



PASSION SQUARE

**MSR**  
**PASSION** *Square* 

Chikkanayakanahalli Varthur, Hobli, Bengaluru

# AMENITIES

## GROUND FLOOR LEVEL

- 1- JOGGING TRACK
- 2- CYCLE TRACK
- 3- OUTDOOR EXERCISE THERAPY
- 4- ELDERLY NICHE WITH BOUGAINVILLEA
- 5- TOT LOT PLAY AREA
- 6- CHILDREN'S PLAY AREA
- 7- PLAY LAWN 8 ROCK CLIMBING WALL
- 9- AMPHITHEATRE 10 CRICKET PRACTICE NET
- 11- AROMA GARDEN
- 12- MULTIPURPOSE COURT VOLLEY BALL/ HALF BASKETBALL
- 13- PLANTING AREA
- 14- WOODLANDS SEATING GARDEN
- 15- REFLEXOLOGY PATH
- 16- ELDERLY ZONE
- 17- SKATING RINK
- 18- ADVENTURE PLAY AREA
- 19- JUMPING TRAMPOLIN
- 20- KOI POND
- 21- MINI LIBRARY (INDOOR)

## FIRST FLOOR LEVEL

- 22- SEATING PLAZA
- 23- TREE BOULEVARD
- 24- STEPPED PLANTER
- 25- FOCAL SCULPTURE
- 26- PLANTER WITH ACCENT PLANTING
- 27- CASUAL SEATING AREA
- 28- READING ZONE
- 29- YOGA/ MEDITATION
- 30- ELDERLY PATH
- 31- CENTRAL ISLAND WITH TREE
- 32- STEPPINGSTONE
- 33- POOL TABLE (INDOOR)
- 34- CHESS (INDOOR)
- 35- TABLE TENNIS (INDOOR)
- 36- FOOS BALL (INDOOR)
- 37- GYM (INDOOR)
- 38- PARTY HALL (INDOOR)
- 39- TV ROOM (INDOOR)
- 40- FOOD COURT (INDOOR)
- 41- WAITING LOUNGE(INDOOR)

## TERRACE LEVEL

- 42- POOL DECK
- 43- KIDS POOL
- 44- AQUA GYM
- 45- POOL SLIDE
- 46- INFINITY POOL
- 47- POOL DECK WITH CHAISE LOUNGE
- 48- SITTING WITH FIRE PIT
- 49- TRELLIS WITH WATER SPOUT
- 50- FLOATING PLUMERIA TREE
- 51- OPEN SHOWER
- 52- PARENT'S SITTING AREA
- 53- MURAL WALL
- 54- PLANTER WITH ACCENT PLANTING
- 55- BBQ PAVILION WITH SEATING
- 56- GATHERING PLAZA
- 57- TENSILE FABRIC STRUCTURE
- 58- LEISURE SITTING WITH FAMILY AREA
- 59- READYMADE WATER FEATURE
- 60- SCULPTURE DECK
- 61- FOLIAGE GARDEN
- 62- GOLF PRACTICE COURT
- 63- STAR GAZING

1 Acres &  
25 Guntas



152 units

2 Towers



B+G+ 7 Floors

2, 2.5 & 3 BHKs  
(1099 to 1557 sq ft)



