



*Eden
Garden*
Uber Luxe Villas



*When we promise you the world,
we mean it. Every aspect of your lifestyle
has been looked into; every component that
goes into making your dream abode has been
thought through; every detail has been
thoroughly studied.*



Typical floor plan type 'A' Ground parking floor



Floor Area - 1038 Sft

- Plot size - 529 Sq.Yds
- Plot Dimensions - 90' x 52'10"
- Build-up area - 7000 Sft



Typical floor plan type 'A' Ground floor - Mezzanine



Floor Area - 2614 Sft



Typical floor plan type 'A' First floor



Floor Area - 2662 Sft



Typical floor plan type 'A' Terrace floor



Floor Area - 670 Sft



Typical floor plan type 'B' Ground parking floor



Floor Area - 1167 Sft

- Plot size - 529 Sq.Yds
- Plot Dimensions - 90' x 52'10"
- Build-up area - 7000 Sft



Typical floor plan type 'B' Ground floor plan- Mezzanine



Floor Area - 2617 Sft



Typical floor plan type 'B' First floor plan



Floor Area - 2552 Sft



Typical floor plan type 'B' Terrace floor plan



Floor Area - 946 Sft

SPECIFICATIONS

GROUND PARKING FLOOR



- 1. PARKING**
18'- 0"X24'- 0" (432 sft) parking with 7'- 3" of Ceiling height
Flooring : high Stability parking tiles
Electrical : 4 nos of ceiling points, 2nos of 6/16A sockets
- 2. Store Room**
2' X 2' Vetrified Tiles
- 3. Servant Quarters**
2' X 2' Vetrified Tiles
- 4. Lift**
4 Passenger Elevator
- EXTERNAL**
 - Featured Wall**
Double height water cascade fall caliberated natura stone wall

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GROUND FLOOR



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1. Hardscape

Rough tandoor stepping stones 2”thk with grass joints

2. Verandah

Sand blasted and brushed cuddapah stone slabs flooring and MS frame work roofing with hanging creepers

3. Foyer

- 15’x5’3” (90 sft) foyer with 14’- 9” Ceiling Height
- Main door -2½”X11½” jamb 13’- 6” Height Frame
- MainDoorShutter:HardwoodshutterwithmelaminePolishand SS hardware of Hafle / Door set or equivalent
- Flooring:OmaniMarble/Italianmarblewith7CoatsofPolishand 1 Coat of Tin oxide polish, omani marble / Italian Marble Skirting Flush to the Wall Surface
- Paint: Asian Paint royal emulsion over Birla Putty
- Stepping Stones to Courtyard with asia gold Stone Slabs
- Electrical:1pointto2controllightpointsforindoorandoutdoor 2 nos of Ceiling Lights and 1 no wall directional Light

4. Drawing Room

- 18’- 0”X12’- 0” (216 sft) Drawing room with 14’- 9” Ceiling Height
- All openings are0’- 0”/2’- 6” Sill and 13’- 6” Lintel fixed glass and Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring:OmaniMarble/ItalianMarblewith7CoatsofPolishand 1 Coat of Tin oxide polish,omani marble / Italian Marble Skirting Flush to the Wall Surface
- Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 5 nos of ceiling points 2 nos of fans 2 nos of wall brackets 2 nos of 6A sockets,fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

5. Dining

- 12’- 0”X17’- 3” (207 sft) Dining with 14’- 9” Ceiling Height
- All openings are 0’- 0” Sill and 13’- 6” Lintel fixed glass and Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring:OmaniMarble/ItalianMarblewith7CoatsofPolishand 1 Coat of Tin oxide polish,omani marble / Italian Marble Skirting Flush to the Wall Surface
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3 nos of ceiling points 2 nos of fans 2 nos of wall brackets 1 nos of 6A sockets,fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

6. Dry Kitchen

- 10’- 0”X16’- 6” (166 sft) Dining with 14’- 9” Ceiling Height
- All openings are 3’- 6” Sill and 9’- 0” Lintel Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: Omani Marble / Italian Marble with 7 Coats of Polish and 1 Coat of Tin oxide polish, omani marble / Italian Marble Skirting Flush to the Wall Surface
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 4nos of ceiling Points 1 no Wall Bracket 1 no Fan, 3 nos of 6/16A sockets,2 nos of 6A sockets
- Plumbing and Electrical Provisions for Dishwasher, Oven, Microwave, RO, HOB and Chimney.
- Plumbing : all Pluming Fixtures Shall be Branded

