



**KORAMANGALA  
BANGALORE**



**NORTH WEST VIEW**





**NORTH EAST VIEW**



**EAST SIDE VIEW**

# MASTER PLAN

## LEGEND

### GROUND FLOOR AMENITIES IN SETBACK

1. ENTRY & EXIT
2. DOUBLE HEIGHT LOBBY
3. SENIOR CITIZENS ALCOVE
4. SEATING ALCOVE
5. KID'S PLAY AREA
6. TOT LOT
7. HAMMOCK GARDEN
8. OUTDOOR GYM
9. LEISURE PAVILION
10. SECURITY CABIN
11. TRANSFORMER YARD

### FIRST FLOOR

12. SWIMMING POOL
13. STEPPED SEATING / GATHERING PLAZA

### FOURTH FLOOR

14. VIEWING DECK



PARK- 7



## **PRODUCT NOTE :**

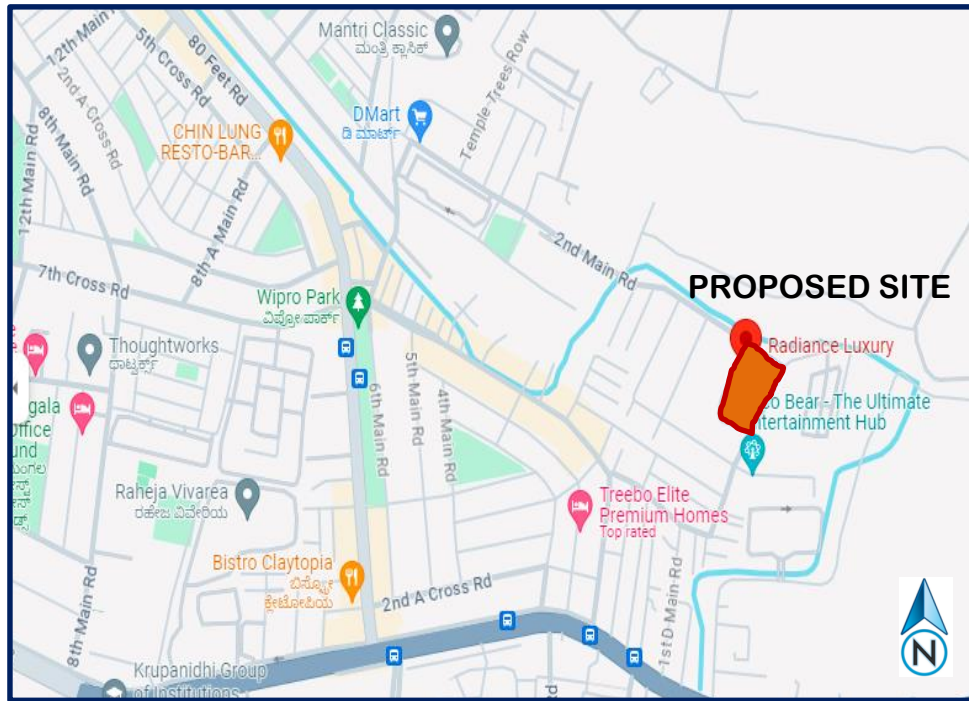
1. Grand entry portal with water feature in front of the doubly height entrance lobby
2. 61% open space ensuring maximum light and ventilation to the units.
3. Landscaped podium that encourage more light , ventilation and amenities for this luxurious small community of 62 units.
4. Basement & stilt level car parking making the community vehicle free zone which is ideal for kids and seniors
5. No common wall between adjacent units in 3BHK & 4 BHK
6. No linear corridor
7. Each 4 BHK is designed with private lift & lobby
8. 4 no. of staircases and 6 nos. lifts for 62 units ( 5 units / floor) efficient vertical movement.
9. Each core has only 2/3 units.
10. Vaastu compliant homes with zero dead space
11. All units have direct ventilation , no ventilation from OTS.
12. All bedrooms have cross ventilation
13. All bedrooms and balconies face either the podiums or the exteriors ensuring beautiful views
14. Each 4 BHK Unit is designed with separate maids room & toilet
15. No overlooking units ensures no compromise in privacy
16. Eternal (Timeless) contemporary elevation

## **PRODUCT NOTE :**

### **Benefits of podium & 40' setback around the building**

- Reduces urban heat island effect .
- Improves air quality
- Reduces external noise to the building interior
- Promote mental and physical wellbeing
- Insulate the building by proper plantation in around the building and podium.