60+ Amenities

# Masterpiece



# FLOOR PLANS

## 2 BHK

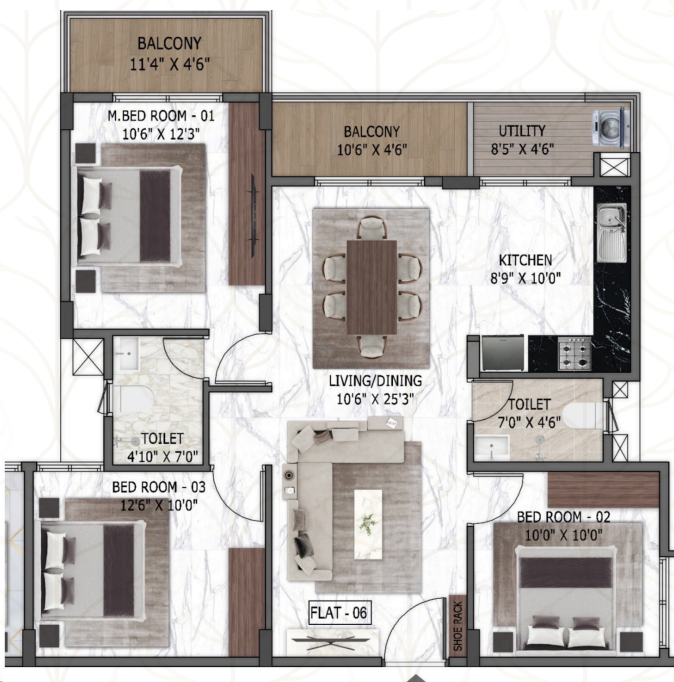


SBA :1099

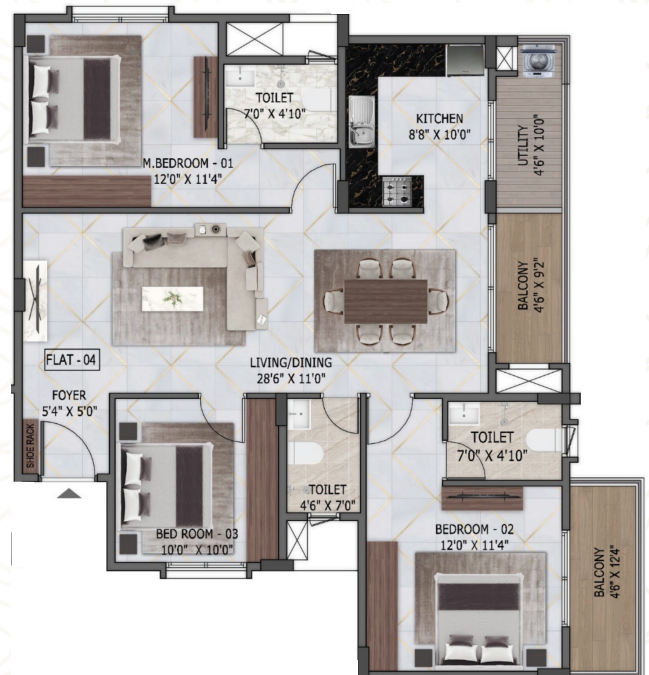


SBA :1167

## 3 BHK



SBA :1319



SBA :1557

# SPECIFICATIONS

## Structure:

- Seismic II Zone/ IS-1893 (Part 1) 2016 Compliant RCC Structure and Walls.
- 1 Carparking Space for Each Flat in Stilt or Basement.

## Floorings:

- Double Charged Vitrified Tiles in the Living, Kitchen, Dining & Bedrooms.
- Anti-skid Ceramic Tiles in Toilets & Utilities.
- Vitrified/ Ceramic Tiles from Simpolo / Kazaria/ Johnson or Equivalent make.
- Granite Floor for the Staircase and Lift Lobby.

## Doors:

- Main Doors, – 8ft height Timber/ Engineered Door Frames with Teak Wood Finish Veneered Solid Doors With Polish.
- Bed room doors – 8ft height Timber/ Engineered Door Frames With Teak Wood Finish Veneered Honey Cell infill Door Frames With Polish.
- Toilet Doors – 7ft height Timber/ Engineered Door
- Frames with laminated Door Frame with Polish.
- Powder coated Steel Hardware for all Doors.

## Windows:

- Living and MBR Balcony, -- 8ft height UPVC Sliding frame with Sliding Shutters Fitted with Clear Glass.
- Bed rooms window, -- UPVC Window Frame with Sliding Shutters Fitted with Clear Glass.
- Ventilators, -- UPVC Ventilators with Exhaust fan Provision With Translucent

## Kitchen:

- Glazed Ceramic Tile Dado for 2 Feet Height above the Granite Counter Level.
- Stainless Steel Single Bowl Sink With Table/Wall Mount tap.
- Provision for Water Purifier Point.
- Provision for Washing Machine.
- Hob Exhaust Provision in the Kitchen.
- GAIL Gas Line Provided till the Kitchen Stove Location with Meter installation.