7. Wet Kitchen

- 5’- 3”X15’- 0” (79 sft) Wet kitchen with 14’- 9” Ceiling Height
- All openings are 3’-6” Sill and 5’-9” Lintel Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: 2’X2’ full Body anti skid Vitrified Tile, Dado 2’X1’ Full Body Vitrified Tile upto 9’ Height where ever required
- Internal Sill with Vitrified Tile same as Flooring and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 2nos of ceiling Points 1 no Wall Bracket 1 no Fan, 3 nos of 6/16A sockets, 2 nos of 6A sockets, Provision for Exhaust Fan

8. Courtyard

- 12’- 0”X16’- 6” (217 sft) Internal Courtyard with 12’- 9”/23’- 3” Ceiling Height
- openings are 0’- 0” Sill and 22’- 0” Lintel, Fixed Glass and Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: Shall be IPS to receive artificial lawn/ Dry landscape
- Stepping Stones to Living room with asia gold Stone Slabs and stepping stones to External Courtyard shall be with antique grey mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3nos of ceiling Points 1 no Wall Bracket, 1 no of 6A socket, 3 nos of Recessed wall lights

9. Staircase

- Wooden Cantilevered Floating steps with MS frame work and glass railing with SS studs, Recessed wall lights to light up the Step area

10. Living Room

- 15’- 9”X18’- 0” (286 sft) Living room with 10’- 6” Ceiling Height
- All openings are 0’- 0”/1’- 9” Sill and 9’- 0” Lintel fixed glass and Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: Omani marble / Italian Marble with 7 coats of polish and 1 coat of Tin oxide polish, omani marble / Italian Marble Skirting Flush to the wall Surface
- Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 5 nos of ceiling points 2 nos of fans 2 nos of wall brackets 2 nos of 6A sockets, 1 no RJ45 socket, fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

11. Guest Bed room

- 15’- 0”X16’- 6” (249 sft) Bedroom with 10’- 6” Ceiling Height
- All openings are 0’- 0”/2’- 6” Sill and 9’- 0” Lintel, glass and Mesh Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Bedroom Door and Closet Door shutter shall be with Block Board and Both Side Veneer and Melamine Polish and SS hardware
- Flooring: Veneered wooden flooring
- Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3 nos of ceiling points 1 no of fans 2 nos of wall brackets 2 nos of 6A sockets, 1 no recessed wall night lamp, Provision for Wall Mount TV, fans and wall brackets are Two way

- Provision for Air Conditioning and Drain outlet

12. Closet

- 8’- 3”X4’- 6” (116 sft) / 6’X4”X12’ (116 sft) Her Closet with 10’-6”Ceiling Height
- All openings are 0’-0” Sill and 9’-0” Lintel
- Closet Door shutter shall be with Block Board and one Side Veneer and Melamine Polish and SS hardware
- Flooring: Veneered wooden flooring
- Paint: Asian Paint Plastic emulsion over Birla Putty
- Electrical : 2 nos of ceiling point, 1 no of 6A socket, 1 no Mirror Light

13. Guest Bedroom Toilet

- 9’- 9”X7’- 0” (70 sft) toilet with 9’- 0” Ceiling Height
- Flooring: Full Body Vitrified Tile Flooring
- Dado upto 9’- 0” Height
- 12mm thk Glass panel with sliding door opening for shower cubicle
- Electrical : 2 nos of ceiling points, 1 no mirror light 1 no 6/16A Socket, 1 nos of 6A sockets
- Bedroom toilet wash basins shall be counter below type with basin mixer for hot and cold water, angle stopcocks, towel ring.

14. Sitouts

- 8’- 7”X18’- 9” (161 sft) Sit out with 9’- 0” Ceiling Height
- Edge Planter Box with Irrigation and Drain Media
- Flooring : Flooring shall be Antique Grey Mahogany and Flammed mahogany coping

15. Water Body

- 22.5 KL Capacity Water Body with 2’ depth
- Cladding: Natural Stone Cladding

Walls

- Walls With Fly ash based Cement Block Masonry with Two coats of plastering

FIRST FLOOR



1. Master Bed room

- 15'- 0"X19'- 10" (298 sft) Bedroom with 10'- 6" Ceiling Height
- All openings are 0'- 0"/2'- 6" Sill and 9'- 0" Lintel, glass and Mesh Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Bed room Door and Closet Door shutter shall be with Block Board and Both Side Veneer and Melamine Polish and SS hardware
- Flooring: wooden flooring
- Sill: Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3 nos of ceiling points 1 no of fans 2 nos of wall brackets 2nos of 6A sockets, 1 nos recessed wall night lamp, Provision for Wall Mount TV, fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

2. HIS Closet

- 8'- 3"X4'- 6" (43 sft) Her Closet with 10'- 6" Ceiling Height
- All openings are 0'- 0" Sill and 9'- 0" Lintel
- Closet Door shutter shall be with Block Board and one Side Veneer and Melamine Polish and SS hardware
- Flooring: Veneered wooden flooring
- Paint: Asian Paint Plastic emulsion over Birla Putty
- Electrical : 2 nos of ceiling point, 1 no of 6A socket, 1 no Mirror Light

