



THE ADDRESS FOR
HIGHER LIVING.

28 storeys of rising elegance, the Vivara makes an indelible mark on the city's skyline. Meticulously planned spaces, inspired finishes, an intrinsic aesthetic appeal crafted with the finest materials - the serviced apartments create a world that is magnificently luxurious, quietly bold and exclusively yours.



Specifications

- ❖ **Foundation:-** R.C. Foundation resting on cast-in-situ Reinforced Concrete Bored Piles (complying) with IS-2911) and Pile Raft.
- ❖ **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.
- ❖ **Walls:-**
 - a) 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.
- ❖ **Ultimate Roof:-** Reinforced Concrete Roof with appropriate waterproofing and engineered insulation system.
- ❖ **Ceiling:-**
 - a) **Apartment**
 - i) **Living, Dining, Entrance, Foyer, Bedrooms, Study-** Gypsum/POP False Ceiling duly finished with Plastic Emulsion Paint.
 - ii) **Kitchens, Bathrooms, WC-** Calcium Silicate/Cement Fibre False Ceiling duly finished with Plastic Emulsion Paint.
 - iii) **Servant's Quarters, Store, Other Areas-** Paint Finish.
 - b) **Common Areas**
 - i) **Lift Lobby-** Gypsum Board False Ceiling with or without drops finished with Plastic Emulsion Paint.
 - ii) **Car Park Areas-** Cement & Sand Plaster finished in Cement Paint.
 - iii) **Staircases, M & E Service Rooms, Shaft, Utilities-** Cement & Sand Plaster with neat White Cement/POP Punning. Staircases- additionally finished with two coats of Plastic Emulsion Paint.
- ❖ **Finishes:-**
 - a) 1) **Wall-** Apartment Units
 - i) **Living, Dining, Entrance, Foyer, Bedrooms, Study, Store, Other Areas-** Paint Finish.
 - ii) **Wet Kitchen, Bathrooms, WC-** Wet Kitchen= Combination of high quality Imported Marble/Vitrified Tiles.
Bathroom= Blend of Imported Marble/Vitrified Designer Tiles.
 - iii) **Show Kitchen-** Paint Finish.
 - iv) **Servant's Quarters-** 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**- Paint Finish.
- ii) **Car Park Areas**- Cement & Sand Plaster finished in Cement Paint.
- iii) **Typical Lift Lobbies**- Paint Finish in combination with Imported Marble or Granite Cladding/Timber Paneling/Wallpaper as per interior designer.
- iv) **Ground Floor Entrance Lobby**- 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**- Imported Marble.
- ii) **Bedrooms, Study, Internal Staircase (for Duplex)**- Imported Marble.
- iii) **Master Bedroom**- Engineered Wooden Flooring.
- iv) **Bathrooms, WC**- High quality Granite/Imported Marble/Vitrified Tiles.
- v) **Show Kitchen**- Imported Marble/Engineered Wooden Flooring.
- vi) **Wet Kitchen**- Imported Marble/Vitrified Tiles.
- vii) **External Terrace/Balconies**- Granite/Vitrified Tiles.
- viii) **Store, Servant's Quarter**- Quality Vitrified Tiles/Indian Stone Flooring.

2) **Floor- Common Areas**

- i) **Staircases (including landings, corridors at car park level and typical floors)**- Finished in Polished Kota Stone.
- ii) **Lift Lobby/Vestibule**- Imported Marble with Matching Skirting with or without inlay works at designated areas.
- iii) **Other Common Areas**- Polished Kota Stone Flooring.

❖ **Windows/Façade:-** Low E, Double Glazed High Precision/High Performance Aluminium Windows/Glazing/Sliding Door System (Powder coated) with partially fixed and partially open able shutters as per design.

❖ **Fitted Doors:-**

- i) **Living, Dining, Entrance, Foyer, Bedroom, Toilets, Study**- Hard Wood Timber Doors of 2.4 m height duly finished with lacquer and fitted with quality hardware.
- ii) **Servant's Quarters, Servant's Toilets, Wet Kitchens, Other Services Areas**- 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.
- iii) **Staircases, Service Areas**- Provided with Fire Resistant Doors.