## Painting:

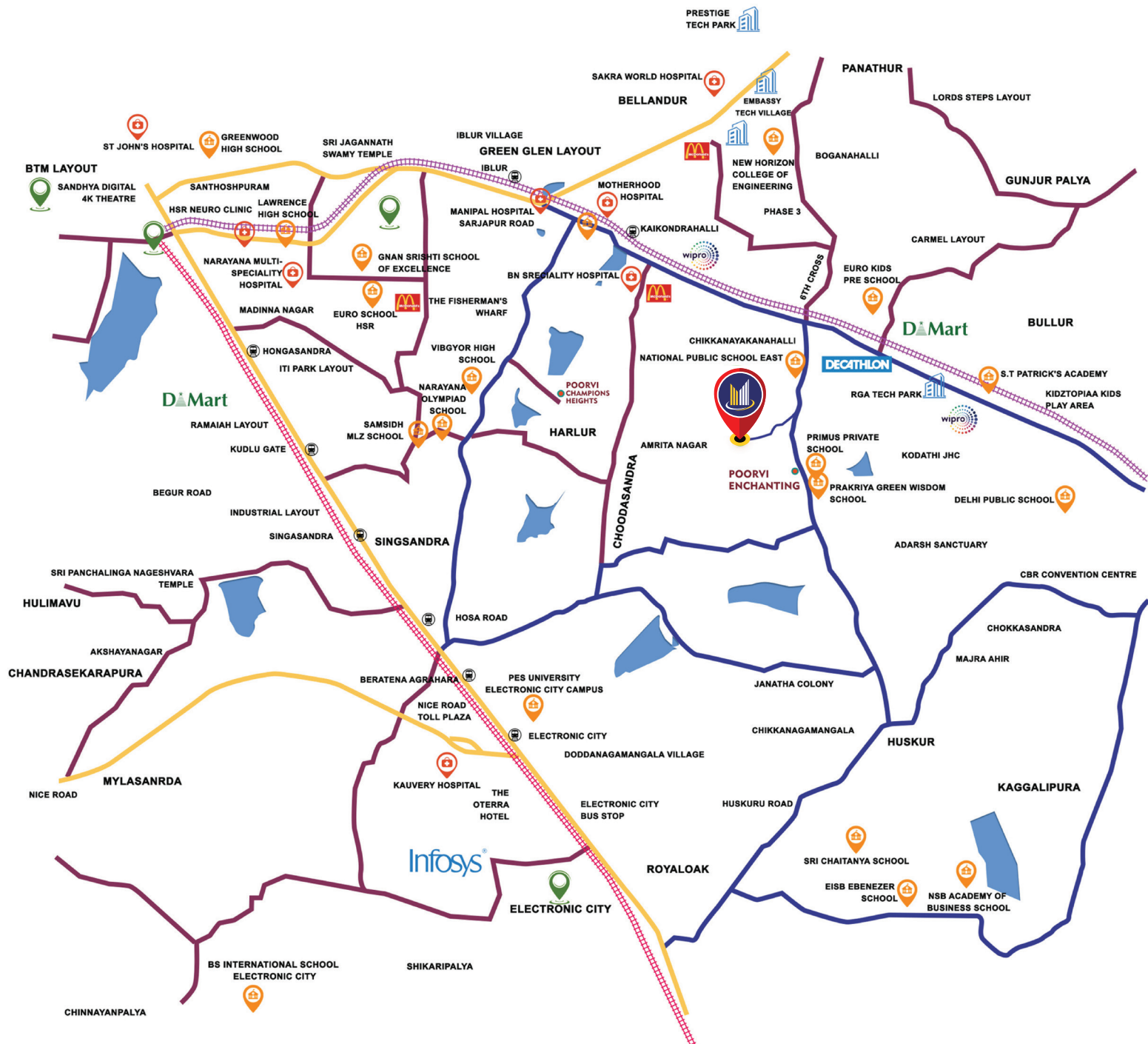
- Interior Walls, Ceiling - Emulsion Paint.
- Enamel Painting for MS works.
- External Walls - Combination of Textured Finish & External Grade
- Paint as per Architect's Scheme.
- Paints from Asian / Berger or Equivalent.

## Toilets:

- Wall Dado Tiles: Glazed Ceramic Tiles of 2x1 ft Size up to 7ft Height.
- Flooring : Antiskid Ceramic tiles of 1x1 ft Size with Spacer Joint with Epoxy Grout.
- Fittings and Accessories: White Color wall Mount EWC Commode with Concealed Flush Tank.
- Wall hung /Over Counter White Color Washbasins (where ever applicable).
- Chrome Plated wall Mixer with OH Shower, Pillar Cock, Health Faucet, etc..
- Sanitary Ware & CP Fittings from Grohe/ Kohler/ Vitra/ Jaguar or Equivalent make.
- Plumbing Material from Astral/ Supreme/ Ashirvad/ Prince or Equivalent Make.

## Electrical & Communication:

- Power Supply of 3KVA for 2BHK and 4KVA for 3BHK.
- Concealed Conduits with Good Quality fire-resistant Copper Wires.
- Good Quality Modular Electrical Switches & Sockets.
- ELCB, ACCL and Individual Single-phase Meter for Each Flat.
- One MCB for each Room Provided at the Main Distribution box.
- **Geyser Points in Toilets;**
- Washing Machine, Dishwasher, Refrigerator, Aqua, Hob and Microwave points in kitchen & utility.
- TV points in Living and Master Bedrooms.
- Split AC Provision in living and Master Bedroom.
- Sufficient Light, Fan and Power Outlets Points will be Provided.
- Exhaust fan Provision in all Bathrooms.
- Provision for Common Electric Car Charging Point in Open Parking area.
- Wire - Havells / Finolex or Equivalent make;
- Cable - RR cable/ Polycab/ KEI or Equivalent make
- Modular switches & sockets -Anchor / Schneider / Legrand or Equivalent Make.



## Neighbourhood

### SCHOOLS

Primus Public School	180 m
National Public School East	1.3 km
Orchids The International School	7.8 km

### HOSPITALS

BN speciality Hospital	4.5 km
Motherhood Hospital	6.7 km
Manipal Hospital	5.9 km

### ENTERTAINMENT

Decathlon	4.7 km
Sarjapur Social	3.4 km
D Mart	4.0 km

### IT & TECH PARKS

RGA Techpark	4.3 km
Wipro Limited. SEZ	4.9 km
Wipro Technologies, Ambalipura	5.0 km



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