## LOCATION PLAN

### IT Hub:

- \* Wipro tech park
- \* We Work

### Others:

- \* D-Mart
- \* BBMP Park
- \* Cult-Fit
- \* Barbeque Nation
- \* Raheja Viviera
- \* G corp residences

## Nearest Proximities:

### Hospitals:

- \* St.Johns Medical College Hospital - 2.5 km
- \* Apollo Spectra Hospital - 2.9 km
- \* Marvel Multi speciality Hospital - 1 km
- \* Ayu Health Hospital - 1 km
- \* Acura Health Hospital- 2.6 Km

### Schools:

- \* Greenwood High School - 2.3 KM
- \* United World Academy - 1.0 KM
- \* Lawrence High School - 3.5 km
- \* St.Francis School - 1.8 km
- \* JSS Public School -2.4 KM
- \* Bethany High School - 3.1KM
- \* NPS Koramangala -3.9KM

### Colleges:

- \* St.Johns Medical College -2.5 KM
- \* Jyothi Nivas College - 3.2 KM
- \* Krupa Nidhi College -1.9 KM
- \* St.Francis College - 1.9KM
- \* Christ University - 5.7KM

# SPECIFICATIONS

KORAMANGALA - [REDACTED]		SPECIFICATION
Structure	Masonry	RCC framed concrete structure
		Earthquake resistance structure adhere to seismic zone II
		Anti-termite treatment during stage wise construction
		AAC light weight blocks for internal and external masonry walls
		Solid concrete blocks for other masonry walls as per requirement in Basement & Stilt
Floor & Wall Finishes	Foyer, Living , dining & passage floor	Marble flooring
	Master bedroom floor	Engineered Wooden flooring with 8mm thickness
	Other bedrooms, kitchen & family room floor	vitrified floor tiles of suitable size
	Balcony, utility & toilet floor	Anti skid ceramic floor tiles of suitable size
	Common staircase	Granite as per architect design
	Ground floor lobby	Granite as per architect design
	Typical floor corridor & lift lobby	Vitrified tiles as per architect design
	External driveway	Interlocking concrete paver blocks / Granolithic screed concrete floor
	Basement car park floor	Granolithic screed concrete floor
	Kitchen wall dado	Cement plaster finish, for 600mm height above counter no tiles
	Toilet wall	Glazed ceramic tiles up to door lintel level
	Utility wall	Glazed ceramic tiles from floor up to 4 feet height
	Lift fascia wall	Granite as per architect design
Kitchen & Utility	Water point with tap in Kitchen	Will provide separate taps for municipal water and domestic water in kitchen sink location
	Water point with tap in Utility (wherever applicable)	Domestic water in utility sink location
	Washing machine water point	Will be provided in utility
	Water purifier point	Will be provided in kitchen