3. HER Closet

- 6'- 5"X12'- 6" (79 sft) Her Closet with 10'- 6" Ceiling Height
- All openings are 0'- 0" Sill and 9'- 0" Lintel
- Closet Door shutter shall be with Block Board and one Side Veneer and Melamine Polish and SS hardware
- Flooring: Hard wooden flooring
- Paint: Asian Paint Plastic emulsion over Birla Putty
- Electrical : 2 nos of ceiling point, 1 no of 6A socket, 1 no Mirror Light

4. Master Bedroom Toilet

- 9'- 9"X15'- 4" (140 sft) toilet with 9'- 0" Ceiling Height
- Flooring: Full Body Vitrified Tile Flooring
- Dado upto 9'-0" Height
- 12mm thk Glass panel with sliding door opening for shower cubicle
- Electrical : 2 nos of ceiling points, 1 no mirror light 1 no 6/16A Socket, 1nos of 6A sockets
- Bedroom toilet wash basins shall be counter below type with basin mixer for hot and cold water, angle stopcocks, towel ring
- Bedroom toilet WC's shall be wall mounted type with concealed flush, health faucet and angle stopcocks
- Bedroom toilet shower areas shall be provided with concealed single lever divertor for hot and cold water, over head shower, spout, soap dish and towel rail
- Provision for geysers with angle StopCocks
- Sanitary ware shall be of Toto / Queo or equivalent make in white colour
- Plumbing fixtures shall be chrome plated of Grohe / Delta or equivalent make

5. Study Area & Corridor

- Flooring: Omani Marble / Italian Marble with 7 Coats of Polish and 1 Coat of Tin oxide polish,omani marble / Italian Marble Skirting Flush to the Wall Surface
- Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 2 nos of ceiling points 1 no of fans 1 no of wall brackets, fans and wall brackets are Two way

6. Children Bed room 1 & 2

- 13'- 6"X16'- 6" (244 sft) /13'- 6"X15'- 0" (201 sft) Bed room with 10'- 6" Ceiling Height
- All openings are 0'- 0"/2'- 6" Sill and 9'- 0" Lintel, glass and Mesh Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Bedroom Door and Closet Door shutter shall be with Block Board and Both Side Veneer and Melamine Polish and SS hardware
- Flooring: Full Body Vetrified Tiles of RAK / or equivalent
- Sill: Internal Sill with same Vitrified tile used for flooring and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3 nos of ceiling points 1 no of fans 2 nos of wall brackets 2nos of 6A sockets, 1 no recessed wall night lamp, Provision for Wall Mount TV, fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

7. Pooja Room

- 8'7"x5'.3" with 45 sft Jaisalmir flooring with indian marble

8. Media Room

- 24'- 0"X12'- 0" (288 sft) Bedroom with 10'- 6" Ceiling Height
- All openings are 0'- 0"/ 2'- 6" Sill and 9'- 0" Lintel, glass and Mesh Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: Veneered wooden flooring
- Sill:Internal Sill with Omani marble / Italian Marble and external Sill with Flammed Grey Mahogany
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 3 nos of ceiling points 1 no of fans 2 nos of wall brackets 2 nos of 6A sockets, 1 no recessed wall night lamp, Provision for Home Theater Sysyem
- Provision for Air Conditioning and Drain outlet

9. Childrens Bedroom Toilet

- 5'- 0"X6'- 1" toilet with 9'- 0" Ceiling Height
- Flooring: Full Body Vitrified Tile Flooring
- Dado upto 9'- 0" Height
- 12mm thk Glass panel with sliding door opening for shower cubicle
- Electrical : 2 nos of ceiling points,1 no mirror light 1 no 6/16A Socket, 1 no of 6A sockets
- Bedroom toilet wash basins shall be counter below type with basin mixer for hot and cold water, angle stopcocks, towel ring
- Bedroom toilet WC's shall be wall mounted type with concealed flush, health faucet and angle stopcocks

- Bedroom toilet shower areas shall be provided with concealed single lever divertor for hot and cold water, over head shower, spout, soap dish and towel rail
- Provision for geysers with angle StopCocks
- Sanitary ware shall be of Toto or equivalent make in white colour
- Plumbing fixtures shall be chrome plated of Grohe or equivalent make.

