





A LANDMARK

for the City Skyline

Supported on the hilly terrain of Hyderabad are the latest
flurry of luxury residences from Myscape – Songs of the Sun.

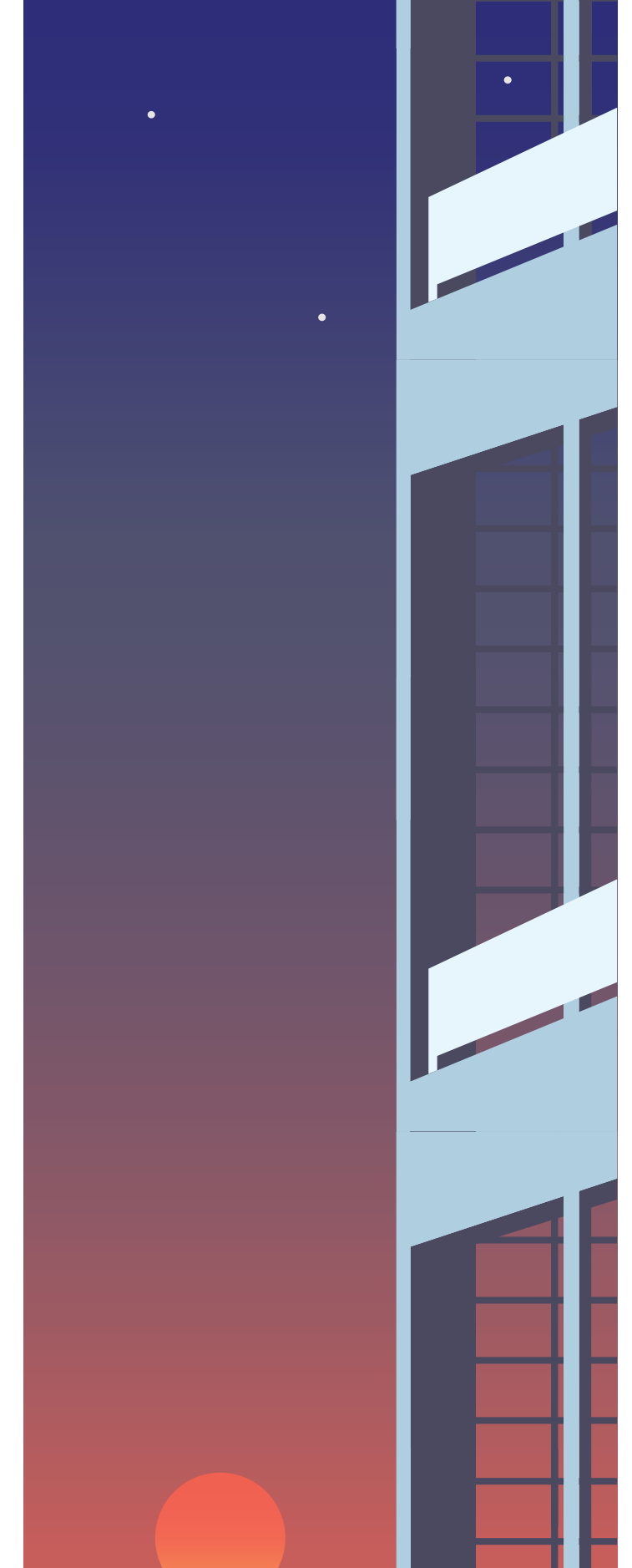
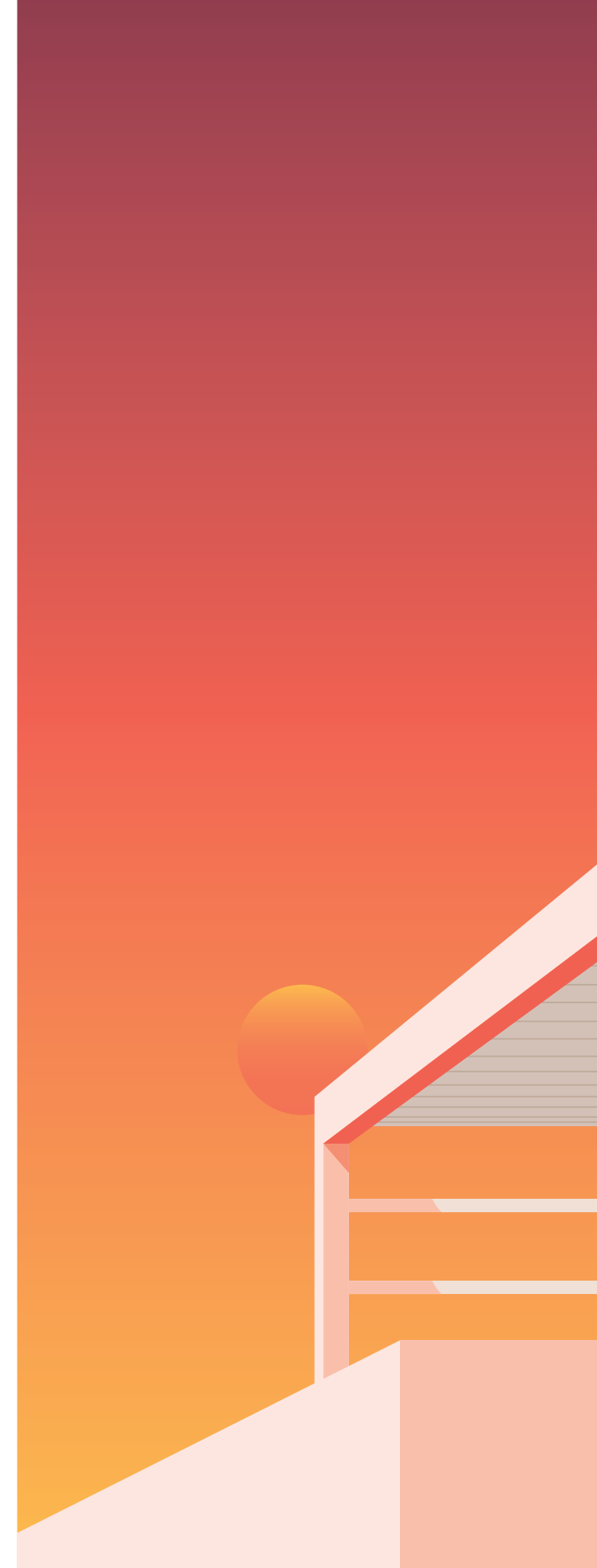
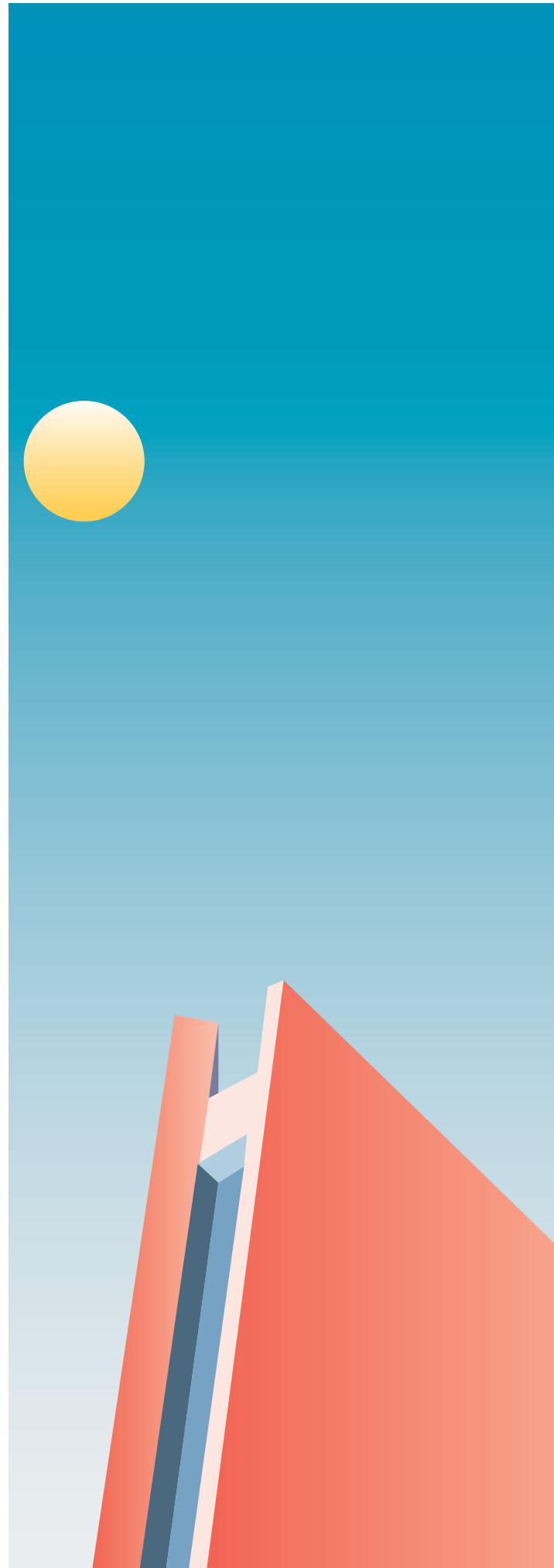
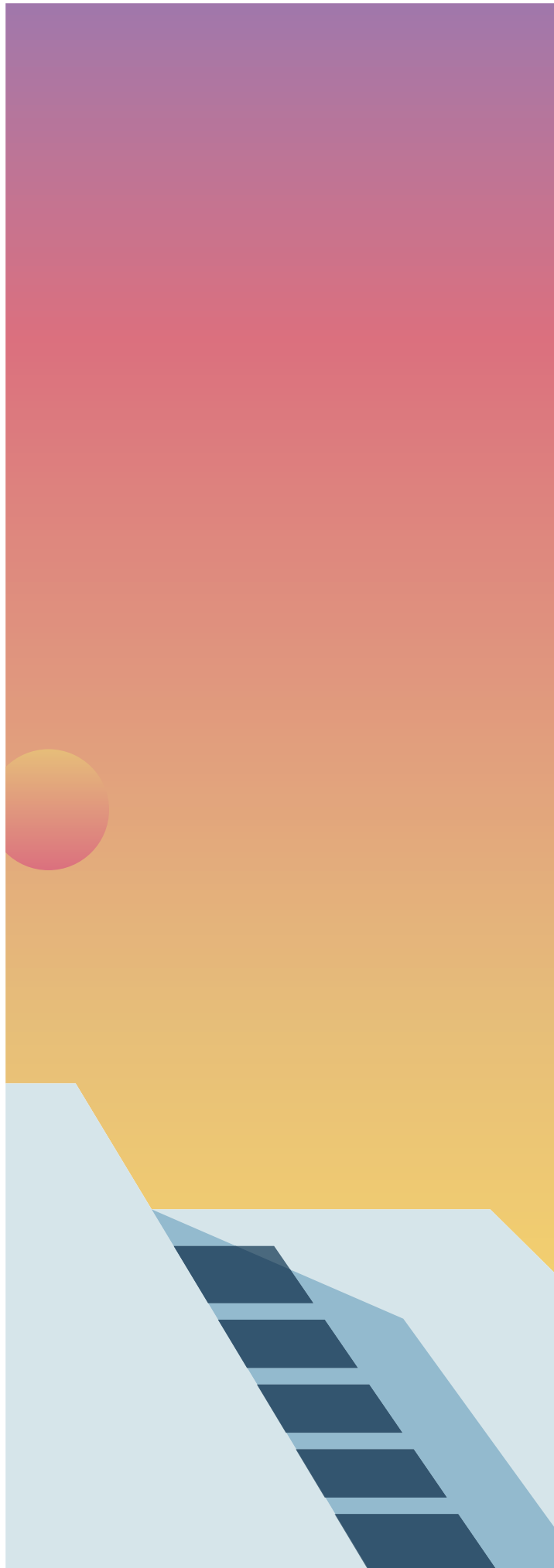
—
FAÇADE

20 Shades of the Sun

at play.

FAÇADE

Myscape Songs of the Sun strokes the sky with its colours and adds an emotional depth to the way one views their city.



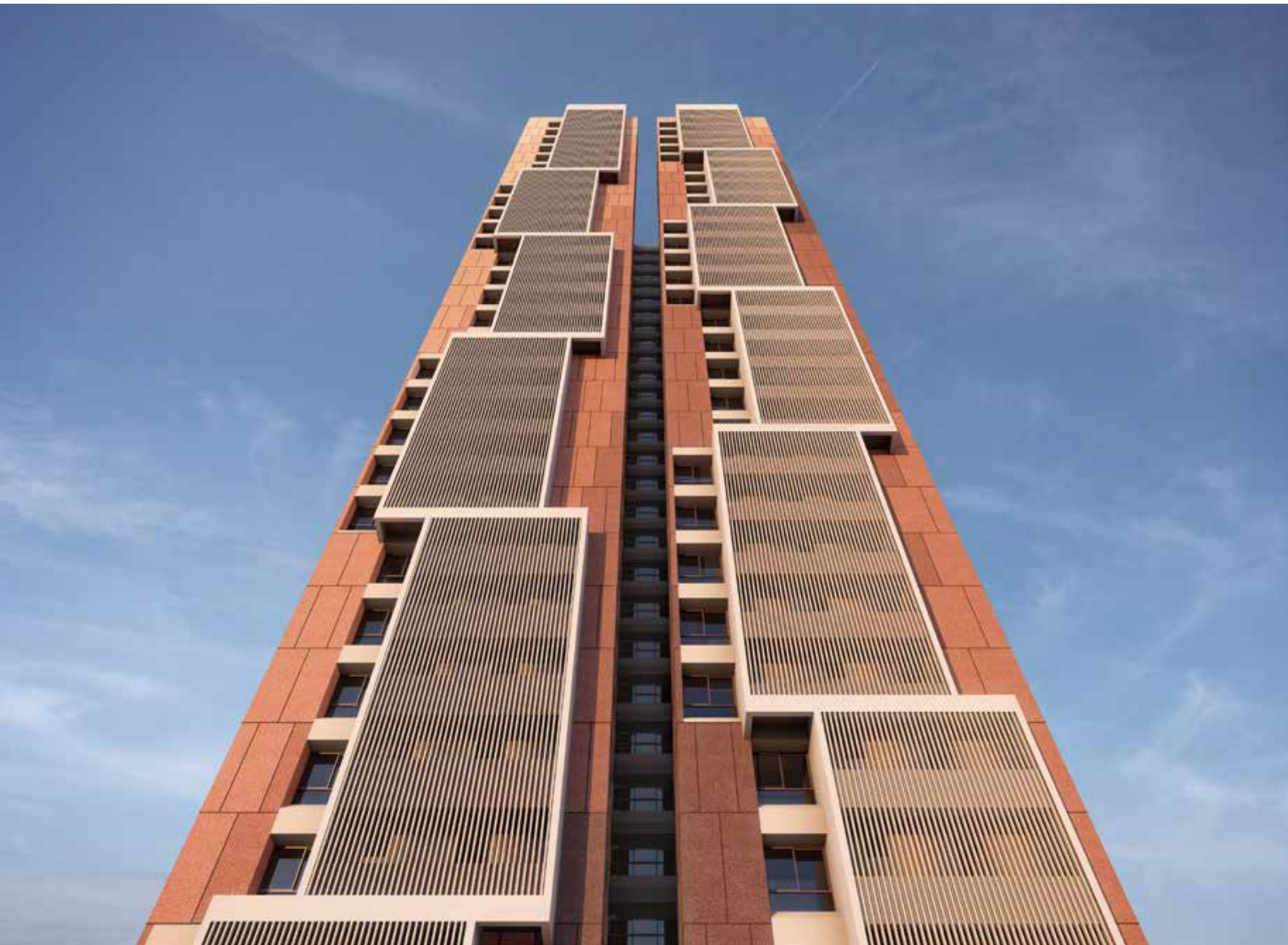
In a movement against the bland and neutral, we set out to study the history of colour in architecture, the fundamental concepts of colour, their presence in cultures across the globe, and the skylines of the world.

It inspired a change, a joy of going against the grain. It inspired authenticity. We set out to create not just a great space but also a great place to live at.

We chose 20 shades of the sun to stand out against the cerulean sky. They have been chosen only after elongated observations of the tints under the weather conditions of Hyderabad, so that the richness and the mood of the colour create a lasting impact, enduring the change of time, technology, culture, and economy, to make this landmark find its mark in history.

These colours have been achieved using rich terracotta, sandstone, brick, and metal. In areas too close to the residents, the hues are toned down for subtlety. These transitioning colours liven up the environment around.

A fitting prelude to the flow of experiences that lie within.



INTRODUCTION

The musical hook in Hyderabad's skies

Myscape Songs of the Sun comprises of 4 towers of linear residences built in only two formats – the 2900 sq ft, 3 BHK apartments and the 3300 sq ft, 4 BHK apartments. With 4 units to a floor, each apartment resides in one corner of the tower, allowing for indoor outdoor integration and improved daylight penetration.

For those who have an imagination and are willing to go there, for those who want to walk out the door and feel inspired every day, for those who have a taste for life, living here will feel like a saucerful of sun, served just for you.

The site houses 592 residences among four towers that are Ground + 37 floors high. The landscape layout is abundant with open spaces and integrated with a progression of activities varying in pace and palette for your multi-generational family. The unique envelope articulation of the buildings, the prominent urban elevation, the juxtaposition of the towers, all give a visual character and a unique identity to the project and its surroundings.



A saucerful
— of sun, served
just for you —
—
—
—
—

4 Towers
G+37 Floors
592 Residences
3-Level
Basement



Shades of the gorgeous sun and sunlit sky liven up the façade.



ARCHITECTURE

A Harmonious Ensemble

In architecture, natural light of the city forms one of the most significant cultural influences of the region. The oeuvres of the sun on the exterior of the building stir a cultural and a visual connection with daylight in the minds of its residents. And that is when architecture starts to trigger emotional experiences for its spectators.

The 4 apartment towers are laid setback from the Myscape Road and staggered in the plot to provide distant vistas from various extents of the landscape. The natural light, the fresh air, the green connections, and the intuitive navigation of energy and traffic have been the guiding forces for this project. The project was built to create a sense of cohesion between the inspiring chaos and the calming order – so that the residents could always choose to form their own views on life. And form connections that nod to their own inherent energy.

The high-end residences at Myscape Songs of the Sun are modern, lit, and adaptive to vibe with your mood. The location is lively; the elevation, an urban prominent; the ground experience is higher than other grounds; and offers balconies which you can turn into your personal garden, if you may.

Living in one of the apartments at Songs of the Sun offers uncompromised privacy to its dwellers. There are 4 flats to a floor, and 4 lifts with 1 service lift. The lobby on every floor has common landscape areas for spontaneous social interaction, should you choose to linger around.





A prelude



to the flow



of experiences



that lie



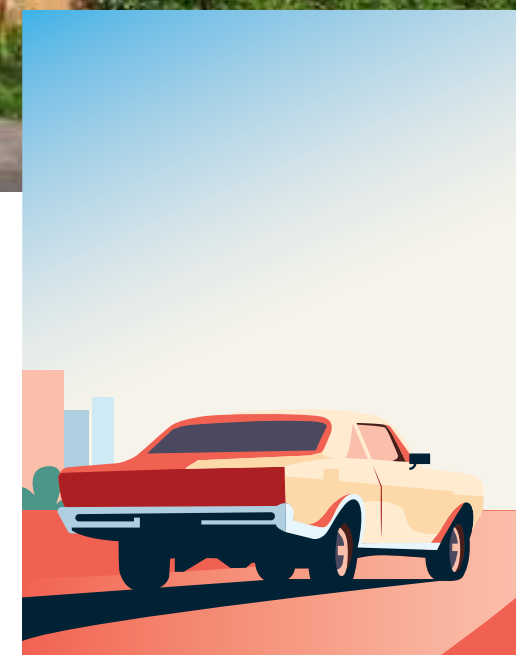
within.





RESIDENT ENTRY

Collective Convenience



The resident vehicular entry at the first basement is accessed conveniently from the southern road, taking advantage of the site topography. It is equally a celebration, like an opening verse into the Songs of the Sun, complete with shades of the fiery sun, the ground, and the greens native to the region.

For mornings that shine happy

A separate pedestrian entry is built from the road at the lower level of the building. Since the bus shelter is next to the pedestrian entry, it only made sense to build a children's play area on the level above, connected to the pedestrian entry. It sets the mood excited for school drop-off and after-pick-up.





VISITOR ENTRANCE

A Ceremonious Entry

The main entrance into the sunny complex is so grand that an entry in feels like a ceremony. You enter from the Myscape Road to the fluty sounds of a cascading water fall into the podium level of the site. The residential towers are separated from the Myscape road with a 100m grand landscaped driveway that starts with a grand entry portal.

With an entry and exit point on Ground and basement levels, there is a rhythm of movement within the complex - for people on wheels, and without.