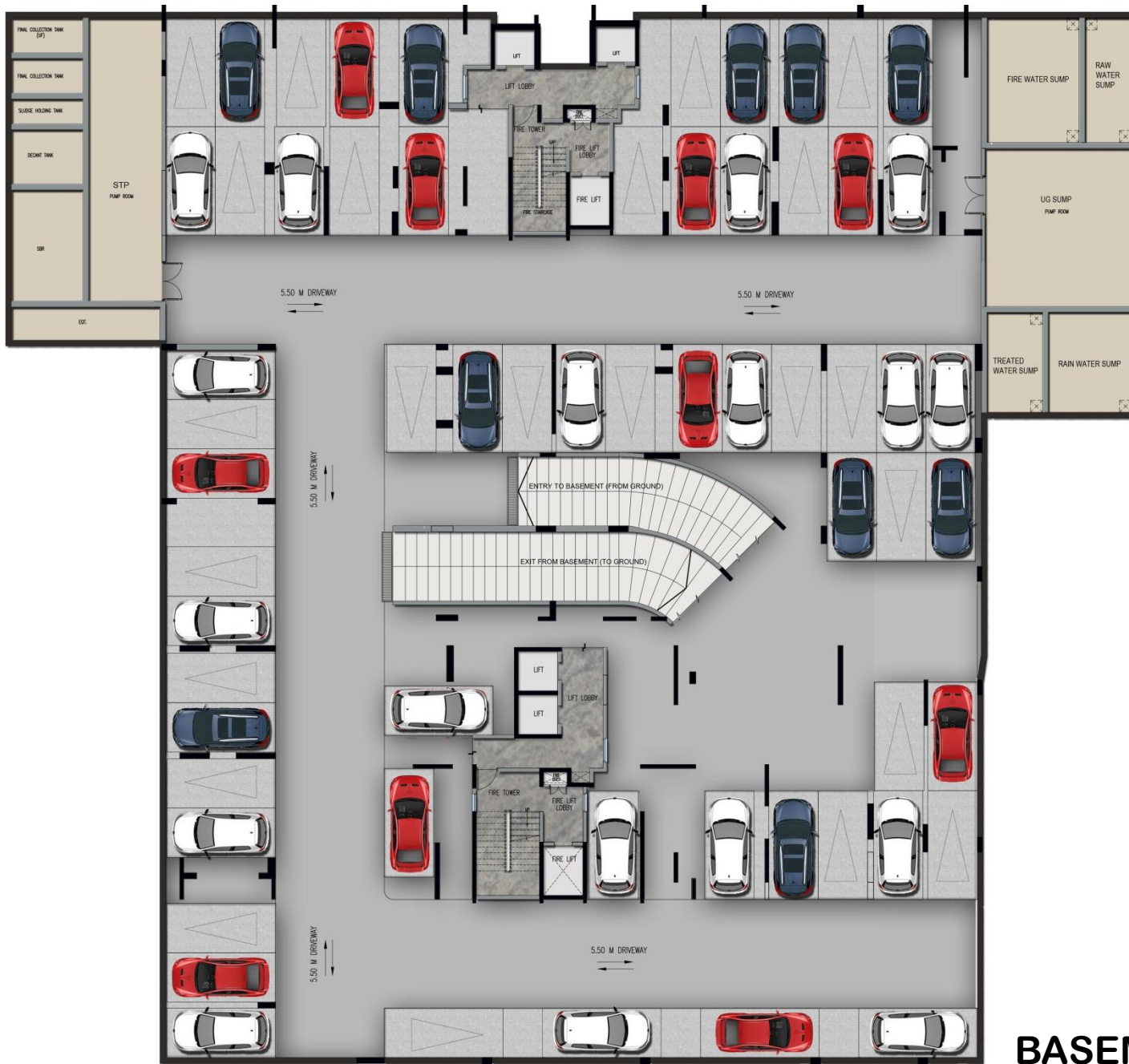
## SPECIFICATIONS

<b>Doors / Windows / Ventilators / Railing / False Ceiling</b>	Main Door	8 feet height factory made door, 35mm thick flush shutter with both sides veneer finish, hardwares & digital lock system of DORSET / equivalent make.
	Bedroom Door	8 Feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of DORSET / equivalent make.
	Toilet Door	8 feet height factory made door, 30 to 35mm thick flush shutter with both sides laminate finish, hardwares of DORSET / equivalent make.
	Window	UPVC / Aluminium sliding windows with clear glass
	French door	UPVC / Aluminium sliding french door with clear glass
	Ventilators	UPVC / Aluminium ventilators with swing open shutters, lock & key for shaft access area
		UPVC / Aluminium ventilators with swing open shutters for non access areas
	Toilet false ceiling	Grid type false ceiling as per architect design
	Balcony railing	glass railing as per architect design
	Common Staircase Railing	Aesthetically designed MS railing

<b>Electrical</b>	Switches and Sockets	Legrand / Equivalent
	Wiring	Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
	Hi wall / Split AC Point	Provision with electrification in Living / Dining room & all bedrooms
	TV & Data Point	Provision with electrification in Living / Dining room & all bedrooms
	2 Way Control Switch	For light and fan point in all bedrooms
	DG Power Backup	2000 Watts each unit
	20Amps Point	For water heater with electrification in all toilets
	15Amps Point	For refrigerator, microwave oven, Dishwasher in kitchen and for washing machine in utility (4 No's)
	5Amps Point	For chimney, water purifier, mixer / grinder in kitchen and for exhaust fan in all toilets (4 No's) & 1 additional for Balcony

