



LEVEL UP
YOUR
LIVING

PELICAN SQUARE
LUXURY VILLAS

SARJAPURA | BANGALORE PRM/KA/RERA/1251/308/PR/311222/005595

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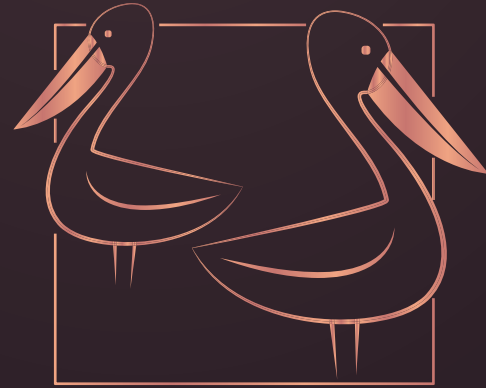
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PELICAN SQUARE
LUXURY VILLAS

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 PELICAN SQUARE
LUXURY VILLAS

.....

Living is...

SPACIOUS,
OPEN LAYOUTS
THAT PROVIDE
PRIVACY AND
CONNECTION.

*Our unique, split-level design makes spaces for you, the kids, the
parents, and a little bit extra to unleash your creativity.*



 PELICAN SQUARE
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Spacious living area that seamlessly opens up into the dining & kitchen.

Skylights and windows brighten inside spaces.

Smart ventilation design keeps the interiors cool all season.



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Living is...

READING A BOOK
UNDER THE SHADE
OF A RUSTLING
MANGO TREE.

*Villas with spacious garden sit-outs are nestled among carefully
crafted lush greenscapes and shaded walkways.*



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*Private gardens ranging from 400-700+ sq.ft.
Bedrooms on all levels with study area & green spacious balconies.*

SPLIT LEVEL

ARCHITECTURE
SKYLIGHT

TYPE A

ENHANCED NATURAL LIGHT

Villa living spaces are bright and well-lit through the day due to smartly placed skylights and windows.

ENHANCED PRIVACY

With bedrooms and living spaces separated across floors, the family get to experience greater privacy and day-to-day comforts.

SEAMLESS OPEN SPACES

Stacked architecture allows for seamless open spaces and better use of space for all family activities.

ALL SEASON CROSS VENTILLATION

Optimally placed windows and vents in every room ensures ample daylight and good cross ventilation across all seasons.



TYPE B



.....

Living is...

SPACES THAT MELD
THE OUTSIDE AND
INSIDE SEAMLESSLY

Our unique, split-level design makes spaces for you, the kids, the parents, and a little bit extra to unleash your creativity.



*Split-level dining space and open kitchen for enhanced privacy & comfort.
Skylights and windows brighten inside spaces and improves cross ventilation all year.*



CENTRAL STAIRCASE WITH SKYLIGHT | VILLA TYPE A | PELICANSQUARE.IN





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Living is...

HAVING THE
PERFECT SPOT FOR
WORK & PLAY,
REST & REJUVENATION.

*Spacious bedrooms, dedicated work spaces and sunlit family areas
create the perfect ambience whether for focus or relaxation.*



*Generous bedrooms with sunlit balconies, dedicated spaces for work / study.
Multi-use room adjoining the terrace. Use as Home Theater room or just a Hobby room.*







*Spacious bedrooms with sunlit reading nooks.
Skylights and windows brighten and freshen interior spaces.*



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Living is...

ALWAYS HAVING ROOM
FOR FAMILY, FRIENDS
AND FUN!

*Whether cosy evenings indoors or spirited times out in the open, you'll
never run out of options for connection and entertainment.*



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Banquet Hall with guest rooms for get togethers, festivities and more.

Party hall and BBQ PATIO for cozy parties & celebrations.

Open air auditorium, Hobby and reading rooms for community engagement.



Ample social spaces for community interaction & engagement.

Indoor sports arena with badminton & squash courts.

Well equipped fitness.





 PELICAN SQUARE
LUXURY VILLAS



OPEN AIR FITNESS

SWIMMING POOL

VOLLEYBALL AND BASKETBALL COURTS

CRICKET AND GOLFING NETS

OUTDOOR GYMNASIUM

JOGGING TRACKS AND KIDS' PLAY AREAS

INDOOR SPORTS ARENA

BADMINTON AND SQUASH COURTS

GAMES ROOM

ZUMBA AND YOGA ROOM

INDOOR GYMNASIUM

GREEN MINDFULNESS

WATER COURT AND SHADED WALKWAYS

HERB AND BUTTERFLY GARDENS

MEDITATION COURT AND READING NOOKS

PLAZA AND ISLAND PARKS

AMPHITHEATRE AND TRANQUIL COURT



Edge plantations with unique social spaces, such as outdoor board games, green gazebos & more.

