

SYNTHESIS  
SPACE LINKS

altius-LIVING



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SPACE LINKS

Develops Land.

Builds Homes.

Fulfills Dreams.

**the word 'altius'** : the latin word altius which means higher also characterises a broader perspective of every day life

**the idea 'altius'** : the idea preceded the nomenclature. the need for raising standards for us as developers keeping 'common sense' thinking in order to benefit all. for those who aspire to have a comfortable home which also marks a benchmark in their lives

**the line-of-thought apartment scheme 'altius'** : the altius series was visualised as a stream of thinking pushing all involved to better the final product through continuous living. from altius I, II, III and now LIVING it is about striving to aim higher. based on simple thinking





inspiring informed living

## altius - LIVING

'LIVING' has a new meaning, just as life renews itself each day. Giving fresh hope for a better tomorrow and a greater learning than what we already possess.

altius - LIVING, the fourth residential offering based on simple thinking - is still (yes) based on simple thinking.

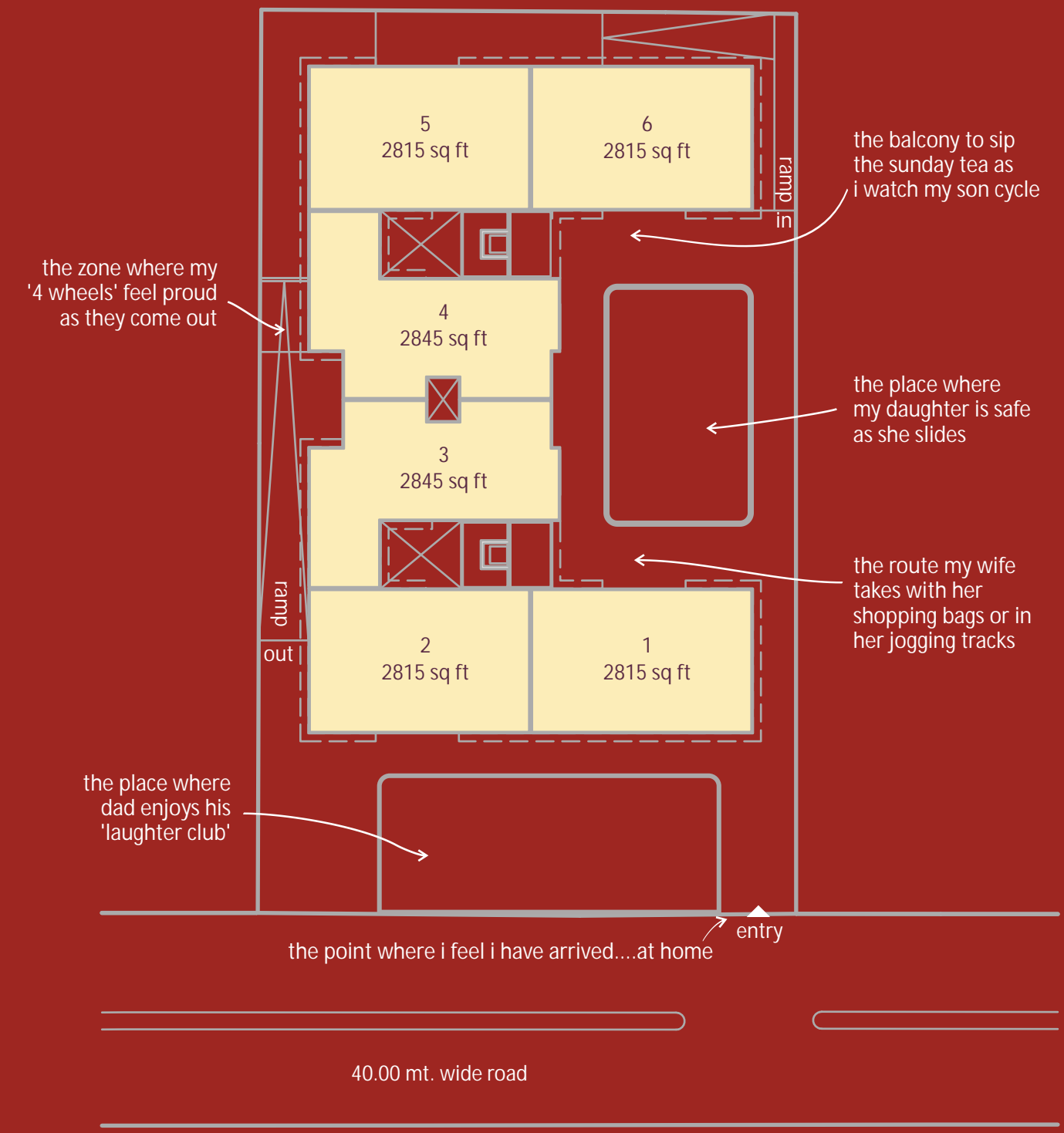
As we learn from what we do and the inputs that we receive, enabling the art, the craft and the science of space-making a better and richer experience for all.

