



LEAVES & LIVES

Shot on site

Life before the city



Tall, stately and stunning, 150 trees invite you to step into a green haven like no other. At Leaves & Lives, 79 luxury 3 & 4 BHK row houses play hide and seek with lush wilderness right in the midst of the busy city. Leaves & Lives is an exquisite property spread across 6.1 acres and is part of a 26 acre sustainable township (63° East). Wind down, unplug and recharge in your home just like you would during a holiday, surrounded by the gentle rustling of the leaves and listening to the pulse of nature herself.

Note:

5 acres of 6.1 acres is completely private

Master plan

Leaves & Lives



Legend

- | | |
|------------------------------|-------------------------|
| ① Entry & Exit | ⑦ Skating Rink |
| ② Clubhouse (Main Block) | ⑧ Futsal Field |
| ③ Swimming Pool | ⑨ Volleyball Court |
| ④ Basketball Court | ⑩ Yoga Deck |
| ⑤ Clubhouse (Extended Block) | ⑪ Organic Farming Space |
| ⑥ Tennis Court | |

Note:
Towers - A, B, C, D, E, F and Leaves & Lives are part of 63rd East township

Specifications

Civil

Structure

Seismic resistant RCC structure using system formwork with concrete walls for row houses & RCC framed structure using concrete blocks.

Architecture

Doors

European make engineered wooden doors

MAIN DOOR

8 feet height engineered wooden doors with veneer and polish.

INTERNAL & TOILET DOORS

Engineered wooden doors with laminate finish.

- Yale / European or equivalent hardware
 - Acoustic EPDM gasket (For noise reduction)
 - Full width jamb (with architrave)
- Note: The above door specifications are not applicable to maid's room

Windows

3 track UPVC windows with SS mosquito mesh.

Living Room: 8 feet height, 3 track UPVC sliding doors with SS mosquito mesh.

Flooring & Wall Cladding

Digital vitrified tiles or equivalent flooring.

LIVING, DINING AND KITCHEN

Vitrified tiles

BEDROOMS

First Floor Bedroom – Vitrified tiles
Upper Floor Bedrooms – Laminated wooden flooring

BATHROOMS

Floor: Slip resistant ceramic tiles/
wood finished ceramic tiles
Walls: Ceramic tiles

BALCONY

Wooden finish ceramic tiles

STAIRCASE FLOORING (INTERNAL)

Granite flooring

MAID'S & UTILITY ROOM

Ceramic tiles

Internal Railings

BALCONY

MS Railings with enamel paint finish

STAIRCASE (INTERNAL)

MS Railings with enamel paint finish and SS railing with toughened glass panels.

Paint

INTERNAL WALLS

Acrylic emulsion

EXTERNAL WALLS

Exterior grade acrylic emulsion

CEILING

Acrylic emulsion

False Ceiling

Grid false ceiling with PVC coated tiles or calcium silicate tiles in all bathrooms.

Plumbing, Electrical & Services

CP, Sanitary Fittings & Fixtures

Kohler or equivalent water efficient CP fittings and sanitary fixtures

Jaquar or equivalent make dual flush system

Soft close seat covers for EWC

Electrical Fittings

Schneider switches or equivalent

Provision for data & telephone through FTTH (infrastructure to be provided by developer and connectivity by the service provider)

Schneider or equivalent make distribution boards

RCCB incomer with overload & earth leakage protection

Grid Power & Backup Power

EB power: 4 BHK - 8KW, 3 BHK - 6KW

DG power backup: Units - 50% of

EB & common areas - 100% back up for lighting circuits, lifts and utilities.