Exotic landscaped gardens with flower meadows, reading nooks, meditation zones & more.







Outdoor sports arena equipped with a multi-game court, cricket pitch, beach volley ball court, swimming pool, skating rink & more.

Winding walkways with lush landscaping.



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LUXURY VILLAS

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Living is...

BETTER WITH
PELICAN SQUARE
HOMES.

Choose your own Pelican Square home and level-up your living.



 PELICAN SQUARE
LUXURY VILLAS

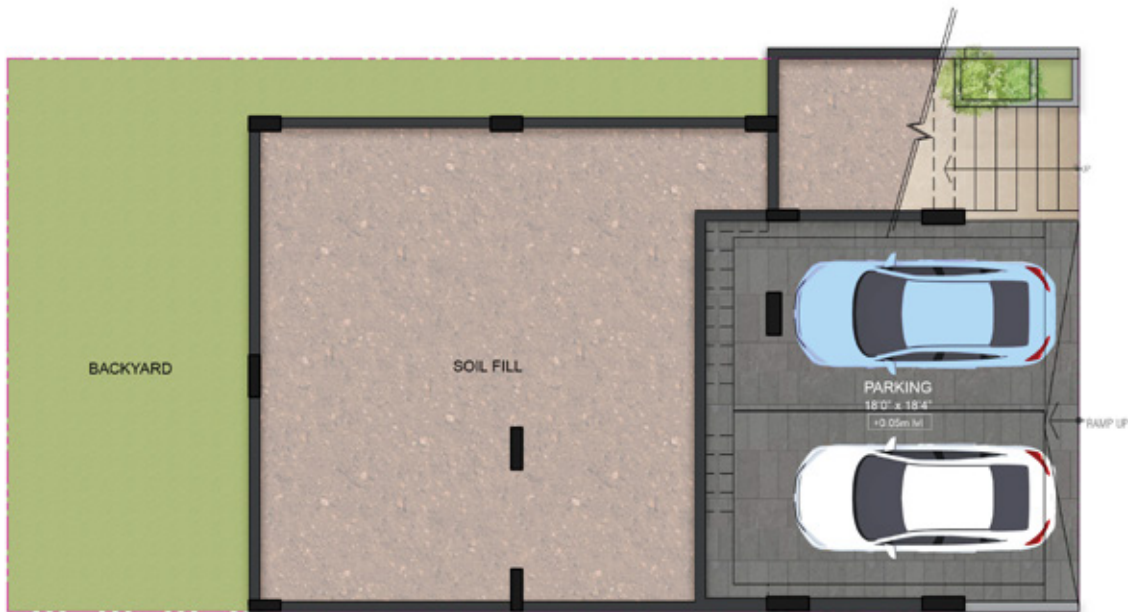


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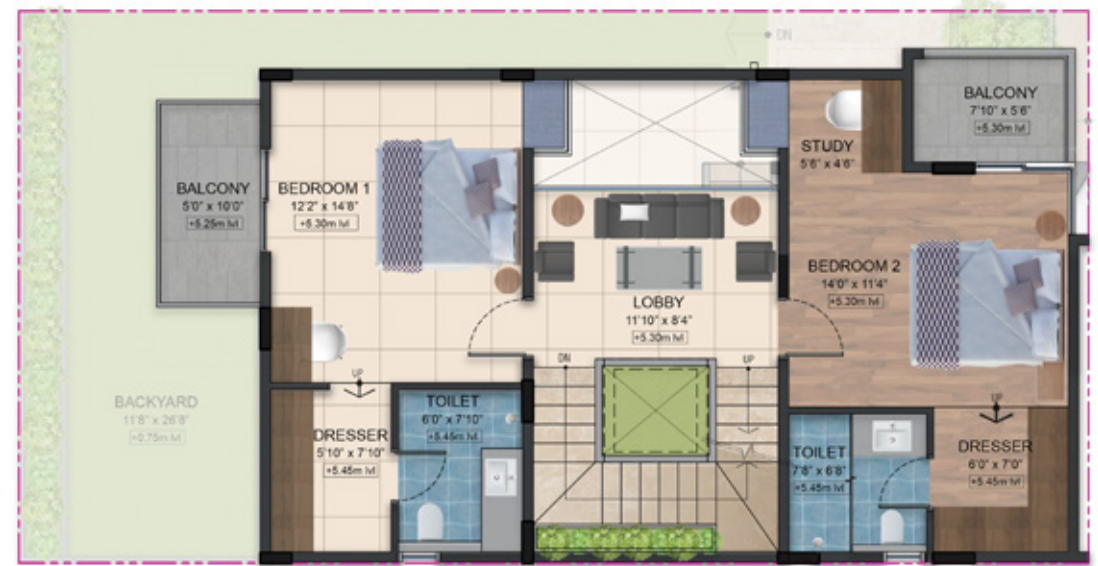
TYPE A

