

ELEMENTAL REALTY



*Earthwoods*

Elemental Realty is a space innovation and construction company with a focus on creating effective and responsible construction solutions. Based in Hyderabad, India, Elemental Realty is a brainchild of highly qualified architects and engineers, pioneering a wave of technology adoption in this industry. As a solution provider, Elemental Realty is a technology innovator and an early adopter.

Our philosophy is guided by Six Elements that we believe, lead to fantastic buildings.



**FORWARD-THINKING APTITUDE**

We love technology. We utilize it to develop and test ideas that are futuristic and bold. With technology, we create spaces that are future-proof and age beautifully as you build a life within them.



**SPACE INNOVATION**

Innovation is a result of thought that is radical, yet rational. We work only with the most passionate individuals, who display an in-depth understanding of architecture, as well as a vivid imagination.



**TRANSPARENCY**

We understand that our industry is not the most organized or customer-friendly one. We want to change this. We lead by example in making transactions simple and straight-forward. Your experience is what matters most.



**PURPOSE DRIVEN PRODUCT**

Every building serves a unique need. To understand its need, one must understand its people. Addressing this need effectively, we believe, is a building's sole purpose.



**VALUE CREATION THROUGH DESIGN**

Design makes life simple. This is our key philosophy. We trust that good design is half the building done; and great design, extremely valuable.



**NATURAL HARMONY**

We believe that architecture integrates, not isolates. This reflects in our style where every building smoothly blends into its natural environment, sustainably.



A Pre-Certified Green Home Project



## OVERVIEW

### WE UNDERSTAND YOUR NEEDS

Elemental Earthwoods located in Kokapet, benefits from Hyderabad’s urban bustle, while still providing an everyday escapade to a calm, residential neighborhood. Business hubs including the Financial District, Gachibowli and Madhapur are accessible in less than 20 minutes, while several options for entertainment, eating-out, shopping and nightlife are just a stone’s throw away. The outer ring-road connects to the Rajiv Gandhi International Airport, in less than 30 minutes.  
*We put our heart into finding the perfect place for your home.*

### WE UNDERSTAND YOUR PRUDENCE

The construction industry hasn’t been the most transparent one. We want to change it. We embrace technology to give you instant updates and deep insights. We provide comprehensive 3D visualization, along with a time-schedule of how and when the project will shape up, through an online application. Our processes are simple, and our approach academic. As part of our green focus, we adopt an eco-conscious alternative to traditional construction methodology and reduce the building’s environ-impact.  
*We do our job well, and we care about your satisfaction.*

### WE UNDERSTAND YOUR PRIORITIES

At Earthwoods, you will find spacious living rooms, cozy bedrooms and green balconies to relax, read or play. The design of this pre-certified green-building, ensures that every flat is naturally lit and ventilated from all four directions, giving an airy feel. As every brick laid brings the building alive, private home spaces artistically flow into open community areas, helping you get the best of both worlds. We know that your family’s well being and safety is of utmost importance to you.  
*Anything you need, we got your back.*

### WE UNDERSTAND YOUR PASSION

The lush avenue plantation breathes life into concrete, and enhances your experience of being one with nature. With access to world-class amenities, there are umpteen opportunities to discover a new talent, or pick up a hobby. Verdant lawns provide motivation for your morning yoga sessions, as well as leisurely evening strolls. It is the perfect environment to nurture the prodigy in your child, as well as create an avenue for your retired parents to enjoy the subtleties of good living.  
*We understand you.*

## PROJECT HIGHLIGHTS

**Location:** Kokapet, Hyderabad  
**Expanse:** 1.52 Acre property  
**Floors:** 2 Basements, Ground and 9 Floors  
**Flats:** 80  
**Greenery:** In every balcony  
**Design & Build:** Blockwork with brick and concrete texture finish and greenery

Name	Bhk	Face	Saleable Area (in sft)
A	3	East	1730
B	3	East	2083
C	3	West	2083
D	3	East	2083
E	3	West	2083
F	3	East	1534
G	2	North	1230
H	2	North	1236





Earthwoods is conceptualized as a green building, with every aspect of environmental impact addressed with a sustainable solution. With space innovation and evolutionary design, this project benefits from the expertise of professionals who have delivered green properties in the past, successfully.