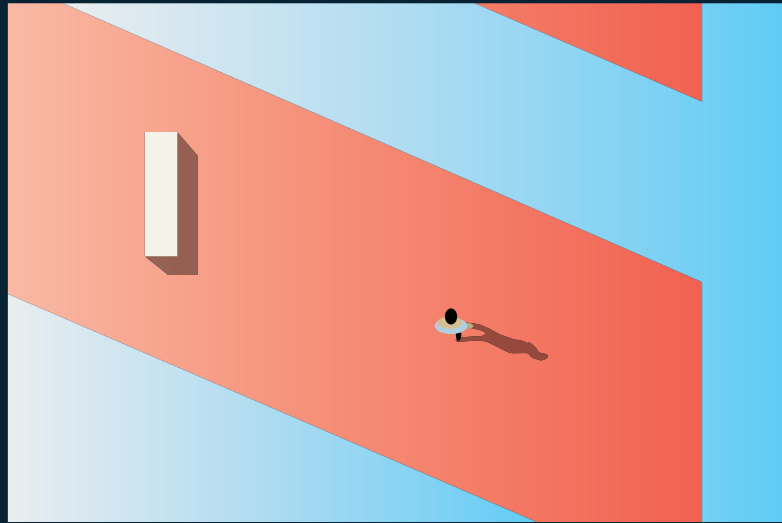


You will always find something to do at Myscape Songs of the Sun. Whether you start before sunrise or after sunset.

Each tower is raised 8m above the ground level for exaggerated permeability and visibility. Each residence offers uninterrupted panoramas through generous balconies, like through your own personal veranda.

An oasis of community activities is available at the ground level, directly accessible from the central open space.

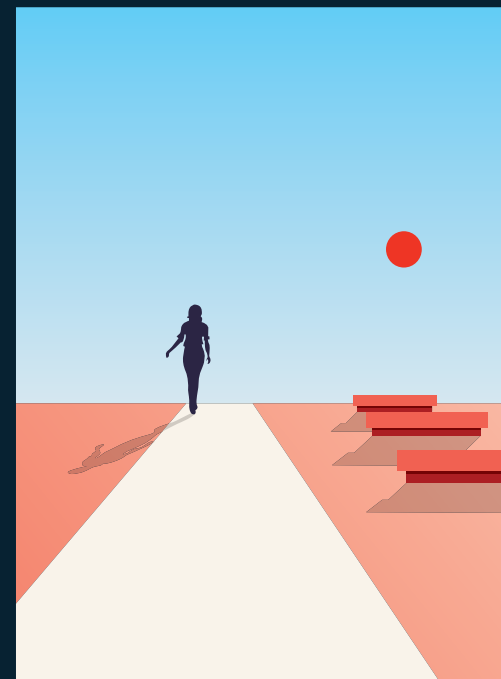
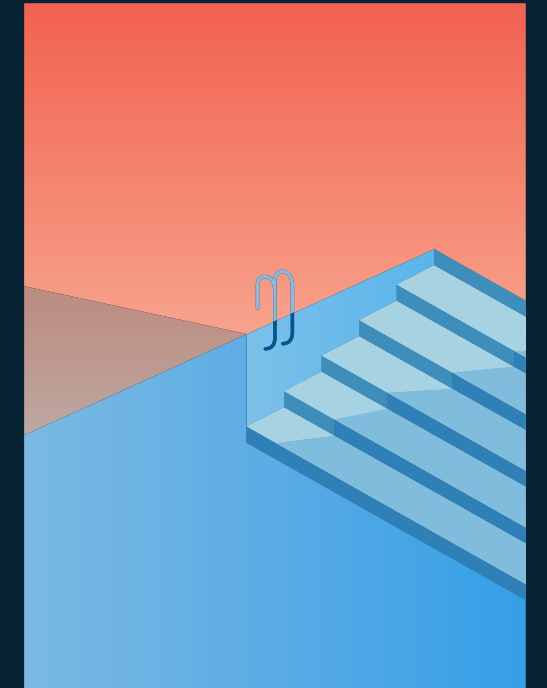
A Plexus of Openness



The **masterplan** at the Myscape Songs of the Sun is a plexus of openness, akin to a cheerful chorus that can smoothly transition into multiple songs on different scales.

The **landscape** at Myscape Songs of the Sun is built like a dream to wake up to. As if all the shades of the sun are rooted in the ground, the sunny towers rise up to the sky with a softness of breathing life growing from underneath. Architectural programming and primary circulation of traffic define the spaces of the landscape, segregated into zones by the function they serve. There exists a horizontal permeability with the high-rise towers being further raised by 8 meters.

The **amenities** at the stilt level of each tower and the clubhouse placed internally, spilling into the central open space. They form the amenity zone at Songs of the Sun. This creates traverse pedestrian movement, to and from the peripheral open spaces. This traverse zone forms the pedestrian spine of the landscape. And lastly, the corridor and the periphery that connect to create a spectrum of social spaces, form the social zone of the landscape.



The **pedestrian plaza** is carved out in an organic pattern resembling the layered rings of a quarry. The staggered arrangement of the hardscape and varied planters create a soft visual and acoustic flow, from the vertical building mass to the horizontal plane of the plaza.

Your **senses** are given a strategically planned playground of stimuli for healthy personal, social, and community living.



TYPICAL MASTERPLAN

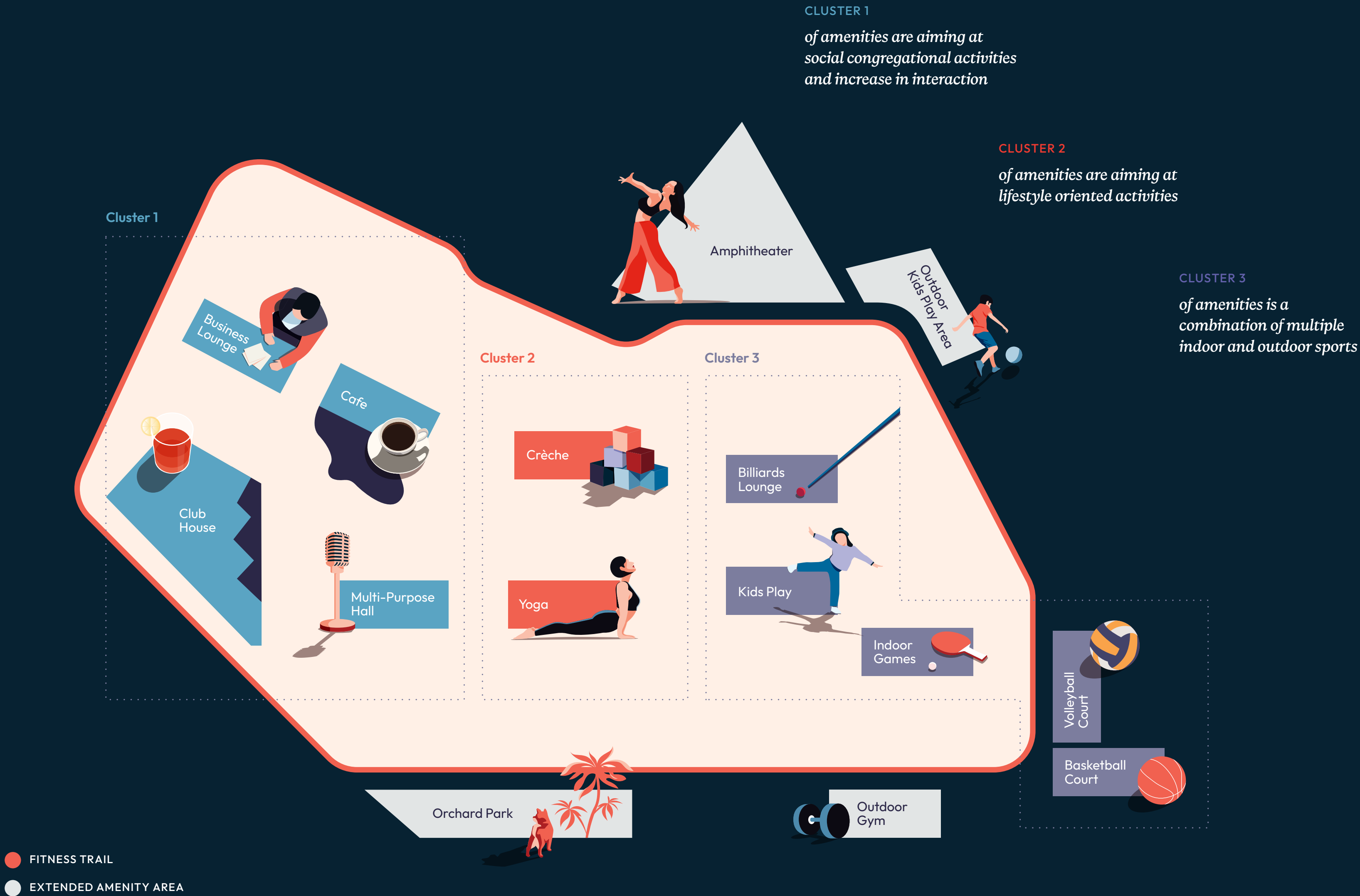
Landscape Masterplan

- | | |
|---|---|
| A1 Business Lounge | 10 Jogging Track |
| A2 Café | 11 Buffer Greens |
| B1 Crèche | 12 Amphitheatre |
| B2 Billiards Lounge | 13 Outdoor Children's Play |
| C1 Children's Play | 14 Access to Bus Shelter |
| C2 Indoor Games | 15 Resident's Access to Basement |
| D1 Multipurpose Hall | 16 Volleyball Court |
| D2 Yoga Studio | 17 Basketball Court |
| 1 Main Entry | 18 Outdoor Gym |
| 2 Security Block | 19 Orchard Park |
| 3 Entry Avenue | 20 Shaded Café Outdoor Seating |
| 4 Arrival Plaza with Water Feature | 21 Exercise Lawn |
| 5 Driveway | 22 Succulent Garden |
| 6 Pick-up/ Drop-off zone | 23 Services |
| 7 Ramp to Basement Parking | 23a Gas Bank |
| 8 Visitor's Parking | 23b Elec. Metering Yard |
| 9 Pedestrian Plaza | - Elec. Transformer Yard |
| | 23c FCC Room |

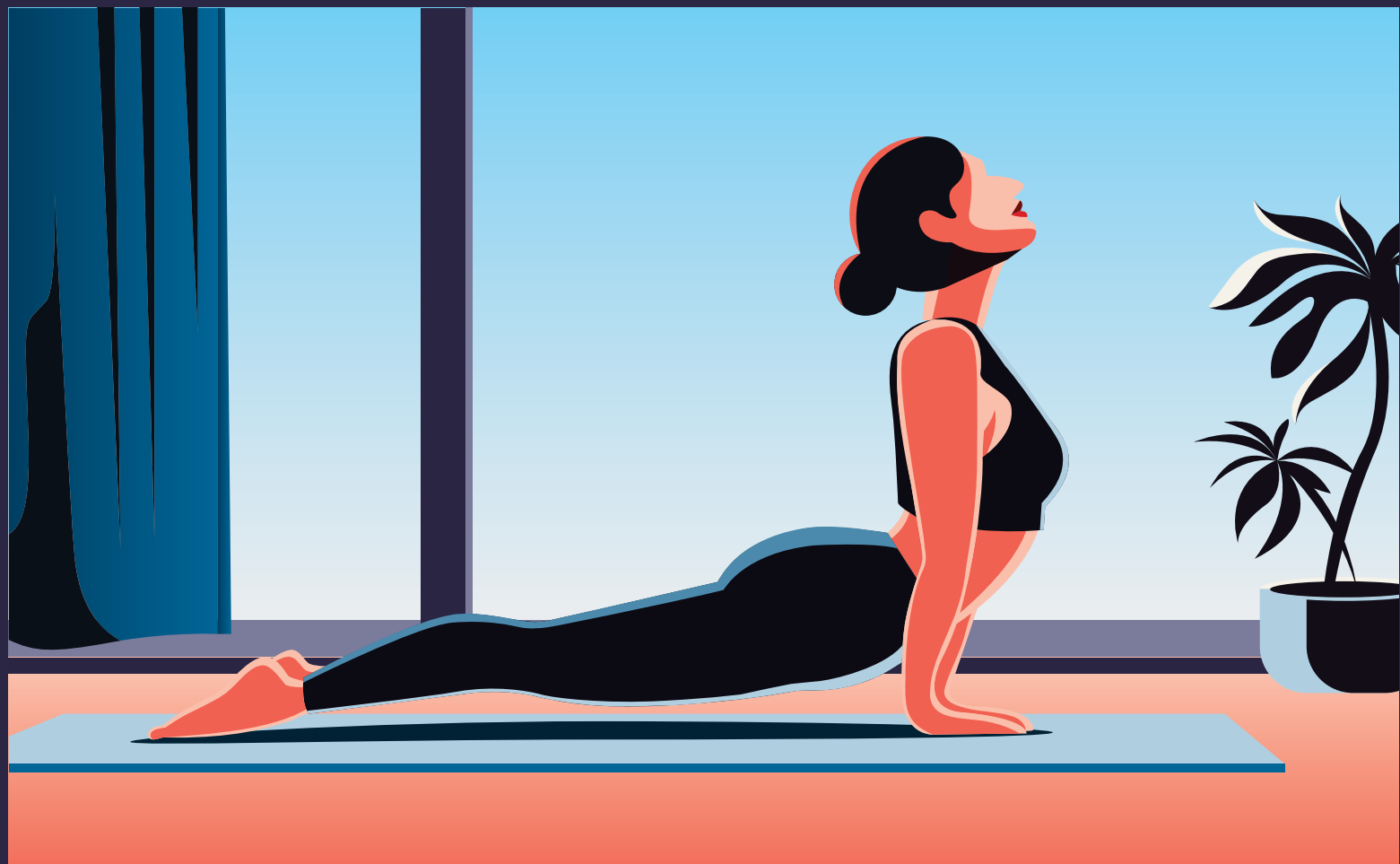
Clubhouse Amenities

- Super Market
- Banquet Hall
- 5 No. Guest rooms
- 2 No. Badminton Courts
- Gymnasium
- Squash Court
- Terrace Swimming Pool
- Kids Wading Pool
- Multipurpose Deck





AMENITIES



YOGA

A BALANCE OF NOTES
Feel the regulation and relief in your breath, body, and mind at our Yoga studio.

CRÈCHE

A SUPPORT SYSTEM
Our residential creche is a day-care service for young kids and their career- holding parents. Uncompromising, unbiased, invaluable.



BUSINESS LOUNGE

WFH GETS WINGS
Orchestrate operations, valuations, or mergers and acquisitions at the Business Lounge. The vibe is iPhone 15 meets the flippin' razr+ phone, you know what we mean?





FITNESS TRAIL

The Landscape of Wellness



The wellness landscape is a trail that begins from the termination point of the pedestrian spine, goes through the play courts, the jogging track, and continues into the outdoor gym – all scenic with creepers, evergreen trees, and pergolas.



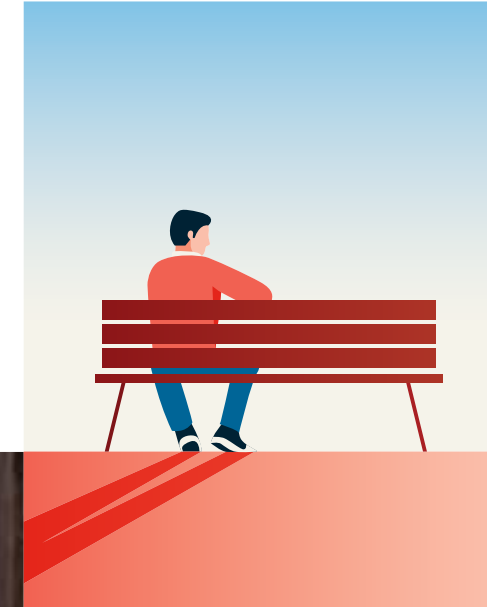
SPACES THAT SING

A DIFFERENT SONG

for Your Every Mood

Come together at the Plaza.

The plaza is an open ground seamlessly merging the central spaces of the landscape. It has large evergreen trees and plenty of informal seating under their cool shade.

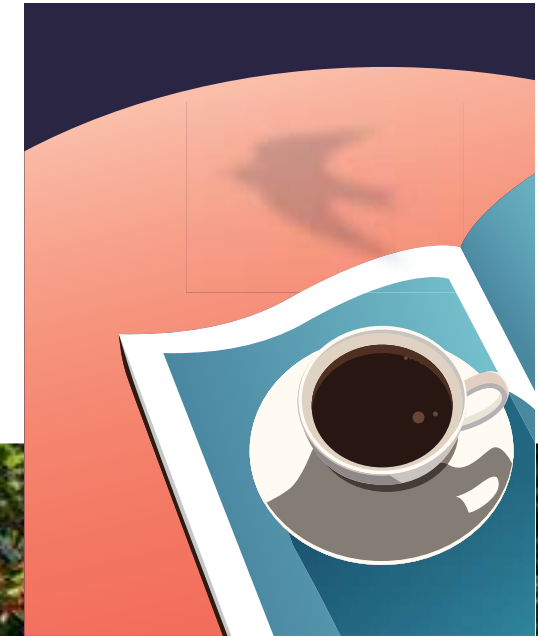




The Sunshine Plaza

With coffee, tea, or a cookie?

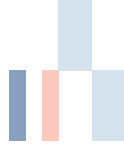
Soaked in serenity, a café is just what you need to hold a book, or maybe even write one – right inside your community.



The Cultural Court



What becomes their World



Under the watchful eye of their guardians and large shade-giving trees, there lies no need for a comma. It is here where the children play safe. Complemented with a sandpit and colourful flooring, it becomes their world of cheery days all year long.





ORCHARD

For the Rustic Dreams

Imagine a day when city dwellers will watch their children climb trees in an orchard. That day might not come for this generation, but these deep-soil fruiting trees at Songs of the Sun will surely keep the dream alive.



See you at the Club

*A phrase you will
hear too often at
Songs of the Sun.*

THE CLUBHOUSE AMENITIES

G

SUPERMARKET

1

2 BANQUET HALLS
SERVICE KITCHEN
WASHROOMS
5 GUESTROOMS ON MEZZANINE FLOOR

2

GYMNASIUM
2 FULL SIZED BADMINTON COURTS
SQUASH COURT

3

POOL EQUIPMENT ROOM
ADMINISTRATION & ASSOCIATION OFFICES

4

SWIMMING POOL
DECK AREA
MULTIPURPOSE SPACE
POOL AMENITIES ROOM



*It's impossible to
simply look down
without feeling awe.*



The Clubhouse is located at the Axial end of the central amenity space of the sun-bathed complex.

It is an interface between residents and visitors. It is a relief from the statuesque colour-play of the towers as it stands only 3 floors high. It is naturally, also a respite of amenities that make you sweat, splash, squash, and sigh between breaths.

The terrace design draws in the residents from each floor of the towers and nudges a warm aura in sight and the experience of it.

See you soon then. At the club, of course.





THE CLUBHOUSE

The Fabled Junction

The Plaza Junction is where you will find pace and pause meet. The buzzing clubhouse of activity at its left, the residential towers out front, and the pickup/drop off zone are situated at its right. This is where you will see people about to rush in or out, and people about to wind down. All the qualities of a great junction. Wouldn't you agree?



THE CLUBHOUSE

*A good, long breath before
you sip your coffee*

A succulent garden smiles at the entrance
of the outdoor cafe, greeting you with good
vibes and good oxygen.

The Rising Rays



GUEST ROOMS

*Host them at your address,
just not your home.*

Luxuriously spoil your guests at the guest rooms within the complex. They are built like your homes with over-sized balconies and supplied with storage rooms for linen and other housekeeping. You will never have to worry about a thing, except for maybe having to book the Guest Rooms too often.

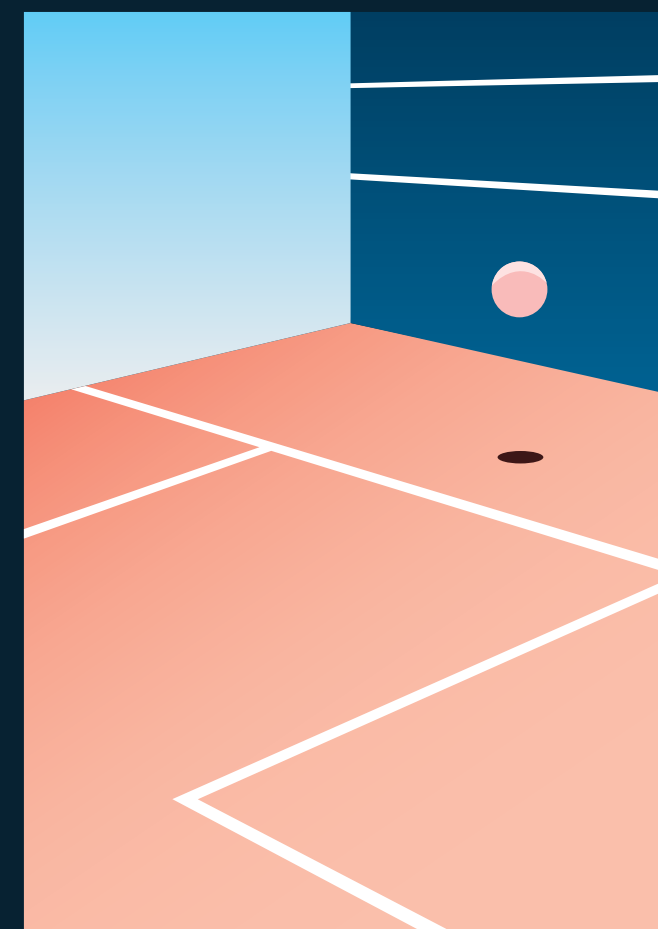


INDOOR SPORTS

POOL & SNOOKER TABLE

TOWER B

*Play the ball and have a
baller of a time!*



SQUASH COURT

CLUBHOUSE

*A place to appreciate the
boasts – the Squash Courts
at Songs of the Sun*

TABLE TENNIS

TOWER B

*It's only ping-pong until
you have played here.*



BADMINTON COURTS

CLUBHOUSE

*You start from love,
for the sport and on
the scoreboard.
Let's start swingin'?*



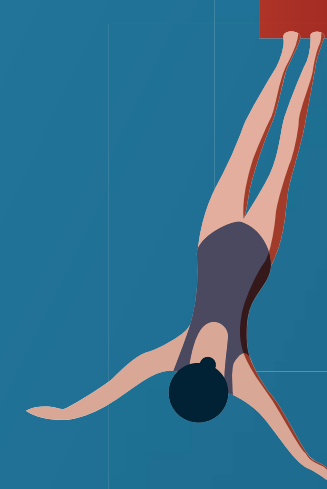


GYM

*The screen-time that
your eyes will appreciate.*

And the rest of your body will thank you for the stretch after the workout.