For the creator, for the maker and for the 'LIVING' - the people.

At altius LIVING, well learnt worldly specifications, new aesthetics and simple planning create an optimum space for a 'balanced living'.

All these give us 18 units, with two 'prolific types' admeasuring approximately the same total usable area.

Going beyond defined boundaries. Inspiring informed living







**TYPICAL 3-BHK UNIT PLAN**  
UNIT NOS. 3 - 2845 SQ.FT.

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED

## LEGEND

1 foyer	7' 6" x 5' 3"	4 bed room 1	15' 0" x 11' 9"	7 dining	12' 0" x 16' 9"
2 living/family	24' 6" x 16' 9"	5 toilet	6' 0" x 11' 9"	8 bed room 2	15' 0" x 11' 0"
3 balcony	8' 3" x 11' 0"	6 p room	4' 0" x 6' 0"	9 toilet	12' 0" x 5' 3"

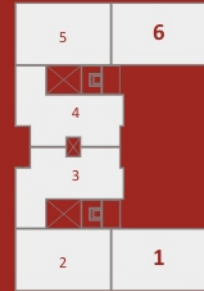


**TYPICAL 3-BHK UNIT PLAN**  
UNIT NOS. 4 - 2845 SQ.FT.

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED

10 bed room 3	16' 3" x 11' 0"	13 utilities	5' 9" x 11' 9"
11 toilet	12' 0" x 5' 3"	14 store room	4' 0" x 6' 0"
12 kitchen	13' 6" x 11' 9"	15 common lobby	10' 7" x 11' 9"

**3 bnh**  
2845 sq ft  
**TYPE A**



common  
lobby  
10'-7" x 16'-7"

lift

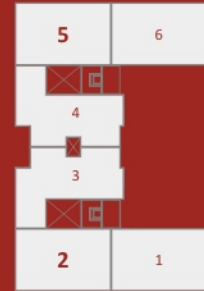


**TYPICAL 3-BHK UNIT PLAN**  
UNIT NOS. 1, 6 - 2815 SQ.FT.

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED

## LEGEND

1 foyer	4' 6" x 5' 9"	4 family/dining	20' 6" x 15' 6"	7 toilet	5' 3" x 12' 0"
2 vestibule	12' 0" x 5' 6"	5 balcony	20' 6" x 6' 6"	8 bed room 2	15' 3" x 11' 3"
3 living room	17' 0" x 16' 6"	6 bed room 1	11' 0" x 11' 6"	9 toilet	12' 0" x 5' 3"



common  
lobby  
10'-7" x 16'-7"

lift



**TYPICAL 3-BHK UNIT PLAN**  
UNIT NOS. 2, 5 - 2815 SQ.FT.

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED

10 bed room 3	15' 3" x 11' 3"	13 utilities	8' 6" x 6' 3"
11 toilet	12' 0" x 5' 3"	14 store	4' 0" x 5' 3"
12 kitchen	12' 0" x 11' 6"	15 p room	4' 0" x 5' 3"