## A Pre-Certified Green Home Project

### Planning & Design

- Landscape design with indigenous plant varieties, tolerant to local weather
- Green-roof design to manage micro-environment temperature
- Parking facilities for visitors to reduce on-street parking
- Charging facility for electric vehicles
- Disability friendly design and amenities

### Water Conservation

- Rainwater harvesting (roof and non-roof surfaces)
- Effective management of irrigation system to reduce water wastage
- Water plumbing fixtures
- Water metering

### Energy Efficiency & Atmosphere

- Enhanced energy performance
- Solar water heating
- Solar powered electric fence and street lighting
- Energy metering

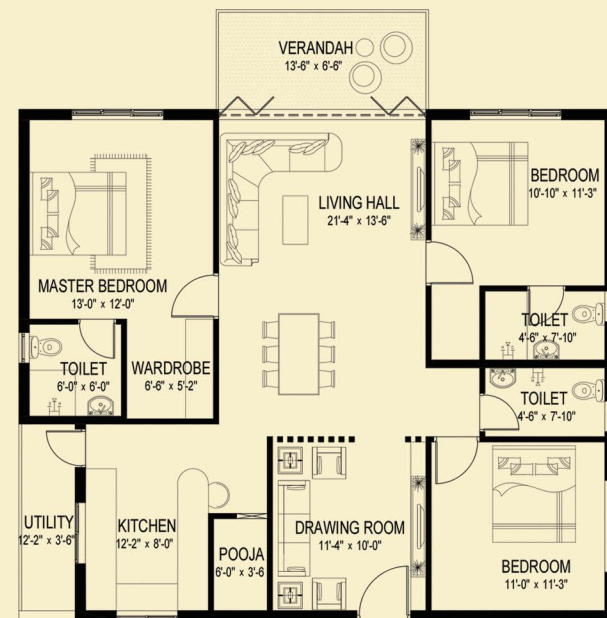
### Material Selection and Resource Management

- Locally available material selection
- Provision for separation and segregation of household waste

### Indoor Environmental Quality

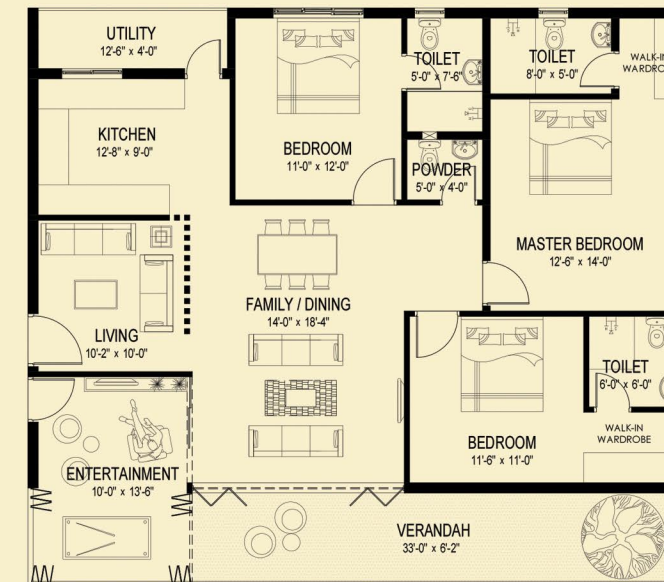
- Natural and enhanced day lighting
- Enhanced fresh air ventilation
- Low VOC materials, paints and adhesives
- Cross-ventilation





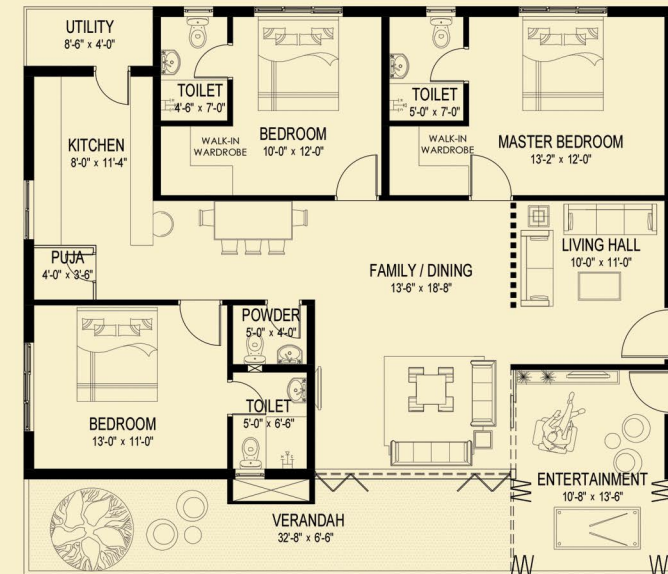
## UNIT A

Entrance: East facing  
 Total area of the unit : 1730 sft  
 No. of bedrooms : 3  
 No. of sides with natural ventilation : ALL SIDES