The gym at Myscape Songs of the Sun might keep the blaze out with the privacy screen but it does not keep the views away from you.



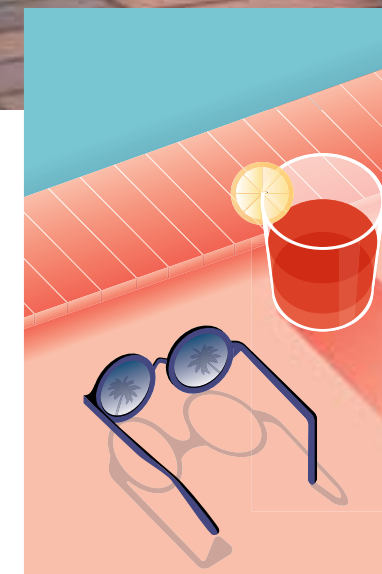
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Soak up the Sun
—



TERRACE POOL & KIDS POOL

A Spring Song

Wouldn't it be great to dip into a spring in the middle of a city? At Songs of the Sun, it's always spring at the pool with its natural Deccan rocks, planters, and the terracotta flooring.



The swimming pool at Songs of the Sun is open to the beautiful skies of Hyderabad. Let's see you choose what you like more: the water or the sky.

Light Bows to You

77 The use of pergolas to create intimate spaces on the terrace deck adds a softness in the moment, as if light was bowing in your presence.



On the terrace, for entertainment through the roof.

The terrace courtyard serves as a great place for a yoga class, a bounce of Zumba, or a private party for your people.



Hued to Perfection. Even in its Perforation.

81 A perforated screen envelops the clubhouse to break the falling glare for a more controlled temperature inside. This jaali also acts as a two-way privacy screen between the banquet, gym, and the residences. From the looks of it, it keeps all the fun and play on the inside of the building, while still being 20 shades of fun in the outside façade.



LIFT LOBBY

Your privacy on your terms

Songs of the Sun is high on privacy. With the 4 Passenger lifts and 1 services lift in every tower, you are rest assured to say goodbye to your neighbours as you exit the lift.

The lift lobbies on every floor are naturally lit and ventilated with green terraces, so you never miss the Sun and its effervescence.



Staying home, watching the sun *dance*



The interiors of each unit are staggered into a Vastu compliant rectilinear composition, with a hierarchy in its flow of spaces. The spatial experiences in the house are composed to accentuate the pace of the home, the family, and their memories past, present, and future. It works like the greater plan laid out for you, like when the stars align just right.

With all units tucked into a corner, the bedrooms have uncompromised privacy and unobstructed views. The staff quarter has a

separate entry through the utility area of the kitchen. The divided functions of the living, drawing, and dining areas are kept flexible, but close to the large balconies that open to the city and its skies.

You can grow your pretty bougainvillea and click them for instagram or grow tomatoes and chillies and pick them for your meal. Either way, your balcony is an immediate connection with the outdoor from within the confines of your home.

Inside Songs of the Sun, your body resumes its natural clock linked to the dance of the Sun in the sky. As the day progresses, the abundantly lit house follows the mood of the Sun and you feel drawn to the graduating light in your body, mind, and soul.

For a family that loves to explore and chase the sun, staying at home has never been this easy.

Inside Songs of the Sun, *your body resumes its natural clock linked to the dance of the Sun in the sky.* As the day progresses, the abundantly lit house follows the mood of the Sun and you feel drawn to *the graduating light in your body, mind, and soul.*



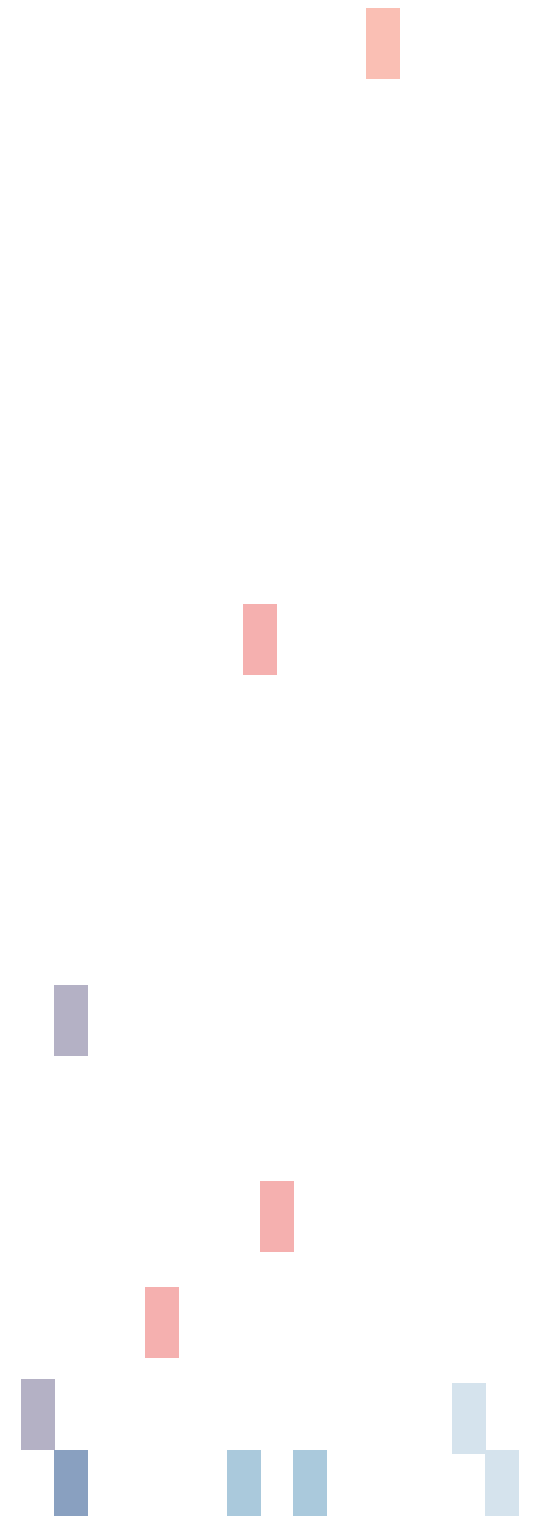
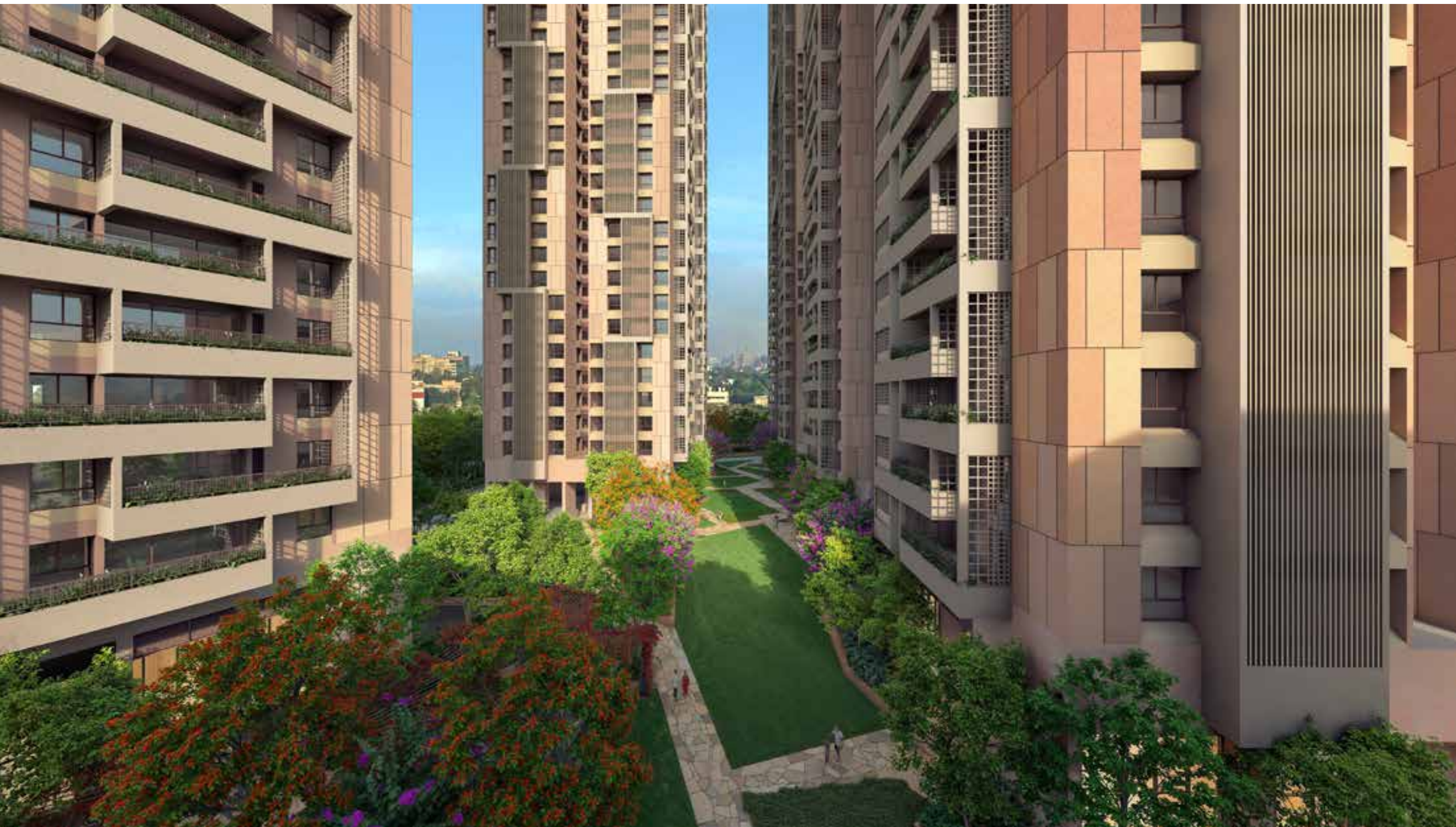
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THE RESIDENCES

All dibs on the corner house.

The residences at the Myscape Songs of the Sun are configured into exclusively premium 3BHK and 4BHK apartments, distributed among the 4 towers of the residential complex. The individual towers have 4 units on each floor, complying with the higher Vastu in every one of them.

Each of the 592 residences is a rectilinear unit with 2 faces along the edges of the building,

giving each apartment the privacy and privilege of a corner house. The large units of 2900 sq ft and 3300 sq ft are generously lit with natural light and demarcated into functional zones based on hierarchical flow of movement. Private balconies become private social spaces, arranged to achieve a playful transition between the indoors-y and the outdoors-y vibe of the house.



MASTER BEDROOM

Tucked in with the moon

At the end of a beautiful, sunny day, when you want to kick back, and well, feel at home, the master bedroom is the perfect calm of the moonlight to be tucked into.





LIVING ROOM

The room that glows

Seeing the light come in from different angles at different times of the day, you feel connected with the rhythm of the day and night. It is indeed quite charming, the openness of the living room to accommodate all children, friends, and family. After all, the memories we make, in a home we feel love, are ones that are everlasting.

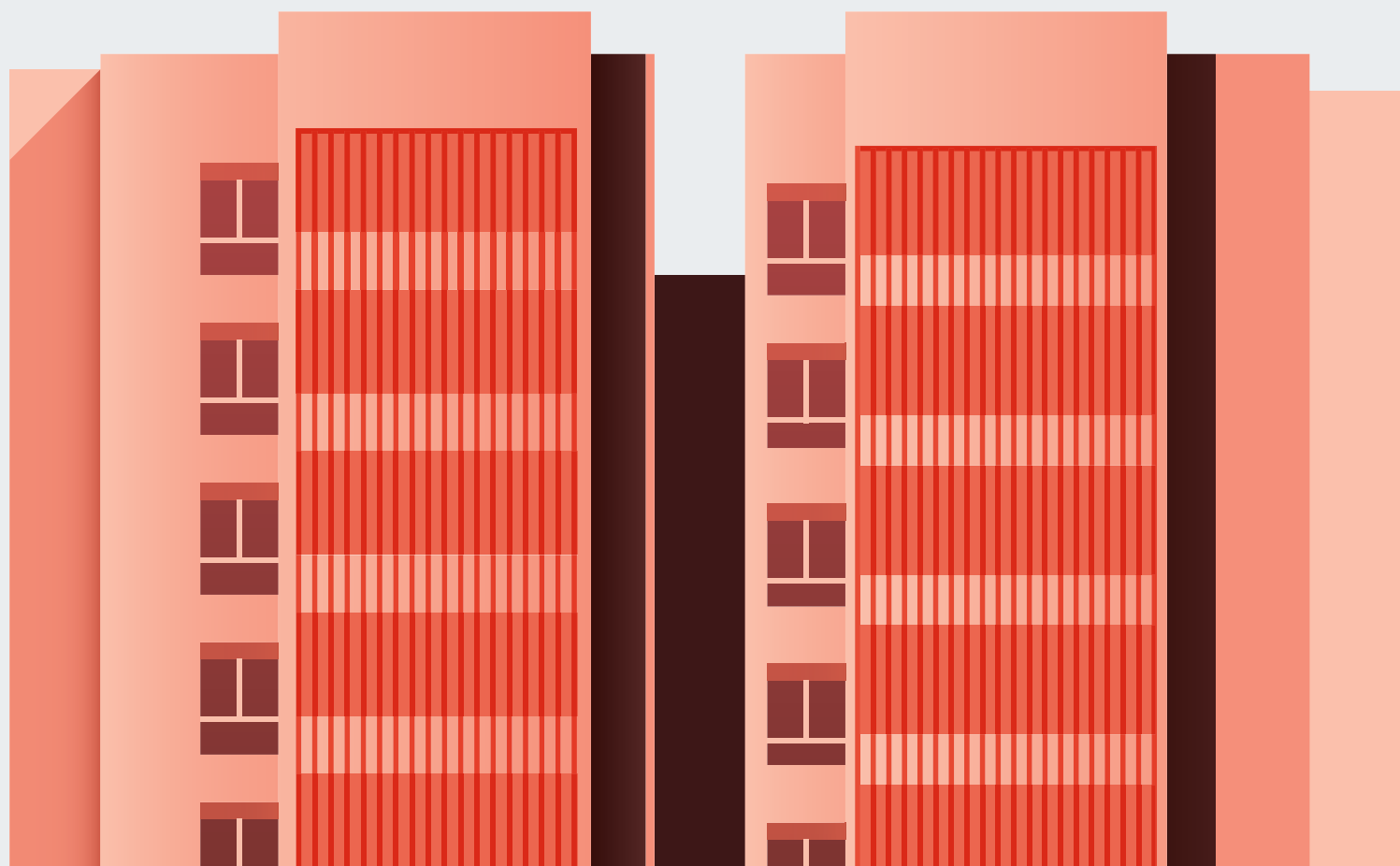




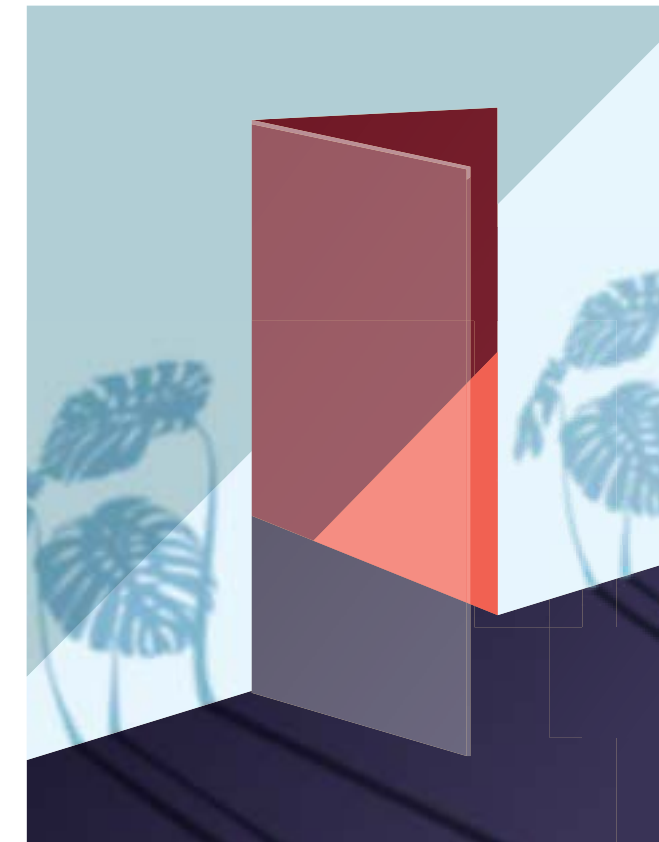
UNINTERRUPTED PANORAMAS

THROUGH

Your Own Veranda



Your Private Garden



The residences at Myscape Songs of the Sun are carefully positioned to capture the expansive views of the city. The 2m deep balconies have planter boxes all along their length where you can create flourishing strokes of colours growing in a range of planters. An intimate, open space in your private garden overlooking the sun hues on Myscape and on the city. It is going to be a colourful retreat either way.



BASEMENT



- Retreated into the Calm of *Paradise*



LOCATION

A Vibrant Context



One might say the address to the Songs of the Sun is the 30M wide road in the Financial District of Hyderabad. Another might say it is at the heart of convenience, to the Outer Ring Road, Expressway, and ISB Road.

And then another might even say it is situated on the Myscape Road. But we call it living on the threshold of the most thriving context of the city, but retreated into the calm of paradise. Under the sun and the flashing lights of Gachibowli, the site echoes its name from the highest ground level in the horizon of the area. It serves as a perfect antithesis to the monotony of life.