❖ **Sanitaryware, CP Fittings, Shower Cubicles:-**

- i) **Sanitaryware**- Imported Sanitaryware.
- ii) **CP Fittings**- Imported CP Fittings.
- iii) **Shower Cubicle Fittings**- Imported Fittings.

- ❖ **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.

- ❖ **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.

- ❖ **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.

- ❖ **Lightning Protection and Earthing:-** Lightning Protection- In compliance with IS 2309.

- ❖ **Waterproofing:-** Waterproofing floors of Toilets, Planter Boxes, Terraces, and Ultimate Roof using advanced engineering technology.

- ❖ **Air Conditioning:-** Fully air-conditioned apartments using Imported VRV/VRF System with temperature control arrangement in each room adopting state-of-the-art technology.

- ❖ **Fire Detection, Alarm and Suppression:-**
 - a) **Fire Protection Strategy-** Fire Protection system as per NBC/Fire Authority Norms with Hydrant and Sprinkler System.
 - b) **External Fire Hydrant-** External Yard Hydrant with hose cabinet located at strategic locations.
 - c) **Addressable Fire Detection, Alarm System-** 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.
 - d) **Manual Call Points, Hooters-** Manual Call Points and Hooters with Strobe at strategic locations and integrated with the control panel centrally located and monitored round the clock.
 - e) **Public Address System-** 2-way Talk Back Public Address System located on different floors connected to the fire alarm control panel.
 - f) **Emergency Evacuation-** Emergency Evacuation Maps in common areas.

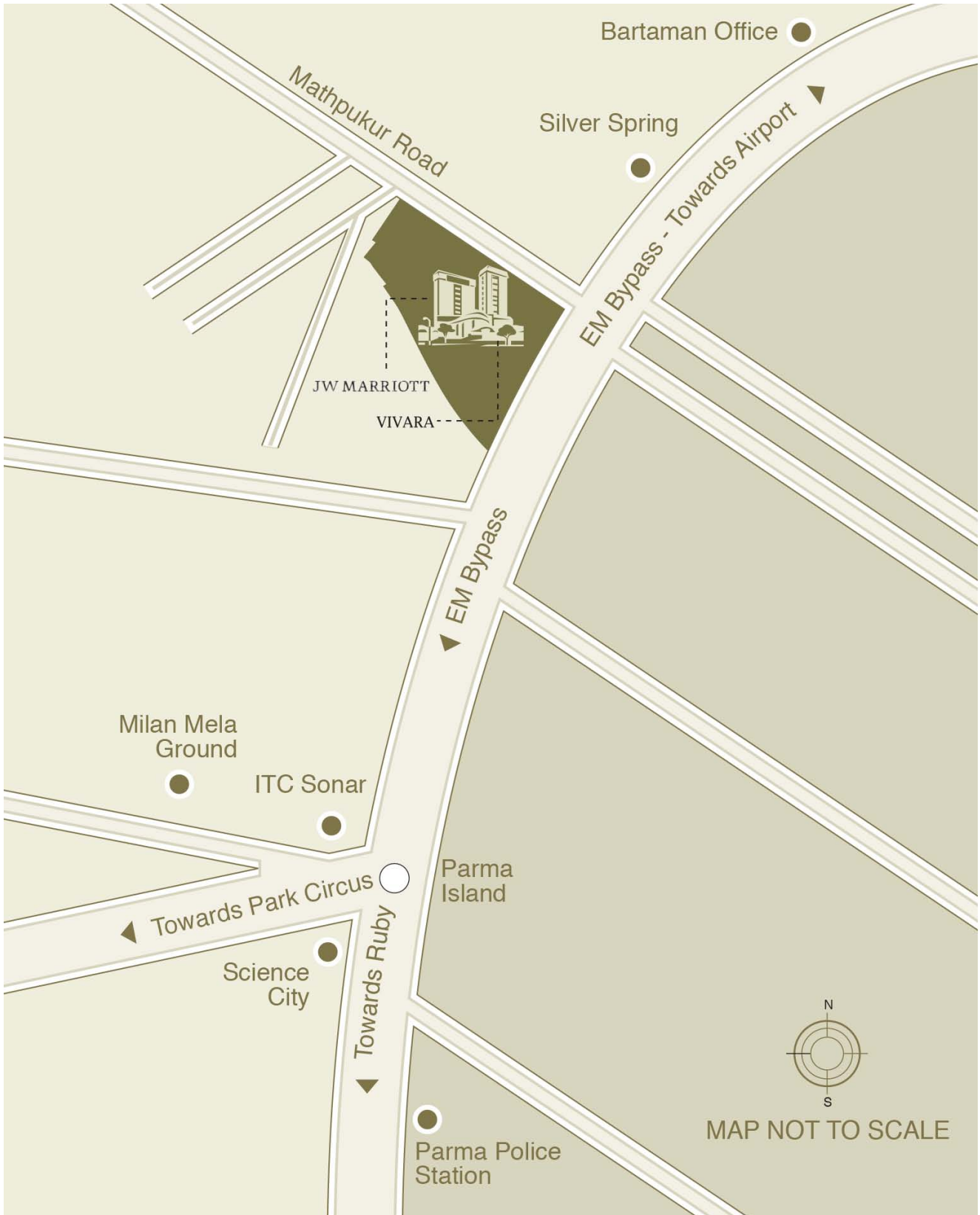
- ❖ **Power and Backup:-**
 - 24x7 Power.
 - 100% Power Backup
 - Instant change over between mains and Auto Synchronised DG Set using PLC System.
 - Solar Panels to cater to the Power Backup System.

