

Floor Plan Booklet

Building timeless homes with a vision for the future.



Transforming Bengaluru Since 2009



2500+



16 Projects Completed



6 Ongoing



3 Mega Projects



PRESIDENTIAL TOWER

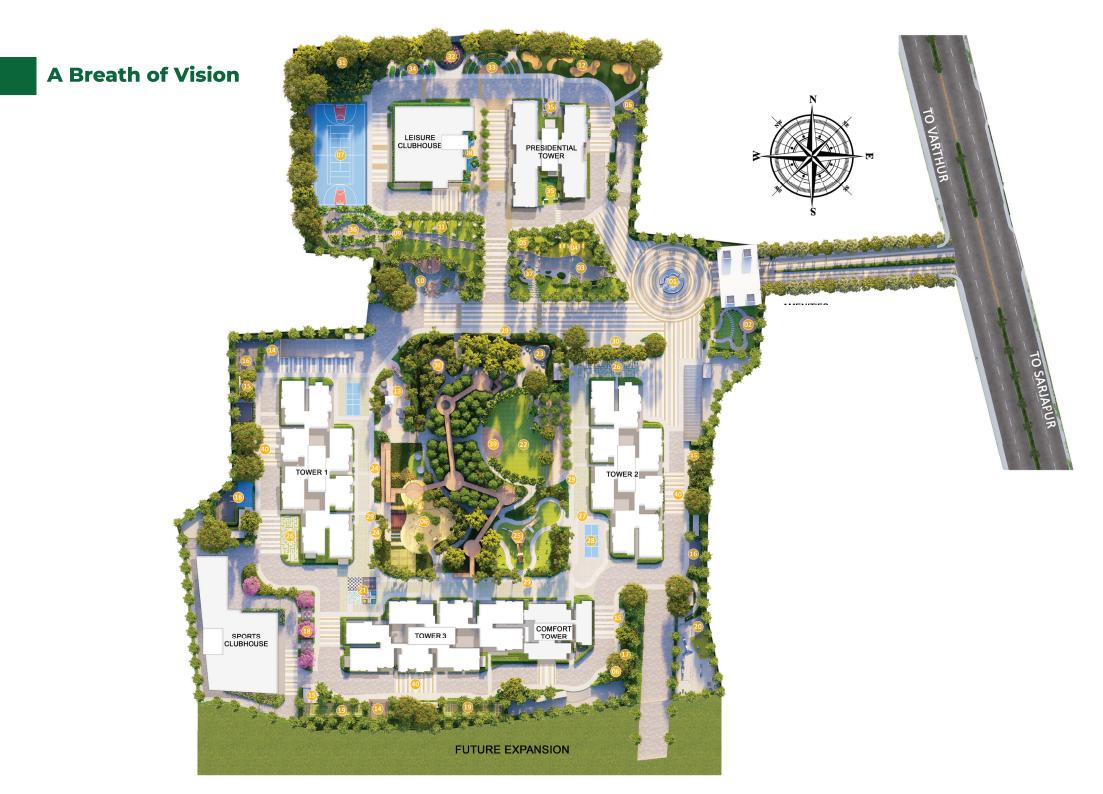
32 Storeys 126 Apartments 3 BHK + Home Office 4 BHK + Home Office

TOWER 1

Artistic Impression

32 Storeys 254 Apartments 2 & 3 BHK





Explore a world of possibilities with modern amenities.

Outdoor Amenities

- 1. Mist oasis at roundabout
- 2. Feature pavilion
- 3. Seasonal stream with bubblers for kids
- 4. Yoga area
- 5. Lush planting
- 6. Toddlers' play area
- 7. Muga court with stepping seating
- 8. Feature waterbody
- 9. Crossover bridge
- 10. Lotus pond
- 11. Hammock garden
- 12. Mini golf
- 13. Vintage garden
- 14. Boxing bay
- 15. Cycle parking zone
- 16. Outdoor gym
- 17. Basket tree
- 18. Butterfly / aroma garden
- 19. Cricket practice net
- 20. Pet park pavilion
- 21. Floor game
- 22. Event lawn
- 23. Deck with stone seats
- 24. Seating niche
- 25. Miniature fort
- 26. Lawn maze
- 27. Skating track
- 28. Pickle ball
- 29. Walking / jogging track
- 30. Bus bay