Airport
30 mins
30 kms

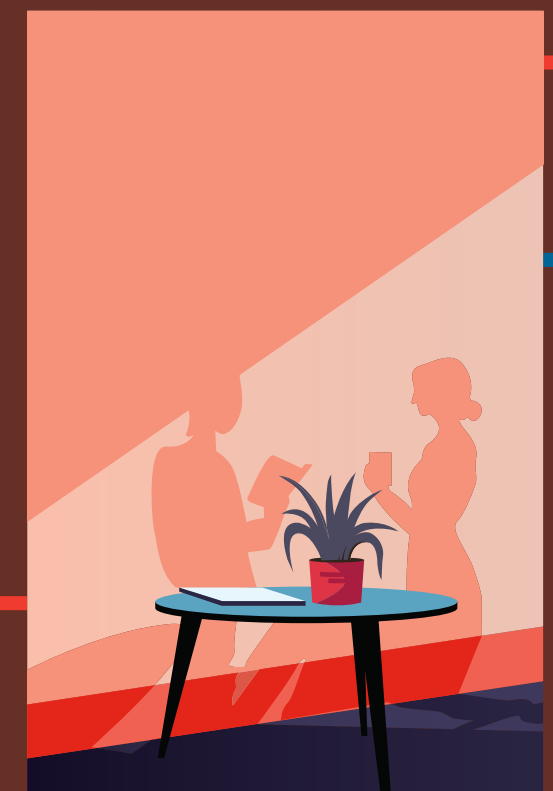
Hitech City
20 mins
9 kms

Jubilee Hills
25 mins
12 kms

Continental Hospital
5 mins
1.5 km

Hyatt Place, Gachibowli
7 mins
2 km

A fitting prelude
to the flow of
experiences
that lie within





TYPICAL MASTERPLAN

Landscape Masterplan

- | | |
|---|--|
| U1 Unit 1 | U3 Unit 3 |
| U2 Unit 2 | U4 Unit 4 |
| 1 Main Entry | 13 Outdoor Children's Play |
| 2 Security Block | 14 Access to Bus Shelter |
| 3 Entry Avenue | 15 Resident's Access to Basement |
| 4 Arrival Plaza with Water Feature | 16 Volleyball Court |
| 5 Driveway | 17 Basketball Court |
| 6 Pick-up/ Drop-off zone | 18 Outdoor Gym |
| 7 Ramp to Basement Parking | 19 Orchard Park |
| 8 Visitor's Parking | 20 Shaded Café Outdoor Seating |
| 9 Pedestrian Plaza | 21 Exercise Lawn |
| 10 Jogging Track | 22 Succulent Garden |
| 11 Buffer Greens | 23 Services |
| 12 Amphitheatre | 23a Gas Bank |
| | 23b Elec. Metering Yard
- Elec. Transformer Yard |

Clubhouse Amenities

- Super Market
- Banquet Hall
- 5 No. Guest rooms
- 2 No. Badminton Courts
- Gymnasium
- Squash Court
- Terrace Swimming Pool
- Kids Wading Pool
- Multipurpose Deck



Type 1



- 1 PASSENGER LIFT

2 SERVICE LIFT

3 LIFT LOBBY

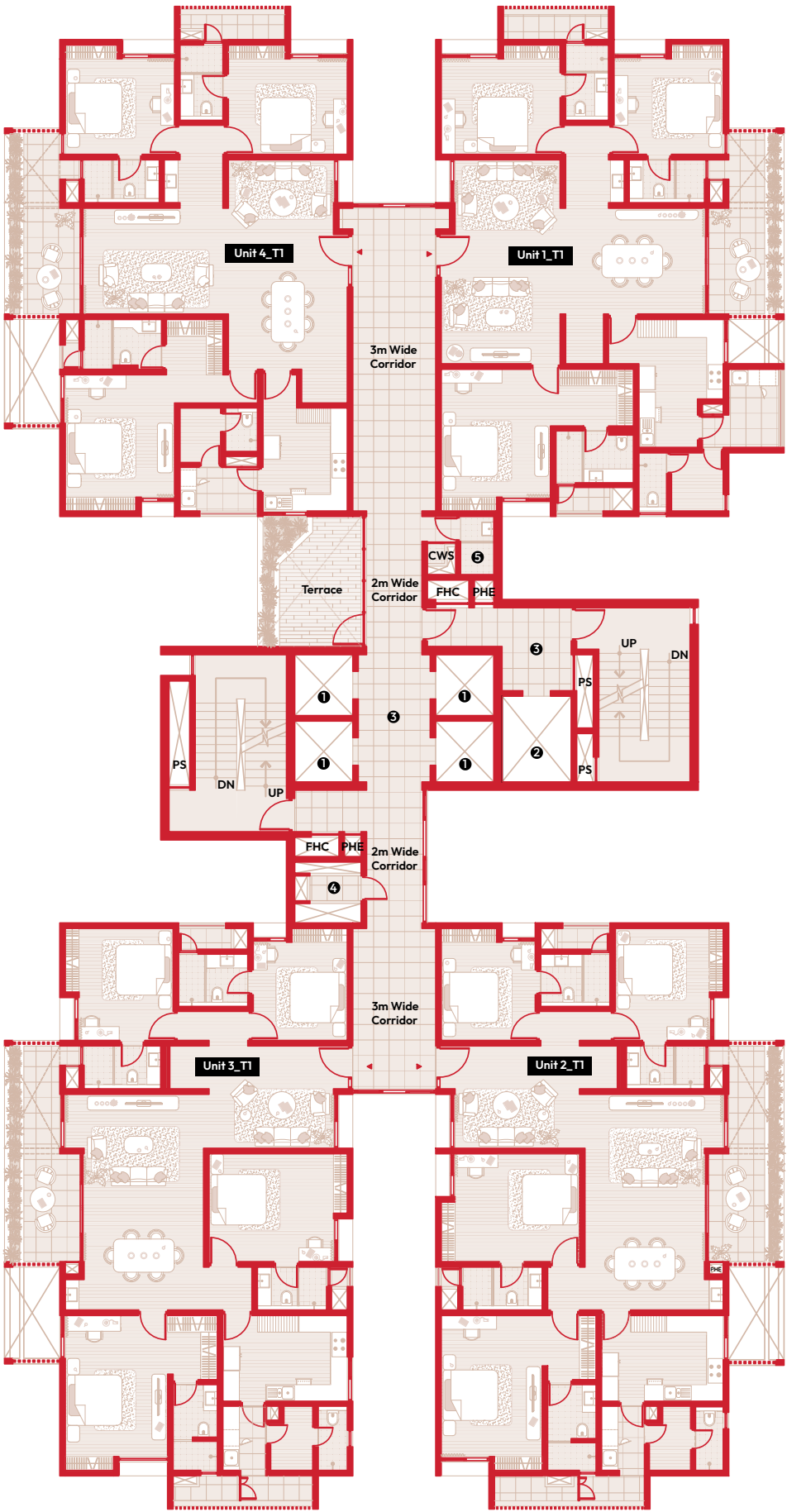
4 ELEC. ROOM

5 JANITOR'S ROOM
- PHE
Plumbing Shaft

PS
Pressurisation Shaft

FHC
Fire Hose Cabinet

CWS
Central Water Supply



Type 2



- 1 PASSENGER LIFT

2 SERVICE LIFT

3 LIFT LOBBY

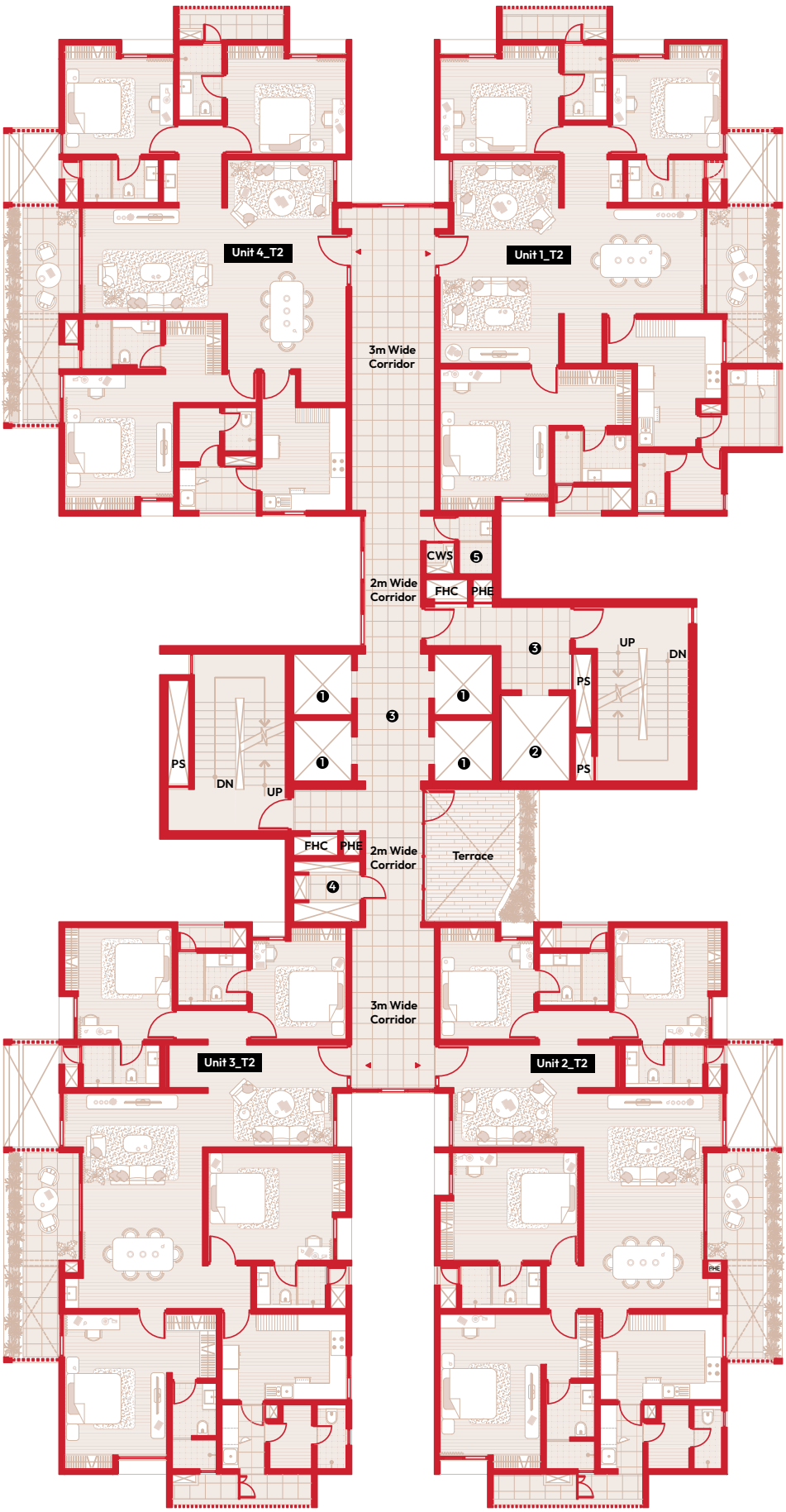
4 ELEC. ROOM

5 JANITOR'S ROOM
- PHE
Plumbing Shaft

PS
Pressurisation Shaft

FHC
Fire Hose Cabinet

CWS
Central Water Supply



Type 3



- 1

PASSENGER LIFT
- 2

SERVICE LIFT
- 3

LIFT LOBBY
- 4

ELEC. ROOM
- 5

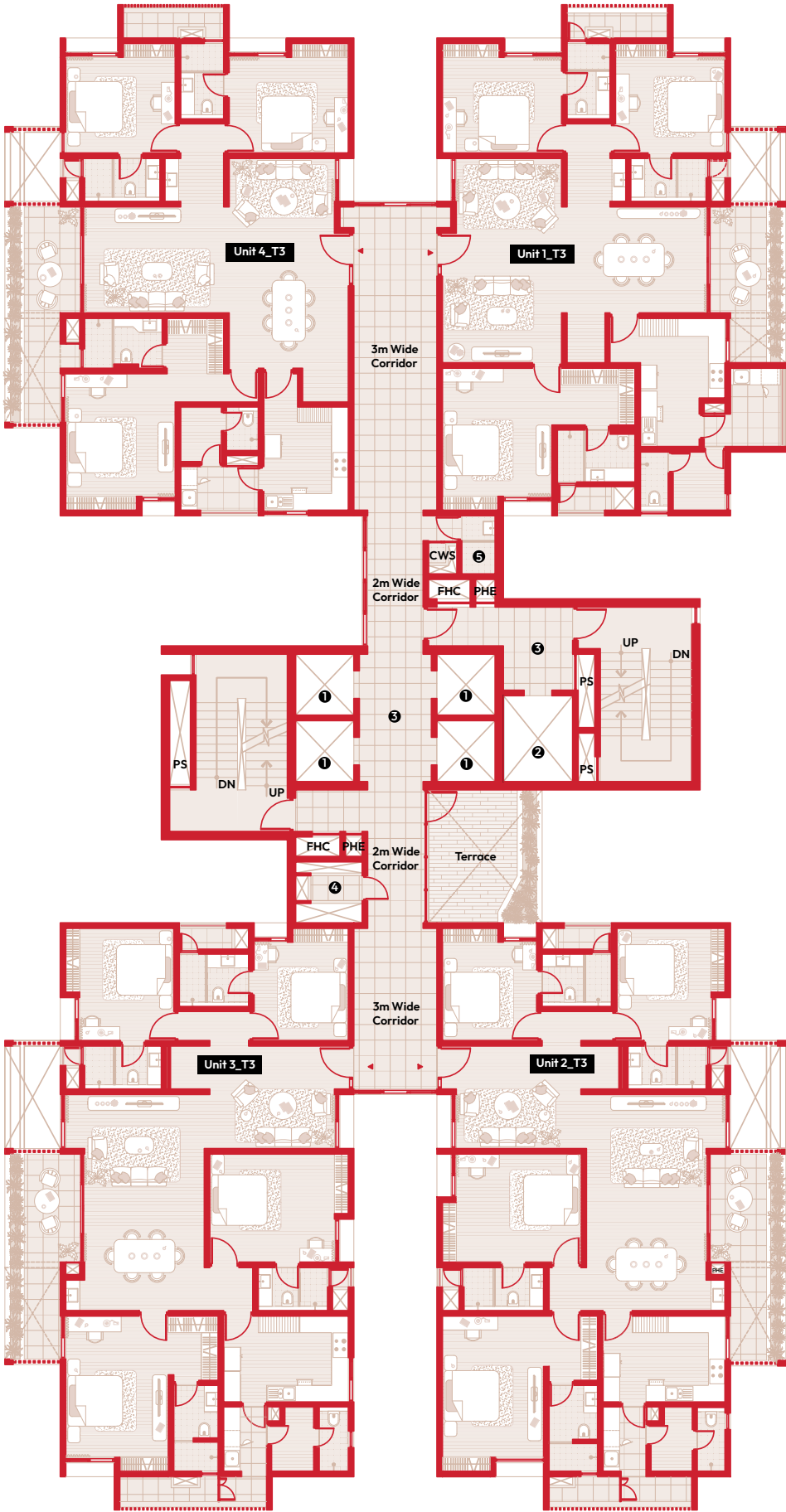
JANITOR'S ROOM
- PHE

Plumbing Shaft
- PS

Pressurisation Shaft
- FHC

Fire Hose Cabinet
- CWS

Central Water Supply



Type 4



- 1

PASSENGER LIFT
- 2

SERVICE LIFT
- 3

LIFT LOBBY
- 4

ELEC. ROOM
- 5

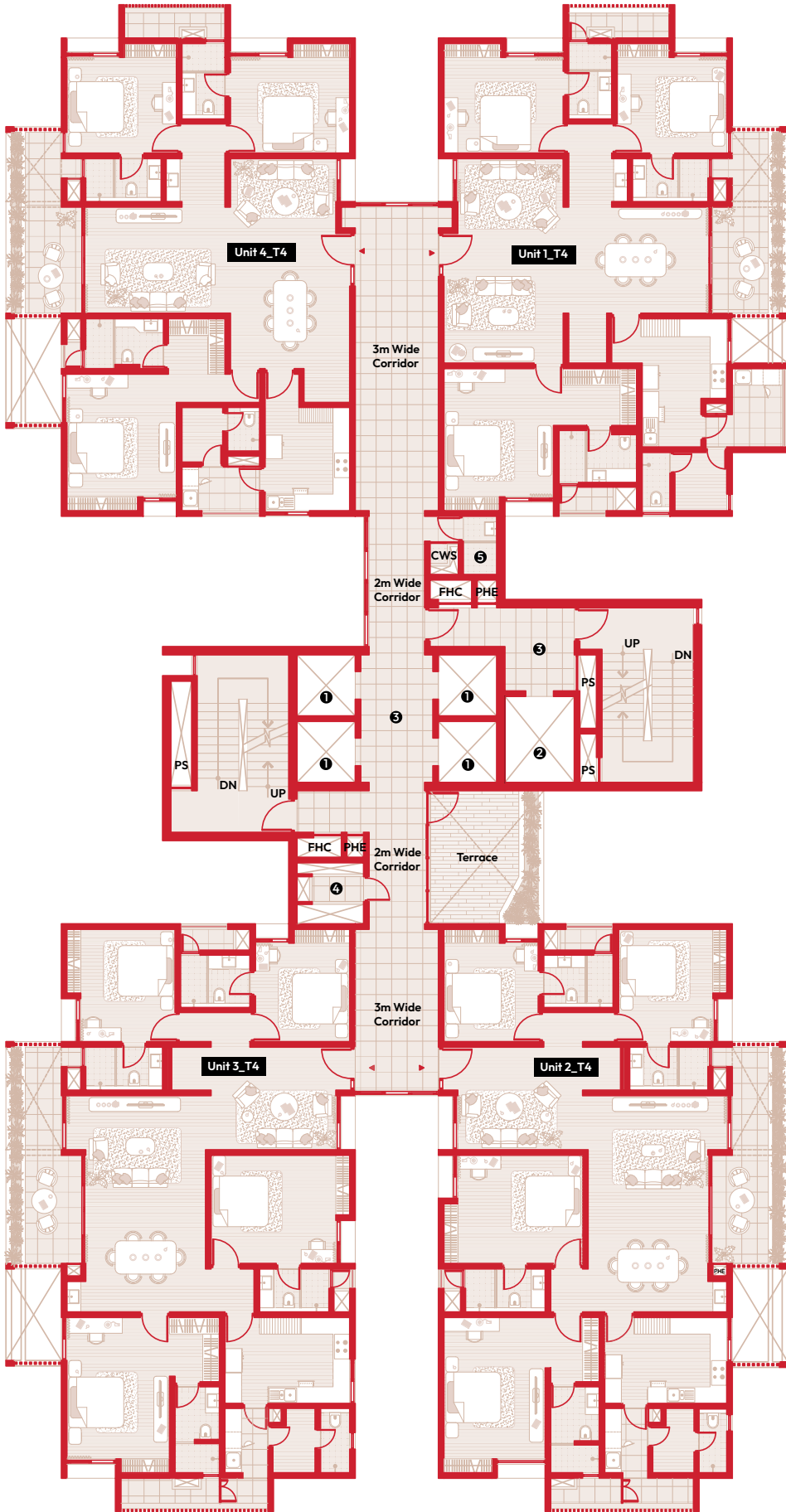
JANITOR'S ROOM
- PHE

Plumbing Shaft
- PS

Pressurisation Shaft
- FHC

Fire Hose Cabinet
- CWS

Central Water Supply

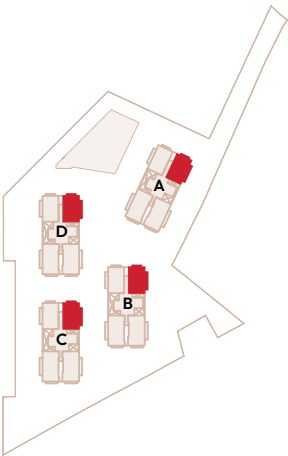
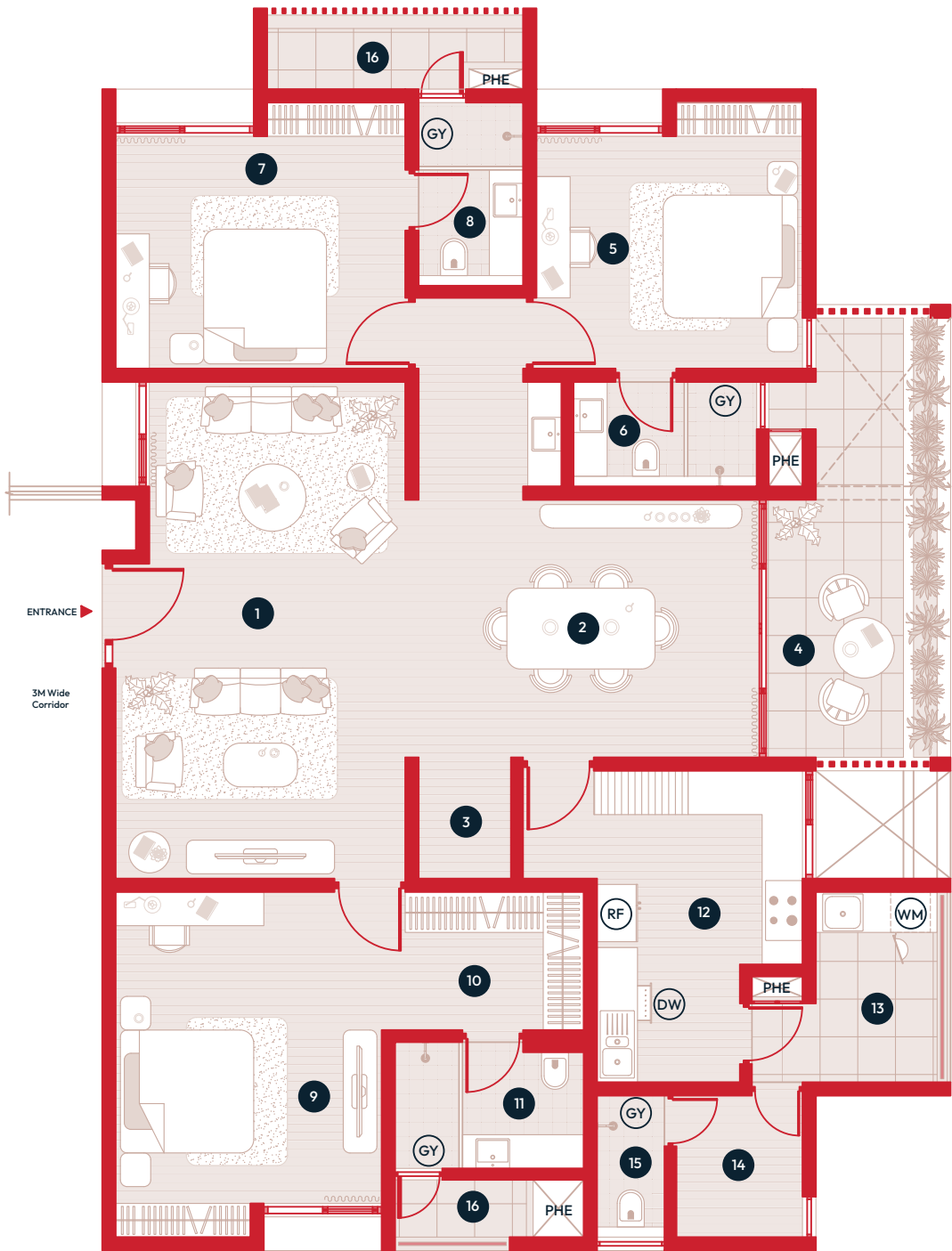