Services

Piped Natural Gas (PNG) provision

Water treatment plant

Sewage treatment plant

Organic waste convertor

Elevators

Provision for lift in select units

Safety & Security

Common area surveillance

Green Features

Water Conservation

Dual piping system & dual flush system for sanitary

All landscape maintained through recycled water

Water efficient fixtures

Rain water harvesting

Ground water recharge

Energy Conservation

Solar heated water provision for select bathroom

Energy efficient lights in common areas

Timer adjusted street lights

Solid Waste Management

Segregation at source

Organic waste convertor room

A graphic consisting of a large gray square frame. Inside the frame, the words "Floor" and "Plans" are written in a bold, green, sans-serif font. The word "Floor" is positioned above "Plans". To the left of the word "Floor", there is a gray L-shaped line segment. To the right of the word "Plans", there is a gray L-shaped line segment. The overall design is minimalist and modern.

Floor

Plans

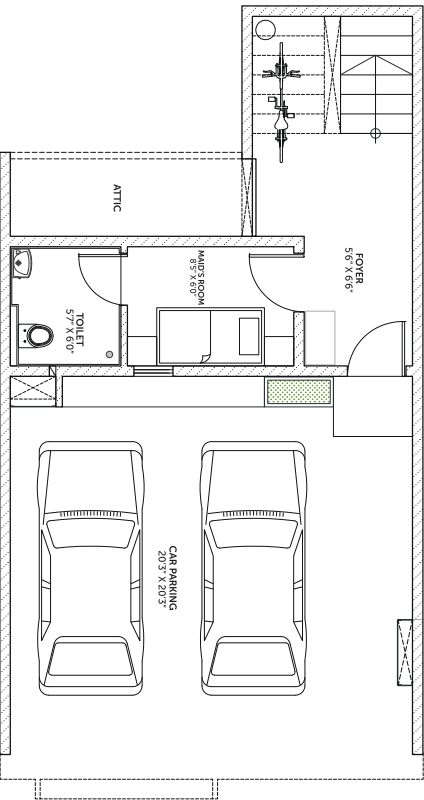
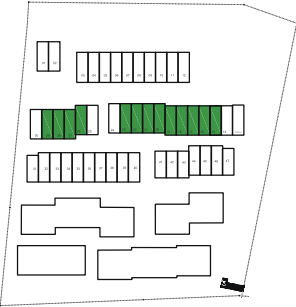
3 BHK TYPE - C

