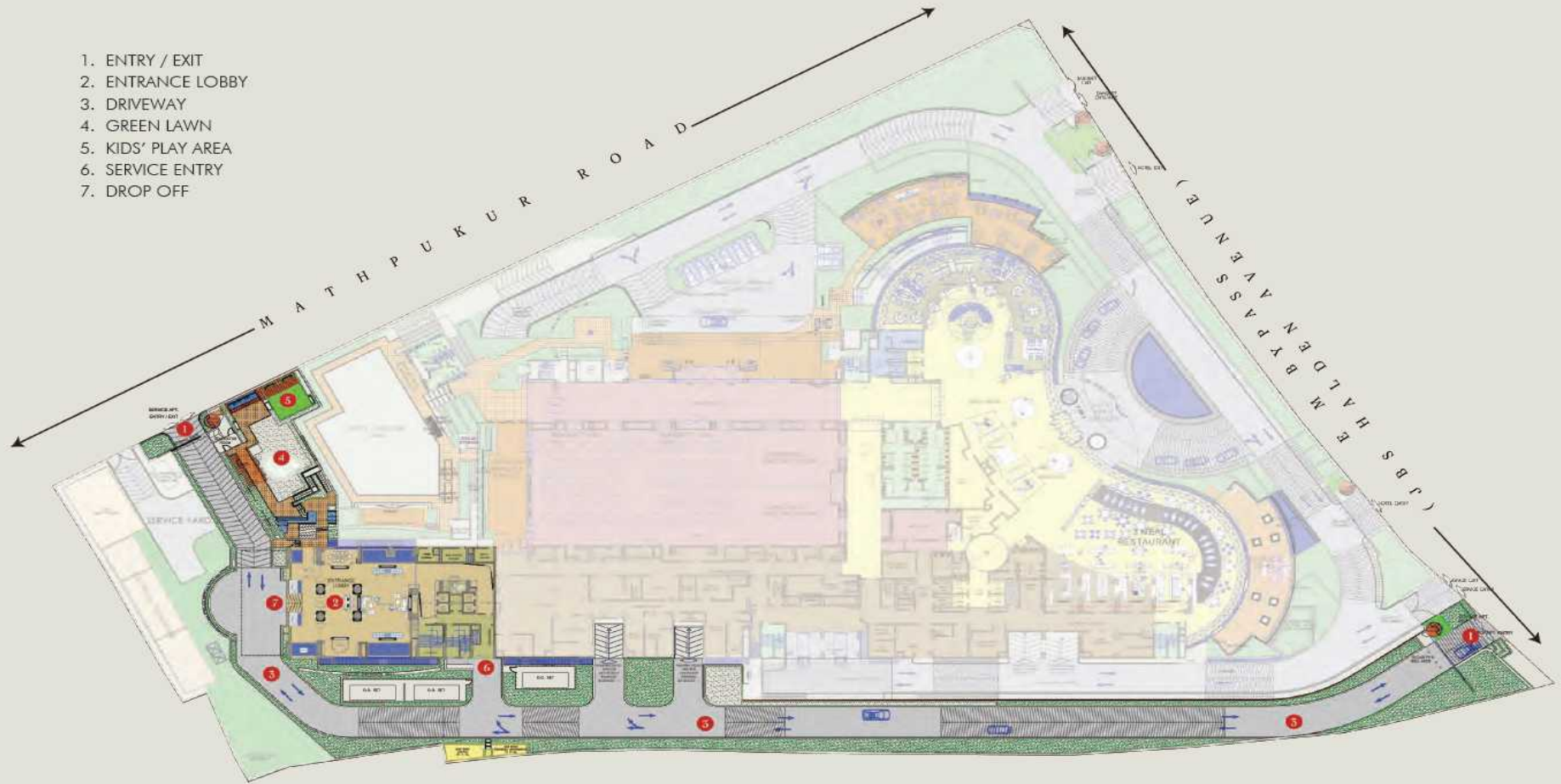
A place where every floor plan is laid after consulting the winds, the sun and the moon. A space that comes alive when colours, textures, lighting and varied surfaces play with one other, all to create that perfect ambience.

Let's turn the pages to discover every tiny detail that makes these residences so grand with added services from the Marriott.