3BHK West Facing

FLOOR NO. 1, 3, 5, 7, 13, 15, 17, 23, 25, 27, 33, 35, 37



RERA Carpet Area	1732 sqft
External wall/Shfts/ODU Area	220 sqft
Balcony Area	247 sqft
Common Area	716 sqft
Saleable Area	2915 sqft



- 1 Living & Formal Living
14'1" / 12'5" x 24'2"

2 Dining
17'1" x 12'6"

3 Puja
4'6" x 5'11"

4 Sit Out
6'6" / 4'3" x 21'5"
- 5 Bedroom 1
12'11" x 12'11" / 11'4"

6 Toilet 1
8'11" x 5'1"

7 Bedroom 2
14'1" x 11'4" / 12'11"

8 Toilet 2
5'1" x 8'11"
- 9 Master Bedroom
12'11" x 16'10" / 15'2"

10 Master Closet
8'8" x 6'8"

11 Master Toilet
9'2" x 6'2"

12 Kitchen
13'7" / 10'0" / 6'11" x 15'2"
- 13 Utility Balcony
5'11" x 9'3"

14 Staff Room
6'1" x 6'10"

15 Staff Toilet
3'3" x 6'10"

16 AC ODU
12'5" x 2'11" / 6'5" x 2'9"

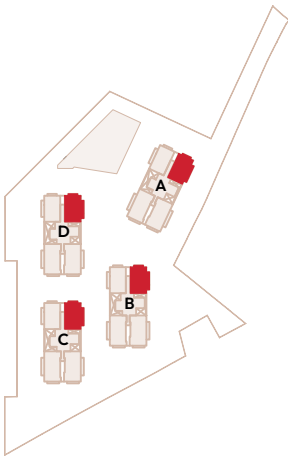
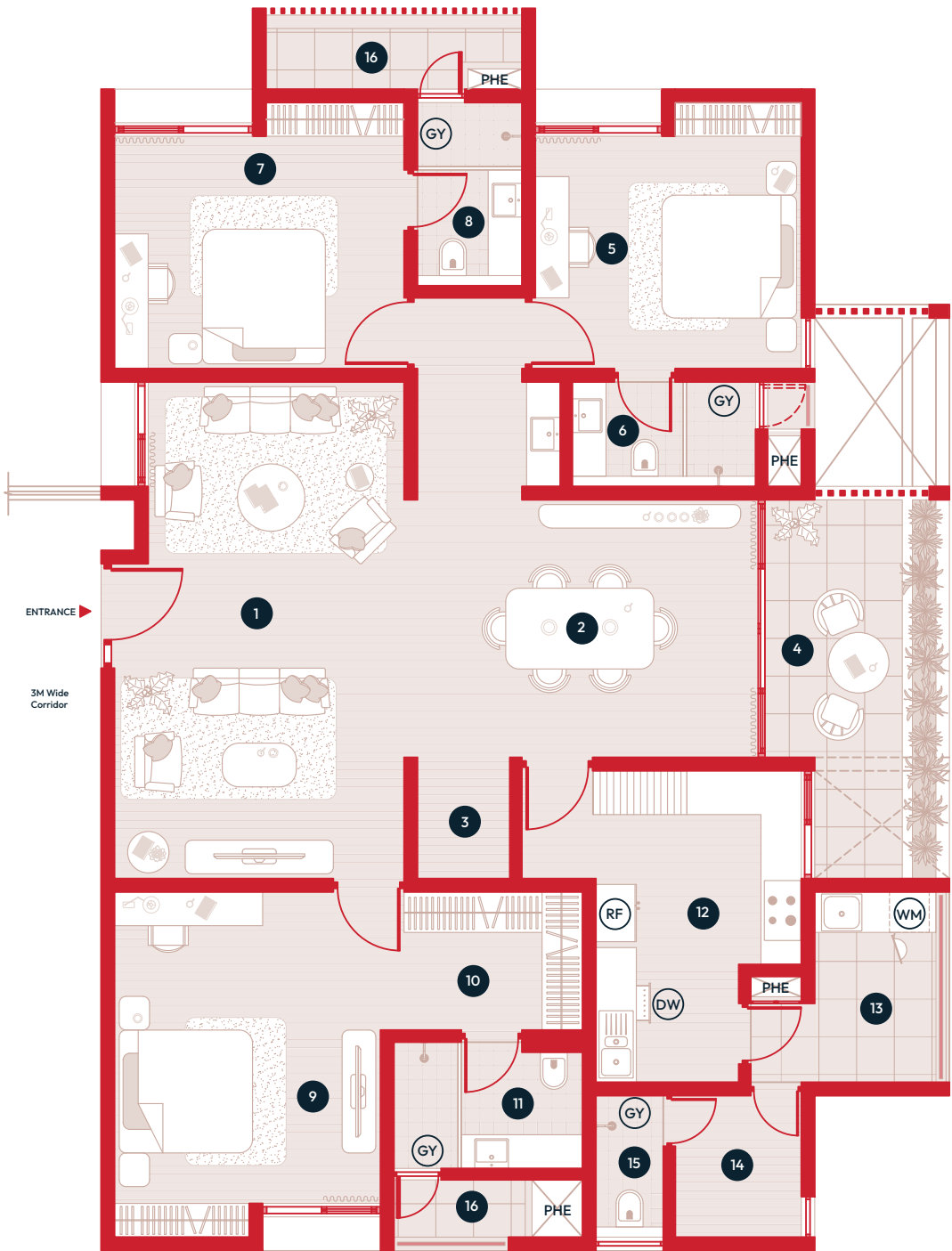
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK West Facing

FLOOR NO. 2, 4, 6, 14, 16, 24, 26, 34, 36



RERA Carpet Area	1732 sqft
External wall/Shfts/ODU Area	220 sqft
Balcony Area	223 sqft
Common Area	710 sqft
Saleable Area	2885 sqft



- 1 Living & Formal Living
14'1" / 12'5" x 24'2"

2 Dining
17'1" x 12'6"

3 Puja
4'6" x 5'11"

4 Sit Out
6'6" / 4'3" x 18'5"
- 5 Bedroom 1
12'11" x 12'11" / 11'4"

6 Toilet 1
8'11" x 5'1"

7 Bedroom 2
14'1" x 11'4" / 12'11"

8 Toilet 2
8'11" x 5'1"
- 9 Master Bedroom
12'11" x 16'10" / 15'2"

10 Master Closet
8'8" x 6'8"

11 Master Toilet
9'2" x 6'2"

12 Kitchen
13'7" / 10'0" / 6'11" x 15'2"
- 13 Utility Balcony
5'11" x 9'3"

14 Staff Room
6'1" x 6'10"

15 Staff Toilet
3'3" x 6'10"

16 AC ODU
12'5" x 2'11" / 6'5" x 2'9"

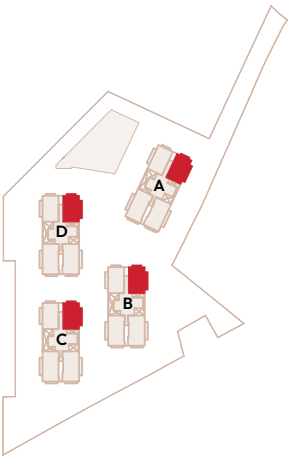
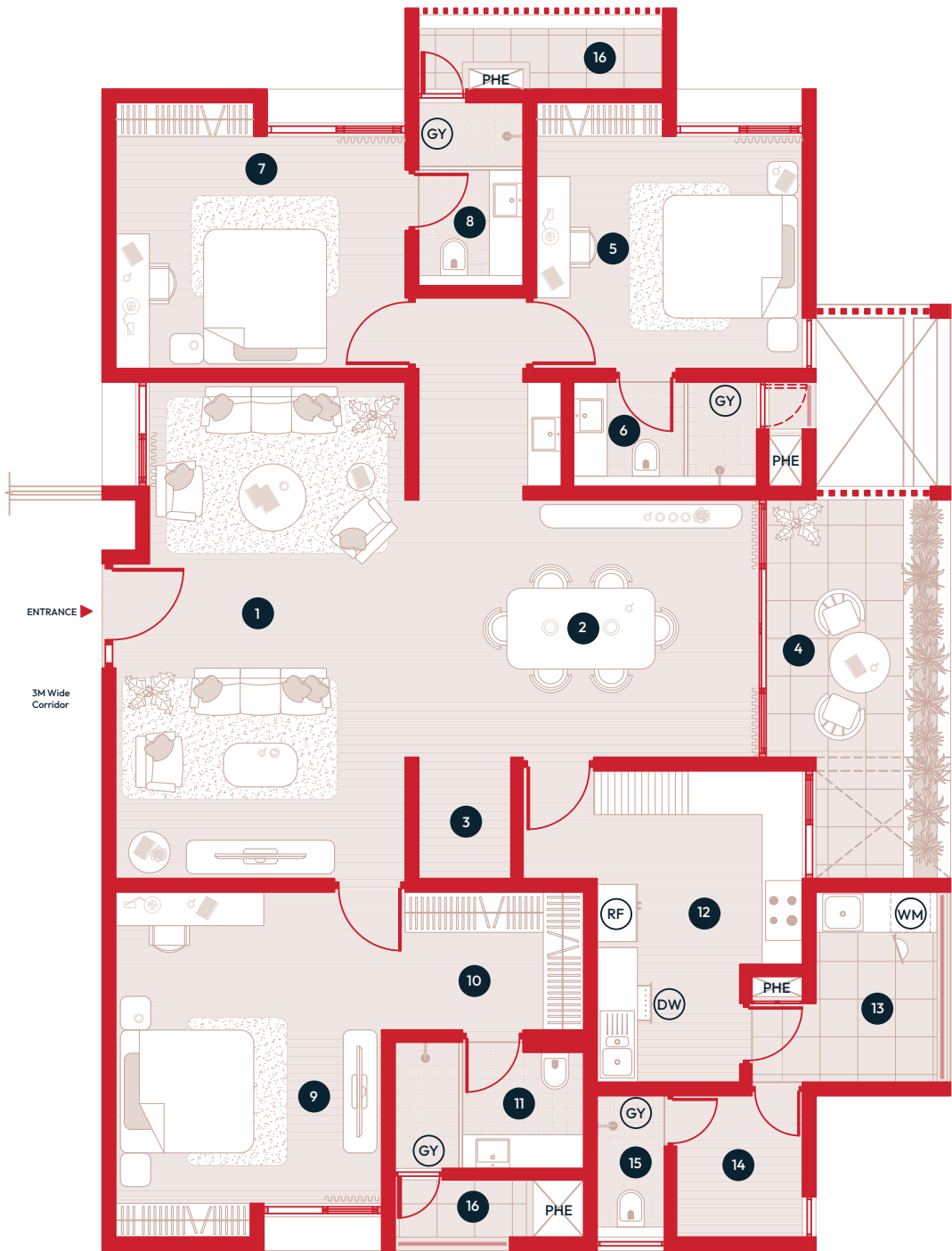
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK West Facing

FLOOR NO. 12, 22, 32, 8, 10, 18, 20, 28, 30



RERA Carpet Area	1732 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	223 sqft
Common Area	707 sqft
Saleable Area	2880 sqft



- 1

Living & Formal Living
14'1" / 12'5" x 24'2"
- 2

Dining
17'1" x 12'6"
- 3

Puja
4'6" x 5'11"
- 4

Sit Out
6'6" / 4'3" x 18'5"
- 5

Bedroom 1
12'11" x 12'11" / 11'4"
- 6

Toilet 1
8'1" x 5'1"
- 7

Bedroom 2
14'1" x 11'4" / 12'11"
- 8

Toilet 2
5'1" x 8'11"
- 9

Master Bedroom
12'11" x 16'10" / 15'2"
- 10

Master Closet
8'8" x 6'8"
- 11

Master Toilet
9'2" x 6'2"
- 12

Kitchen
13'7" / 10'0" / 6'11" x 15'2"
- 13

Utility Balcony
5'11" x 9'3"
- 14

Staff Room
6'1" x 6'10"
- 15

Staff Toilet
3'3" x 6'10"
- 16

AC ODU
11'10" x 2'11" / 6'5" x 2'9"

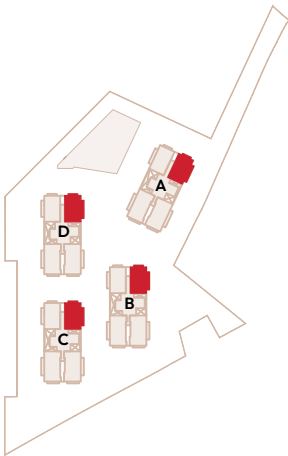
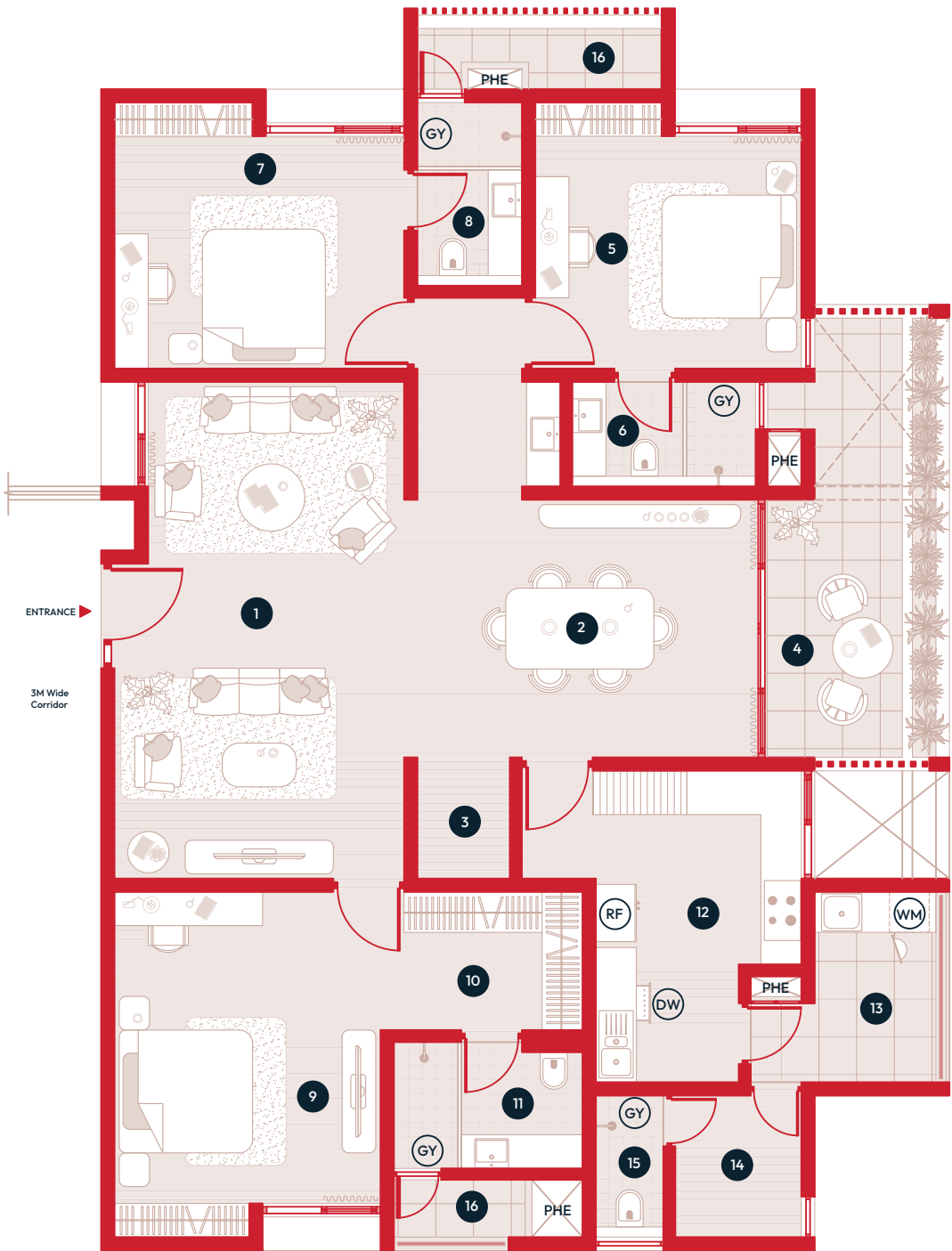
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK West Facing

FLOOR NO. 9, 11, 19, 21, 29, 31



RERA Carpet Area	1732 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	247 sqft
Common Area	713 sqft
Saleable Area	2910 sqft



- 1

Living & Formal Living
14'1" / 12'5" x 24'2"
- 2

Dining
17'1" x 12'6"
- 3

Puja
4'6" x 5'11"
- 4

Sit Out
6'6" / 4'3" x 18'5"
- 5

Bedroom 1
12'11" x 12'11" / 11'4"
- 6

Toilet 1
8'1" x 5'1"
- 7

Bedroom 2
14'1" x 11'4" / 12'11"
- 8

Toilet 2
8'11" x 5'1"
- 9

Master Bedroom
12'11" x 16'10" / 15'2"
- 10

Master Closet
8'8" x 6'8"
- 11

Master Toilet
9'2" x 6'2"
- 12

Kitchen
13'7" / 10'0" / 6'11" x 15'2"
- 13

Utility Balcony
5'11" x 9'3"
- 14

Staff Room
6'1" x 6'10"
- 15

Staff Toilet
3'3" x 6'10"
- 16

AC ODU
12'5" x 2'11" / 6'5" x 2'9"

PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

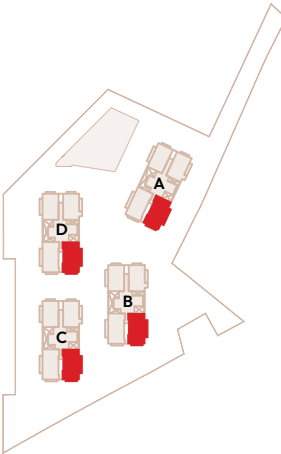
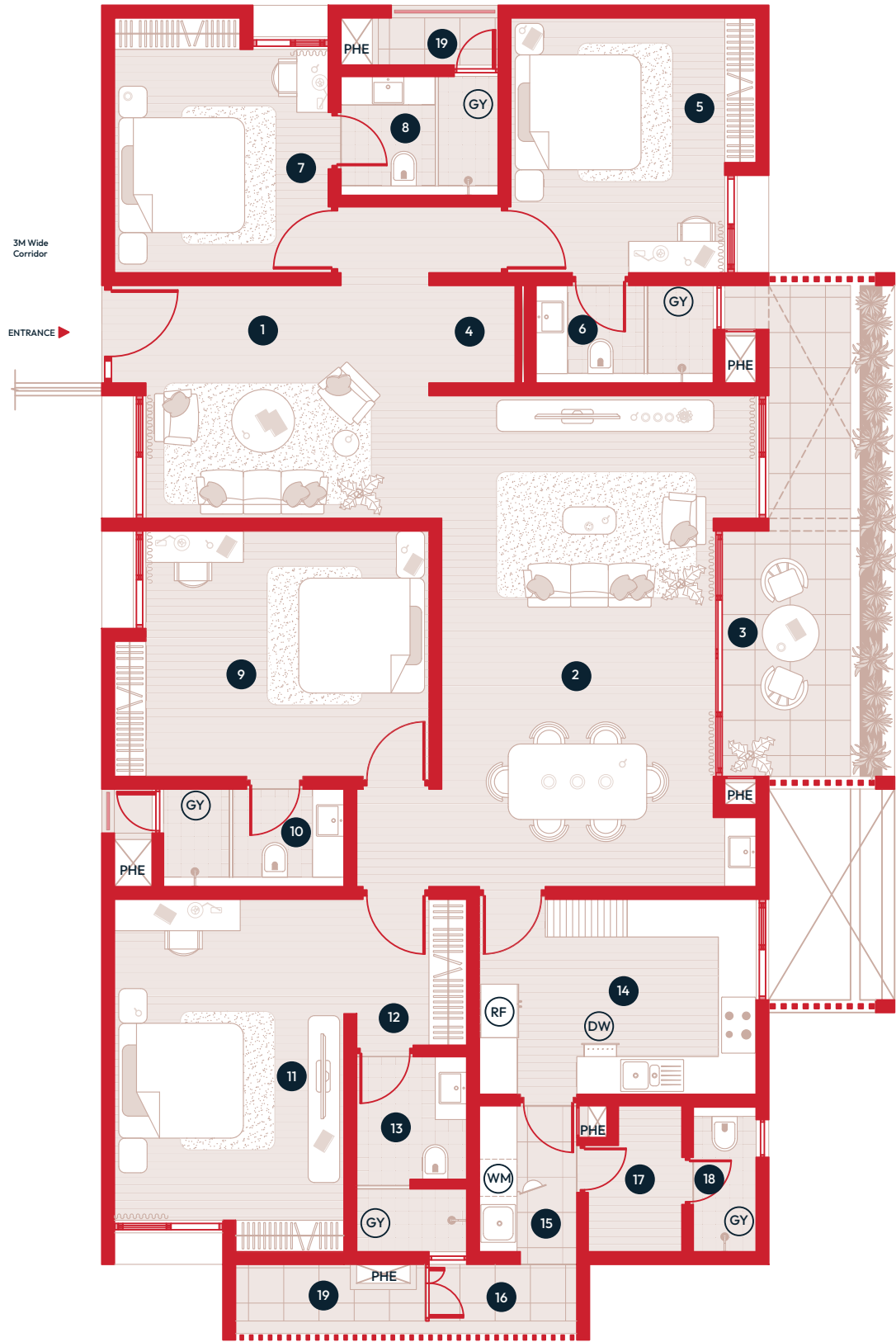
UNIT 2, TYPE 1