## SPECIFICATIONS

<b>Painting</b>	Internal Walls	2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
	Exterior Walls	2 coats of Asian / Berger / Dulux / equivalent exterior emulsion paint over texture
	Ceiling	2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
	MS Railing	2 coat of Satin enamel paint of Asian / Berger / Dulux / equivalent over primer
<b>Plumbing</b>	Overhead Shower	Single lever concealed diverter with over head shower and spout in all toilets Rain shower head for all the toilets except servant toilet (wherever applicable)
	Washbasin	Counter wash basin with polished granite in all toilets & dining room
	Pipe lines	UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent
<b>External/Salient Features</b>	Power back up	DG power back up for 100% common area
	Common Lift	Passenger lift/ Service lift of adequate capacity
	External	Landscape & hardscape as per architect design
	Boundary	6 feet height compound wall as per architect design
	Water Flow Meter	Water flow meter for the domestic water line in each unit
	Video door phone	Video door phone of Godrej/ Panasonic/ equivalent make in each houses integrating to the main entry gate
	Treatment Plants	Sewage treatment plant and water softening plant
	Surveillance system	CCTV camera surveillance system, entry portal & security cabin with boom barriers



**BASEMENT PLAN**



18.28M WIDE ROAD IN SHBCS LAYOUT

15.24M WIDE EXISTING ROAD

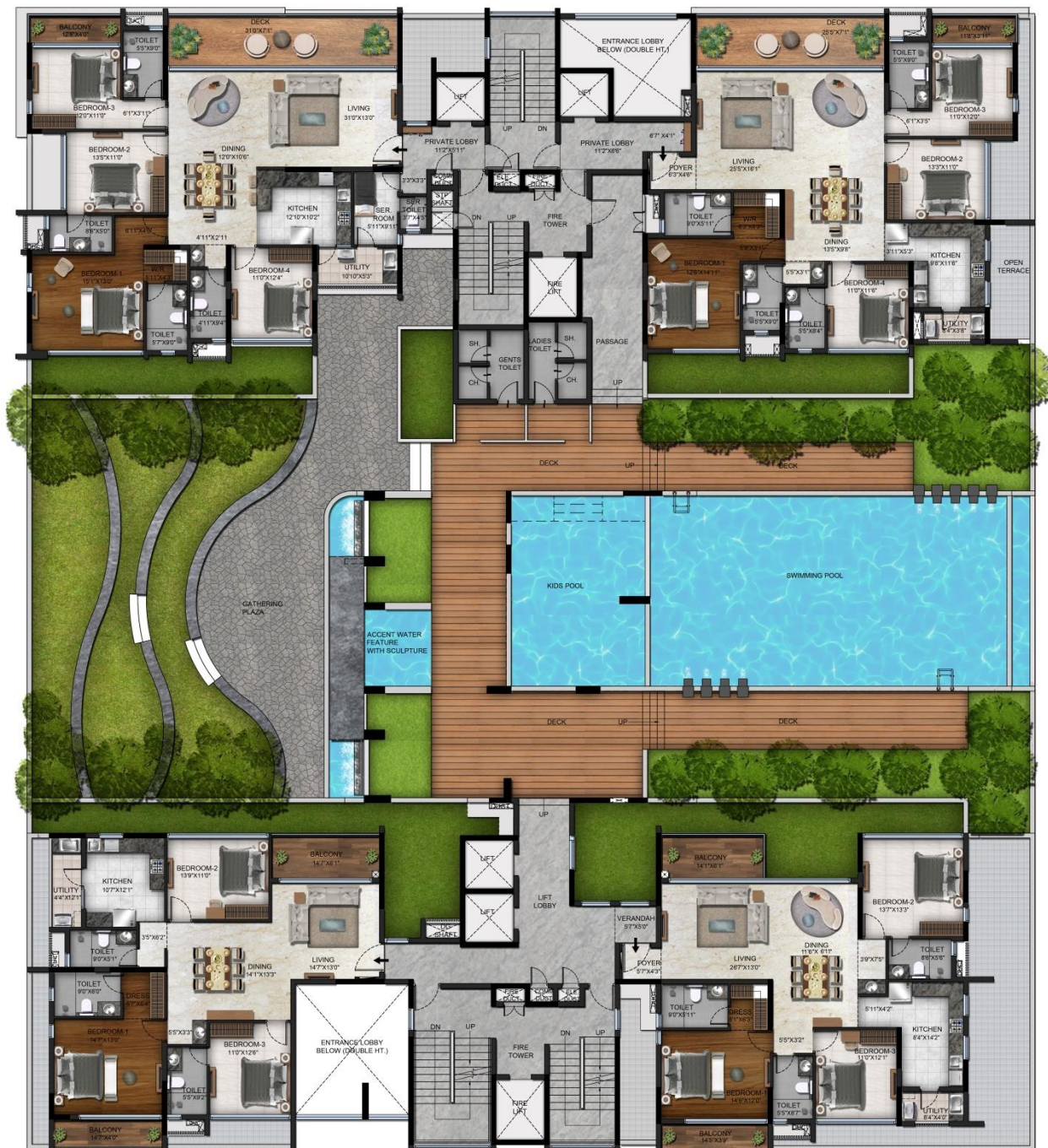
12.19M WIDE AMBE ROAD JAKKASANDRA



PARK- 7

GROUND FLOOR PLAN





FIRST FLOOR PLAN





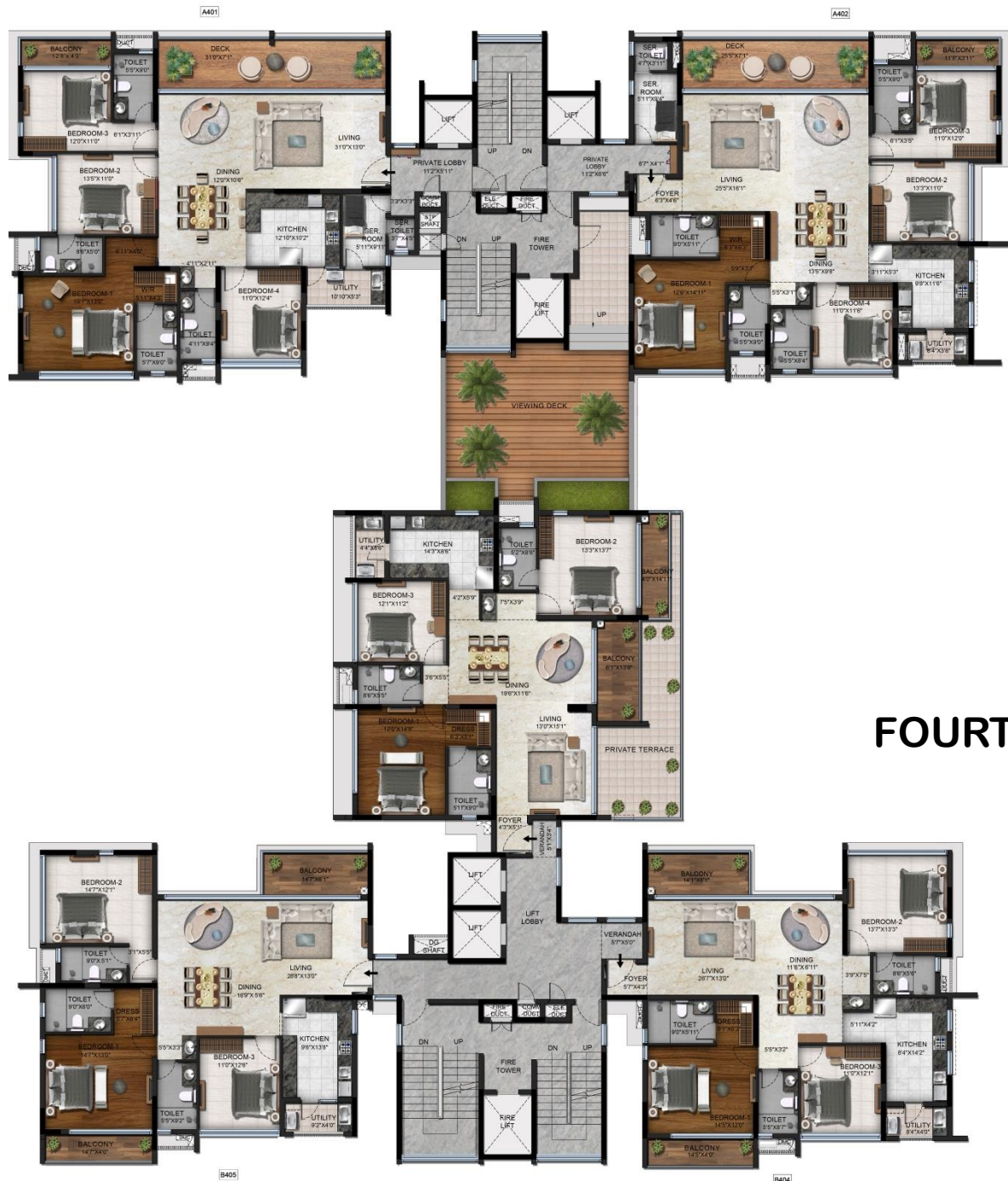


