



VRINDHAVANA  
VISTHARA

GATED COMMUNITY VILLAS

150 UNITS

## Property Features

### 4 BHK (35 x 50')

#### TYPE A (EAST FACING)

GF Area 1425 sq.ft.  
FF Area 1293 sq.ft.  
Head Room Area 117 sq.ft.  
Total Buildup Area 2835 sq.ft.

#### TYPE B (NORTH FACING)

GF Area 1413 sq.ft.  
FF Area 1300 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2850 sq.ft.

#### TYPE C (SOUTH FACING)

GF Area 1445 sq.ft.  
FF Area 1363 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2945 sq.ft.

#### TYPE D (WEST FACING)

GF Area 1445 sq.ft.  
FF Area 1363 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2945 sq.ft.

### 3 BHK (35 x 50')

#### TYPE E (EAST FACING)

GF Area 1195 sq.ft.  
FF Area 1121 sq.ft.  
Head Room Area 117 sq.ft.  
Total Buildup Area 2433 sq.ft.

#### TYPE F (NORTH FACING)

GF Area 1188 sq.ft.  
FF Area 1134 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2439 sq.ft.

#### TYPE G (SOUTH FACING)

GF Area 1188 sq.ft.  
FF Area 1149 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2474 sq.ft.

#### TYPE H (WEST FACING)

GF Area 1220 sq.ft.  
FF Area 1166 sq.ft.  
Head Room Area 137 sq.ft.  
Total Buildup Area 2523 sq.ft.

### 3 BHK (35 x 50')

#### TYPE I (SOUTH FACING)

GF Area 1080 sq.ft.  
FF Area 998 sq.ft.  
Head Room Area 110 sq.ft.  
Total Buildup Area 2190 sq.ft.

### 3 BHK (31 x 42')

#### TYPE J (EAST FACING)

GF Area 1069 sq.ft.  
FF Area 1003 sq.ft.  
Head Room Area 110 sq.ft.  
Total Buildup Area 2182 sq.ft.

#### TYPE K (WEST FACING)

GF Area 1069 sq.ft.  
FF Area 991 sq.ft.  
Head Room Area 110 sq.ft.  
Total Buildup Area 2170 sq.ft.

## ENTRANCE MANAGEMENT



VIDEO DOOR PHONE



DIGITAL DOOR LOCK



WIRELESS CAM

## LIFESTYLE & HOME AUTOMATION



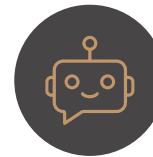
LIGHTING



FAN CONTROL



AC CONTROL



VIRTUAL ASSISTANT

## Specifications

### FLOOR FINISHES

|                             |                                                        |
|-----------------------------|--------------------------------------------------------|
| Living & dining             | Vitrified tiles (4 x2 ft) Kajaria/Somany or equivalent |
| Bedrooms & Kitchen          | Vitrified tiles (4 x2ft) Kajaria/Somany or equivalent  |
| Toilet                      | Anti-skid ceramic tile (2 x 2 ft)                      |
| Staircase                   | Black granite flooring                                 |
| Balcony / 1st floor terrace | Anti-skid ceramic outdoor tile                         |
| Open terrace-2nd floor      | Water proof sealants and clay tile                     |

### KITCHEN / UTILITY

|                      |                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------|
| Electrical provision | For chimney, water purifier, washing machine and Fridge.                                |
| Plumbing provision   | Water inlet & outlet provision for sink faucets, water purifier, Washing machine        |
| Counter Top          | Polished black granite slab of 600mm width @ 810mm height from the finished floor level |
| Dado                 | Vitrified Tile (1x2 ft) from Counter Top till Lintel Level                              |
| Others               | Quartz Sink with Jaquar/Equivalent Kitchen Faucet                                       |

### BATHROOM

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Sanitary fixtures | American Standard/ Kerovit (or) equivalent                                                                                              |
| CP fittings       | Jaquar (or) equivalent                                                                                                                  |
| Master bathroom   | Overhead 2-function shower, wall mixer with hand shower & Spout, washbasin and Geberit concealed cistern                                |
| Other bathrooms   | Overhead shower, wall mixer with hand shower & spout washbasin and concealed cistern                                                    |
| Pipelines         | CPVC pipelines for hot water in Bathrooms<br>UPVC pipelines for other inlet plumbing lines, PVC pipelines for outlet and Drainage lines |
| Others            | Ventilator - Exhaust Fan and Geyser (5Lt) for master bathroom only.                                                                     |

### DOORS

|                         |                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Main door               | 7' high Indian teak wood frame and Indian teak door with Godrej (or) equivalent brand digital door lock                 |
| Bedroom doors           | 7' high seasoned wood frame and flush door with Dorset/Godrej (or) equivalent quality door hardware and laminate Finish |
| Bathroom doors          | 7' high WPC door frame and WPC door with paint finish                                                                   |
| Balcony & utility doors | 7' high seasoned country wood frame with flush door with laminate finish                                                |
| Headroom door           | 7' high country wood frame and flush door with paint finish                                                             |