GROUND FLOOR

1. ENTRY / EXIT
2. ENTRANCE LOBBY
3. DRIVEWAY
4. GREEN LAWN
5. KIDS' PLAY AREA
6. SERVICE ENTRY
7. DROP OFF

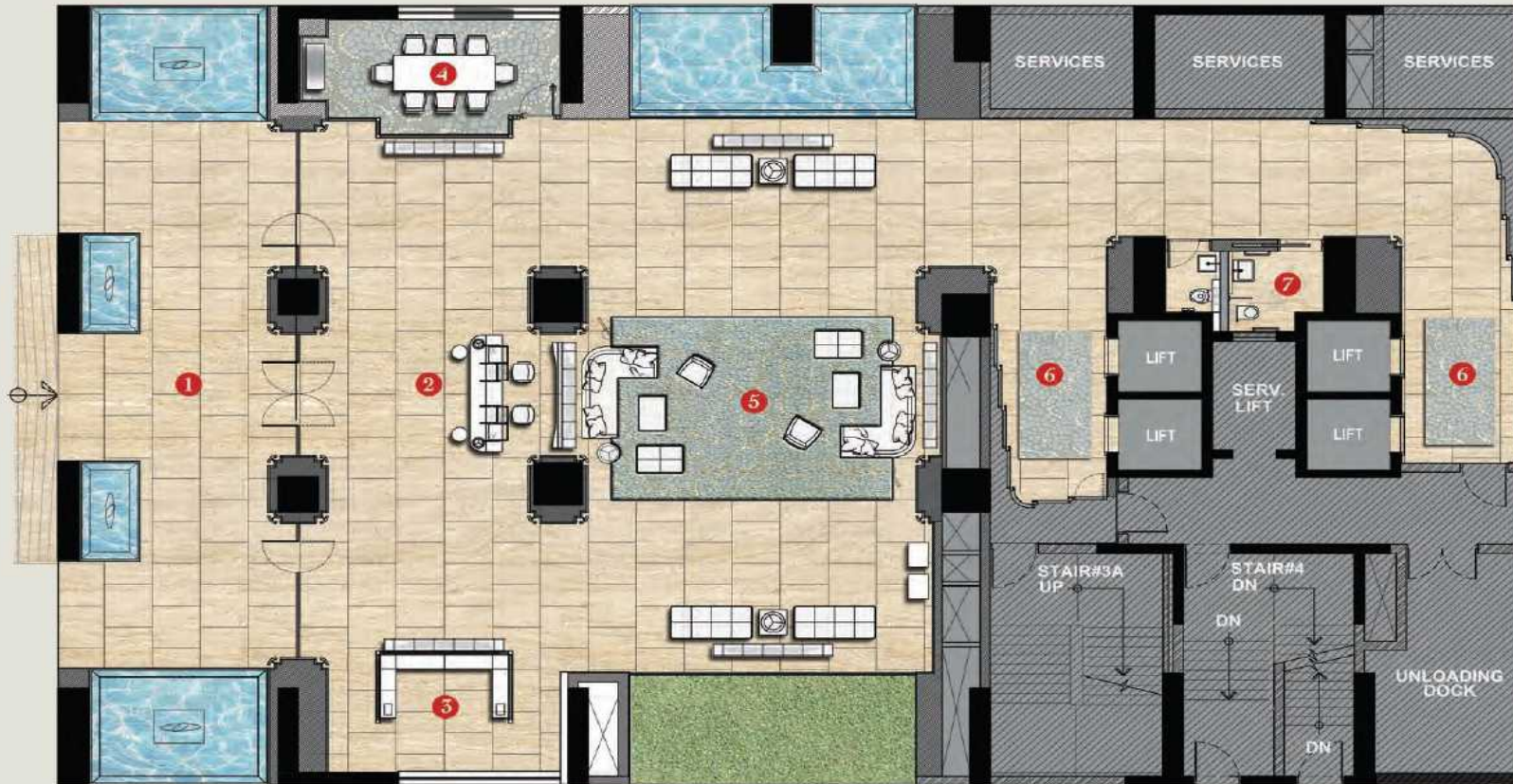


Disclaimer: Plans presented are updated as on March, 2014 and are subject to change as may be required by the operator / relevant authorities.
Area measurements are approximate and subject to final survey. Plans are not to scale.