SECOND FLOOR PLAN





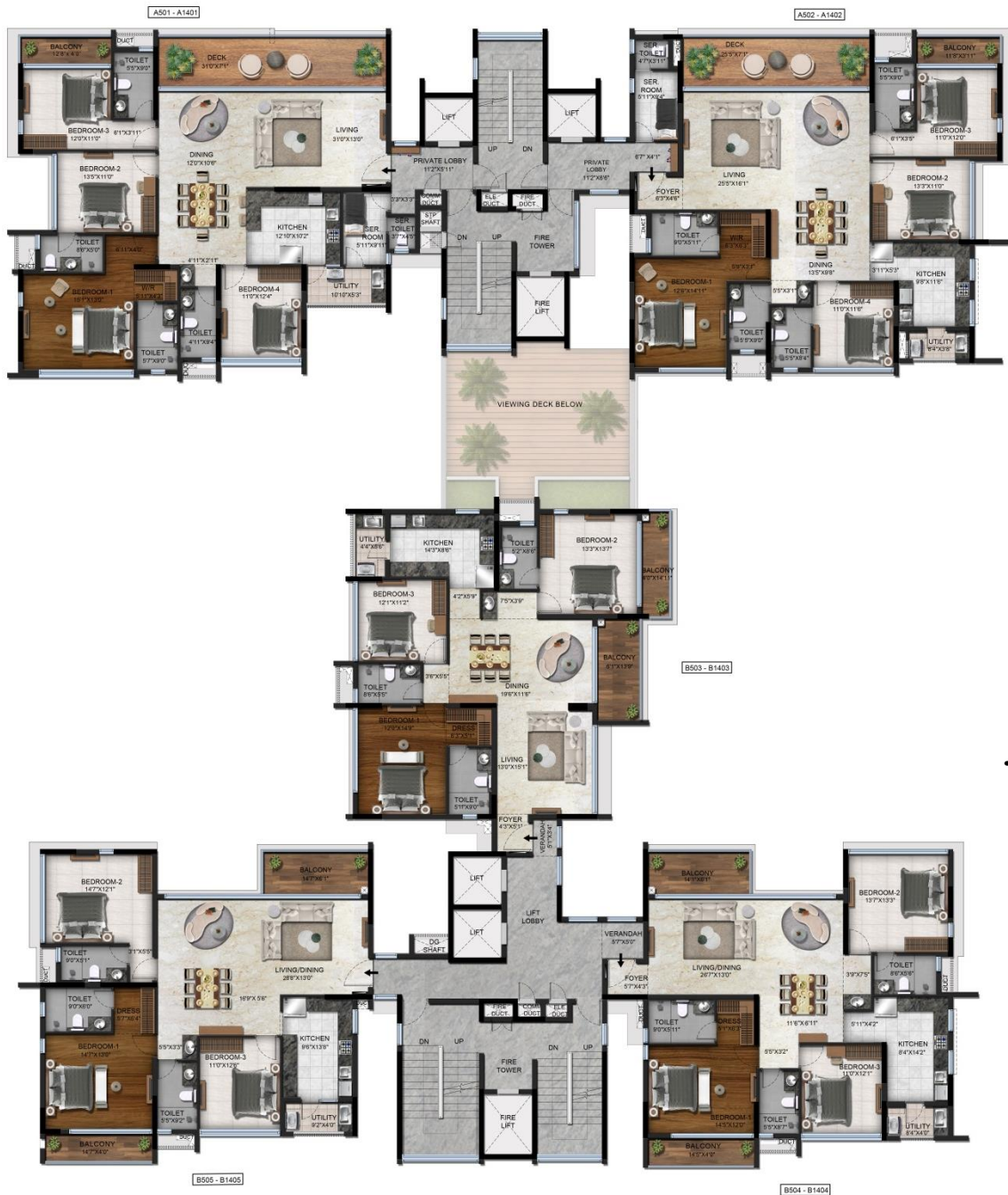
### THIRD FLOOR PLAN



## FOURTH FLOOR PLAN



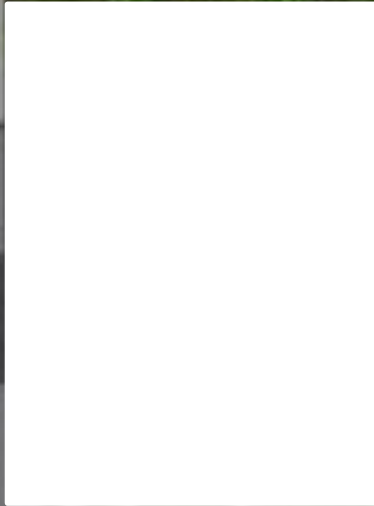




TYPICAL FLOOR PLAN

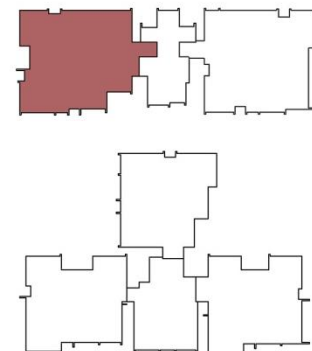




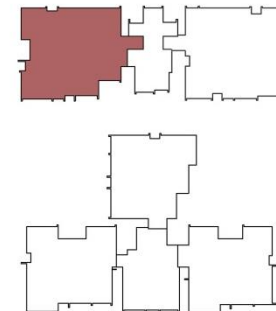


**TERRACE FLOOR**





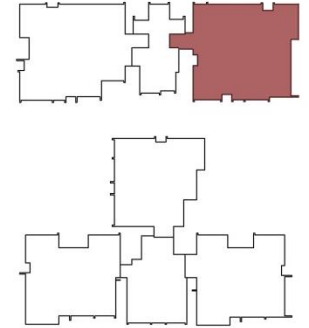
**Unit Type : 4 BHK**  
**Unit Type : A 101**  
**Sale Area : 3056 SQ.FT**



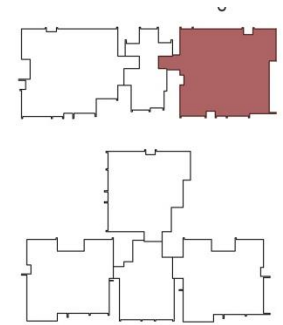
**Unit Type : 4 BHK**  
**Unit Type : A 201 - 1401**  
**Sale Area : 3056 SQ.FT**