Leisure Clubhouse

- 1. Reception & waiting lounge
- 2. Break-out space
- 3. Multi-purpose hall with
- 4. green rooms & pantry
- 5. Creche
- 6. Supermarket
- 7. Heated pool with deck
- 8. Changing room / lockers
- 9. Spa/saloon
- 10. Mini theatre
- 11. Business center
- 12. Outdoor seating
- 13. Library
- 14. Guest rooms 8 nos.
- 15. Cafeteria

Sports Clubhouse

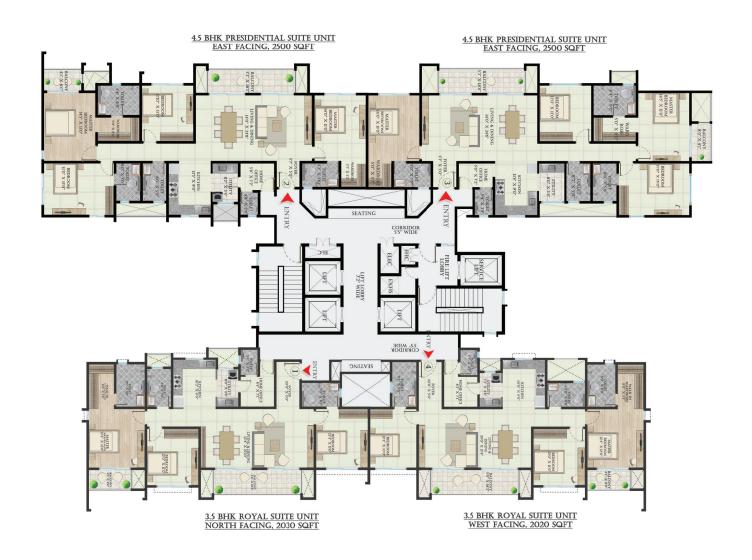
- 1. Reception & waiting lounge
- 2. Coffee bar lounge
- 3. Video / board games room
- 4. Squash court
- 5. Supermarket / convenience store
- 6. Clinic
- 7. Pharmacy
- 8. ATM
- 9. Badminton Court
- 10. Lockers / changing rooms
- 11. with toilets
- 12. Gym
- 13. Yoga/meditation area
- 14. Indoor games room
- 15. Terrace pool with deck
- 16. Changing rooms / lockers
- 17. Infinity swimming pool

A Breath of Space

Experience living spaces conceived as canvases for natural light and endless air. The unit and floor plans are designed to be as expansive as they are intimate-a celebration of openness that echoes the rhythm of a peaceful breath.



Presidential Tower - 1







ROYALE SUITE

3 BHK + Home Office (Presidential Tower)

North Facing, 2030 sq.ft

Series - 1	Area Statement (sq.ft)
SBA	2030
RERA Carpet Area	1278
Carpet Area + Balcony Area	1425





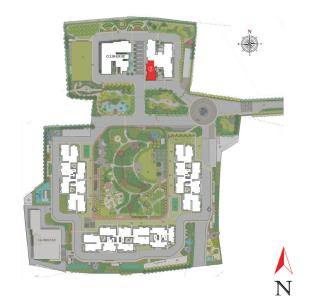


PRESIDENTIAL SUITE

4 BHK + Home Office (Presidential Tower)

East Facing, 2500 sq.ft

Series - 2	Area Statement (sq.ft)
SBA	2500
RERA Carpet Area	1630
Carpet Area + Balcony Area	1771



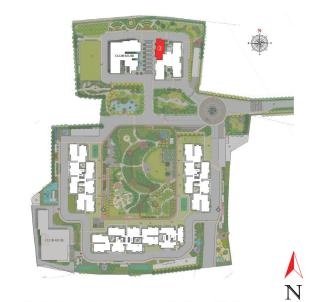


PRESIDENTIAL SUITE

4 BHK + Home Office (Presidential Tower)

East Facing, 2500 sq.ft

Series - 3	Area Statement (sq.ft)
SBA	2500
RERA Carpet Area	1623
Carpet Area + Balcony Area	1760





ROYALE SUITE

3 BHK + Home Office (Presidential Tower)

West Facing, 2020 sq.ft

Series - 4	Area Statement (sq.ft)
SBA	2020
RERA Carpet Area	1267
Carpet Area + Balcony Area	1405



Premium Tower 1 & 2 Master Plan







(Tower 1 & 2)