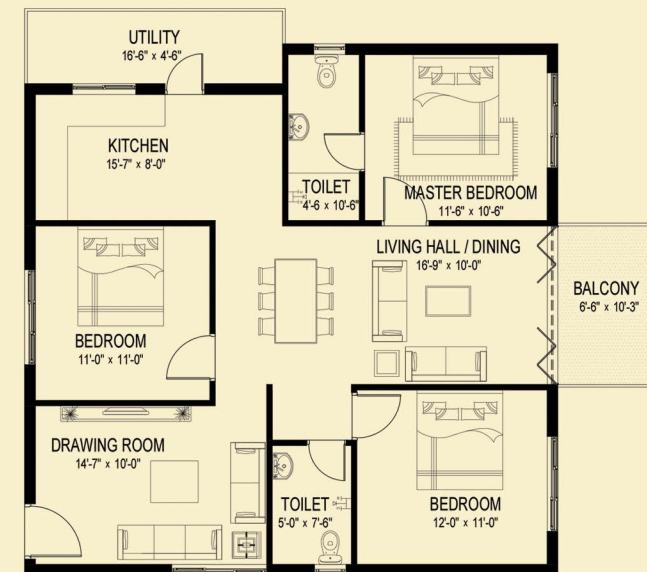
## UNIT B & D

Entrance: East facing  
 Total area of the unit : 2083 sft  
 No. of bedrooms : 3  
 Entertainment/Multipurpose Room : YES  
 No. of sides with natural ventilation : ALL SIDES



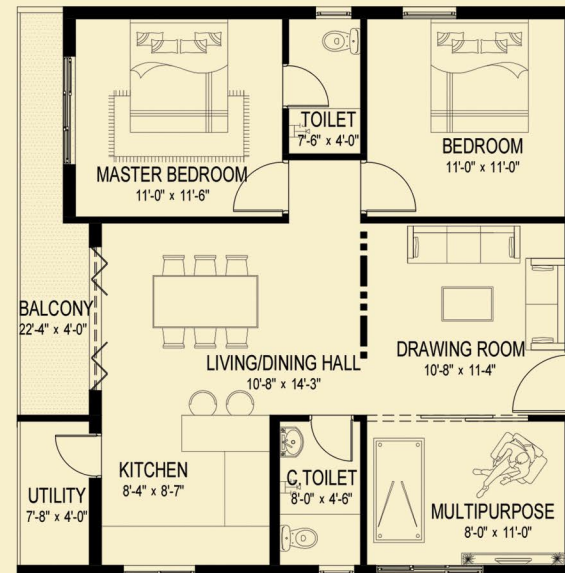
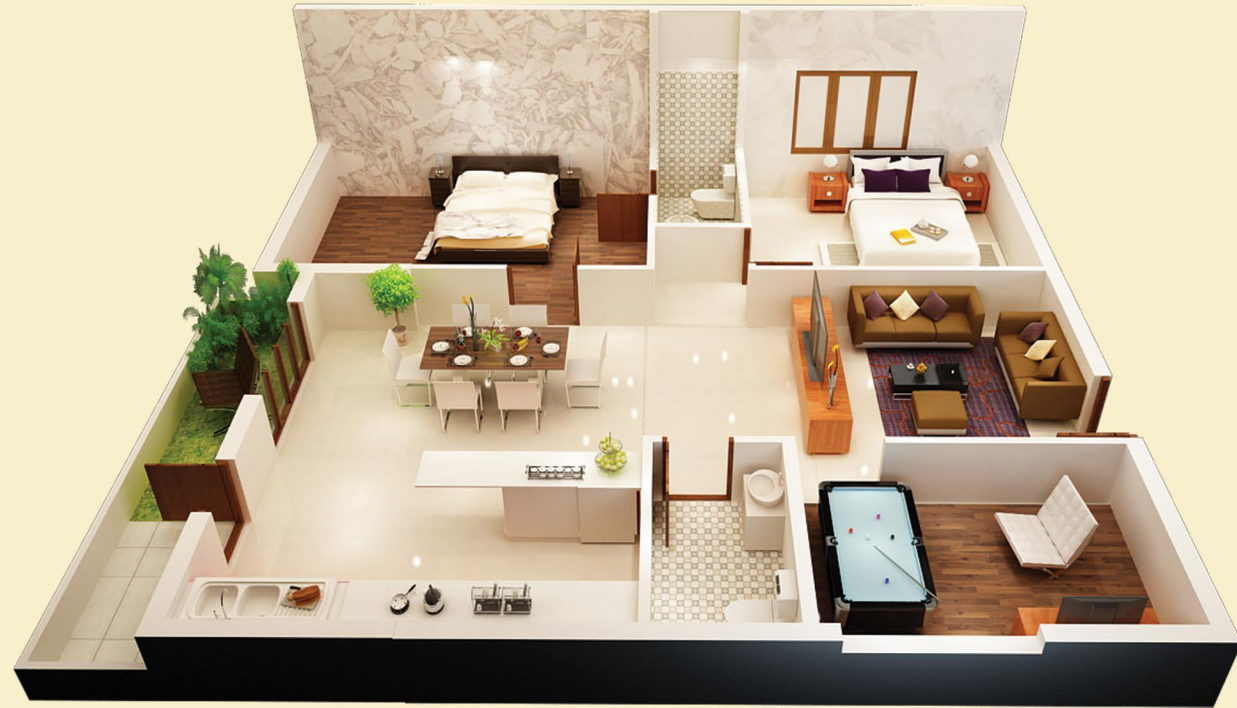
## UNIT C & E