- ❖ **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.
- ❖ **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.
- ❖ **Driveway:-**
Reinforced Concrete Slab to Fire Tender Access/for Car Park/Car Park Ramp and Driveway. Stone and/or Paver Block finish for external driveway.
Elegantly finished greens at designated places around driveway.
- ❖ **Data Networking:-** Entire premises will be Wi-Fi enabled along with the Signal Booster.
- ❖ **Salient Features:-**
 - i) **Facade Glazing-** High performance External Glazing/Window/Door system with Double Glazed Glass with low U-Factor, optimum VLT and Shading Coefficient ensuring maximum light and minimum heat radiation.
 - ii) **Lobby-** Exquisite fully air-conditioned Triple Height Entrance Lobby on the ground floor.
 - iii) **Green Building Certification-** LEED Gold Rating as per IGBC Standards-Sustainable Green Building Measures adopted, use of Materials with Recyclable Content 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.
 - iv) **Club-** Separate Club Floor on the 2nd floor with all amenities.
 - v) **Car Parking-** Separate Car Parking Facility at lower ground floor (Basement 1).
 - vi) **Landscape, Waterscape-** Exquisite Water Feature and Landscape at the ground floor entrance level.

GLOSSARY OF TERMS

- ❖ Paint Finish:- Sand Cement Plaster followed by a coat White Cement/POP Putty and duly finished in 2 coats of Plastic Emulsion Paint.
- ❖ Imported Marble:- Spanish/Italian/Turkish Marble.
- ❖ Vitrified Tiles:- Imported/Indigenous Vitrified Tiles.
- ❖ Imported Sanitaryware:- Kohler/American Standard/Duravit/Roca or an equivalent.
- ❖ Imported CP Fittings:- Kohler/Roca/Grohe/Hansgrohe or an equivalent.
- ❖ Imported Shower Cubicle Fittings:- Dorma/Hafle or an equivalent.
- ❖ Switches/Sockets:- Legrand/Schneider/Anchor.
- ❖ Air Conditioning:- Hitachi/Daikin/Carrier or an equivalent.
- ❖ Lighting Controls:- Lutron/Cestron/Honeywell or an equivalent.
- ❖ Motorised Curtain Control System