	UDS	BUA	RCA	TERRACE	GARDEN
<i>EAST</i>	2077-2242	2606	1957	321	409-721
<i>WEST</i>	2077-2239	2606	1957	321	409-766
<i>NORTH</i>	2077	2606	1957	321	415-669

ALL MEASUREMENTS ARE IN SQ.FT



GROUND FLOOR PLAN
TYPE A - EAST FACING



2ND FLOOR PLAN
TYPE A - EAST FACING



1ST FLOOR PLAN
TYPE A - EAST FACING



3RD FLOOR PLAN
TYPE A - EAST FACING



TYPE A

EAST



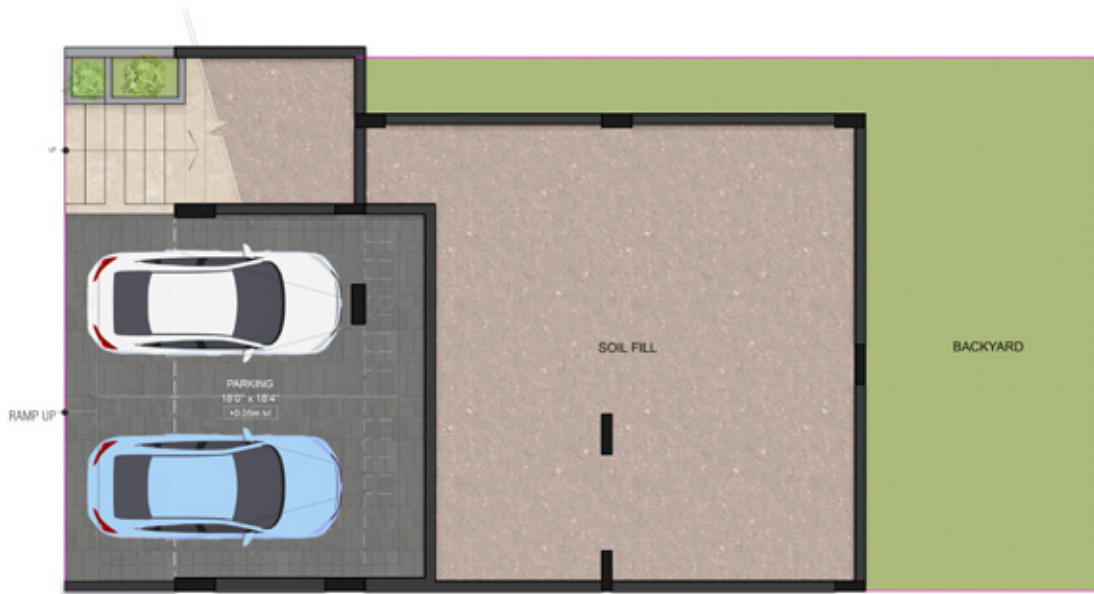
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

