

150 Gaj Plot · approx. 1,350 sq ft	3,375 sq ft Total Constructable Area	150 Gaj Private Garden · approx. 1,350 sq ft	4 BHK Fully Furnished · G + 1
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Construction System

The villa is built using a **Light Gauge Steel Frame (LGSF)** structural system manufactured using **Tata Steel**. LGSF provides a high strength-to-weight ratio, dimensional accuracy, faster construction, improved seismic performance, corrosion-protected steel members, and long-term durability when installed correctly.

Villa Layout

150 Gaj (approx. 1,350 sq ft) plot with a **total constructable area of 3,375 sq ft**, plus an additional **150 Gaj (approx. 1,350 sq ft) private garden**. **Ground Floor:** 2 bedrooms, living/dining, kitchen and bathrooms. **First Floor:** 2 bedrooms with bathrooms and balcony. Open roof with attic access. Separate servant porta cabin with attached washroom. Dedicated car parking inside the garden.

Exterior

Mountain-style sloping roof, premium stone and textured exterior finishes, large glass façade for natural light, weather-resistant exterior paints, landscaped garden and paved pathways.

Electrical

Concealed copper wiring, modular switches, adequate power and lighting points, provision for inverter/UPS, TV and internet points, outdoor lighting and earthing as per applicable standards.

Flooring & Tiles

Premium vitrified tiles in living spaces and bedrooms, anti-skid tiles in bathrooms and balconies, durable outdoor paving in parking and pathways.

Bathrooms

Premium Jaquar or equivalent CP fittings, modern sanitary ware, wall-hung or floor-mounted WC, vanity basin, shower area with mixer, exhaust provision and quality waterproofing.

Kitchen

Modular kitchen provision, granite/quartz countertop provision, stainless steel sink, chimney and hob points, refrigerator and RO points.

Doors & Windows

Engineered doors, powder-coated aluminium/uPVC windows with large glass panels framing the mountain views.

***Disclaimer:** Specifications are indicative and may be upgraded or modified depending on project requirements and material availability. 1 Gaj = 9 sq ft; areas are approximate.*

Villa Render, Floor Plans & Elevation



Ground & first floor plans (2 BHK each), open-attic roof plan, front elevation and site layout with private garden, servant porta cabin and dedicated parking.