East Facing, 1765 sq.ft

Series - 1 (Tower 1) 5 (Tower 2)	Area Statement (sq.ft)
SBA	1765
RERA Carpet Area	1168
Carpet Area + Balcony Area	1246





(Tower 1 & 2)

West Facing, 1695 sq.ft

Series - 2 (Tower 1) 6 (Tower 2)	Area Statement (sq.ft)
SBA	1695
RERA Carpet Area	1112
Carpet Area + Balcony Area	1190





(Tower 1 & 2)

West Facing, 1770 sq.ft

Series - 3 (Tower 1) 7 (Tower 2)	Area Statement (sq.ft)
SBA	1770
RERA Carpet Area	1168
Carpet Area + Balcony Area	1248



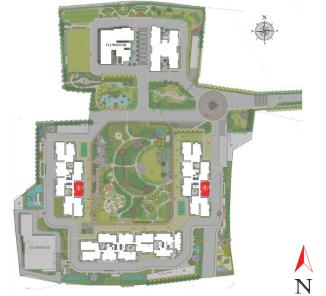
UTILITY 9'0" X 5'3" BEDROOM 11'8" X 11'7" KITCHEN 9'0" X 9'0" BEDROOM 10'0" X 10'0" BALCONY 5'0" X 8'0" FOYER 5'10" X 5'7" LIVING 13'0" X 10'6" ENTRY MASTER BEDROOM 13'0" X 10'6"

3 BHK 2T LUXURY PREMIUM

(Tower 1 & 2)

West Facing, 1430 sq.ft

Series - 4 (Tower 1) 8 (Tower 2)	Area Statement (sq.ft)
SBA	1430
RERA Carpet Area	941
Carpet Area + Balcony Area	1013





(Tower 1 & 2)

West Facing, 1765 sq.ft

Series - 5 (Tower 1) 1 (Tower 2)	Area Statement (sq.ft)
SBA	1765
RERA Carpet Area	1168
Carpet Area + Balcony Area	1248





(Tower 1 & 2)

East Facing, 1675 sq.ft

Series - 6 (Tower 1) 2 (Tower 2)	Area Statement (sq.ft)
SBA	1675
RERA Carpet Area	1101
Carpet Area + Balcony Area	1168



BEDROOM 12'6" X 11'0" ENTRY LIVING/DINING 12'6" X 21'3" KITCHEN 8'6" X 10'0" BEDROOM 12'0" X 11'0" MASTER BEDROOM 12'6" X 11'0" BALCONY

3 BHK 3T LUXURY

(Tower 1 & 2)

East Facing, 1670 sq.ft

Series - 7 (Tower 1) 3 (Tower 2)	Area Statement (sq.ft)
SBA	1670
RERA Carpet Area	1102
Carpet Area + Balcony Area	1170





2 BHK 2T PREMIUM

(Tower 1 & 2)

East Facing, 1330 sq.ft

Series - 8 (Tower 1) 4 (Tower 2)	Area Statement (sq.ft)
SBA	1330
RERA Carpet Area	843
Carpet Area + Balcony Area	916



Disclaimer: The specifications, layouts and areas mentioned are indicative and do not constitute a legal offering. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever

Premium Tower 3 Master Plan



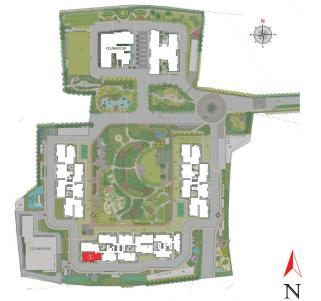


(Tower 3)





Series - 1	Area Statement (sq.ft)
SBA	1760
RERA Carpet Area	1167
Carpet Area + Balcony Area	1244

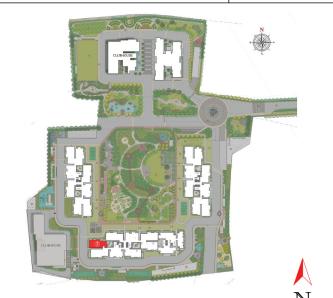


(Tower 3)



East Facing, 1715 sq.ft

Series - 2	Area Statement (sq.ft)
SBA	1715
RERA Carpet Area	1133
Carpet Area + Balcony Area	1201