UDS	BUA	RCA	TERRACE	GARDEN
2077-2242	2606	1957	321	409-721



GROUND FLOOR PLAN
TYPE A - WEST FACING



2ND FLOOR PLAN
TYPE A - WEST FACING



1ST FLOOR PLAN
TYPE A - WEST FACING



3RD FLOOR PLAN
TYPE A - WEST FACING



TYPE A WEST



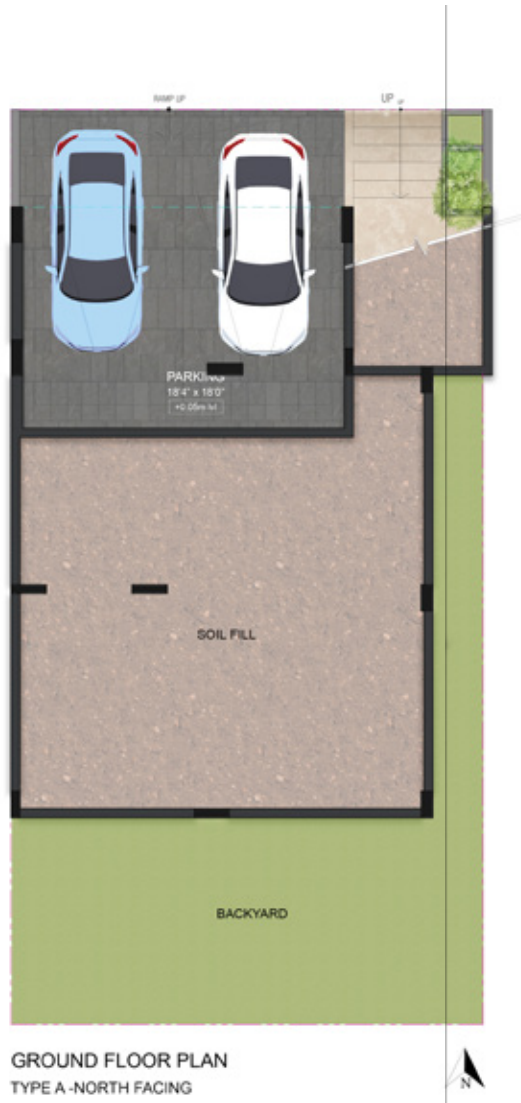
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

UDS	BUA	RCA	TERRACE	GARDEN
2077-2239	2606	1957	321	409-766



TYPE A

NORTH



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

UDS	BUA	RCA	TERRACE	GARDEN
2077	2606	1957	321	415-699



 PELICAN SQUARE
LUXURY VILLAS

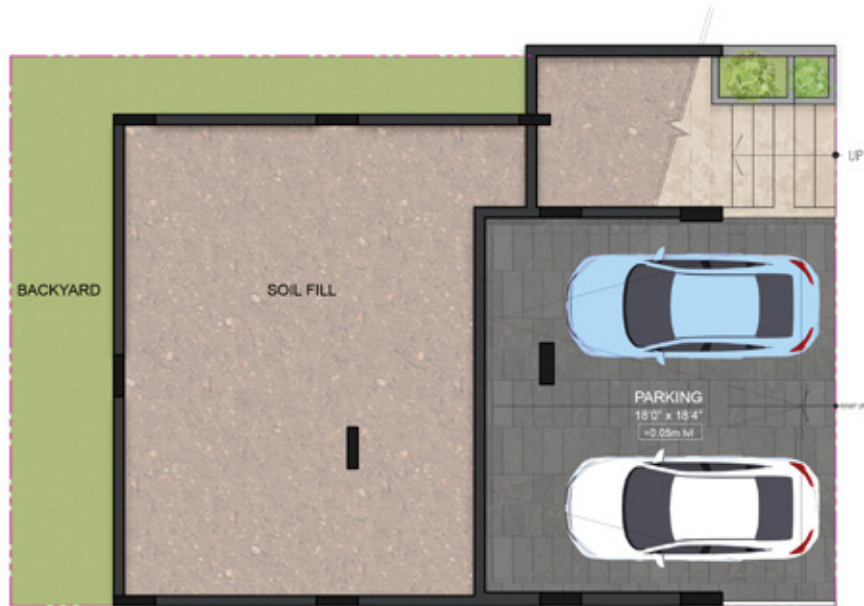


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TYPE B

	UDS	BUA	RCA	TERRACE	GARDEN
<i>EAST</i>	1623-1946	2262	1706	298	409-721
<i>WEST</i>	1623-1752	2262	1706	298	409-766
<i>NORTH</i>	1813	2262	1706	298	415-669