Entrance: West facing  
 Total area of the unit : 2083 sft  
 No. of bedrooms :3  
 Entertainment/Multipurpose Room : YES  
 No. of sides with natural ventilation : ALL SIDES



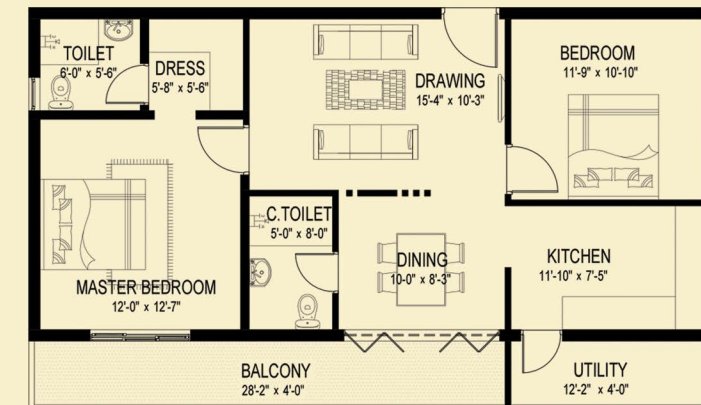
## UNIT F

Entrance: East facing  
 Total area of the unit : 1534 sft  
 No. of bedrooms :3  
 No. of sides with natural ventilation : ALL SIDES



## UNIT G

Entrance: North facing  
 Total area of the unit : 1230 sft  
 No. of bedrooms : 2  
 Entertainment/Multipurpose Room : YES  
 No. of sides with natural ventilation : ALL SIDES



## UNIT H

Entrance: North facing  
 Total area of the unit : 1236 sft  
 No. of bedrooms : 2  
 No. of sides with natural ventilation : ALL SIDES

# WHAT WE DO DIFFERENTLY

The beauty of nature is not in its similarities, but in its differences. We believe, it's the same with buildings too.



## MORE WITH LESS

Cost-effective resource management & timely delivery



## FROM DESIGN TO BUILD

One idea, one team & one plan from beginning to completion



## TECHNOLOGY EDGE

Flawless planning & execution with BIM technology (Building Information Modeling)