10. Sitout at master Bed room

- Water proofing impervious coat shall be done over Gray slab
- Drain media shall be supplies for free flow of water, sufficient irrigation lines for watering

11. Sitout at Media room

- 160 Sft Sit out with 9'- 0" Ceiling Height
- Water proofing impervious coat shall be done over Gray slab
- Drain media shall be supplies for free flow of water, sufficient irrigation lines for watering

Walls

- Walls With Fly ash based Cement Block Masonry with Two coats of plastering

TERRACE FLOOR



1. Hobby room

- 12'- 0"X16'- 6" (185 sft) Hobby room with 9'- 0" Ceiling Height
- All openings are 0'- 0" Sill and 9'- 0" Lintel, glass Sliding Shutters with wooden frame
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: 2X2 Full Body Vetrified Tiles of RAK or Equivalent
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 4 nos of ceiling points, 1 no of fan, 2 nos of wall brackets, 2nos of 6A sockets,Provision for Wall Mount TV, fans and wall brackets are Two way
- Provision for Air Conditioning and Drain outlet

2. Closet

- 4'- 6"X7'- 6" (34 sft) Her Closet with 10'- 6" Ceiling Height
- All openings are 0'- 0" Sill and 9'- 0" Lintel
- Closet Door shutter shall be with Block Board and one Side Veneer and Melamine Polish and SS hardware
- Flooring: 2X2 Full Body Vitrified Tiles of RAK or Equivalent
- Paint: Asian Paint Plastic emulsion over Birla Putty
- Electrical : 2 nos of ceiling point, 1 no of 6A socket, 1 no Mirror Light

3. Toilet

- 11'- 3"X9'- 0" (101 sft) toilet with 9'- 0" Ceiling Height
- Flooring: Full Body Vitrified Tile Flooring
- Dado upto 9'- 0" Height
- 12mm thk Glass panel with sliding door opening for shower cubicle
- Electrical : 2 nos of ceiling points,1 no mirror light 1 no 6/16A Socket, 1no of 6A sockets
- Bedroom toilet wash basins shall be counter below type with basin mixer for hot and cold water, angle stopcocks, towel ring

4. Pantry

- 7'- 10"X4'- 6" (45 sft) Pantry with 9'- 0" Ceiling Height
- All openings are 0'- 0" Sill and 9'- 0" Lintel
- All Wooden Surfaces with melamine Polish And SS hardware
- Flooring: 2'X2' full Body Vitrified Tile, Dado 2'X1' Full Body Vitrified Tile upto 9' Height wherever required
- Walls With Fly ash based Cement Block Masonry with Two coats of plastering
- Paint: Asian Paint royal emulsion over Birla Putty
- Electrical : 2nos of ceiling Points 1 no of Wall Brackets, 1 no of Fans, 3 nos of 6/16A sockets, 2 nos of 6A sockets, Provision for Exhaust Fan

5. Terrace

- Impervious layer with sufficient vallies for free rain water drain out
- Weather proof flooring to protect the terrace slabs and as heat resistance
- parapet

6. Deck

- 12'- 0"X11'- 3" (135 sft) Deck raised 6"on top of the terrace floor
- Flooring:Rustic tile Flooring and provision for edge lighting