ALL MEASUREMENTS ARE IN SQ.FT



GROUND FLOOR PLAN
TYPE B - EAST FACING



2ND FLOOR PLAN
TYPE B - EAST FACING



1ST FLOOR PLAN
TYPE B - EAST FACING



3RD FLOOR PLAN
TYPE B - EAST FACING



TYPE B

EAST



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

UDS

BUA

RCA

TERRACE GARDEN

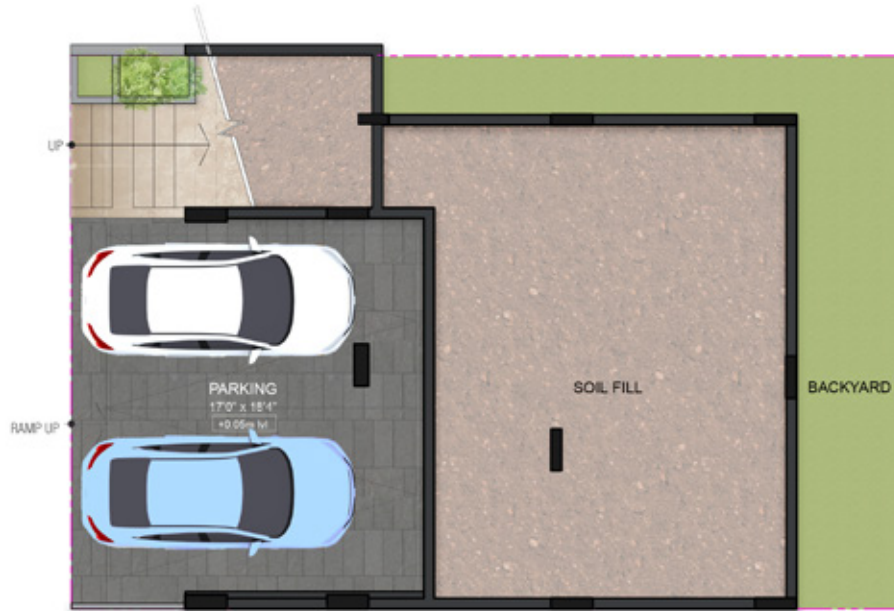
1623-1946

2262

1706

298

409-721



GROUND FLOOR PLAN
TYPE B - WEST FACING



2ND FLOOR PLAN
TYPE B - WEST FACING



1ST FLOOR PLAN
TYPE B - WEST FACING



3RD FLOOR PLAN
TYPE B - WEST FACING



TYPE B

WEST



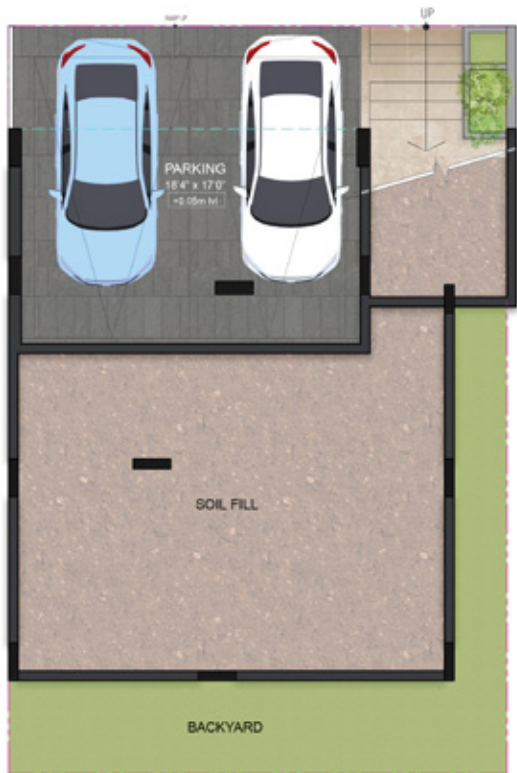
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

UDS	BUA	RCA	TERRACE	GARDEN
1623-1752	2262	1706	298	409-766



GROUND FLOOR PLAN
TYPE B - NORTH FACING



1ST FLOOR PLAN
TYPE B - NORTH FACING



2ND FLOOR PLAN
TYPE B - NORTH FACING



3RD FLOOR PLAN
TYPE B - NORTH FACING

TYPE B

NORTH



UDS	BUA	RCA	TERRACE	GARDEN
1813	2262	1706	298	415-699

MASTER PLAN



189

TOTAL VILLAS

90

TYPE A VILLAS

99

TYPE B VILLAS

LEGEND

- ENTRY ROAD .01
- ENTRANCE PLAZA .02
- KIDS PLAY AREA .03
- VOLLEY BALL FULL COURT (SAND) .04
- JUNGLE GYM .05
- STEPS (FULL) .06
- SWIMMING POOL .07
- KIDS POOL WITH WATER SPOUT .08
- ACCENT LANDSCAPE PLAZA .09