## HIGH VISIBILITY

Transparent & open transactions, process visibility



## ENVIRONMENTAL RESPONSIBILITY

Down-to-earth ideas for long-term sustainability and environmental peace



## WASTE MANAGEMENT PROTOCOL

Waste management plan, to reduce every household's carbon footprint



## AUTOMATION FOR HASSLE-FREE LIVING

Monthly billing automation for water, power, gas and maintenance



## NATURAL TRANSLUCENCE

Designed for maximized natural light in all segments throughout day time



## AIRY INDEPENDENCE

Four-side ventilation for every block, with airy balconies and walkways



## EXPERIENCE MATTERS MOST

Private living spaces, artistically connect to community zones

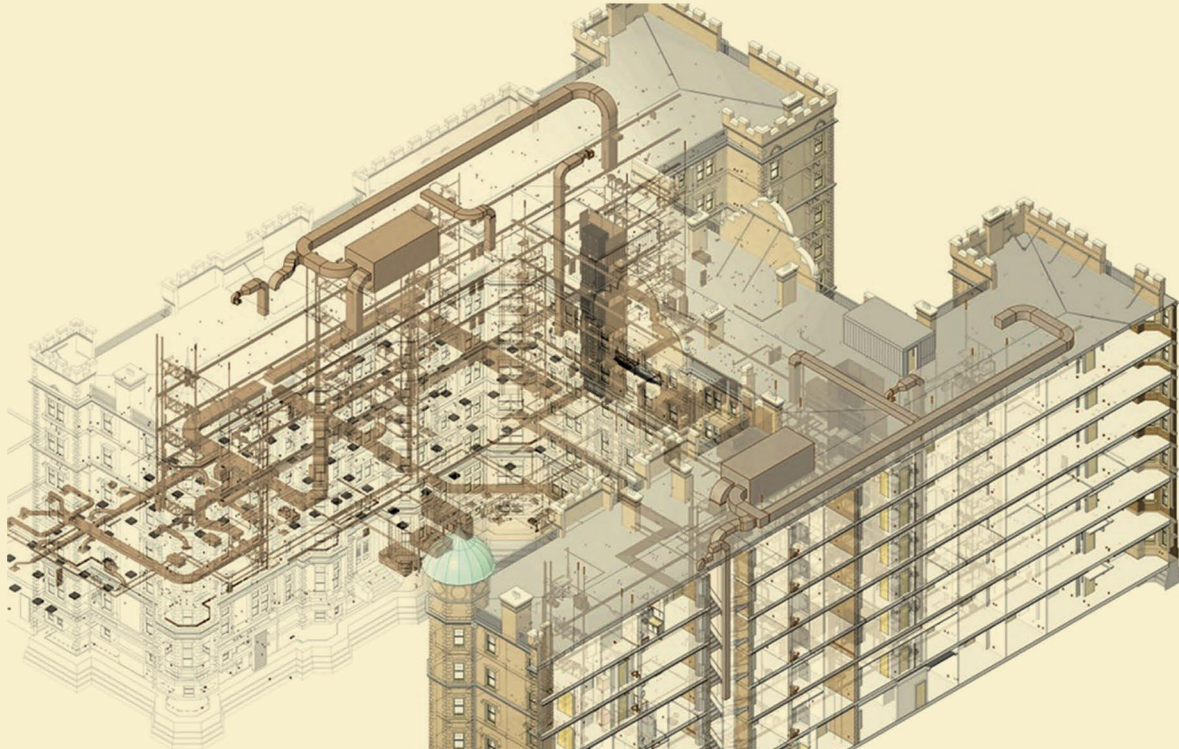


# ABOUT THE TEAM

The team brings academic excellence and deep domain knowledge across real estate, architecture, commercial interior, project management, finance and technology to the table. Hailing from the best professional institutes in the world such as the IITs, every individual is invested into creating long-term building solutions that are aesthetic and effective. As a team, we embrace technology and believe in design. We understand industry challenges and employ both design and technology, as enablers of better construction. We advocate advanced concepts such as green building, landscaping, renewable energy and water management and lead by example, to revolutionize the construction sector.

# TECHNOLOGY

Building Information Modeling (BIM) is a collaborative process of planning and designing various components of the building with intelligent tools in multiple dimensions. This significantly improves quality, reduces time and errors and improves cost-benefit from a project. Further, BIM provides insights into process planning, resource management, money flows and progress-tracking with very high accuracy. Elemental Realty is one of the very few construction companies in India with a dedicated BIM team.



# SPECIFICATIONS

## STRUCTURE

**SHELL:** RCC framed structure with masonry partitions. The height of the floor shall be 10’ from slab to slab. The structure is designed for wind and seismic loads.

**MASONRY:** AAC block masonry of 200mm thickness for external walls and AAC/red-brick/solid-block masonry for internal walls. 115mm thick table moulded red-brick masonry for toilets and kitchen partition walls.