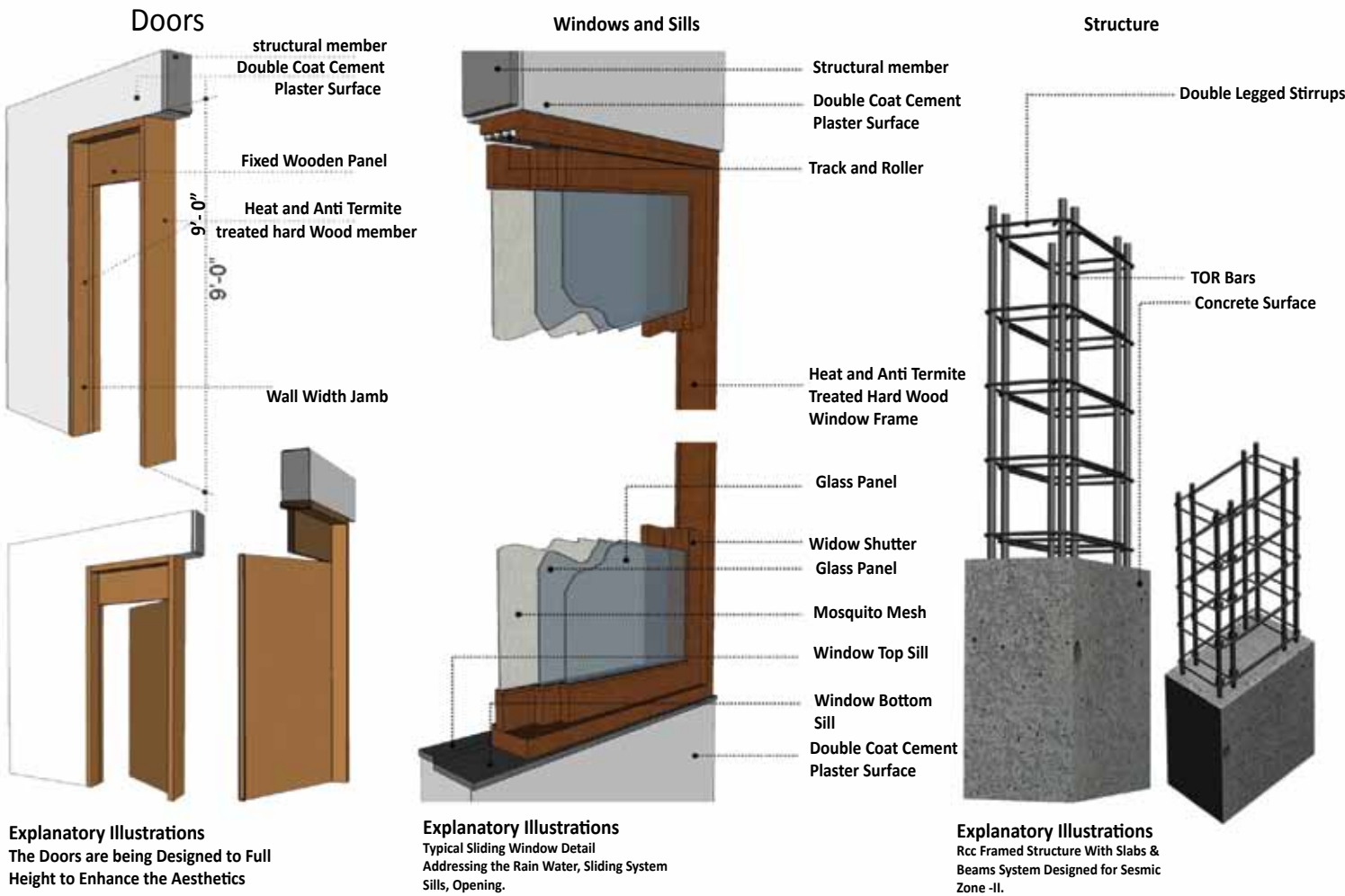
7. Pergola

- These pergola are made from the latest maintainance free materials to bring you years of outdoor enjoyment
- Weatherproof, insect proof and maintainance free