RERA Carpet area
2001 SQ FT

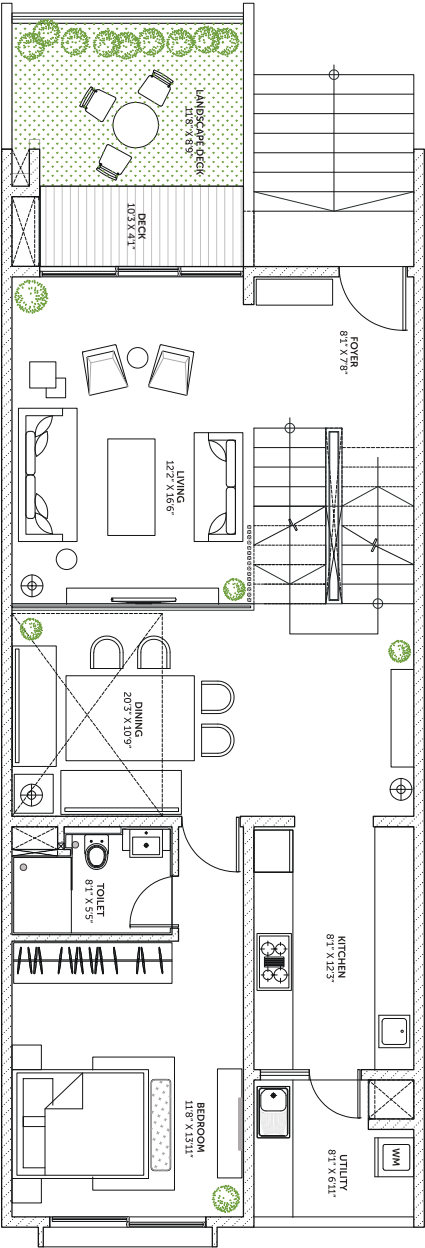
CREDAI Carpet area
2086 SQ FT

SBUA
2617 SQ FT

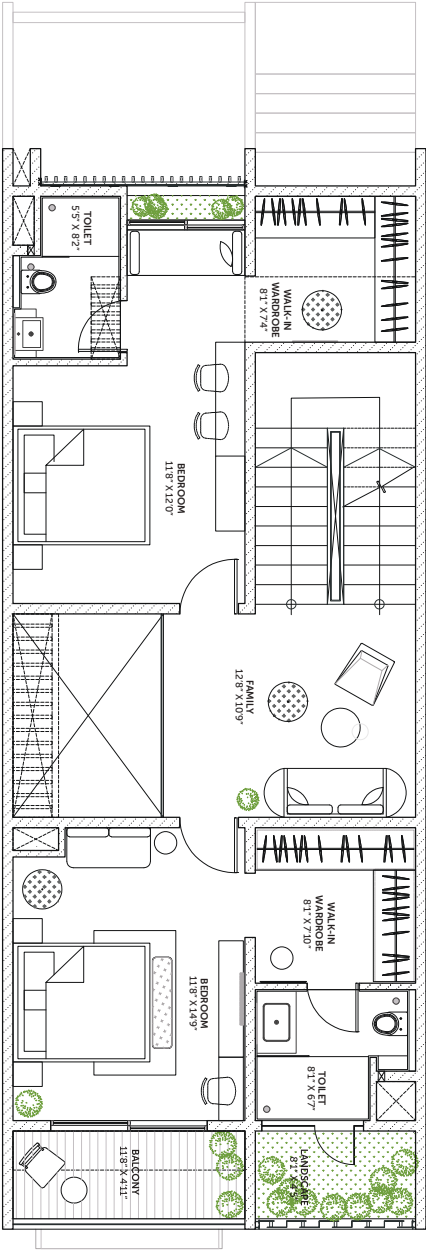
Key Plan



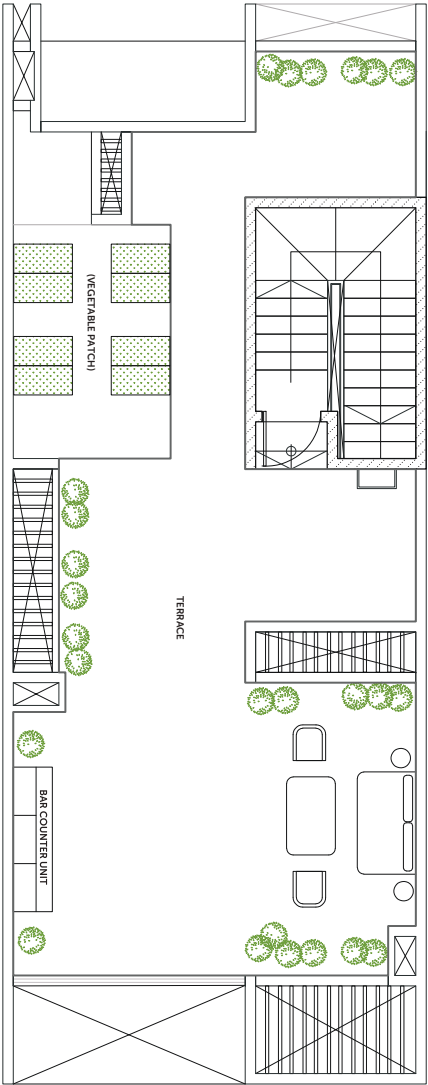
Ground Floor