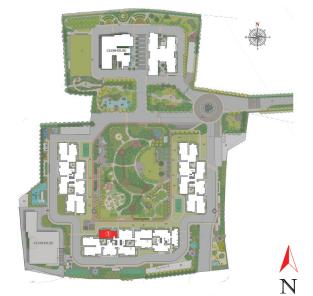


(Tower 3)



East Facing, 1780 sq.ft

Series - 3	Area Statement (sq.ft)
SBA	1780
RERA Carpet Area	1161
Carpet Area + Balcony Area	1240



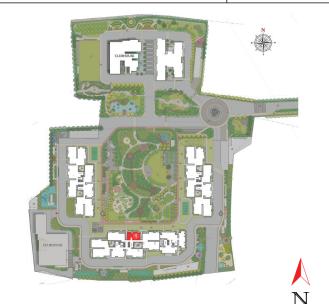
2 BHK 2T PREMIUM

(Tower 3)





Series - 4	Area Statement (sq.ft)
SBA	1320
RERA Carpet Area	839
Carpet Area + Balcony Area	912



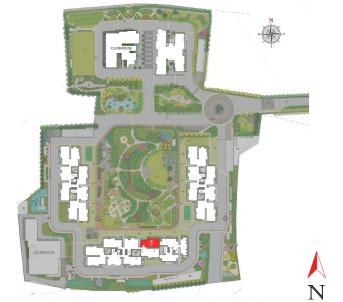


(Tower 3)

West Facing, 1765 sq.ft



Series - 5	Area Statement (sq.ft)
SBA	1765
RERA Carpet Area	1161
Carpet Area + Balcony Area	1238



(Tower 3)





Series - 6	Area Statement (sq.ft)
SBA	1700
RERA Carpet Area	1113
Carpet Area + Balcony Area	1190



(Tower 3)



North Facing, 1690 sq.ft

Series - 7	Area Statement (sq.ft)
SBA	1690
RERA Carpet Area	1113
Carpet Area + Balcony Area	1185



(Tower 3)



NorthFacing, 1440 sq.ft

Series - 8	Area Statement (sq.ft)
SBA	1440
RERA Carpet Area	942
Carpet Area + Balcony Area	1014



Comfort Tower 2.5 BHK

Total 20 Floors

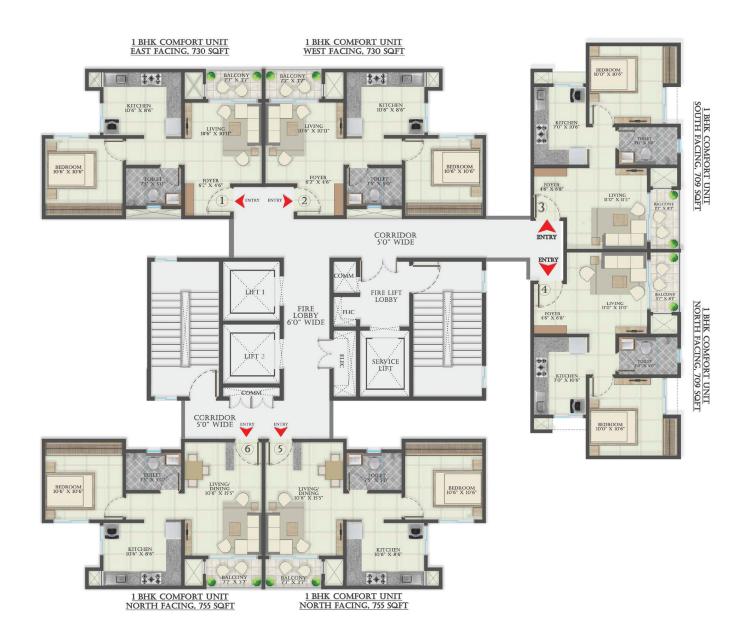




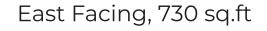
2 BHK + STUDY COMFORT UNIT NORTH FACING, 1510 SQFT

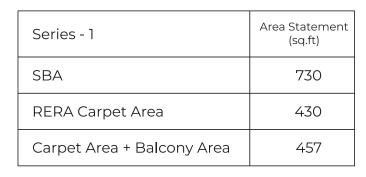
Comfort Tower 1 BHK

Total 20 Floors (Convertible to 2.5 BHK)













West Facing, 730 sq.ft



Series - 2	Area Statement (sq.ft)
SBA	730
RERA Carpet Area	430
Carpet Area + Balcony Area	457