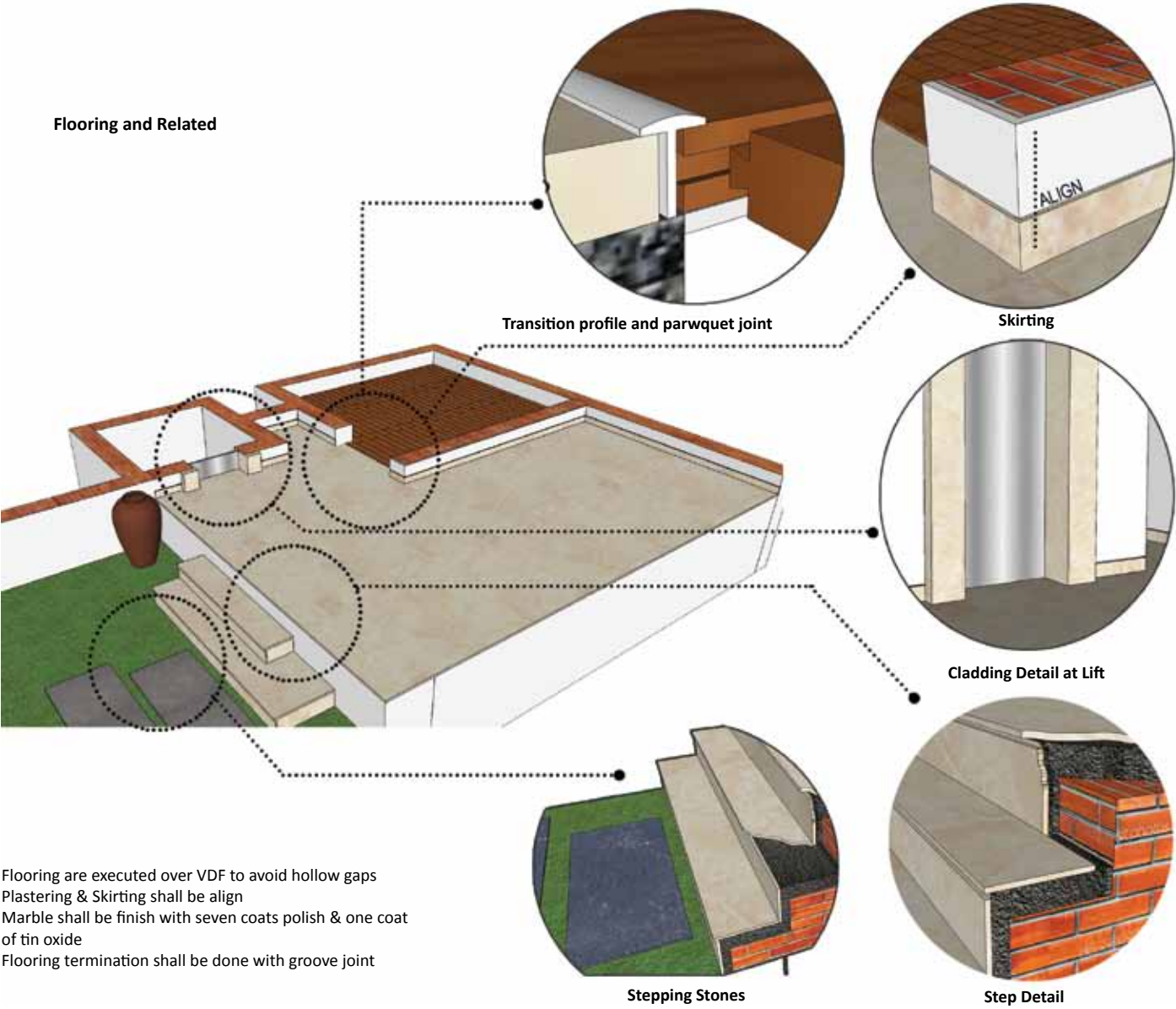
Walls

- Walls With Fly ash based Cement Block Masonry with Two coats of plastering

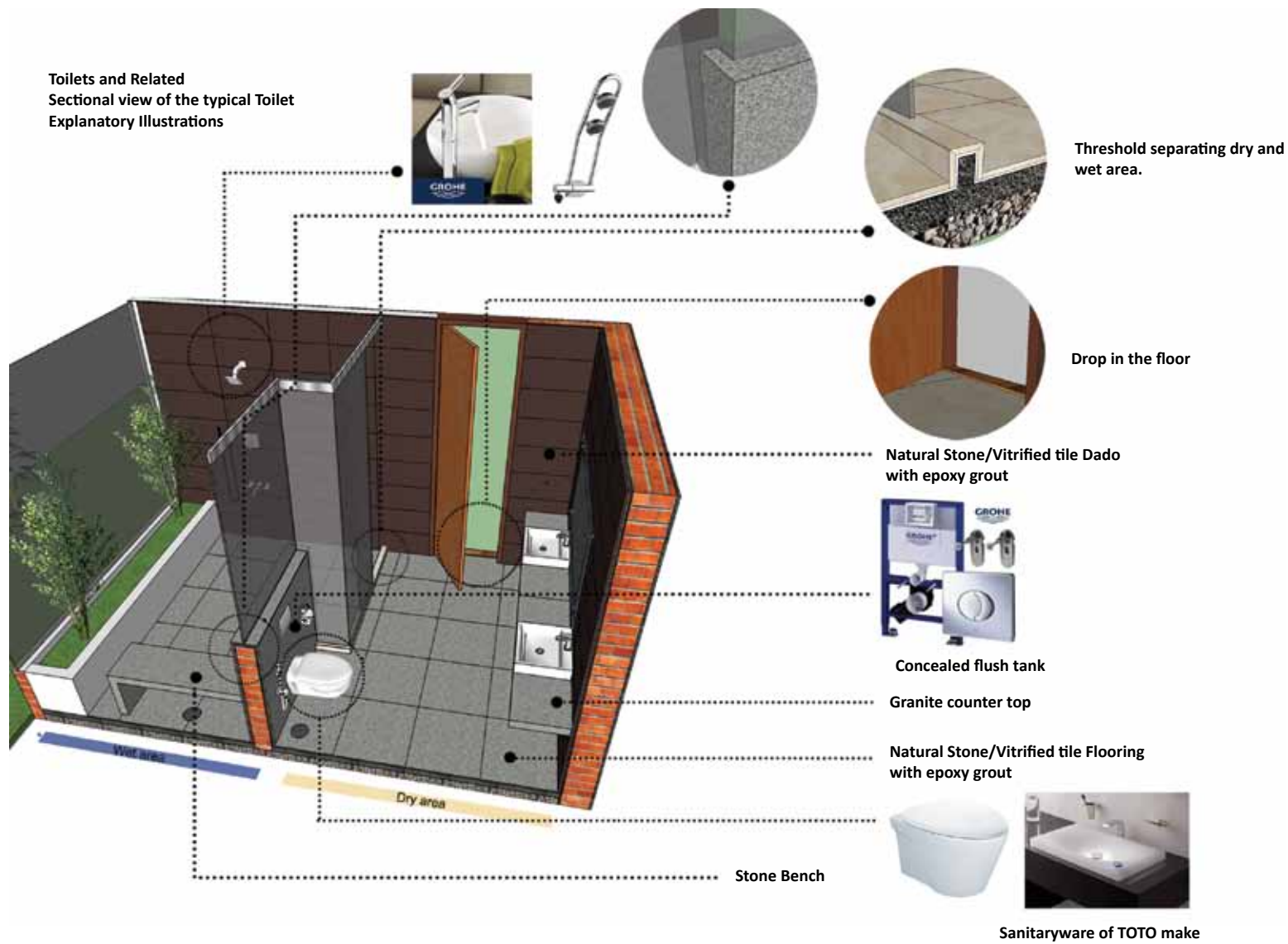
TECHNICAL DETAILING
Structure & Joinery



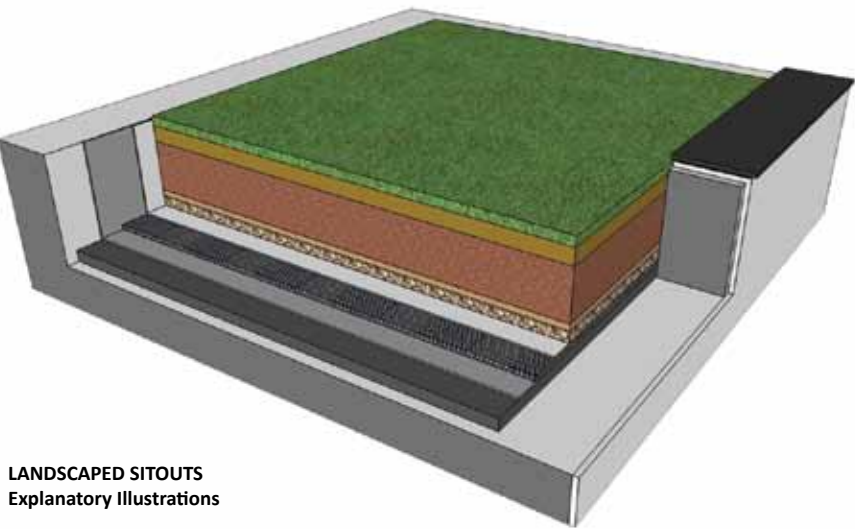
TECHNICAL DETAILING
Flooring



TECHNICAL DETAILING
Bathrooms

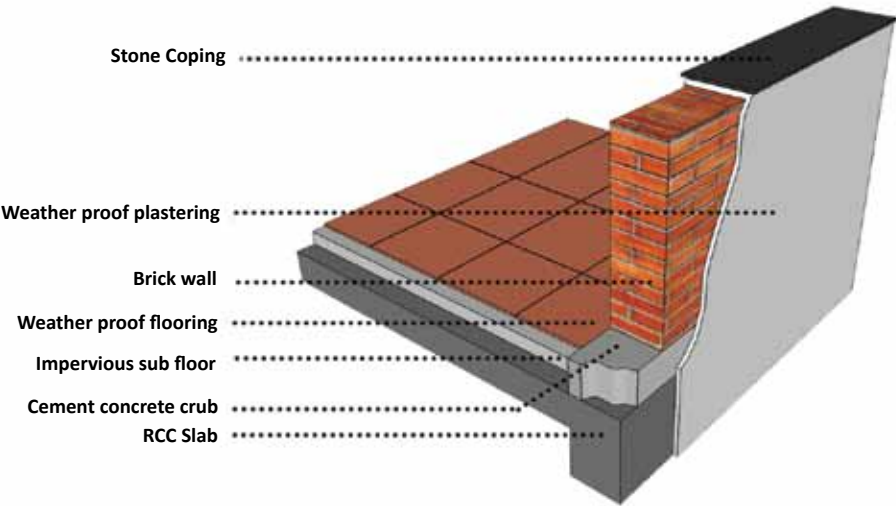


TECHNICAL DETAILING
Waterproofing & Terrace

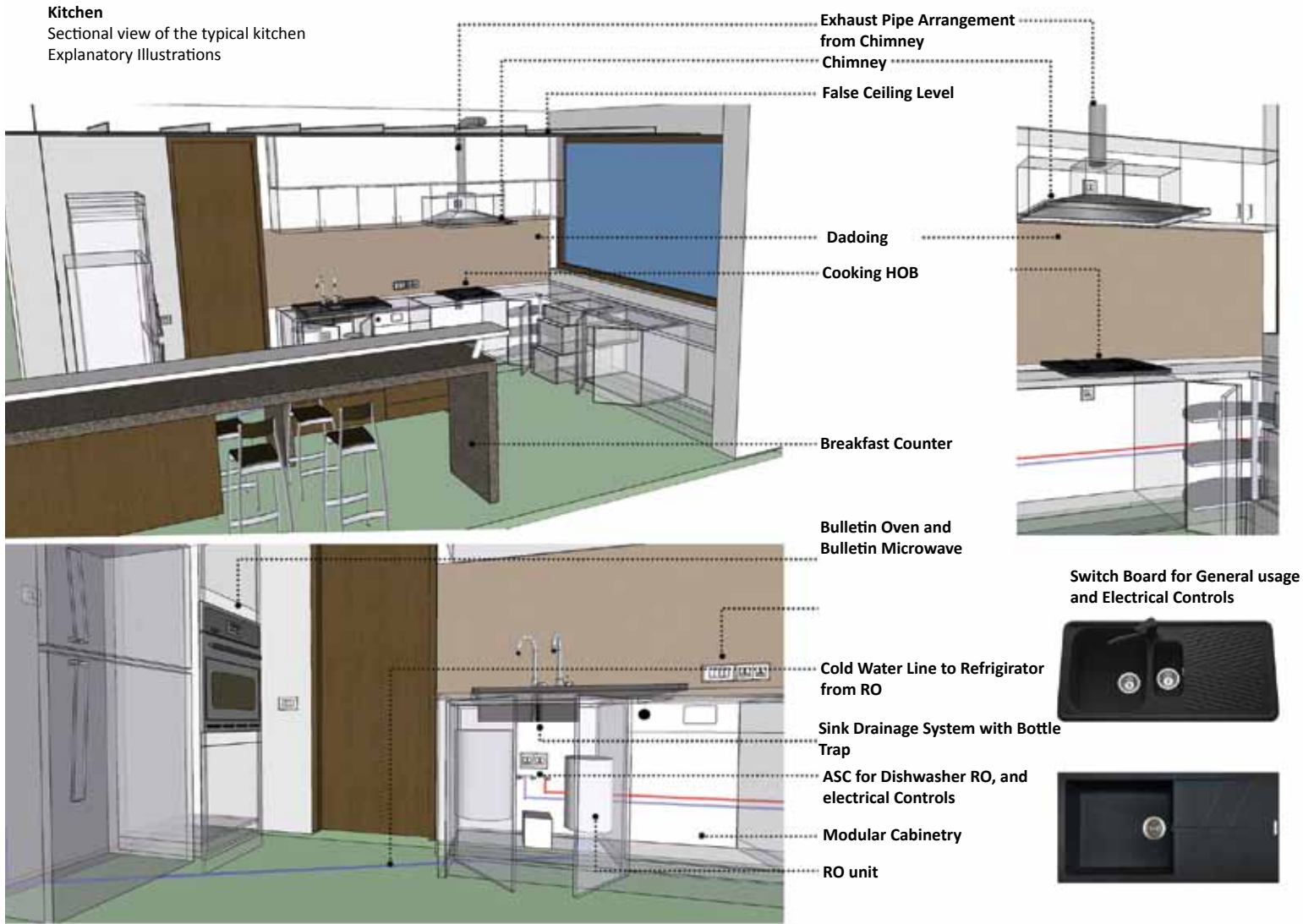


TERRACE
Explanatory Illustrations
impervious layer with sufficient vallies for free rain water drain out.
Weather proof flooring to protect the terrace slab & as Heat resistance
Parapet shall be built over cement concrete curb & coping shall be done to address leakages

LANDSCAPED SITOUTS
Explanatory Illustrations