ENTRANCE LOBBY



1. DROP OFF
2. RECEPTION
3. MAIL BOX
4. MEETING ROOM
5. WAITING AREA
6. LIFT LOBBY
7. PUBLIC TOILET



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SAPPHIRE



01

02



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| RUBY



01

02



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TOPAZ



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JADE



01

02



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EMERALD



01

02



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| ONYX



01

02



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| OPAL



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KOHINOOR



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CAR PARKING

CAR PARKING: LOWER GROUND FLOOR (BASEMENT 1)



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APARTMENT AREA CHART

APARTMENTS

FLOOR	APARTMENT TYPE	FLAT NO.	BUILT-UP AREA (in sq. ft.)	SUPER BUILT-UP AREA (in sq. ft.)	ATTACHED ROOF BUILT-UP AREA (in sq. ft.)
3	SAPPHIRE	01	5978	7915	192
		02	5978	7915	192
4	RUBY	01	5875	7779	219
		02	5875	7779	219
5	TOPAZ	01	5861	7761	525
		02	5861	7761	525
6	JADE	01	5855	7752	192
		02	5855	7752	192
7	RUBY	01	5875	7779	219
		02	5875	7779	219
8	TOPAZ	01	5861	7761	525
		02	5861	7761	525
9	JADE	01	5855	7752	192
		02	5855	7752	192
10	RUBY	01	5875	7779	219
		02	5875	7779	219
11	TOPAZ	01	5861	7761	525
		02	5861	7761	525
12	JADE	01	5855	7752	192
		02	5855	7752	192
13	RUBY	01	5875	7779	219
		02	5875	7779	219
14	TOPAZ	01	5861	7761	525
		02	5861	7761	525

FLOOR	APARTMENT TYPE	FLAT NO.	BUILT-UP AREA (in sq. ft.)	SUPER BUILT-UP AREA (in sq. ft.)	ATTACHED ROOF BUILT-UP AREA (in sq. ft.)
15	JADE	01	5855	7752	192
		02	5855	7752	192
16	RUBY	01	5875	7779	219
		02	5875	7779	219
17	TOPAZ	01	5861	7761	525
		02	5861	7761	525
18	JADE	01	5855	7752	192
		02	5855	7752	192
19	RUBY	01	5875	7779	219
		02	5875	7779	219
20	TOPAZ	01	5861	7761	525
		02	5861	7761	525
21	JADE	01	5855	7752	192
		02	5855	7752	192
22	RUBY	01	5875	7779	219
		02	5875	7779	219
23	EMERALD	01	6386	8455	–
		02	6386	8455	–
24	ONYX	01	6000	7944	192
		02	6000	7944	192
25	EMERALD	01	6386	8455	–
		02	6386	8455	–
26	OPAL	01	6000	7944	219
		02	6000	7944	219

N.B. (i) For every 100 sq. ft. of super built-up area the built-up area is 75.52 sq. ft.
(ii) Apartments available for short stay and long lease

PENTHOUSES

TYPE	APARTMENT TYPE	FLOOR	FLAT NO.	BUILT-UP AREA (in sq. ft.)	SUPER BUILT-UP AREA (in sq. ft.)	ATTACHED ROOF BUILT-UP AREA (in sq. ft.)
DUPLEX	KOHINOOR	27	01	6000	14576	386
		28		5009		-
DUPLEX	KOHINOOR	27	02	6000	14576	386
		28		5009		-

N.B. (i) For every 100 sq.ft. of super built-up area the built-up area is 75.52 sq.ft.
(ii) Apartments available for short stay and long lease