South Facing, 709 sq.ft

Series - 3	Area Statement (sq.ft)
SBA	709
RERA Carpet Area	421
Carpet Area + Balcony Area	449





North Facing, 709 sq.ft

Series - 4	Area Statement (sq.ft)
SBA	709
RERA Carpet Area	421
Carpet Area + Balcony Area	449





North Facing, 755 sq.ft

Series - 5	Area Statement (sq.ft)
SBA	755
RERA Carpet Area	450
Carpet Area + Balcony Area	477





North Facing, 755 sq.ft

Series - 6	Area Statement (sq.ft)
SBA	755
RERA Carpet Area	450
Carpet Area + Balcony Area	477



Specifications

SUPER STRUCTURE

RCC shear wall-framed structure.

WALLS

- EXTERNAL WALLS: Aluminum formwork and shear wall technology.
- · INTERNAL WALLS: Aluminum formwork and shear wall technology.

CEILING FINISHES

- · DRAWING, DINING, LIVING, BEDROOMS, KITCHENS AND BALCONY: Smoothly finished with putty and premium emulsion paint.
- BATHROOMS: Grid Ceiling to cover all service lines.

WALLS FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHENS AND BALCONY: Smoothly finished with putty and premium emulsion paint.
- BATHROOMS: Tiles cladding up to 7 feet height to be provided.

FLOORING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHENS: 800 X 800 mm size vitrified tiles of reputed brands with spacer joint.
- BALCONY / BATHROOMS / UTILITY: Anti-skid tiles reputed brands.
- · CORRIDORS: Vitrified tiles of reputed brands with spacer joint.

WINDOWS / GRILLS

· All windows are of UPVC glazed sliding shutters and mosquito mesh shutter provision with necessary hardware.

JOINARY WORKS / DOORS

- · MAIN DOOR: African teak wood frame, finished with golden teak veneer solid flush door shutter and necessary reputed hardware.
- BEDROOM DOORS: Beachwood frame, solid flush doors finished with beach veneer and necessary reputed hardware.
- BATHROOM DOORS: Beachwood frame, solid flush doors finished with beach veneer on front side and white laminate on back side with necessary reputed hardware.
- BALCONY DOORS: UPVC glazed French sliding door with mosquito mesh provision.

ALL BATHROOMS

- · Counter-top type washbasin with single lever basin mixer.
- · Wall-mount EWC with concealed flush tank.
- · Thermostatic divertor (temperature control) with single level bath and shower mixer for all master bedroom bathroom only.
- · Normal divertor with single lever bath and shower mixer (other bathrooms).
- · Provision for geysers in all bathrooms.
- · All sanitary and CP fittings: Kohler or equivalent.

KITCHEN

- · Provision for water purifier.
- · Provision for washing machine and dishwasher in utility.

Specifications

ELECTRICAL

- Concealed copper wiring of reputed make (Anchor / Havells).
- · Power outlet for air-conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms and utility.
- · Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, exhaust, dishwasher in kitchen.
- · Washing machine point in utility area.
- Single phase supply for each unit and individual meters.
- · Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- · Modular switches of reputed make (Anchor / Havells).

TV / TELEPHONE / INTERNET

- · Provision for fiber to the home.
- Telephone / Internet: Drawing room and master bedroom.
- · Television points: Living and master bedroom.

WATER-PROOFING

· Waterproofing shall be provided for all bathrooms, balconies, utility area and terrace.

SECURITY

- · Round-the-clock security at entry and exit gates.
- · Comprehensive security system with cameras in appropriate locations.

FIRE SAFETY

· Fire alarm, automatic sprinklers and wet risers as per fire authority regulations.

POWER BACK-UP

• 100% DG power backup for each Flat for all lighting circuits. Additional 100% power back-up for amenities, lifts, water pump and common area lightings.

LIFTS AND LIFT LOBBIES

· High speed lifts of reputed make (Kone or equivalent).

WTP & STP

- · Treated water will be made available through water softening for domestic purpose.
- · A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping and flushing purpose.

CAR PARK

- · Exclusive covered and open parking system, will be designed to suit the number of car parks required.
- Parking signages and equipment at required places will be provided to improve driving comfort.
- · Dedicated space for EV car charging will be provided.



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58/9, 58/12, 58/13, 302/2, 302/302/3A1

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