### WINDOWS

|             |                                                             |
|-------------|-------------------------------------------------------------|
| Windows     | UPVC windows with see-through plain glass & MS safety grill |
| Ventilators | UPVC with suitable louvered glass panels & MS safety grill  |

### ELECTRICALS FIXTURES & FITTINGS

|                        |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| Power supply           | 3 phase power supply provision will be provided                                                 |
| Safety devices         | MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Legrand (or) equivalent                       |
| Cables / wires         | Fire Retardant Low Smoke (FRLS) copper wires-ISO certified brand. Havells/Polycab or equivalent |
| Switches & sockets     | Modular switches and sockets- GM/ Havells/ Polycab (or) equivalent                              |
| Air conditioner points | Split AC socket points will be provided for all bedrooms.                                       |
| DTH / TV points        | DTH/TV conduit will be given in living, family & master bedroom                                 |
| Power backup           | Electrical provision for domestic UPS (Conduit provision for lighting & fan points)             |







GROUND FLOOR



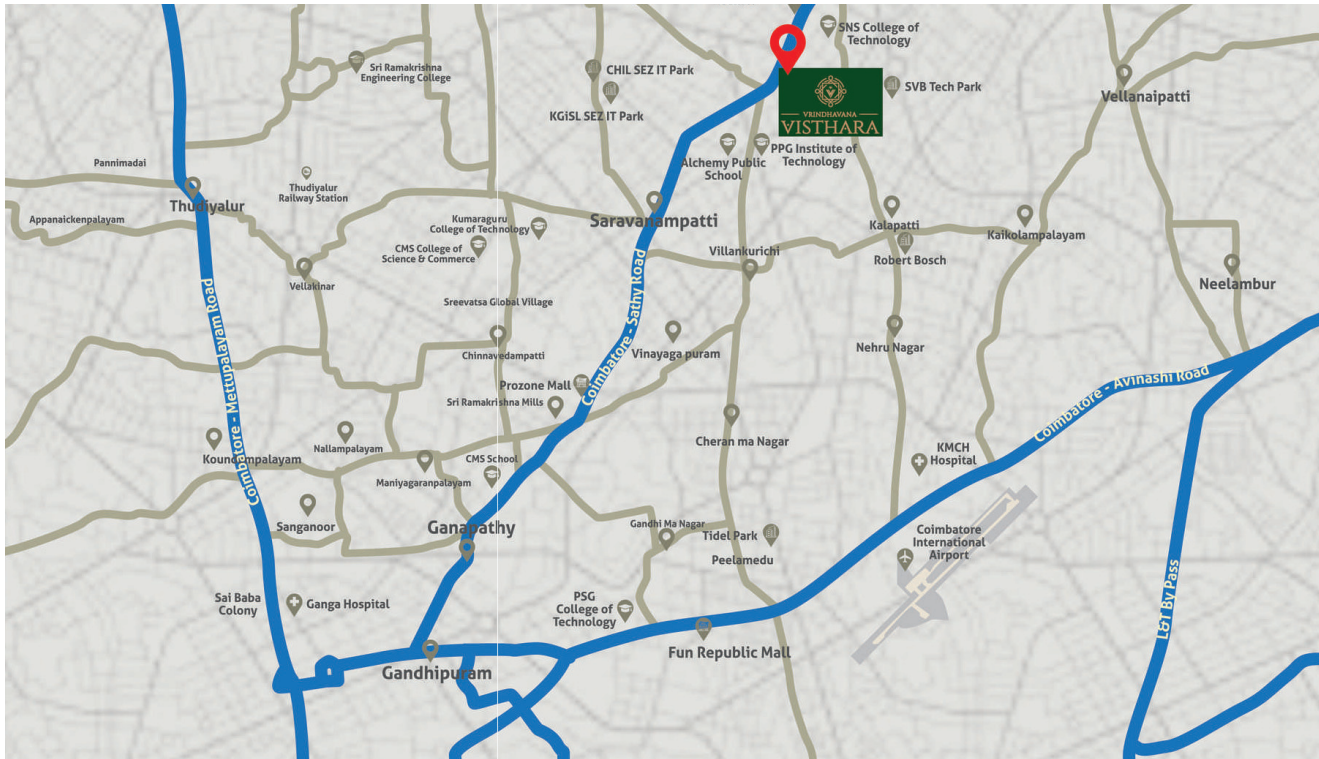
TYPE E

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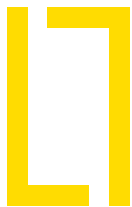
FIRST FLOOR



## Location Map



Marketed By



**LANDS  
& LANDS**

Apartments. Villas. Plots.

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46, Kerala Club Road,  
ATT Colony, Coimbatore - 641 018

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