First Floor



Second Floor



Terrace

3 BHK

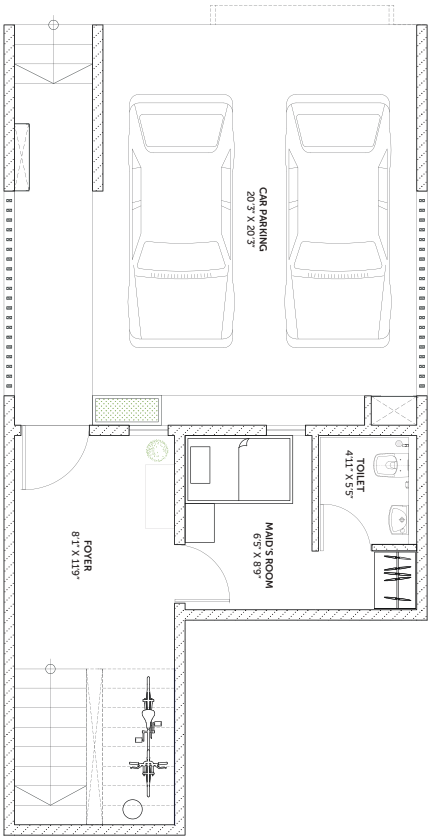
TYPE - F

RERA Carpet area
2055 SQ FT

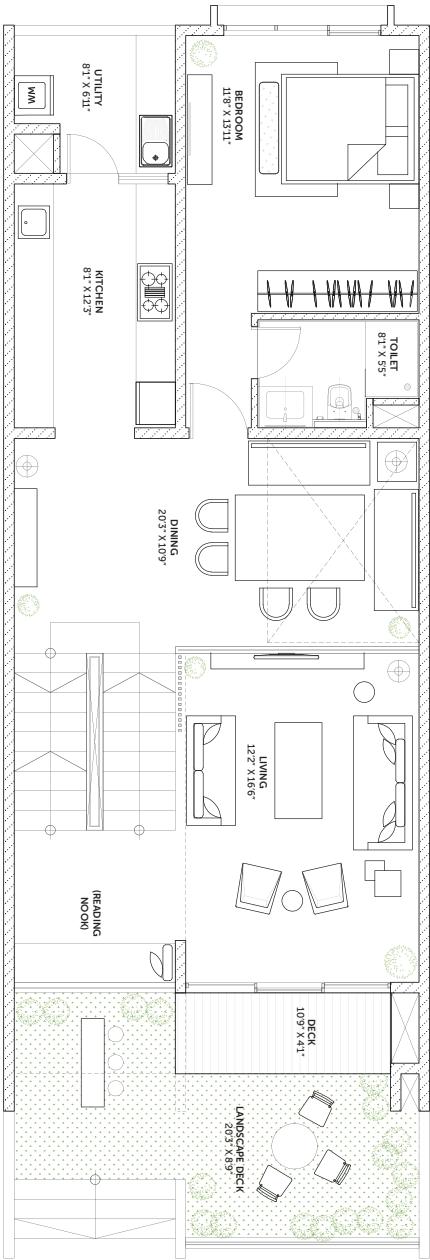
CREDAI Carpet area
2098 SQ FT

SBUA
2656 SQ FT

Ground Floor