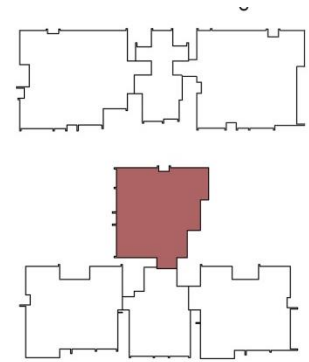




**Unit Type : 4 BHK**  
**Unit Type : A102**  
**Sale Area : 2944 SQ.FT**

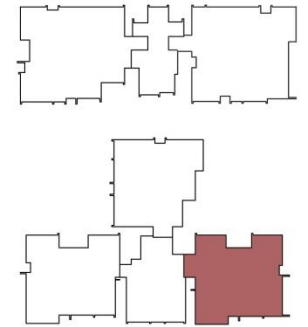


**Unit Type : 4 BHK**  
**Unit Type : A 202 - 1402**  
**Sale Area : 3064 SQ.FT**

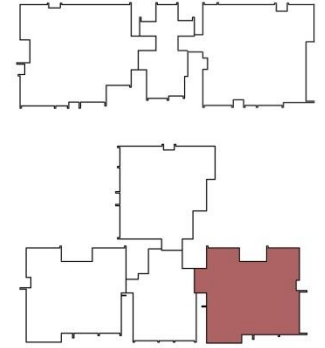


**Unit Type : 3 BHK**  
**Unit Type : B 503 - 1403**  
**Sale Area : 2286 SQ.FT**

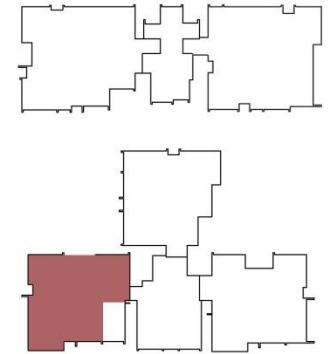




**Unit Type : 3 BHK**  
**Unit Type : B - 104**  
**Sale Area : 2315 SQ.FT**



**Unit Type : 3 BHK**  
**Unit Type : B 204 - 1404**  
**Sale Area : 2319 SQ.FT**

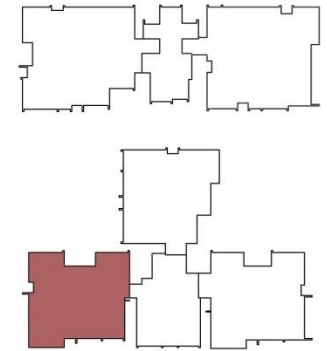


**Unit Type : 3 BHK**

**Unit Type : B 105**

**Sale Area : 2167 SQ.FT**





**Unit Type : 3 BHK**  
**Unit Type : B 205**  
**Sale Area : 2413 SQ.FT**



**Unit Type : 3 BHK**  
**Unit Type : B 305 - 1405**  
**Sale Area : 2296 SQ.FT**



## **TERRACE FLOOR** **AMENITIES**

1. YOGA GARDEN / YOGA PLAZA
2. MEDITATION PAVILION
3. LEISURE PLAZA
4. FUN ZONE
5. REFLOXOLOGY PATHWAY / GARDEN
6. BARBEQUE PLAZA / GARDEN



**TERRACE FLOOR**





View 1



Reference Images



Key Plan



View 2

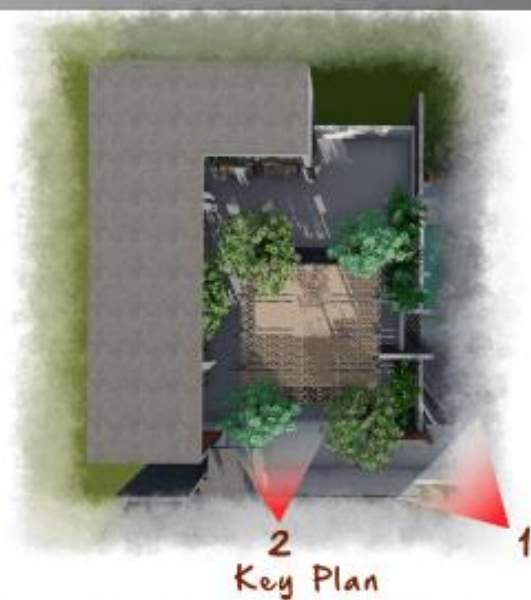


View 3

## YOGA GARDEN



View 1



Key Plan

Reference Images



View 2

## MEDITATION GARDEN / LEISURE PLAZA





View 1



Reference Images



Key Plan



View 2



View 3

## FUN ZONE





View 1



Key Plan

Reference Images



View 2

## REFLOXOLOGY PATHWAY