Location



Type & Area

Ground Floor Plan

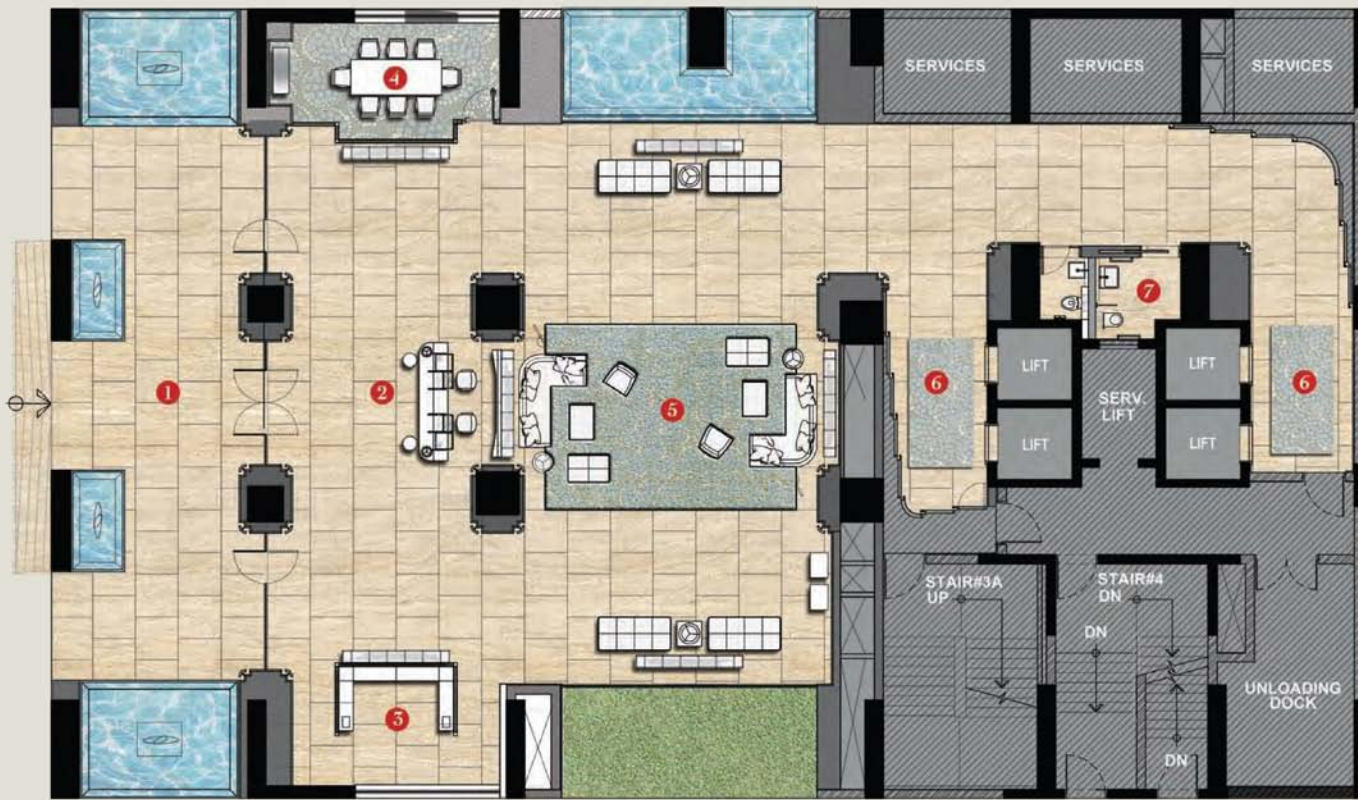
LANDSCAPE PLAN: GROUND FLOOR

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



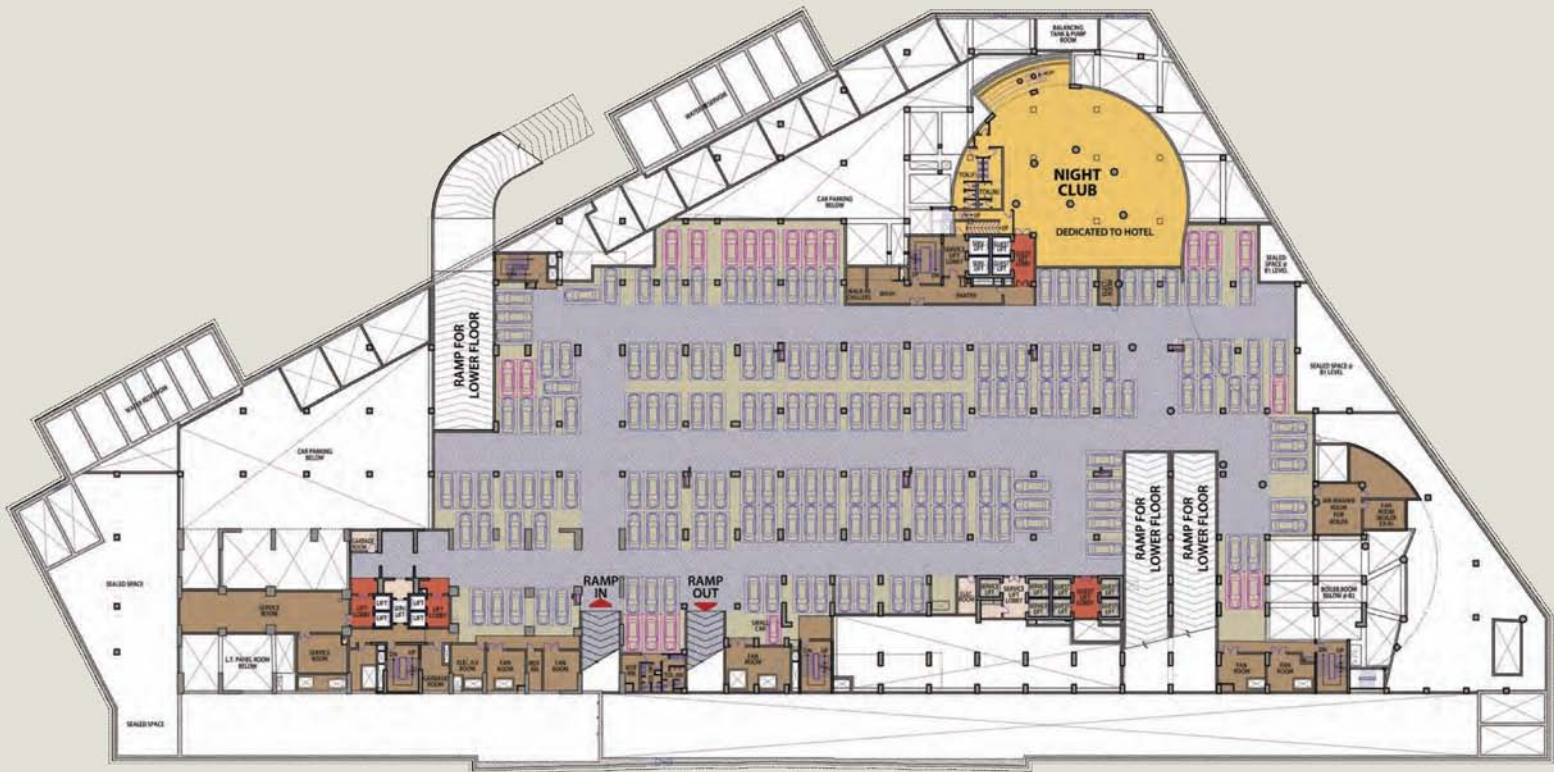
Ground Floor Entrance Lobby

FLOOR PLAN: GROUND FLOOR ENTRANCE LOBBY



Car Parking (Lower Ground Floor- Basement- 1)

CAR PARKING: LOWER GROUND FLOOR (BASEMENT 1)



Emerald Floor Plan (Typical For Levels- 23 & 25)

EMERALD: FLOOR PLAN (TYPICAL FOR LEVELS 23 & 25)