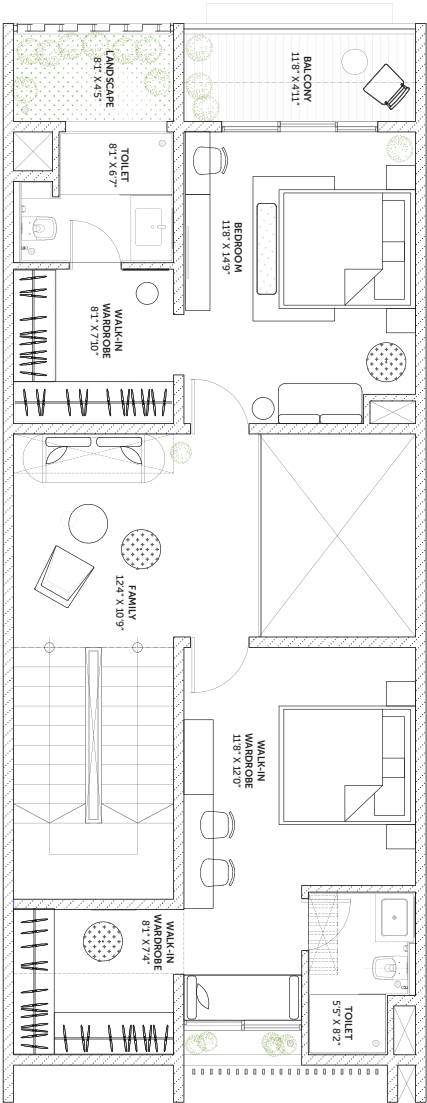
First Floor



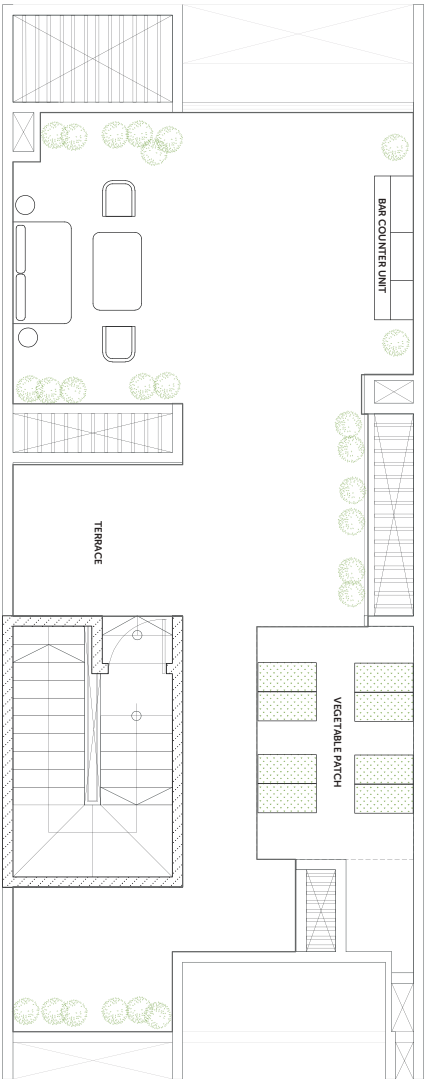
Key Plan



Second Floor



Terrace



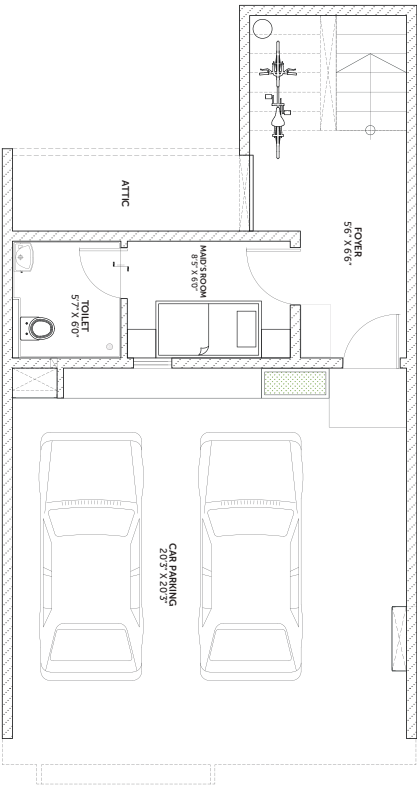
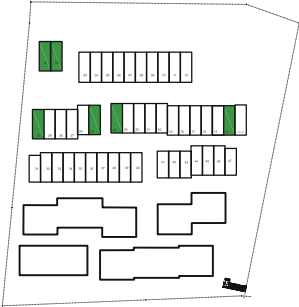
4 BHK TYPE - A