SPECIFICATIONS

1		FOUNDATION	R.C. Foundation resting on cast-in-situ Reinforced Concrete Bored Piles (complying with IS-2911) and Pile Raft.
2		SUPERSTRUCTURE	Reinforced Concrete Framed Structure using minimum M30 grade and maximum M60 concrete complying with IS-456 and Fe 500 / Fe 600 Steel Reinforcement complying with IS-1786.
3	a)	WALLS External Walls	Reinforced Concrete with filler of 250 mm thick Autoclave Aerated Concrete (AAC) Block in places.
	b)	Common Area, Internal Walls of Apartments	125 mm thick AAC Block.
4		ULTIMATE ROOF	Reinforced Concrete Roof with appropriate waterproofing and engineered insulation system.
5	a)	CEILING Apartment i) Living, Dining, Entrance, Foyer, Bedrooms, Study ii) Kitchens, Bathrooms, WC iii) Servants' Quarters, Store, Other Areas	Gypsum / POP False Ceiling duly finished with Plastic Emulsion Paint. Calcium Silicate / Cement Fibre False Ceiling duly finished with Plastic Emulsion Paint. Paint Finish.
	b)	Common Areas i) Lift Lobby ii) Car Park Areas iii) Staircases, M & E Service Rooms, Shaft, Utilities	Gypsum Board False Ceiling with or without drops finished with Plastic Emulsion Paint. Cement & Sand Plaster finished in Cement Paint. Cement & Sand Plaster with neat White Cement / POP Punning. Staircases – additionally finished with two coats of Plastic Emulsion Paint.
6	a)	FINISHES 1) Wall - Apartment Units i) Living, Dining, Entrance, Foyer, Bedrooms, Study, Store, Other Areas ii) Wet Kitchen, Bathrooms, WC iii) Show Kitchen iv) Servants' Quarters	Paint Finish. Wet Kitchen – Combination of high quality Imported Marble / Vitrified Tiles. Bathrooms – Blend of Imported Marble / Vitrified Designer Tiles. Paint Finish. Paint Finish.
	2)	Wall - External Common Areas	Textured Paint and / or Weather-shield Paint Finish, with Double Glazed Façade System at designated areas as per design.
	3)	Wall - Internal Common Areas i) Corridors, Staircases, Landing, Other Common Areas ii) Car Park Areas iii) Typical Lift Lobbies iv) Ground Floor Entrance Lobby	Paint Finish. Cement & Sand Plaster finished in Cement Paint. Paint Finish in combination with Imported Marble or Granite Cladding / Timber Paneling / Wallpaper as per interior designer. Paint Finish in combination with Imported Marble or Granite Cladding / Timber Paneling / Wallpaper as per interior designer.
	b)	1) Floor - Apartment Units i) Entrance Foyer, Living, Dining ii) Bedrooms, Study, Internal Staircase (for Duplex) iii) Master Bedroom iv) Bathrooms, WC v) Show Kitchen vi) Wet Kitchen vii) External Terrace / Balconies viii) Store, Servants' Quarters	Imported Marble. Imported Marble or Engineered Wooden Flooring. Engineered Wooden Flooring. High quality Granite / Imported Marble / Vitrified Tiles. Imported Marble / Engineered Wooden Flooring. Imported Marble / Vitrified Tiles. Granite / Vitrified Tiles. Quality Vitrified Tiles / Indian Stone Flooring.

	2) i) ii) iii)	Floor - Common Areas Staircases (including landings, corridors at car park level and typical floors) Lift Lobby / Vestibule Other Common Areas	Finished in Polished Kota Stone. Imported Marble with Matching Skirting with or without inlay works at designated areas. Polished Kota Stone Flooring.
7		WINDOWS / FAÇADE	Low E, Double Glazed High Precision / High Performance Aluminium Windows / Glazing / Sliding Door System (Powder coated / PVDF coated) with partially fixed and partially openable shutters as per design.
8	i) ii) iii)	FITTED DOORS Living, Dining, Entrance, Foyer, Bedroom, Toilets, Study Servants' Quarters, Servants' Toilets, Wet Kitchens, Other Services Areas Staircases, Service Areas	Hard Wood Timber Doors of 2.4 m height duly finished with lacquer and fitted with quality hardware. Phenol Bonded Hot Pressed Flush Door Shutters of 2.1 m height with Seasoned Hard Wood Frames duly finished in high quality Spray Paint and fitted with quality hardware. Provided with Fire Resistant Doors.
9	i) ii) iii)	SANITARYWARE, CP FITTINGS, SHOWER CUBICLES Sanitaryware CP Fittings Shower Cubicle Fittings	Imported Sanitaryware Imported CP Fittings Imported Fittings
10		PLUMBING AND WATER MANAGEMENT	Efficient water distribution with Geysers in all bathrooms and kitchens. Rainwater Harvesting System. Sewage Treatment Plant with the latest technology for efficient handling of sewage / waste water.
11		ELECTRICAL INSTALLATION	FRLS Cables and Wires with quality switches / sockets. Fully-automated Lighting Controls in the apartment. Air Conditioning Control with Temperature Set. Cabling Provision for Motorised Curtain Controls in each room.
12		TV / TELEPHONE POINTS	Compatible wiring which can be hooked up to a cable television network with connection thereof in living room and all bedrooms. Telephone Points in living room and all bedrooms, Centralized Satellite Dish provision to cater to television network.
13		LIGHTNING PROTECTION AND EARTHING	Lightning Protection – In compliance with IS 2309.
14		WATERPROOFING	Waterproofing floors of Toilets, Planter Boxes, Terraces, and Ultimate Roof using advanced engineering technology.
15		AIR CONDITIONING	Fully air-conditioned apartments using Imported VRV / VRF System with temperature control arrangement in each room adopting state-of-the-art technology.
16	a) b) c) d) e) f)	FIRE DETECTION, ALARM AND SUPPRESSION Fire Protection Strategy External Fire Hydrant Addressable Fire Detection, Alarm System Manual Call Points, Hooters Public Address System Emergency Evacuation	Fire Protection system as per NBC / Fire Authority Norms with Hydrant and Sprinkler System. External Yard Hydrant with hose cabinet located at strategic locations. Addressable Fire Detection and Alarm System with Fire Detection and Control Panel and Multi-sensor Smoke Detectors in all rooms and Heat Detectors in the kitchens. Manual Call Points and Hooters with Strobe at strategic locations and integrated with the control panel centrally located and monitored round the clock. 2-way Talk Back Public Address System located on different floors connected to the fire alarm control panel. Emergency Evacuation Maps in common areas.