**PLASTERING:** 18mm thick double coat waterproof plastering for external walls. 12mm thick single coat plastering/gyprock/spray plaster/lime rendering for internal walls.

## FLOORING & DADO

**LIVING & DINING:** 800X800mm vitrified tile flooring with appropriate joining details.

**KITCHEN:** 600X600mm vitrified tile flooring with paper joints, granite counter top and 300X200mm ceramic wall tiles above the counter upto a height of 2’.

**UTILITY:** 300X300mm easy grip ceramic tile flooring and 300X200mm ceramic wall tiles.

**BEDROOMS:** 600X600mm vitrified tile flooring with paper joints.

**ENTERTAINMENT/MULTIPURPOSE ROOM:** 600X600mm vitrified tile flooring with paper joints.

**MASTER BATHROOM:** 300X300mm ceramic tile flooring and 300X450mm wall tiles upto a height of 6’. Dado shall be provided above 6’.

**OTHER BATHROOMS:** 300X300mm ceramic tile flooring and 200X300mm wall tiles upto a height of 6’. Dado shall be provided above 6’.

**BALCONIES:** 300X300mm ceramic tile flooring.

**CORRIDOR/STAIRCASE:** Kota/Marble/Granite flooring.

**BASEMENT FLOORING:** Vacuum Dewatered flooring/ Indian Patent Stone flooring.

## SANITARY FIXTURES

**WATER CLOSETS:** Wall mounted western style, porcelain EWC of reputed make shall be provided in all bathrooms.

**HEALTH FAUCETS:** Health faucets of reputed make shall be provided in all bathrooms.

**OVERHEAD SHOWERS:** Overhead showers of reputed make shall be provided in all bathrooms.

**WASH BASINS:** Porcelain wash basins of reputed make shall be provided in all bathrooms. All basins shall be provided with a 32mm CP waste coupling & CP bottle trap of standard make.

**KITCHEN SINK:** Stainless steel sink with drain board of reputed make shall be provided.

**FAUCETS:** All faucets shall be CP, heavy body metal fittings of reputed make. Hot water connection shall be provided to the shower in each bathroom and to the sink in the kitchen from solar water heater.

**WASHING MACHINE POINT:** One cold water inlet and drainage outlet for washing machine shall be provided in the Utility.

**PLUMBING:** All water supply lines will be CPVC & drainage lines shall be PVC pipes. Sewage lines shall be in stoneware.

## DOORS & WINDOWS

**FRAMES:** Main door and all other door frames shall be in Teak wood.

**SHUTTERS:** Main door shall be in solid core flush (block board) shutters with panelled decorated veneer with polished finish and internal doors shall be in factory pressed laminate shutters. All internal utility doors shall be in wood frame.

**WINDOWS:** Windows shall be of Unplasticised Poly Vinyl Chloride (UPVC) with glazing of 5mm thick float glass fitted with mosquito mesh. Kota sill top shall be provided.

**FRENCH DOORS:** Unplasticised Polyvinyl Chloride (UPVC) with glazing. Necessary hardware and sliding shutters shall be provided.

**HARDWARE:** All hardware shall be in brush finished stainless steel. The main door shall be provided with a latch of reputed make. All other doors will be provided with door bolts and a mortise/tubular/cylindrical lock.

**DOOR STOPPERS:** Magnetic/concealed door stoppers of reputed make shall be provided for the main door and bedroom doors.

## PAINT

**PAINT:** All internal paint with two coats of luppum, one coat of primer and with two coats of plastic emulsion paint as per the colour scheme of the architect.

**EXTERNAL PAINT:** Two coats of exterior grade luppum with one coat of primer and three coats of external grade acrylic emulsion as per the colour scheme of the architect. Special textured paint may be used in certain areas. Any steel railings shall be provided with a zinc chromate primer and synthetic enamel paint of reputed make shall be used.

## ELECTRICAL

**WIRING:** All wiring shall be of reputed make FRLS wires and cables, concealed in 25mm dia, 2mm thick PVC conduit pipes. The wiring for the 15 amp points shall be in 3/20 copper wire of 1100 grade adequate for equipment of capacity upto 5.0 KW. The wiring for 5 amp points shall be of 3/22 rating adequate for wet grinders/mixers/shavers/ refrigerators /washing machines and other equipment of capacity upto 1100W.