4BHK West Facing

FLOOR NO. 1, 3, 5, 7, 13, 15, 17, 23, 25, 27, 33, 35, 37



RERA Carpet Area	2025 sqft
External wall/Shfts/ODU Area	222 sqft
Balcony Area	240 sqft
Common Area	808 sqft
Saleable Area	3295 sqft



- 1

Formal Living
14'9" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 25'7"
- 4

Puja
4'6" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
9'5" x 5'1"
- 11

Master Bedroom
11'11" x 18'4" /16'9"
- 12

Master Closet
6'5" x 7'7"
- 13

Master Toilet
5'9" x 10'2"
- 14

Kitchen
14'5" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
7'8" x 2'11"
- 17

Staff Room
4'10"/3'3" x 7'7"
- 18

Staff Toilet
3'3" x 7'6"
- 19

AC ODU
10'1" x 2'11"
6'3" x 2'5"

PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

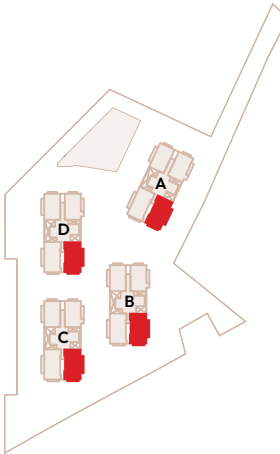
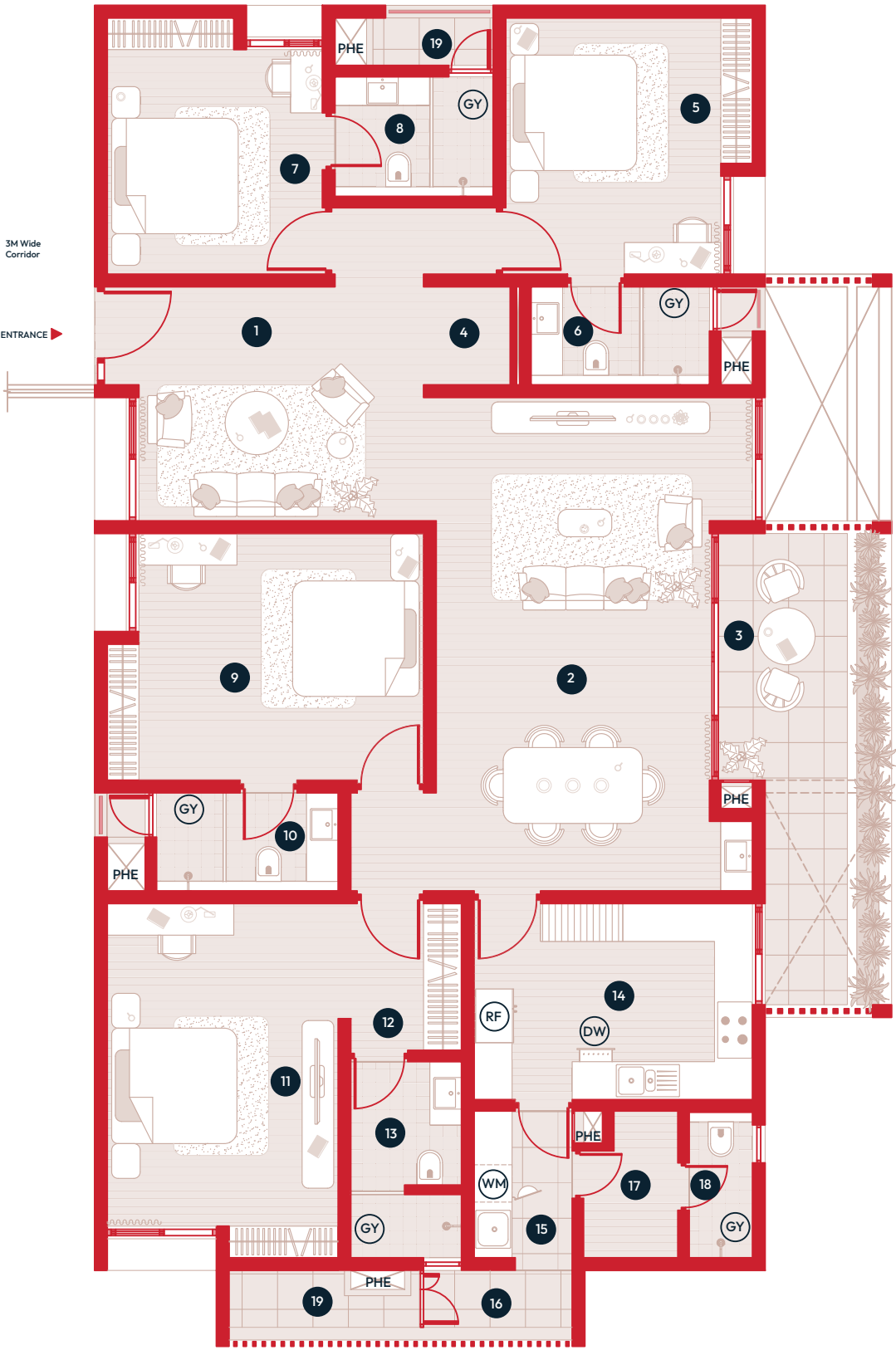
UNIT 2, TYPE 2

4BHK West Facing

FLOOR NO. 2, 4, 6, 14, 16, 24, 26, 34, 36



RERA Carpet Area	2025 sqft
External wall/Shfts/ODU Area	222 sqft
Balcony Area	232 sqft
Common Area	806 sqft
Saleable Area	3285 sqft



- 1

Formal Living
14'9" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 24'5"
- 4

Puja
4'6" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
9'5" x 5'1"
- 11

Master Bedroom
11'11" x 18'4" /16'9"
- 12

Master Closet
6'5" x 7'7"
- 13

Master Toilet
5'9" x 10'2"
- 14

Kitchen
14'5" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
7'8" x 2'11"
- 17

Staff Room
4'10"/3'3" x 7'7"
- 18

Staff Toilet
3'3" x 7'6"
- 19

AC ODU
10'1" x 2'11"
6'3" x 2'5"

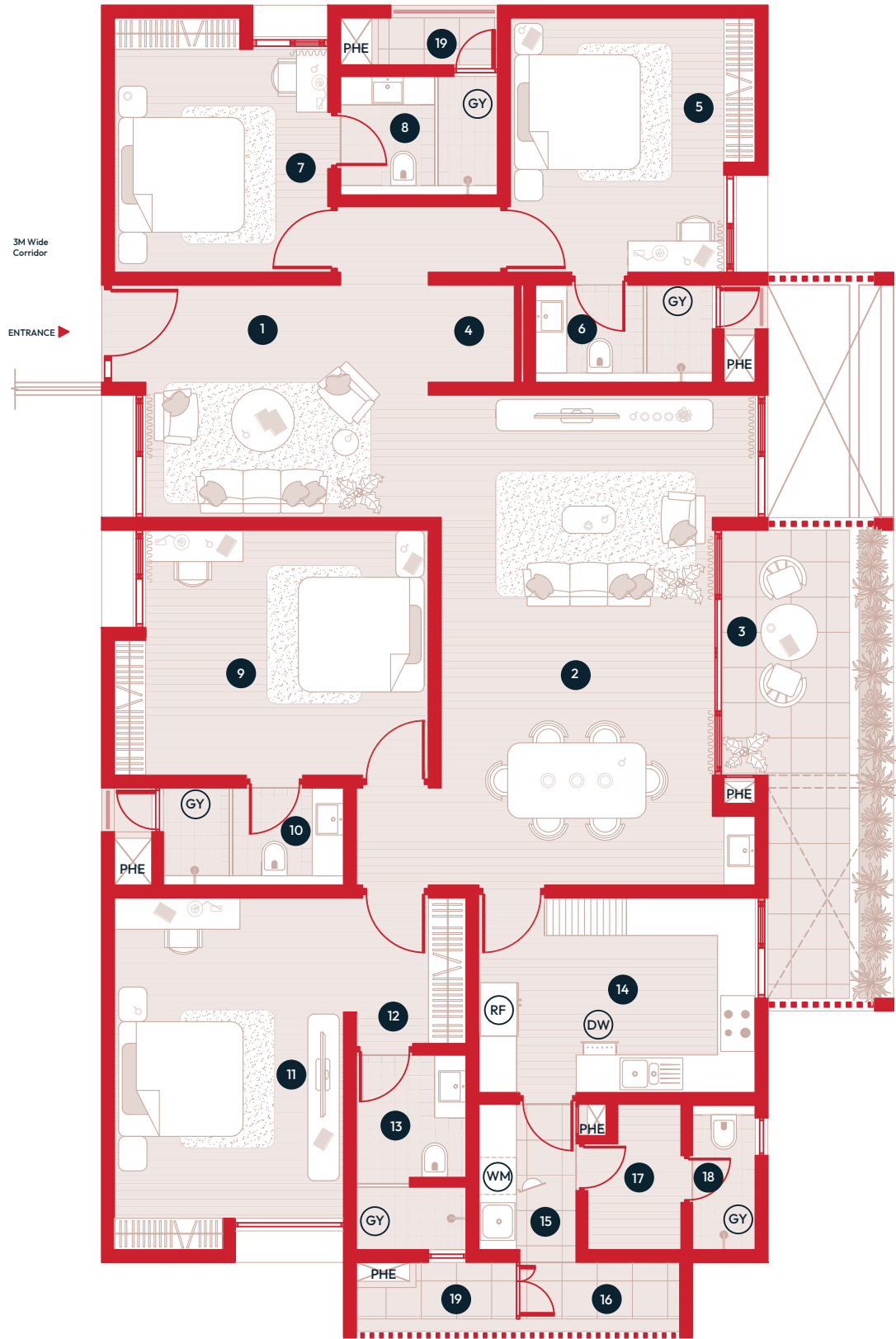
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK West Facing

FLOOR NO. 12, 22, 32, 8, 10, 18, 20, 28, 30



RERA Carpet Area	2024 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	234 sqft
Common Area	804 sqft
Saleable Area	3280 sqft



- 1

Formal Living
14'9" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 24'5"
- 4

Puja
4'6" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/ 11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
9'5" x 5'1"
- 11

Master Bedroom
11'11" x 18'4" /16'9"
- 12

Master Closet
6'5" x 7'7"
- 13

Master Toilet
5'9" x 10'2"
- 14

Kitchen
14'5" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
8'4" x 2'11"
- 17

Staff Room
4'10"/3'3" x 7'7"
- 18

Staff Toilet
3'3" x 7'6"
- 19

AC ODU
8'6" x 2'11"
6'3" x 2'5"

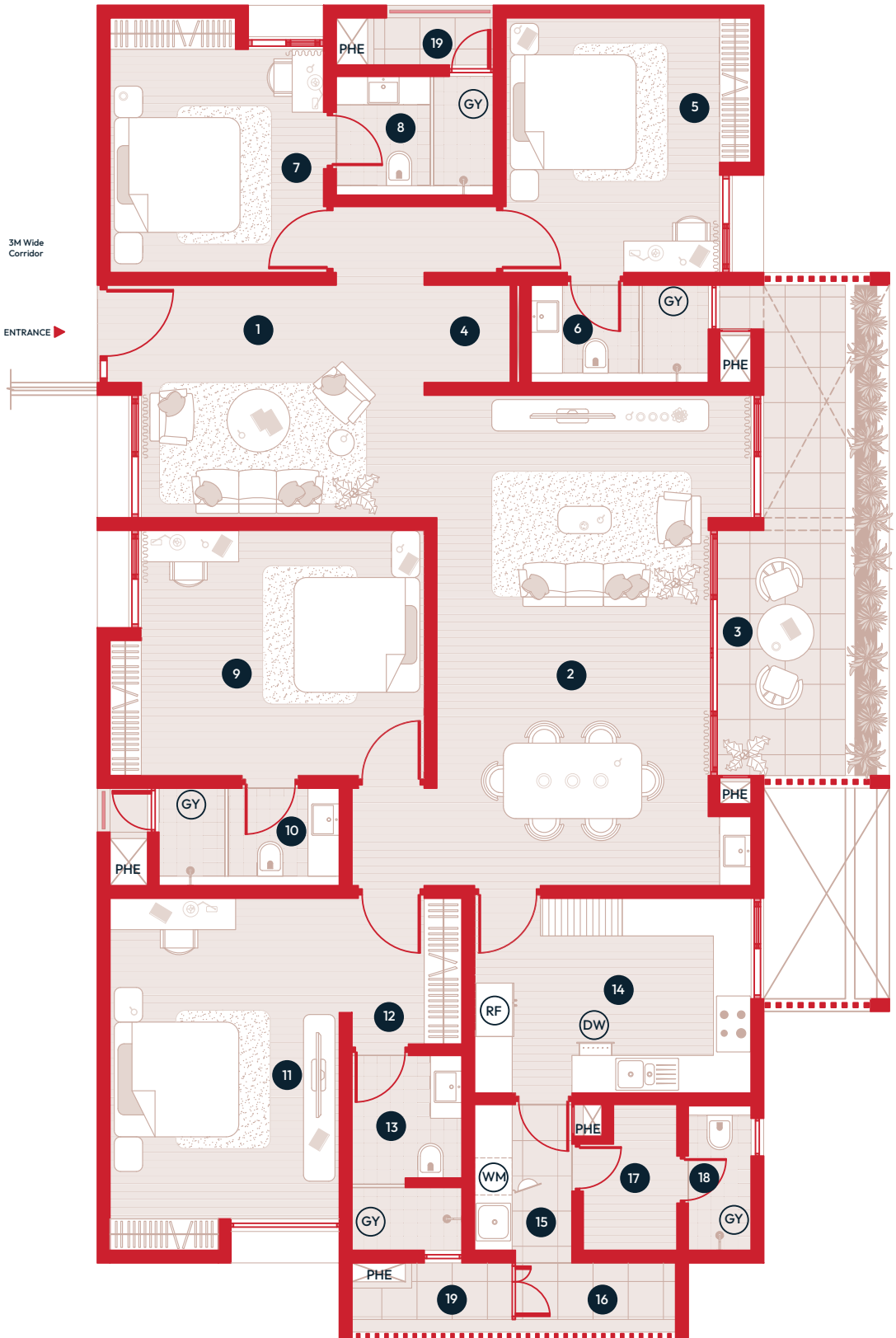
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK West Facing

FLOOR NO. 9, 11, 19, 21, 29, 31



RERA Carpet Area	2024 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	242 sqft
Common Area	806 sqft
Saleable Area	3290 sqft



- 1

Formal Living
14'9" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 25'7"
- 4

Puja
4'6" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/ 11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
9'5" x 5'1"
- 11

Master Bedroom
11'11" x 18'4" /16'9"
- 12

Master Closet
6'5" x 7'7"
- 13

Master Toilet
5'9" x 10'2"
- 14

Kitchen
14'5" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
8'4" x 2'11"
- 17

Staff Room
4'10"/3'3" x 7'7"
- 18

Staff Toilet
3'3" x 7'6"
- 19

AC ODU
8'6" x 2'11"
6'3" x 2'5"

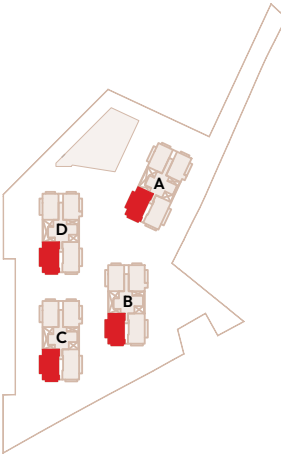
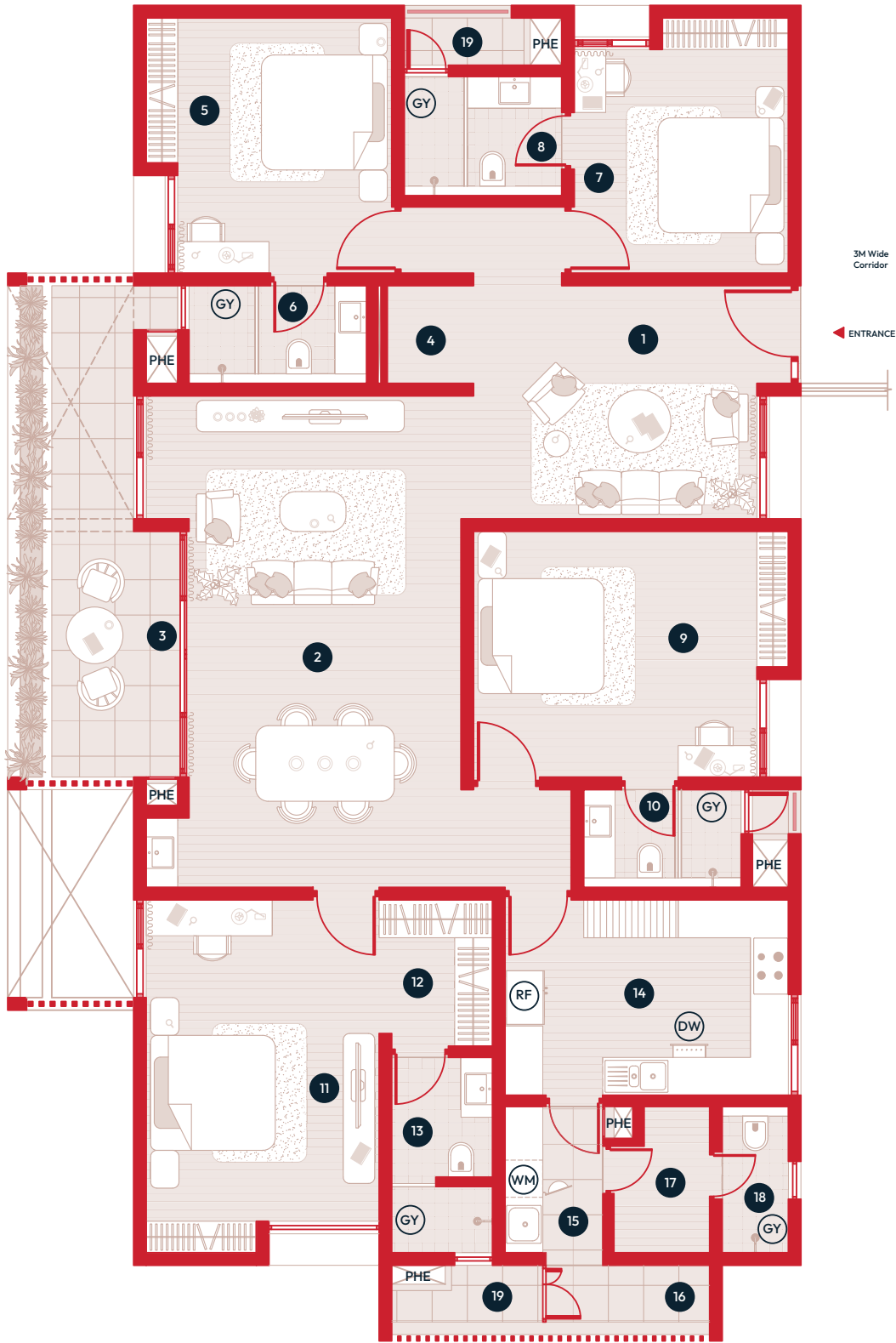
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK East Facing

FLOOR NO. 1, 3, 5, 11, 13, 15, 21, 23, 25, 31, 33, 35, 37



RERA Carpet Area	2023 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	243 sqft
Common Area	806 sqft
Saleable Area	3290 sqft



- 1

Formal Living
16'5"/15'5" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 25'7"
- 4

Puja
4'6" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3" / 11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
8'2" x 5'1"
- 11

Master Bedroom
12'1" x 18'4" / 16'9"
- 12

Master Closet
5'11" x 7'7"
- 13

Master Toilet
5'3" x 10'2"
- 14

Kitchen
14'9" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
8'6" x 2'11"
- 17

Staff Room
5'0" / 3'5" X 7'7"
- 18

Staff Toilet
3'5" X 7'7"
- 19

AC ODU
8'0" x 2'11"
6'3" x 2'5"