Water proofing impervious coat shall be done over gray slab
Drain media and irrigation lines for watering will be provided



TECHNICAL DETAILING
Kitchen



- The Kitchen Modular cabinetry System can be Designed Functionally and Accomodating all Appliances and future ready.
- Water Supply, Drainage System and Electricals are Adequate for all appliances and General use
- Hot and cold Water Supply for Sink Mixer, Water Supply for RO and Dish Washer
- Sink Drainage System with Bottle Trap
- Electrical Outlets for HOB Ignition, Chimney, Dish washer, RO, Refrigerator, Builtin Oven, Builtin Microwave and General usage like Toaster, Mixer and others
- Well Designed central Island and Breakfast Counter without Compromising on counter space
- All the loose appliances are not part of the standard design

CLUB HOUSE



- 25000sft club house with contemporary design • Swimming pool • Tide pool (attached to gum)
 - Auditorium • Squash • Dance floor • Gentlemen’s room (Cards rooms)
- Table tennis rooms/Billiards room • Guest rooms • Health center (Gym) • Library • Yoga
 - Kid’s zone • Cafeteria • Studio exercise • Bowling alley

MASTER LAYOUT

N



A Project by



Technical Partner



Constructive Contributions
Sushee Realty LLP
Plot no. 246/A, MLA Colony, Road no. 12, Banjara Hills, Hyderabad - 500 034.
Cell: 9989933344 Ph: 040 23336662/3 Email: edengarden@northstarhomes.in
For further details visit www.northstarhomes.in

Current Projects by Northstar Homes





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