3 bhk  
2815 sq ft  
**TYPE B**

specifications

- wall finishes : internal plaster with putty finish. external double coat plaster with textured paint
- flooring : marble flooring in drawing, living, & dining. vitrified tiles flooring in bed rooms and kitchen.
- kitchen : modular kitchen with granite working top
- door : flush doors with aluminum / wooden door frame and veneered / laminated panel
- windows : anodised aluminum / upvc windows with fully glazed glass shutters, safety grill and stone sill
- toilets : ceramic tiles for flooring and dado. premium quality bath fittings and sanitary wares
- air-conditioning : split air conditioners in all bed rooms
- electrification : three phase – 12 kw power and concealed copper wiring with adequate number of points in all rooms
- utility area : washing machine inlet/outlet

energy saving solutions

- energy efficient electrical and mechanical equipments
- waste segregation system
- native and low water consuming plants
- naturally lit cross ventilated living spaces
- rain water harvesting
- level controllers in water tanks to prevent overflow of water

special features

- floor height app. 10' unfinished
- well designed entrance foyer
- only three storeys
- hydro pneumatic (pressure) water supply and water softener system
- elevators from basement to terrace
- barriers free building for differently able persons
- underground parking space
- 3 car parks
- landscaped common garden
- DTH cable provision
- gymnasium / club house
- demarcated play area for toddlers
- easy maintenance of drainage lines

safety features

- safety grill in windows
- audio communication from guard unit to each apartment
- secured and gated community
- elevator doors have sensors for extra safety
- compound and basement security through CCTV
- bathroom locks in children's room can be opened from outside



Latitude 23° 3' 6.88" N  
Longitude 72° 29' 2.49" E

residential zone : R2

Located between two major access roads - the s g highway and the s p ring road, approach to and from altius living is simple.  
Well within a radius of 6 kms are important shopping, entertainment, medical facilities and clubs of repute.

calculations of super built up area								approximate areas in sq.ft.	
			proportionate share						
unit nos.	unfinished carpet area of unit	built-up area of unit	landing & lift well	covered parking at GF. (1/18th share)	terrace cabin m/c room & stair (1/9th share)	club house	basement	actual super built up area	super built up area as per prevailing practice
	a	b	c	d	e	f	g	b+c+d+e+f+g	
1,2,5,6	1774	1940	118	739	39	25	739	3600	2815
3,4	1792	2040	118	739	39	25	739	3700	2845

note: as per prevailing practice, ratio of carpet area to super built up area is 63%.

1) payment terms and other details:

unit nos.	super built-up area in sq ft.
101,102,105,106,201,202,205,206,301,302,305,306	2815
103,104,203,204,303,304	2845

(a) schedule and terms of payment:-

(i) construction linked instalments	(ii) flexi plan of payment
1 at the time of booking..... 10%	1 at the time of booking..... 10%
2 on casting of basement roof..... 10%	2 within 60 days from the date of booking..... 50%
3 on casting of stilt roof..... 10%	3 on casting of stilt roof..... 5%
4 on casting of first floor roof..... 10%	4 on casting of first floor roof..... 5%
5 on casting of second floor roof..... 10%	5 on casting of second floor roof..... 5%
6 on casting of third floor roof..... 10%	6 on casting of third floor roof..... 5%
7 on completion of internal plaster..... 10%	7 on completion of internal plaster..... 5%
8 on completion of external plaster..... 10%	8 on completion of external plaster..... 5%
9 on completion of flooring..... 10%	9 on completion of flooring..... 5%
10 on offer of possession..... 10%	10 on offer of possession..... 5%

(iii) down payment plan

1 at the time of booking..... 10%
2 within 60 days from the date of booking..... 90%

(b) payments in favour of "M/s. Synthesis Infratech"

(c) unit nos. 303 and 304 of top floors will have exclusive rights to use open terrace on a nominal payment at the discretion of developers