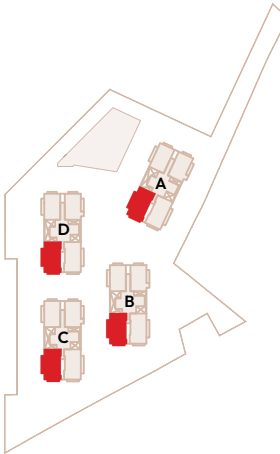
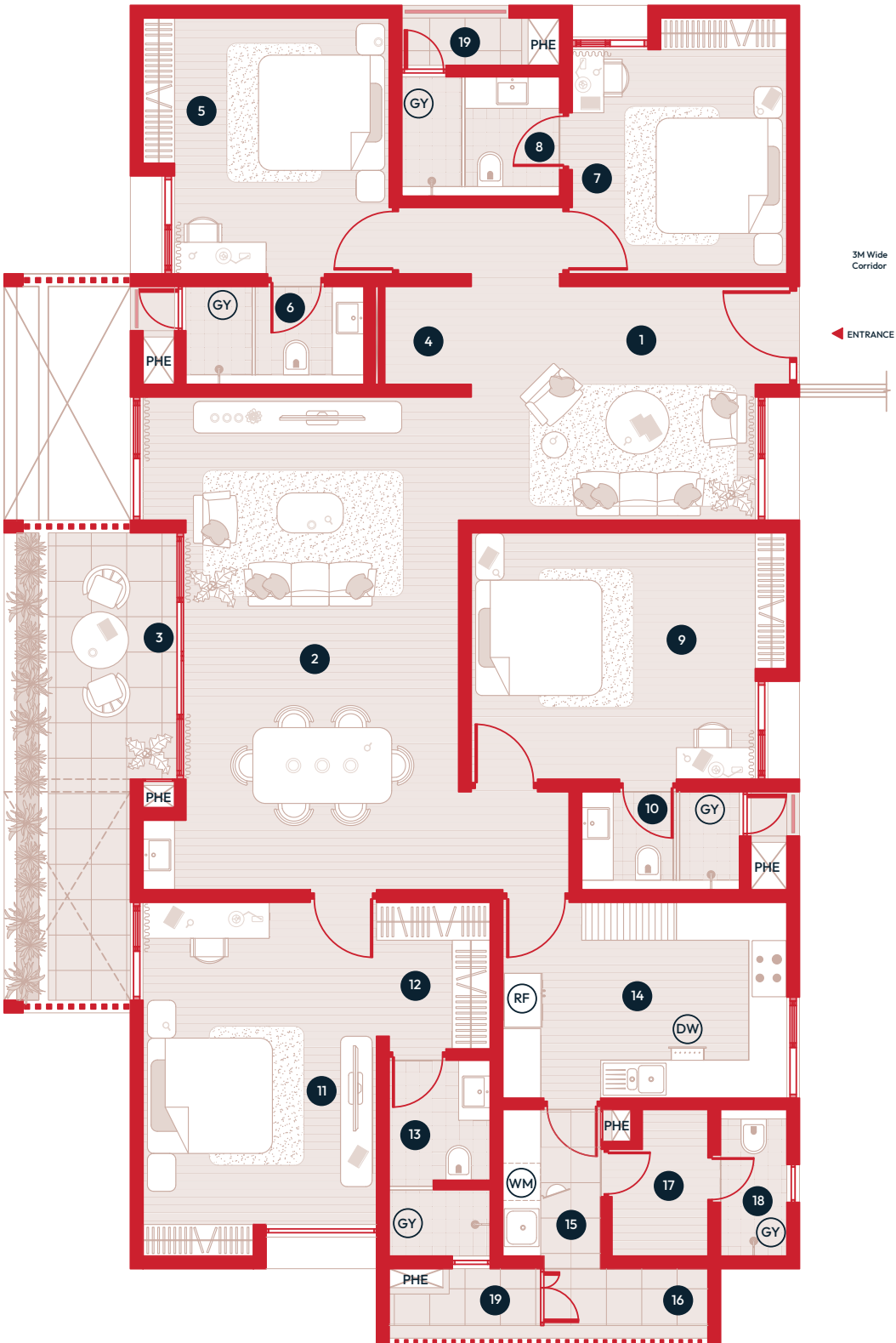
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK East Facing

FLOOR NO. 2, 4, 12, 14, 22, 24, 32, 34, 36



RERA Carpet Area	2023 sqft
External wall/Shfts/ODU Area	218 sqft
Balcony Area	235 sqft
Common Area	804 sqft
Saleable Area	3280 sqft



- 1

Formal Living
16'5"/15'5" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 24'2"
- 4

Puja
4'8" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3" / 11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
8'2" x 5'1"
- 11

Master Bedroom
12'1" x 18'4" / 16'9"
- 12

Master Closet
5'11" x 7'7"
- 13

Master Toilet
5'3" x 10'2"
- 14

Kitchen
14'9" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
8'6" x 2'11"
- 17

Staff Room
5'0" / 3'5" X 7'7"
- 18

Staff Toilet
3'5" X 7'7"
- 19

AC ODU
8'0" x 2'11"
6'3" x 2'5"

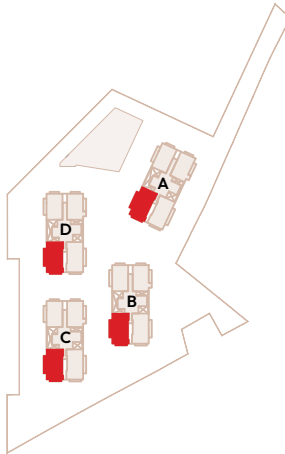
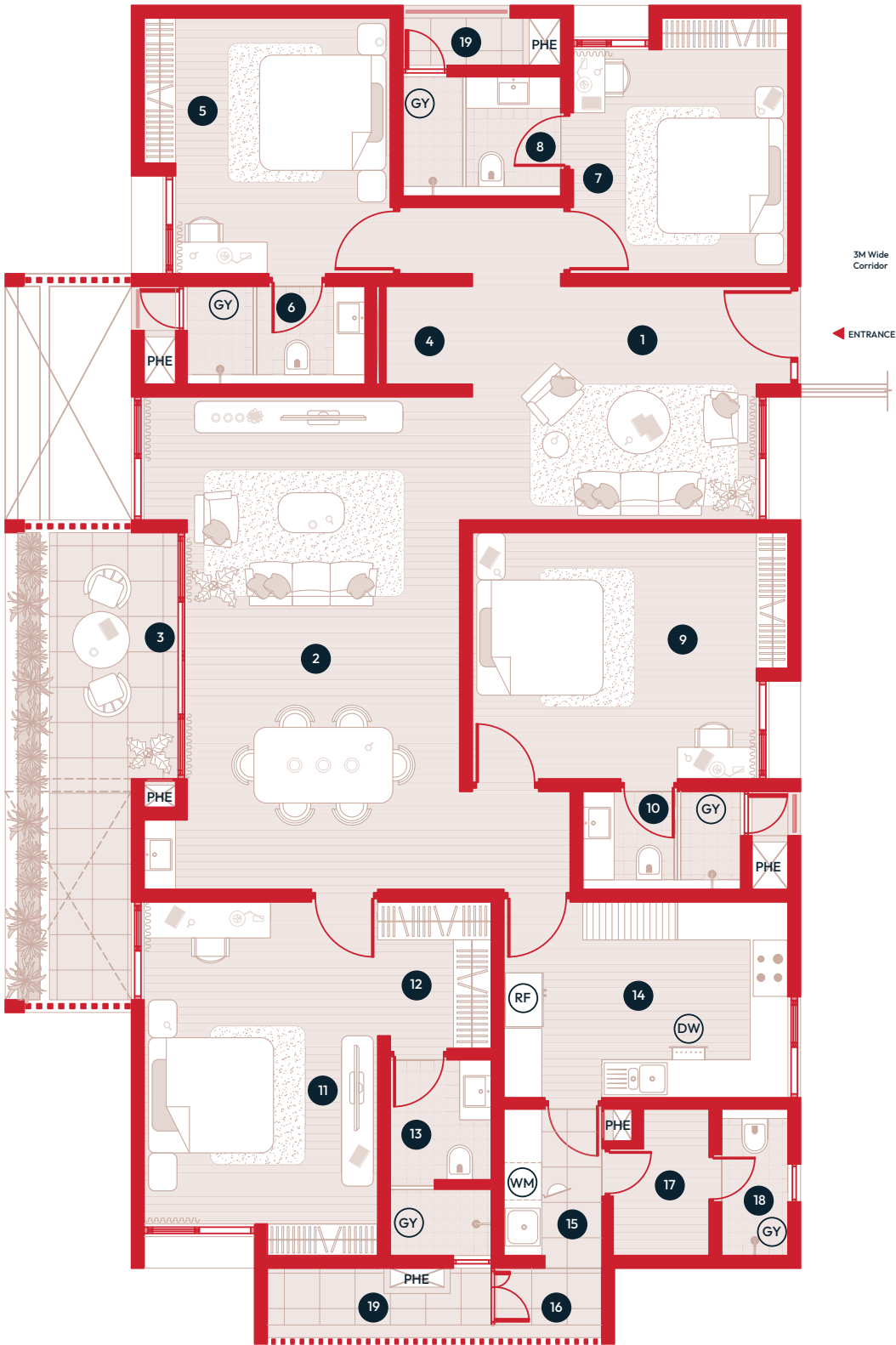
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK East Facing

FLOOR NO. 6, 8, 10, 16, 18, 20, 26, 28, 30



RERA Carpet Area	2024 sqft
External wall/Shfts/ODU Area	230 sqft
Balcony Area	224 sqft
Common Area	807 sqft
Saleable Area	3285 sqft



- 1

Formal Living
16'5"/15'5" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 24'2"
- 4

Puja
4'8" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
8'2" x 5'1"
- 11

Master Bedroom
12'1" x 18'4" /16'9"
- 12

Master Closet
5'11" x 7'7"
- 13

Master Toilet
5'3" x 10'2"
- 14

Kitchen
14'9" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
5'9" x 2'11"
- 17

Staff Room
5'0"/3'5" X 7'7"
- 18

Staff Toilet
3'5" X 7'7"
- 19

AC ODU
11'7" x 2'11"
6'3" x 2'5"

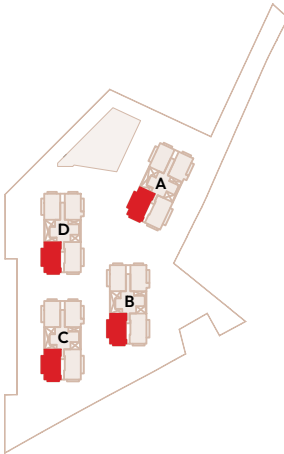
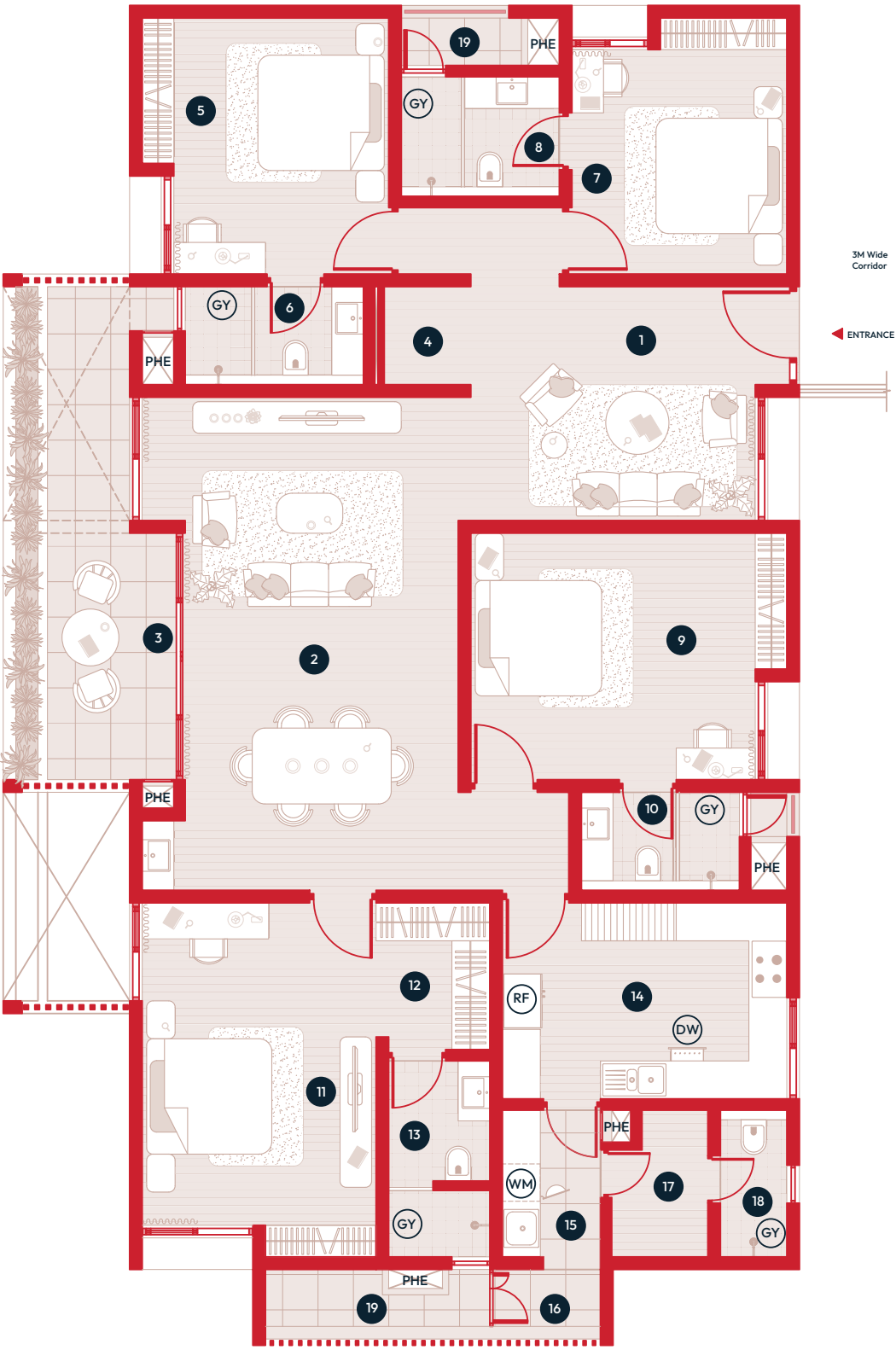
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

4BHK East Facing

FLOOR NO. 7, 9, 17, 19, 27, 29



RERA Carpet Area	2024 sqft
External wall/Shfts/ODU Area	230 sqft
Balcony Area	232 sqft
Common Area	809 sqft
Saleable Area	3295 sqft



- 1

Formal Living
16'5"/15'5" x 12'1"
- 2

Living & Dining
16'5"/14'2" x 25'7"
- 3

Sit Out
6'6"/4'3" x 25'7"
- 4

Puja
4'8" x 5'1"
- 5

Bedroom 1
12'9"/11'2" x 13'3"
- 6

Toilet 1
9'3" x 5'1"
- 7

Bedroom 2
11'2" x 13'3"/11'8"
- 8

Toilet 2
8'2" x 6'2"
- 9

Bedroom 3
16'5"/14'9" x 12'9"
- 10

Toilet 3
8'2" x 5'1"
- 11

Master Bedroom
12'1" x 18'4" /16'9"
- 12

Master Closet
5'11" x 7'7"
- 13

Master Toilet
5'3" x 10'2"
- 14

Kitchen
14'9" x 10'2"
- 15

Utility
5'1" x 7'7"
- 16

Utility Balcony
5'9" x 2'11"
- 17

Staff Room
5'0"/3'5" X 7'7"
- 18

Staff Toilet
3'5" X 7'7"
- 19

AC ODU
8'0" x 2'11"
6'3" x 2'5"

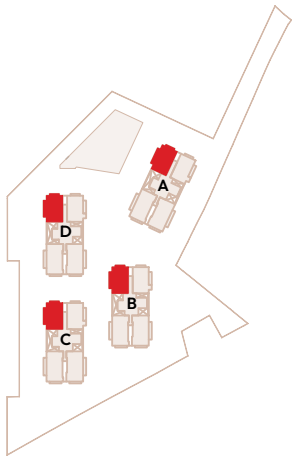
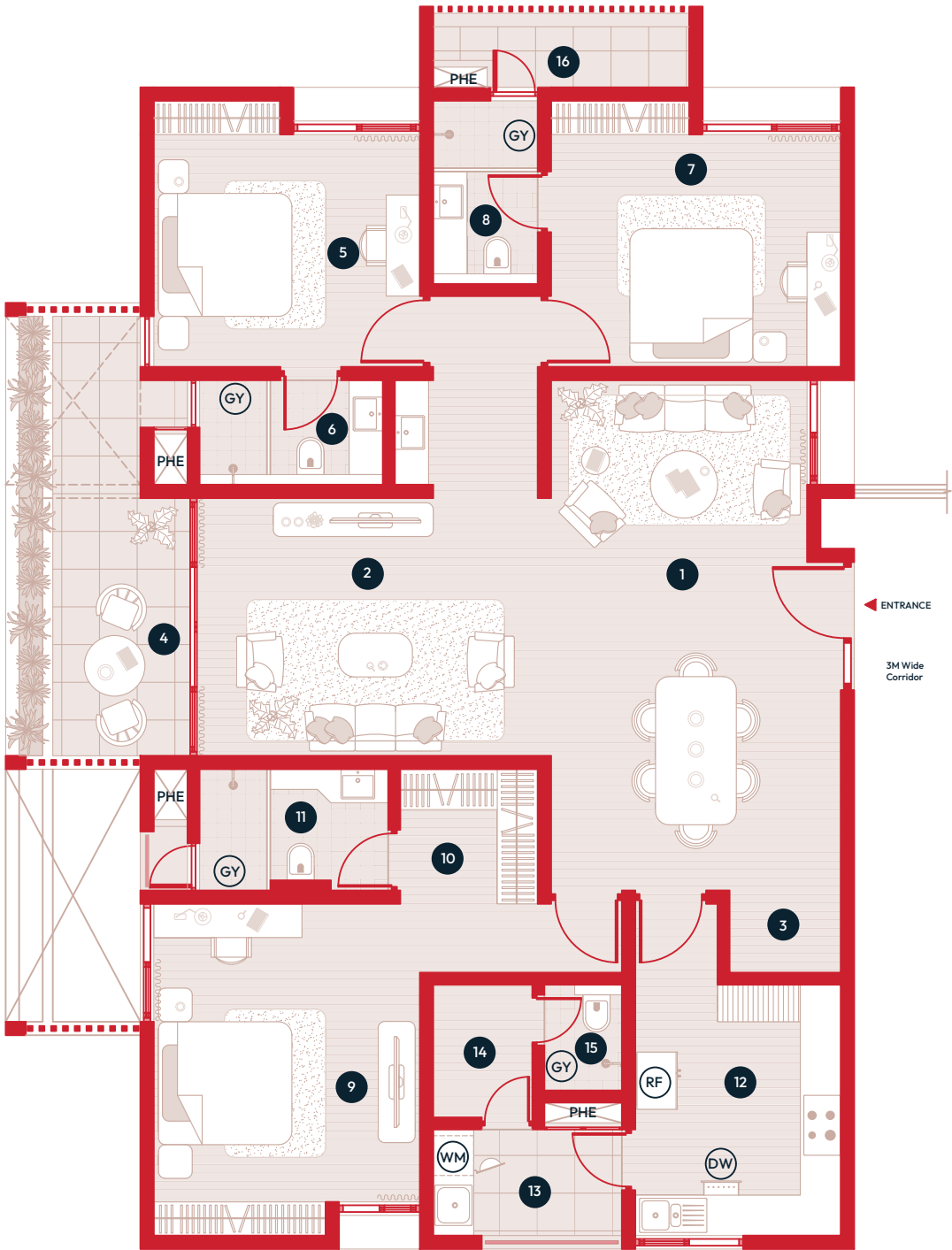
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK East Facing

FLOOR NO. 1, 3, 5, 11, 13, 15, 21, 23, 25, 31, 33, 35, 37



RERA Carpet Area	1761 sqft
External wall/Shfts/ODU Area	194 sqft
Balcony Area	178 sqft
Common Area	692 sqft
Saleable Area	2825 sqft



- 1

Formal Living & Dining
14'1"/12'5" x 24'10"
- 2

Living
17'1" x 12'6"
- 3

Puja
5'5" x 4'0"
- 4

Sit-Out
6'6"/4'3" x 21'5"
- 5

Bedroom 1
12'11" x 12'11"/11'4"
- 6

Toilet 1
8'11" x 5'1"
- 7

Bedroom 2
14'1" x 12'11"/11'4"
- 8

Toilet 2
5'1" x 8'11"
- 9

Master Bedroom
12'11" x 16'2"/14'6"
- 10

Master Closet
6'8" x 6'6"
- 11

Master Toilet
9'2" x 5'11"
- 12

Kitchen
10'0" x 12'2"
- 13

Utility
9'2" x 5'2"
- 14

Staff Room
4'10" x 6'5"
- 15

Staff Toilet
3'9" x 5'1"
- 16

AC ODU
12'5" x 2'11"