Emerald Typical Floor Plan- 1

EMERALD: TYPICAL FLOOR PLAN - 01



Emerald Typical Floor Plan- 2

EMERALD: TYPICAL FLOOR PLAN - 02



Jade Floor Plan (Typical For Levels- 6,9,12,15,18 & 21)

JADE: FLOOR PLAN (TYPICAL FOR LEVELS 6, 9, 12, 15, 18 & 21)



01

02



Jade Typical Floor Plan- 1

JADE: TYPICAL FLOOR PLAN – 01



Jade Typical Floor Plan- 2

JADE: TYPICAL FLOOR PLAN - 02



Kohinoor Penthouse Floor Plan (01 & 02) For Level 27 (Lower)

KOHINOOR: PENTHOUSE FLOOR PLAN (01 & 02) FOR LEVEL 27 (LOWER)



Disclaimer: Plans are not intended to be used as a legal document and are subject to change as may be required by the competent / relevant authorities.

Kohinoor Penthouse Floor Plan- 1 (Lower)

KOHINOOR: PENTHOUSE FLOOR PLAN - 01 (LOWER)



Kohinoor Penthouse Floor Plan- 2 (Lower)



KOHINOOR: PENTHOUSE FLOOR PLAN - 02 (LOWER)



Onyx Floor Plan- 1

ONYX: FLOOR PLAN - 01



Onyx Floor Plan- 2

ONYX: FLOOR PLAN - 02



Onyx Floor Plan for Level- 24

ONYX: FLOOR PLAN FOR LEVEL 24



01

02



Opal Floor Plan- 1

OPAL: FLOOR PLAN - 01



Opal Floor Plan- 2

OPAL: FLOOR PLAN - 02



Opal Floor Plan for Level- 26

OPAL: FLOOR PLAN FOR LEVEL 26



01

02



Ruby Floor Plan (Typical For Levels- 4,7,10,13,16,19 & 22)

RUBY: FLOOR PLAN (TYPICAL FOR LEVELS 4, 7, 10, 13, 16, 19 & 22)



01

02



Ruby Floor Plan- 1

RUBY: FLOOR PLAN - 01



Ruby Floor Plan- 2



RUBY: FLOOR PLAN - 02



Sapphire Floor Plan- 1

SAPPHIRE: FLOOR PLAN - 01



Sapphire Floor Plan- 2

SAPPHIRE: FLOOR PLAN - 02



Sapphire Floor Plan- Level- 3

SAPPHIRE: FLOOR PLAN FOR LEVEL 3



01

02



Topaz Floor Plan (Typical For Levels- 5,8,11,14,17 & 20)

TOPAZ: FLOOR PLAN (TYPICAL FOR LEVELS 5, 8, 11, 14, 17 & 20)