17		POWER AND BACKUP	24x7 Power. 100% Power Backup. Instant change over between mains and Auto Synchronised DG Set using PLC System. Solar Panels to cater to the Power Backup System.
18		SAFETY, SECURITY AND ACCESS CONTROL	24x7 vigilance facility with CCTV cameras and Boom Barrier Control. Swipe Card access to entrance lobbies and lifts. Video Door Phone monitoring for front door / entrance lobby to monitor visitors.
19		VERTICAL TRANSPORTATION	THYSSENKRUPP MAKE- 4 Nos. 3.5 mps Passenger Lifts and 1 No. 2.5 mps Service Lift for the apartments; Passenger Lifts to have Tall Door And Tall Car with Customised Interior Finish; LCD Displays in operating panels and LCD Hall Position Indicators at each landing. Service Lift with the capacity of 1275 kg. with tall car and tall door.
20		DRIVEWAY	Reinforced Concrete Slab to Fire Tender Access / for Car Park / Car Park Ramp and Driveway. Stone and / or Paver Block finish for external driveways. Elegantly finished greens at designated places around driveway.
21		DATA NETWORKING	Entire premises will be Wi-Fi enabled along with the Signal Booster.
22	i) ii) iii) iv) v) vi)	SALIENT FEATURES Façade Glazing Lobby Green Building Certification Club Car Parking Landscape, Waterscape	High performance External Glazing / Window / Door system with Doubly Glazed Glass with low U-Factor, optimum VLT and Shading Coefficient ensuring maximum light and minimum heat radiation. Exquisite fully air-conditioned Triple Height Entrance Lobby on the ground floor. LEED Gold Rating, as per IGBC Standards – Sustainable Green Building Measures adopted, use of Materials with Recyclable Content, Certified Wood, Low VOC and low Emitting Materials, Energy Efficiency Measures – Thermal and Day Lighting Control by using efficient electrical fittings, high performance low E and U Value Glass; Low Flush Water Fixtures; Water Recycling from STP – for landscape and toilet flushing. Separate Club Floor on the 2nd floor with all amenities. Separate Car Parking Facility at lower ground floor (Basement 1). Exquisite Water Feature and Landscape at the ground floor entrance level.

GLOSSARY OF TERMS

Paint Finish
Imported Marble
Vitrified Tiles
Imported Sanitaryware
Imported CP Fittings
Imported Shower Cubicle Fittings
Switches / Sockets
Air Conditioning
Lighting Controls
Motorised Curtain Control System

Sand Cement Plaster followed by a coat of White Cement / POP Putty and duly finished in 2 coats of Plastic Emulsion Paint.
Spanish / Italian / Turkish Marble.
Imported / Indigenous Vitrified Tiles.
Kohler / American Standard / Duravit / Roca or an equivalent.
Kohler / Roca / Grohe / Hansgrohe or an equivalent.
Dorma / Hafle or an equivalent.
Legrand / Schneider / Anchor.
Hitachi / Daikin / Carrier or an equivalent.
Lutron / Cestron / Honeywell or an equivalent.

VIVARA

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