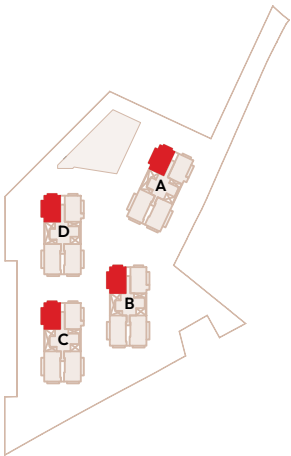
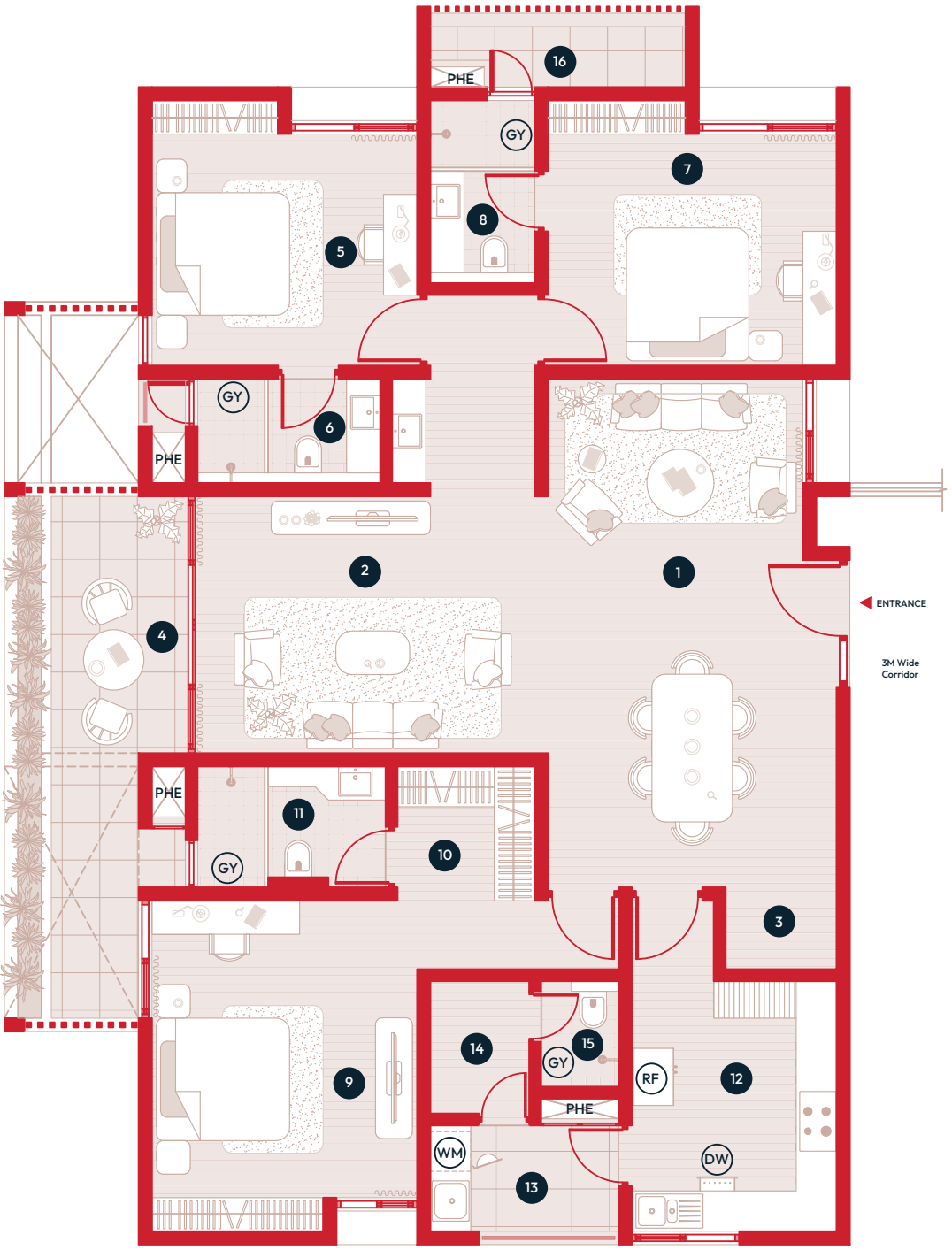
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK East Facing

FLOOR NO. 2, 4, 12, 14, 22, 24, 32, 34, 36



RERA Carpet Area	1761 sqft
External wall/Shfts/ODU Area	194 sqft
Balcony Area	205 sqft
Common Area	700 sqft
Saleable Area	2860 sqft



- 1

Formal Living & Dining
14'1"/12'5" x 24'10"
- 2

Living
17'1" x 12'6"
- 3

Puja
5'5" x 4'0"
- 4

Sit-Out
6'6"/4'3" x 25'5"
- 5

Bedroom 1
12'11" x 12'11"/11'4"
- 6

Toilet 1
8'11" x 5'1"
- 7

Bedroom 2
14'1" x 12'11"/11'4"
- 8

Toilet 2
5'1" x 8'11"
- 9

Master Bedroom
12'11" x 16'2"/14'6"
- 10

Master Closet
6'8" x 6'6"
- 11

Master Toilet
9'2" x 5'11"
- 12

Kitchen
10'0" x 12'2"
- 13

Utility
9'2" x 5'2"
- 14

Staff Room
4'10" x 6'5"
- 15

Staff Toilet
3'9" x 5'1"
- 16

AC ODU
12'5" x 2'11"

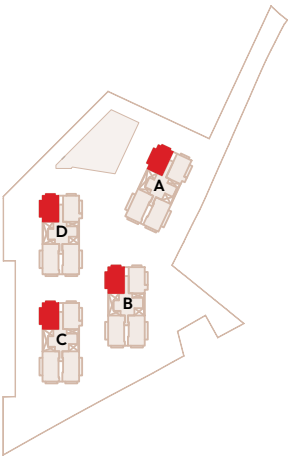
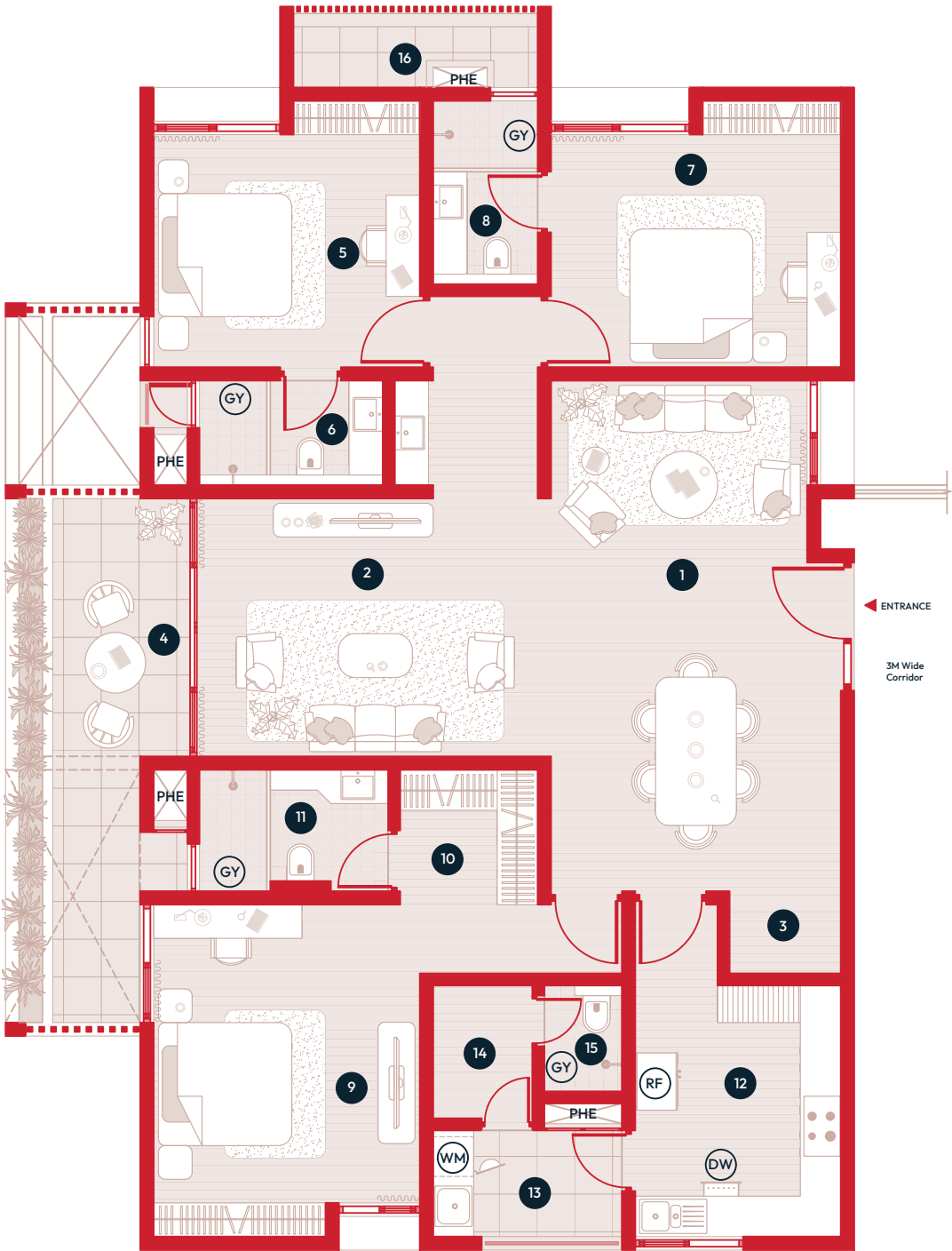
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK East Facing

FLOOR NO. 6, 8, 10, 16, 18, 20, 26, 28, 30



RERA Carpet Area	1761 sqft
External wall/Shfts/ODU Area	191 sqft
Balcony Area	205 sqft
Common Area	703 sqft
Saleable Area	2860 sqft



- 1

Formal Living & Dining
14'1" / 12'5" x 24'10"
- 2

Living
17'1" x 12'6"
- 3

Puja
5'5" x 4'0"
- 4

Sit-Out
6'6" / 4'3" x 25'5"
- 5

Bedroom 1
12'11" x 12'11" / 11'4"
- 6

Toilet 1
8'11" x 5'1"
- 7

Bedroom 2
14'1" x 12'11" / 11'4"
- 8

Toilet 2
5'1" x 8'11"
- 9

Master Bedroom
12'11" x 16'2" / 14'6"
- 10

Master Closet
6'8" x 6'6"
- 11

Master Toilet
9'2" x 5'11"
- 12

Kitchen
10'0" x 12'2"
- 13

Utility
9'2" x 5'2"
- 14

Staff Room
4'10" x 6'5"
- 15

Staff Toilet
3'9" x 5'1"
- 16

AC ODU
11'10" x 2'11"

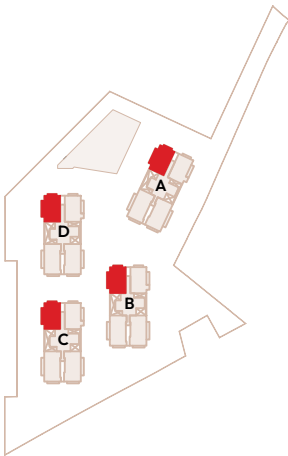
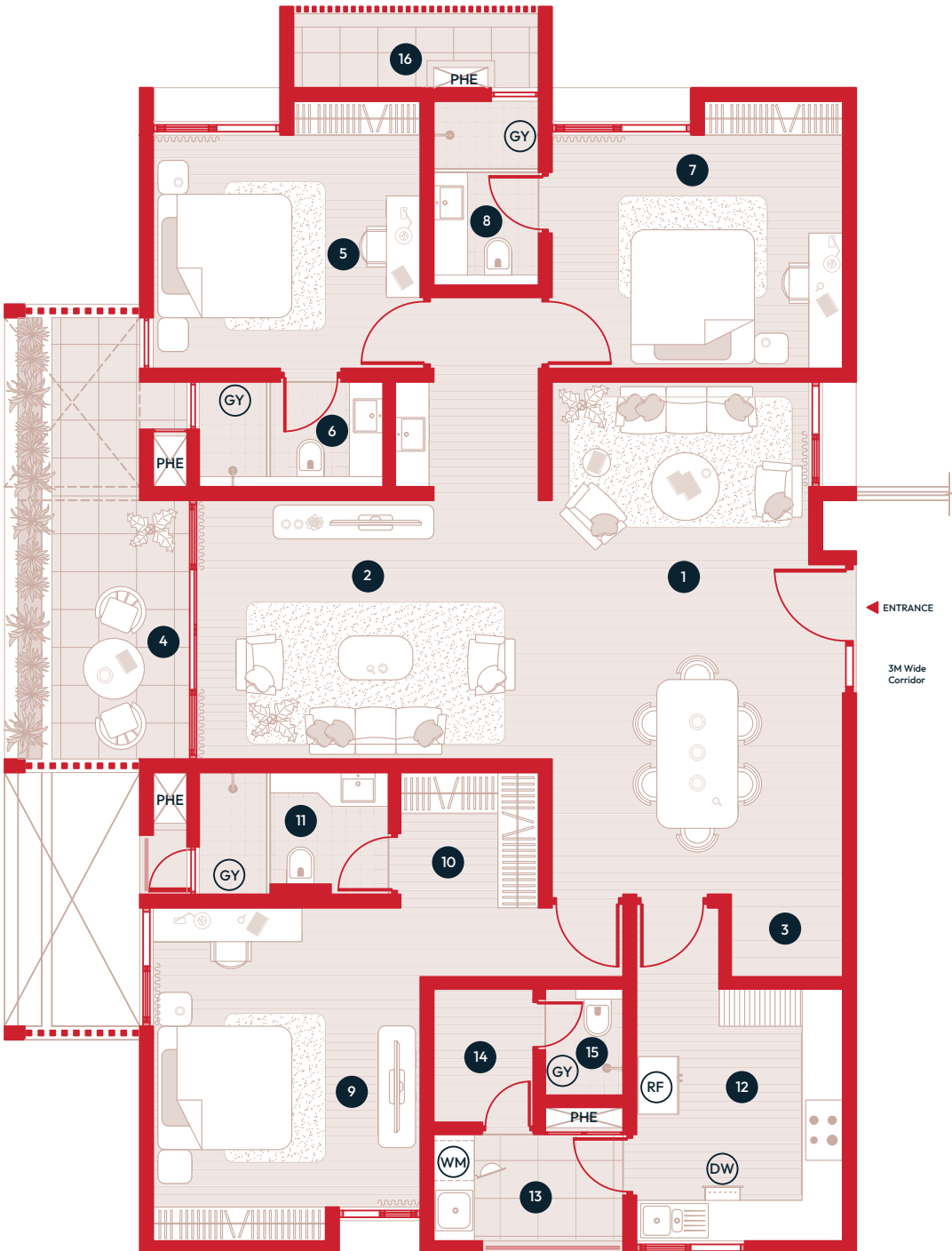
PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator

3BHK East Facing

FLOOR NO. 7, 9, 17, 19, 27, 29



RERA Carpet Area	1761 sqft
External wall/Shfts/ODU Area	191 sqft
Balcony Area	178 sqft
Common Area	695 sqft
Saleable Area	2825 sqft



- 1

Formal Living & Dining
14'1" / 12'5" x 24'10"
- 2

Living
17'1" x 12'6"
- 3

Puja
5'5" x 4'0"
- 4

Sit-Out
6'6" / 4'3" x 21'5"
- 5

Bedroom 1
12'11" x 12'11" / 11'4"
- 6

Toilet 1
8'11" x 5'1"
- 7

Bedroom 2
14'1" x 12'11" / 11'4"
- 8

Toilet 2
5'1" x 8'11"
- 9

Master Bedroom
12'11" x 16'2" / 14'6"
- 10

Master Closet
6'8" x 6'6"
- 11

Master Toilet
9'2" x 5'11"
- 12

Kitchen
10'0" x 12'2"
- 13

Utility
9'2" x 5'2"
- 14

Staff Room
4'10" x 6'5"
- 15

Staff Toilet
3'9" x 5'1"
- 16

AC ODU
11'10" x 2'11"

PHE: Plumbing Shaft | DW: Dishwasher | WM: Washing Machine | GY: Geyser | RF: Refrigerator



Connected to
the *rhythm*
of life

Specifications

SUPERSTRUCTURE & WALLS

RCC shear-wall framed structure, resistant to wind and earthquake (Zone-2)

External & Internal Walls

RCC shear walls

WALL FINISHES

Drawing, Living, Puja, Dining, Bedrooms, Closets, Kitchen

Premium Acrylic Paint over gypsum

Balconies

Acrylic paint with primer over texture application continuous with building external wall finishes

Utility

Vitrified tile dado with epoxy grouting for counter walls

Toilets

Vitrified tile dado full height with epoxy grouting

FLOOR FINISHES

Drawing, Living, Puja, Dining, Bedrooms, Closets Kitchen, Balconies

Vitrified tile (800 x 1600mm) with epoxy grouting

Bed Room Toilets, Utility, Staff Room & Staff Toilet

Vitrified tile (600 x 1200mm) with epoxy grouting

Corridor & Lift Lobby

Vitrified tile flooring as per design intent

KITCHEN

Platform, Fittings & Accessories

Installed by end user

DOORS

Main Door

Door height 2400mm hardwood/LVL Frame flush shutter with wood veneer facing with PU finish and reputed hardware

Bed Room & Toilet Doors

Door height 2400mm hardwood/LVL Frame flush shutter with wood veneer facing with PU finish and reputed hardware

FRENCH DOORS & WINDOWS

Aluminium system with toughened glass with provision for mosquito mesh

SANITARY WARE & FAUCETS

Toilets

- Wall hung wash basin with single lever basin mixer.
- EWC with flush valve and Health Faucet of reputed brand
- Single lever wall mixer with bath spout and shower of reputed brand.
- Provision for ceiling mounted horizontal geysers in all bathrooms

Kitchen

Drain provision for sink & dishwasher with angle valves for water supply (cold water only)

Utility

Drain provision for sink & washing machine with angle valves for water supply (cold water only)

AIR CONDITIONING

Power outlet at outdoor unit location, for split air conditioning units for all bedrooms, living & dining

ELECTRICAL

- Concealed copper wiring of reputed make
- Sufficient light, fan & 6A outlets as per furniture layout
- Power outlet for air conditioners in all bedrooms, living and dining
- Power outlets for geysers in all bathrooms
- Power outlets for general use, Kitchen exhaust hood, hob, refrigerator, microwave & oven, mixer/grinder, dishwasher, water purifier in kitchen
- General use and washing machine point in utility area
- Three phase supply for each unit
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Provision for internet connection and DTH
- TV Points in Master bedroom & living
- LAN Points in all bedrooms & living
- Modular switches of reputed make

ELEVATORS

Each Tower provided with four passenger elevators & one service elevator of reputed make

FIRE FIGHTING SYSTEM

Fire alarm systems, automatic sprinklers and wet risers as per fire authority regulations

POWER BACKUP

100% DG backup with acoustic enclosure and AMF

LPG/PNG

Supply of LPG/PNG through piped gas system

BILLING SYSTEM

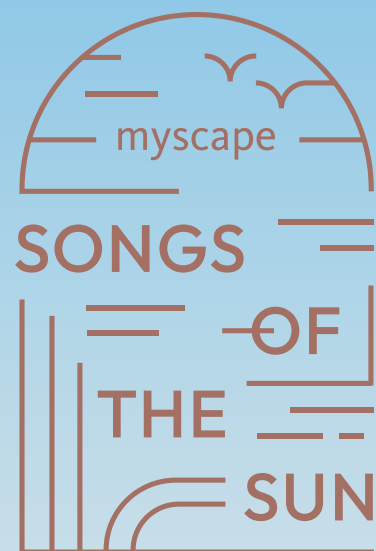
Automated prepaid billing system for water, power, gas and maintenance

SECURITY

- Intercom facility to all units, connecting to security
- Comprehensive security system with cameras at main security, entrance of towers and lift cabins

WTP/STP

- Water treatment plant for bore well and water meter for each unit
- A sewage treatment plant of adequate capacity as per norms will be provided
- Treated sewage water will be used for landscaping and flushing purpose



—
Your CRESCENDO awaits...
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All Project and building elevation and related features are solely conceptual in nature and may undergo further changes: (a) on the basis of architect's and landscape designer's inputs from time to time; (b) to address architectural / engineering requirements from time to time; and/or (c) to factor in natural aspects like wind, rain, sunlight etc. The same may not form part of the final product that shall be constructed and delivered. Additionally, some of the conceptual renders shown as part of the Project's landscaping and vegetation include fully grown trees with canopies / branches / flowers / creepers etc. which would typically be realised as set out in the renders in a period of 3-4 years after plantation, subject to consistent care and attention being provided. Given the unpredictable and variable nature of such plantation and vegetation, the Developer disclaims entirely the availability or the delivery of such vegetation or plantations as part of the final product / Project.