**SWITCHES:** All switches shall be of reputed make. Universal sockets will be provided in Living, Dining & Bedrooms. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms:

**LIVING / DINING:** 4 nos – 5 amp switch & socket, 1 no - 15 amp switch and socket.

**KITCHEN:** 3 nos – 5 amp switch & socket, 3 nos – 15 amp switch and socket.

**UTILITY:** 1 no – 5 amp switch & socket, 2 nos – 15 amp switch and socket.

**MASTER BEDROOM:** 4 nos – 5 amp switch & socket.

**CHILDREN’S BEDROOM:** 3 nos – 5 amp switch & socket.

**GUEST BEDROOM:** 3 nos – 5 amp switch & socket.

**BATHROOMS:** 1 no – 5 amp switch & socket.

**ENTERTAINMENT/MULTIPURPOSE ROOM:** 3 nos – 5 amp switch & socket, 1 no – 15 amp switch & socket.

**AIR-CONDITIONING:** Sleeves shall be provided along with switch & socket in all Bedrooms. Outdoor unit location to be finalized in marked places only.

**GEYSER:** Provision for geyser along with switch & socket in all toilets.

**EXHAUST:** Provision for exhaust along with switch & socket in kitchen and toilets.

**COMMON AREA LIGHTING:** Adequate lighting shall be provided in all the common areas and basement levels.

## COMMUNICATION SYSTEM

**TELEPHONE POINT:** One each shall be provided in living and master bedroom.

**INTERNET/CABLE:** Connection to individual units shall be through a service provider.

**INTERCOM FACILITY:** All the units shall be interconnected and also connect to the servicing units and security.

## SECURITY SYSTEM

Solar powered fence shall be provided for the total compound wall. Surveillance cameras shall be provided at the main security and entrance of each floor.

## FIREFIGHTING SYSTEM

As per regulations, with fire detection and alarm, public address plus automatic sprinklers at basement with control panels at main security.

## UTILITIES & SERVICES

**LIFTS:** 2 nos - 8 passenger elevators and 1 no - service elevator shall be provided.

**BACK-UP POWER:** Back-up power shall be provided to individual units upto a limit of 2.5 KvA and also to the common area lighting, pumps and motors. The Generators shall be provided with acoustic enclosures and an automatic change-over switch.

**LPG:** Centralized gas supply to all individual flats with consumption meters.

**WATER TREATMENT PLANT:** Fully treated water shall be made available through an exclusive water softening and purification plant with water meters for each unit.

**SEWAGE TREATMENT PLANT:** STP of adequate capacity shall be provided and part of the treated sewage water will be used for gardening purpose.

## FACILITIES & AMENITIES

**CLUBHOUSE:** Club house with an open air banquet hall/cafeteria for parties/functions. Suite rooms provided for guests. Area: 5300 Sft.

**SWIMMING POOL:** A 20’ x 60’ x 4’ pool with a separate 16’ x 16’ paddle pool for kids along with changing rooms.

**GYM:** Air-conditioned and provided with commercial low-impact treadmill, total body elliptical fitness cross trainer, upright cycle, 4 station multi-gym, flat incline, decline multipurpose bench and dumbbells.

**SPORTING FACILITIES:** Indoor gaming room, basketball hoop and a children’s play area.

## LANDSCAPING

**SOIL:** Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping.

**IRRIGATION:** Drip system shall be provided for landscaped areas.

**SOFT LANDSCAPING:** Grass, shrubs, bamboo and simple plants shall be provided in the individual terrace gardens. One Tree per House.

**LIGHTING:** Solar powered light posts with lamp fittings for landscape.

## NOTE

All specifications above are subject to change depending on market availability & decisions taken from time to time by the Developer shall be final and binding.

## OPTIONAL

**WINDOW GRILLS:** Design as approved by the architect at the cost of the client.

**INTERIOR WORKS:** As per the chosen design at the cost of the client.

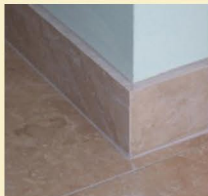
# FINER DETAILS THAT MATTER



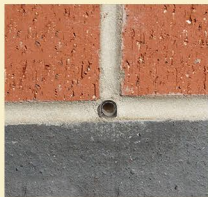
Drip irrigation system in all landscaped areas to keep the garden lush and green



Footlights provided in convenient locations in every unit to show you the way at night