- 2) additional contribution towards allotment of apartment
- (a) all charges / deposits of UGVCL (for 12 kw/unit – three phase) and local authority at the time of possession

(b) service tax at 3.71% is payable on all due instalments (non-refundable)

(c) additional amount payable on delayed payment of instalments @1.5% per month up to a delay of 3 months  
if delay is more than 3 months, the booking will be automatically cancelled

(d) stamp duty, registration fees and legal charges etc as applicable at the time of possession

(e) ` 3/- per sq. ft. / month is payable towards common maintenance expenses for 24 months  
additional amount shall be payable as and when demand is raised. service tax at 12.36% on maintenance expenses is payable

(f) terraces above apartments nos. 303 and 304 respectively at an additional cost
- 3) all possible loan papers will be made available for procuring loans
- 4) additions and alterations which affect the elevation and endanger the structural system, i.e. RCC columns, beams, slabs and load bearing walls, etc. shall never be made even after possession is handed over, i.e. for all times to come
- 5) variations in shape, size and levels likely in glazed tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing process
- 6) terraces above apartment nos. 301,302,305,306 are for common use
- 7) project consultants shall have exclusive rights to:
- a) revise specifications, plans, details of scheme

b) combine two or more units

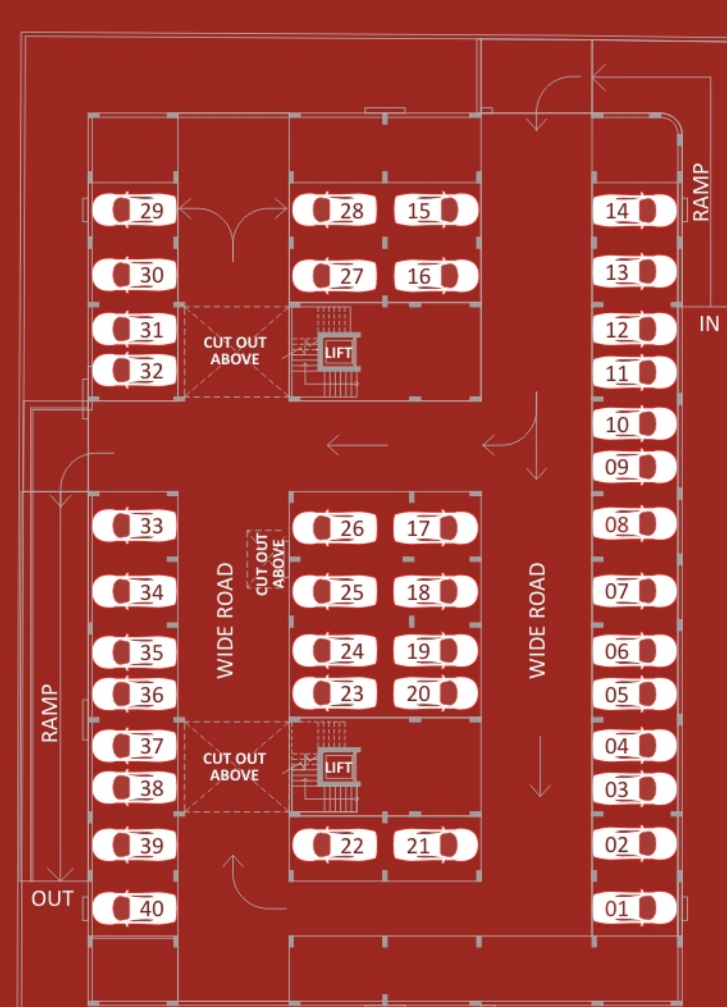
c) change the location of common plot & allotted terrace

d) add upper floors

e) change floor heights etc whenever and wherever admissible under the rules or the laws and all such changes, revisions expansions, sub-divisions and/or combinations, additions, removals, deletions, etc. shall be binding to all