Topaz Typical Floor Plan- 1

TOPAZ: TYPICAL FLOOR PLAN - 01



Topaz Typical Floor Plan- 2

TOPAZ: TYPICAL FLOOR PLAN - 02

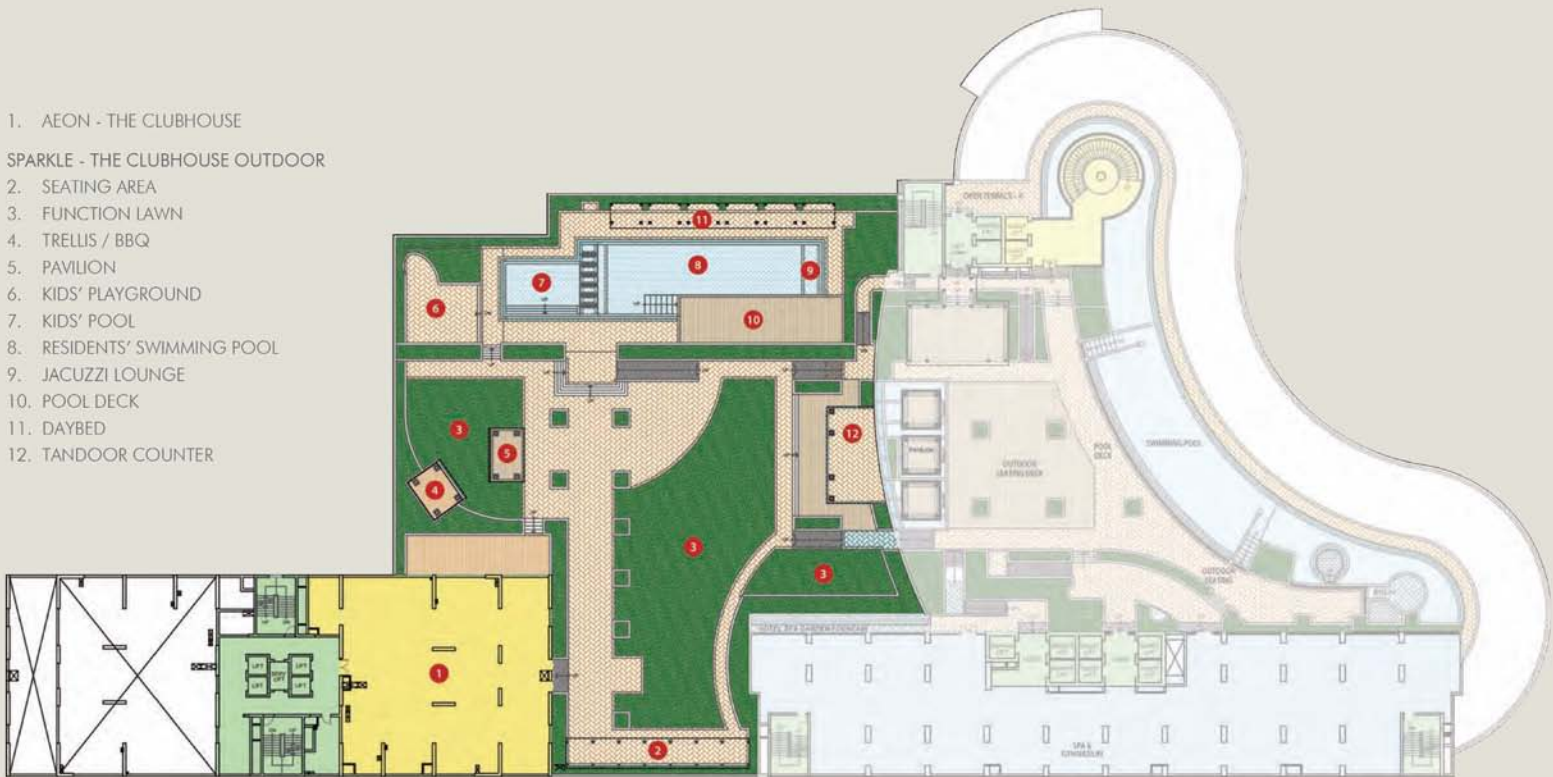


Club House Plan

Aeon and Sparkle- Landscape plan (Podium Level)

AEON AND SPARKLE: LANDSCAPE PLAN (PODIUM LEVEL)

- 1. AEON - THE CLUBHOUSE
- SPARKLE - THE CLUBHOUSE OUTDOOR
- 2. SEATING AREA
- 3. FUNCTION LAWN
- 4. TRELIS / BBQ
- 5. PAVILION
- 6. KIDS' PLAYGROUND
- 7. KIDS' POOL
- 8. RESIDENTS' SWIMMING POOL
- 9. JACUZZI LOUNGE
- 10. POOL DECK
- 11. DAYBED
- 12. TANDOOR COUNTER



Aeon Floor Plan

AEON: FLOOR PLAN



- 1. RECEPTION
- 2. MULTIFUNCTION ROOM
- 3. AUDIO VISUAL LOUNGE
- 4. KIDS' CLUB
- 5. YOGA CENTRE
- 6. GYM
- 7. LADIES' CHANGING ROOM
- 8. GENTS' CHANGING ROOM
- 9. PANTRY
- 10. STORAGE



Disclaimer: Plans presented are updated as on March 2014 and are subject to change as per the requirement / relevant authorities.


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