RERA Carpet area
2332 SQ FT

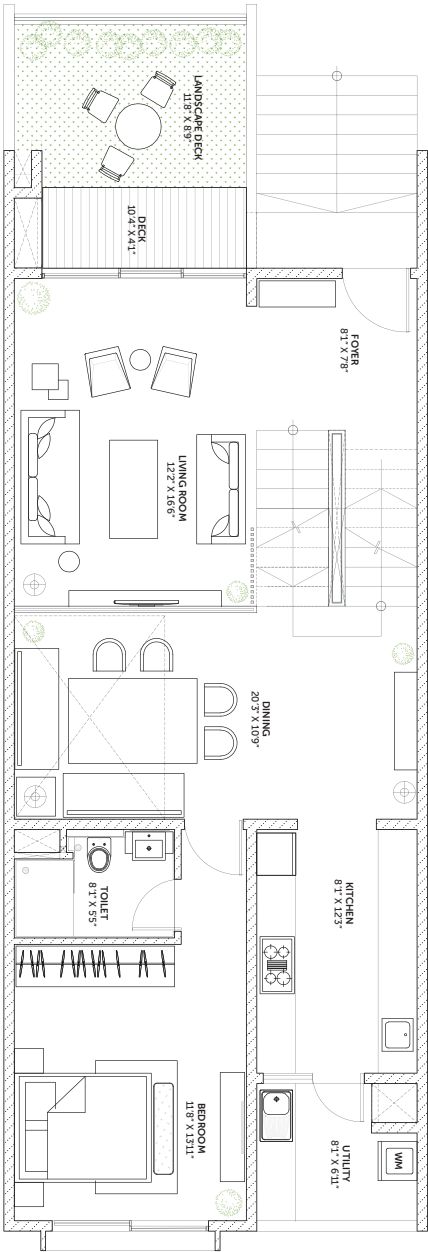
CREDAI Carpet area
2390 SQ FT

SBUA
2866 SQ FT

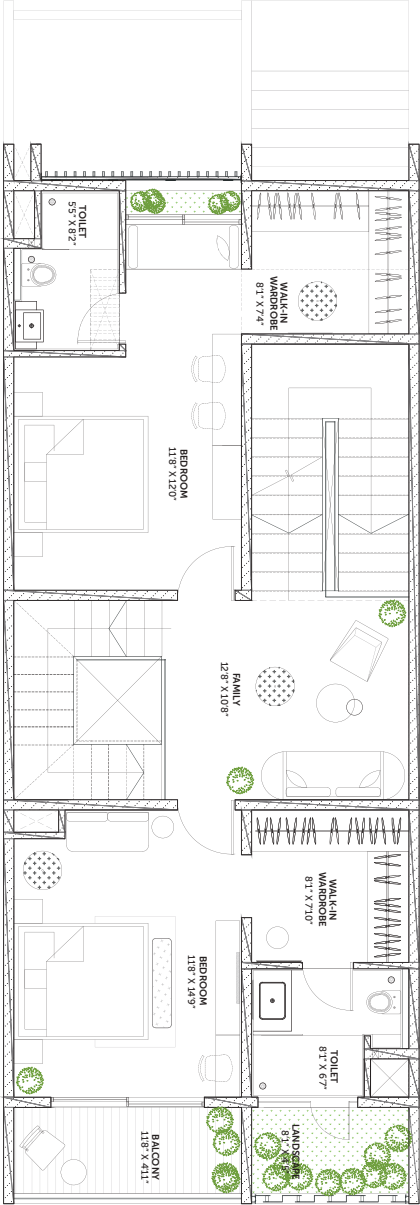
Key Plan



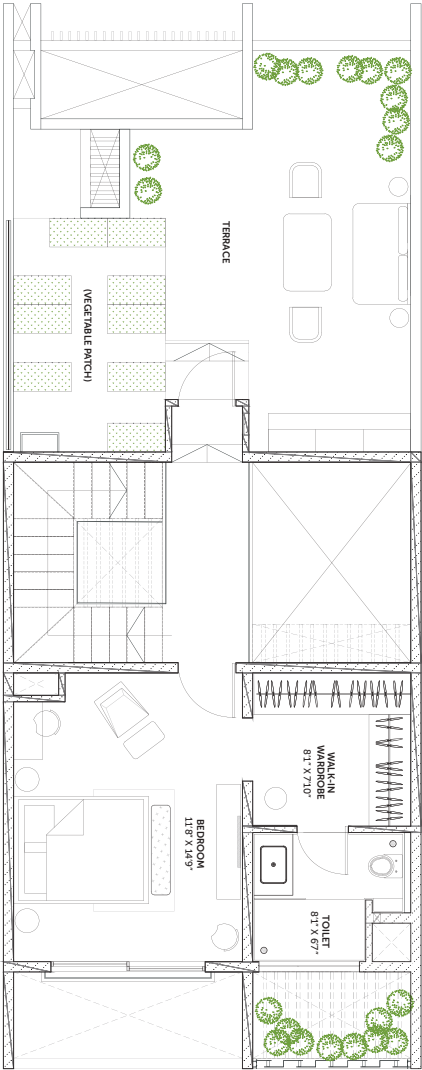
Ground Floor



First Floor



Second Floor