Groove provided above the skirting for a better finish



Weep holes provided over all slabs in the wet areas to allow escape of seeped water



Sloped Kota stone provided at the window sill with drip course for better finish and to promote adequate drain of rainwater



Drip course under the kitchen counter-top to cut water from running into the cabinets

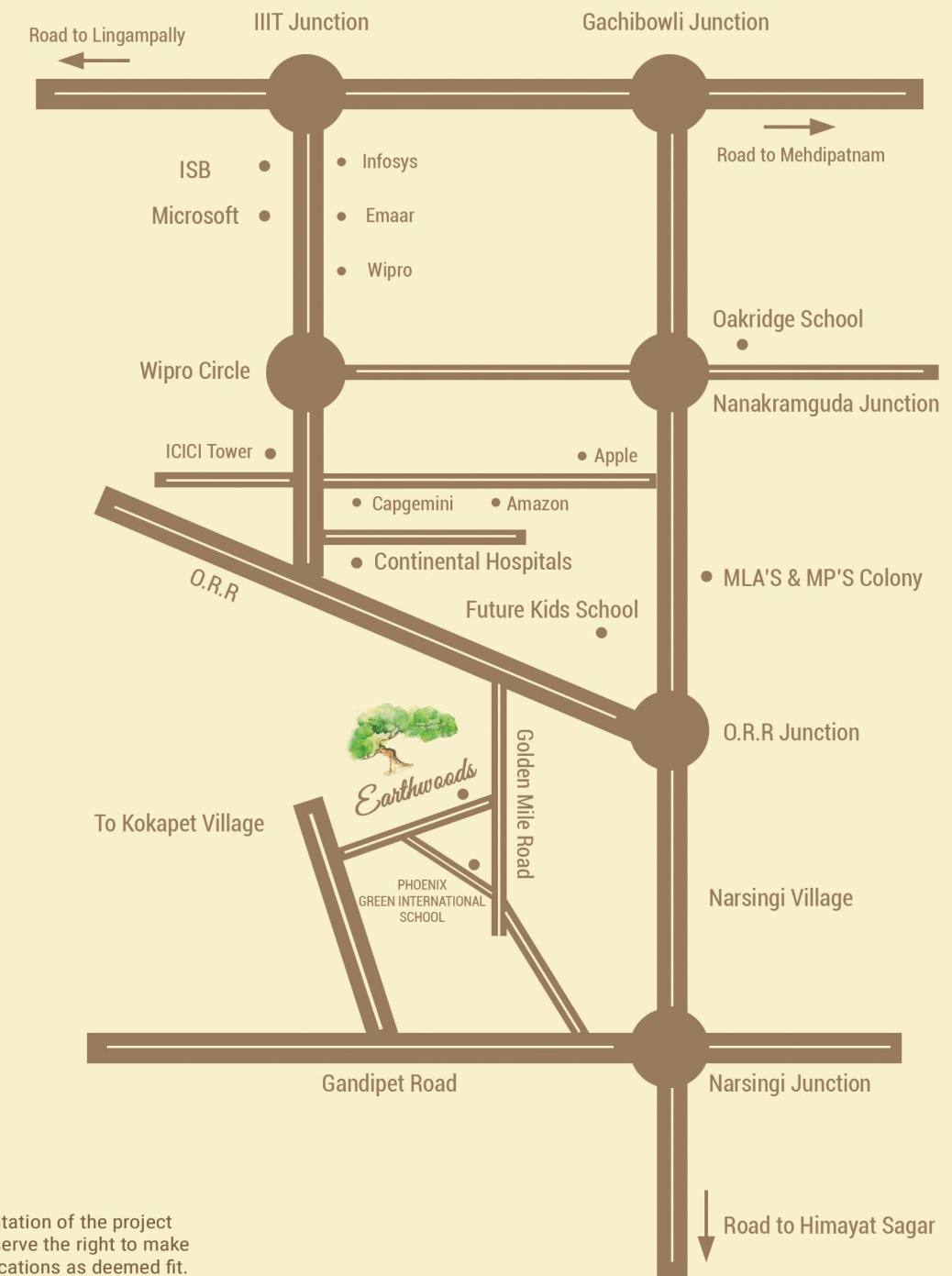




## CLUB HOUSE

Swimming pool  
Air-conditioned Gym  
Indoor games  
Banquet Hall

## LOCATION MAP



Note: This brochure is a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.