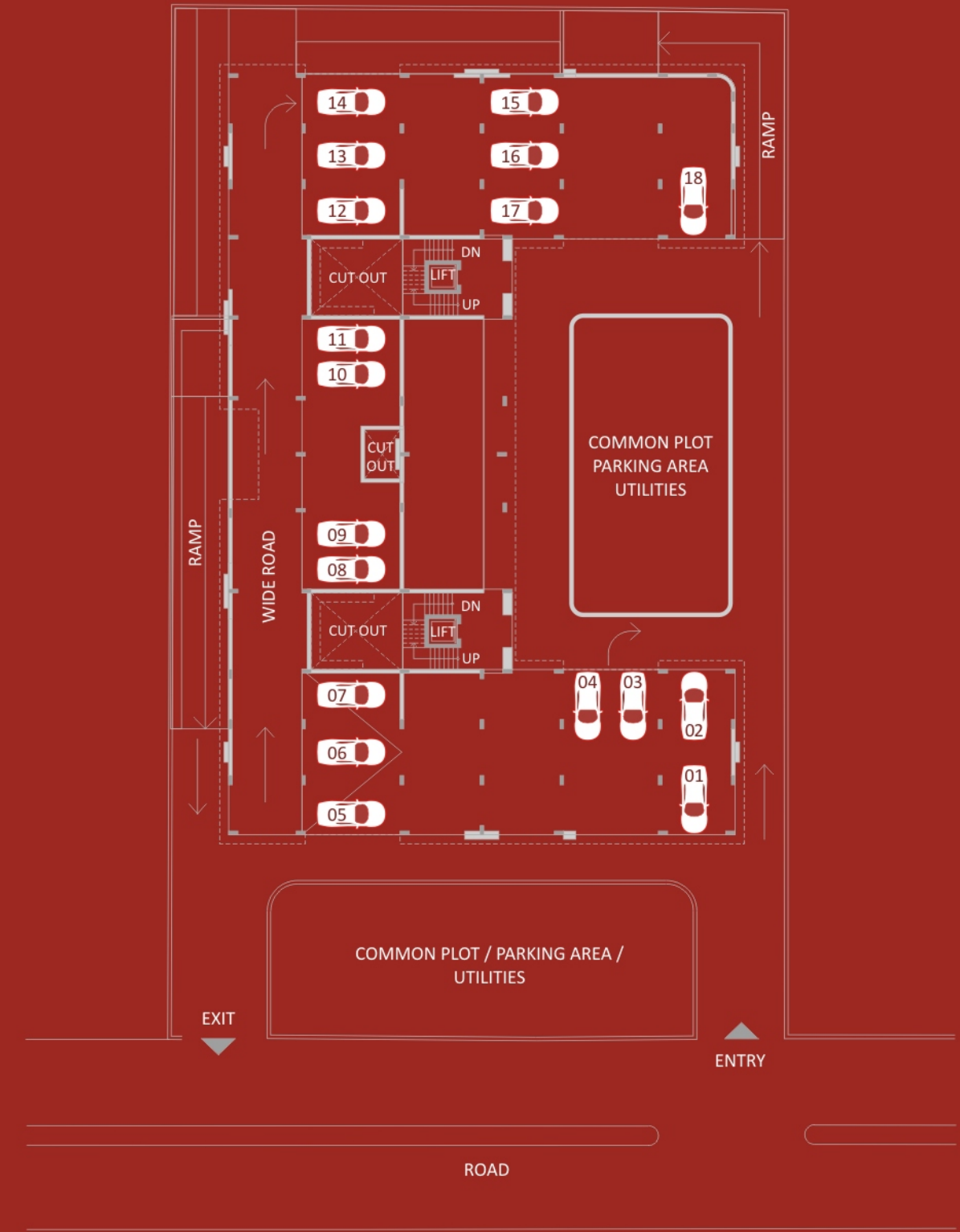
altius-LIVING



BASEMENT PLAN



GROUND FLOOR



inspiring informed living





spaces • people • linked

**SYNTHESIS INFRATECH**

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