Terrace

4 BHK

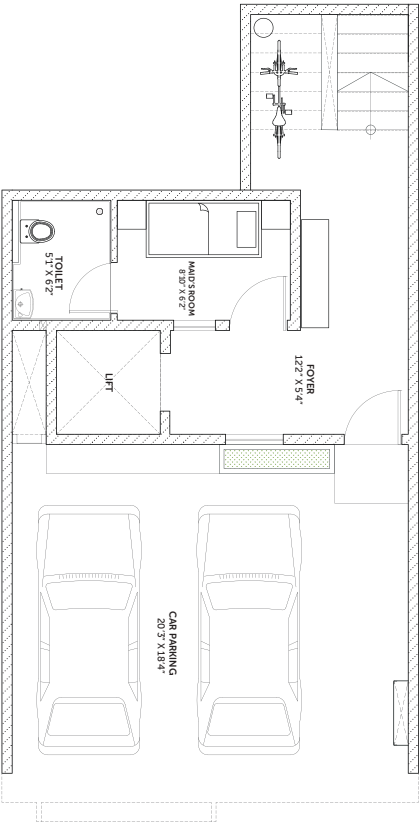
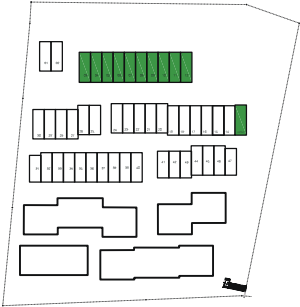
TYPE - B

RERA Carpet area
2447 SQ FT

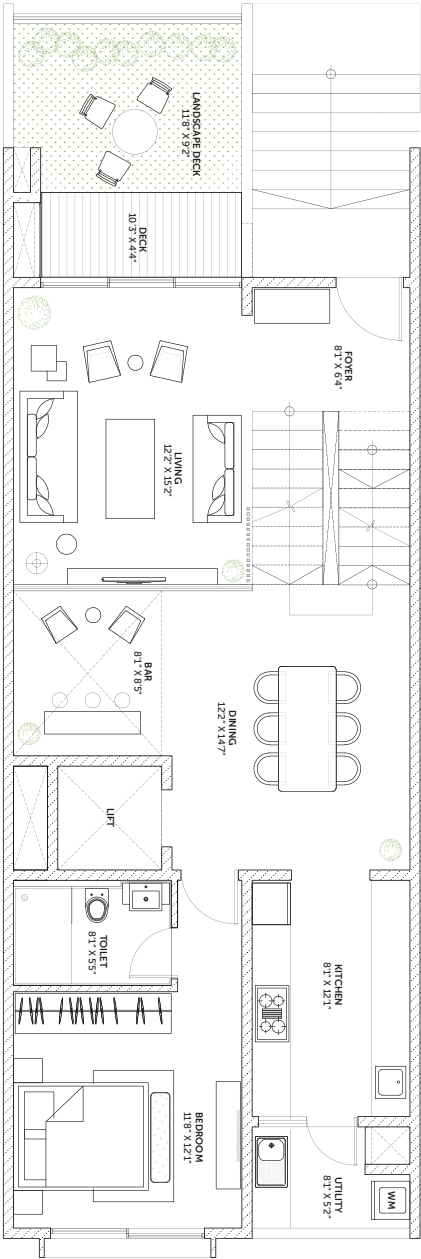
CREDAI Carpet area
2435 SQ FT

SBUA
2931 SQ FT

Key Plan



Ground Floor



First Floor