- CRICKET PITCH .10
- LANDSCAPE COURT .11
- 9 BALLS IN THE AIR .12
- SKATING RINK .13
- LAWN WITH PLAY AREAS .14
- SCULPTURE COURT .15
- WATER FEATURE .16
- PATHWAY .17
- MULTI-PURPOSE COURT .18

- LAWN .19
- AMPHITHEATER SEATING .20
- TREE GROVE .21
- SNAKES & LADDER / LUDO .22
- ACCENT TREE .23
- BUTTERFLY GARDEN .24

.....

Living is...

GREEN SPACES FOR BODY, MIND & SOUL

ACTIVE GREENS

OPEN AIR GYM
WINDING JOGGING TRACK
WALKING LOOPS AMIDST LUSH GREENARY
COMMUNITY GARDENING ZONES
CHILDREN'S PLAY AREA

TRANQUIL GREENS

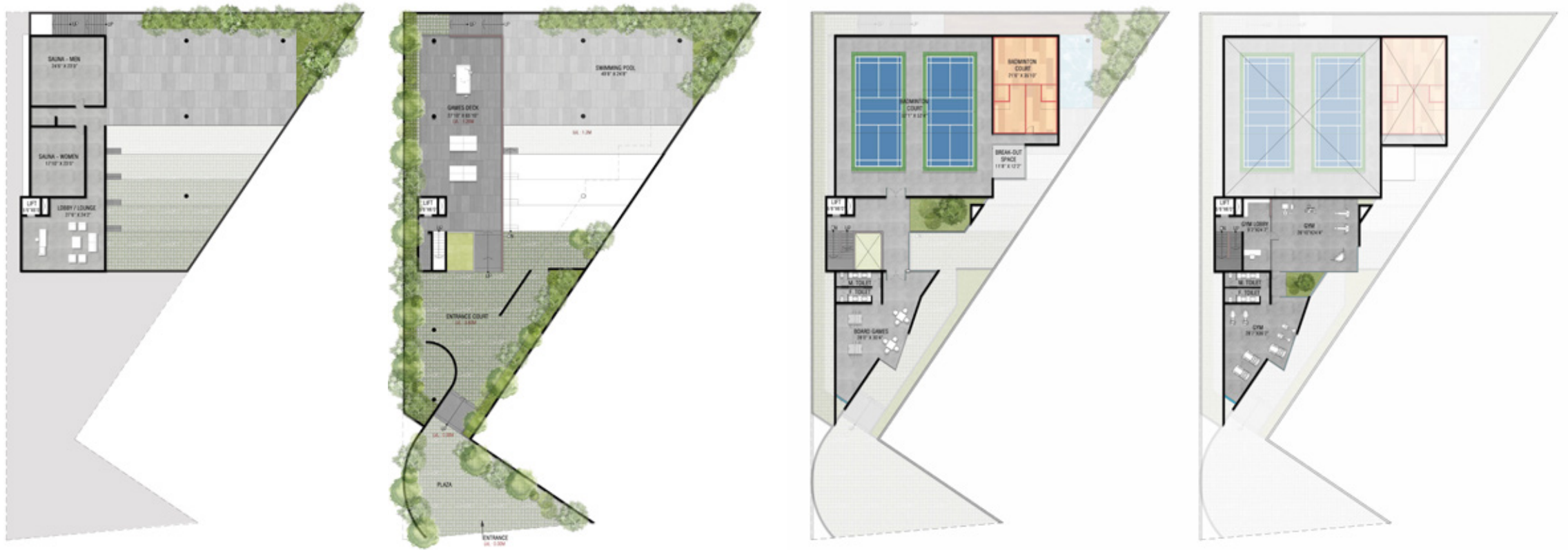
MEDITATION ZONES SET AMONG TRANQUIL GREENS
FLOWER MEADOWS WITH AROMATIC PLANTS
BIRD WATCHING SPOTS
OPEN AIR YOGA COURT

SOCIAL GREENS

TRANQUIL PARKS WITH AMPLE SEATING
READING NOOKS
AROMATIC GARDEN WITH SELFIE CORNER
OPEN AIR AUDITORIUM
COMMUNITY SPACES WITH LUSH GREENERY

PELICAN CREST

CLUB HOUSE



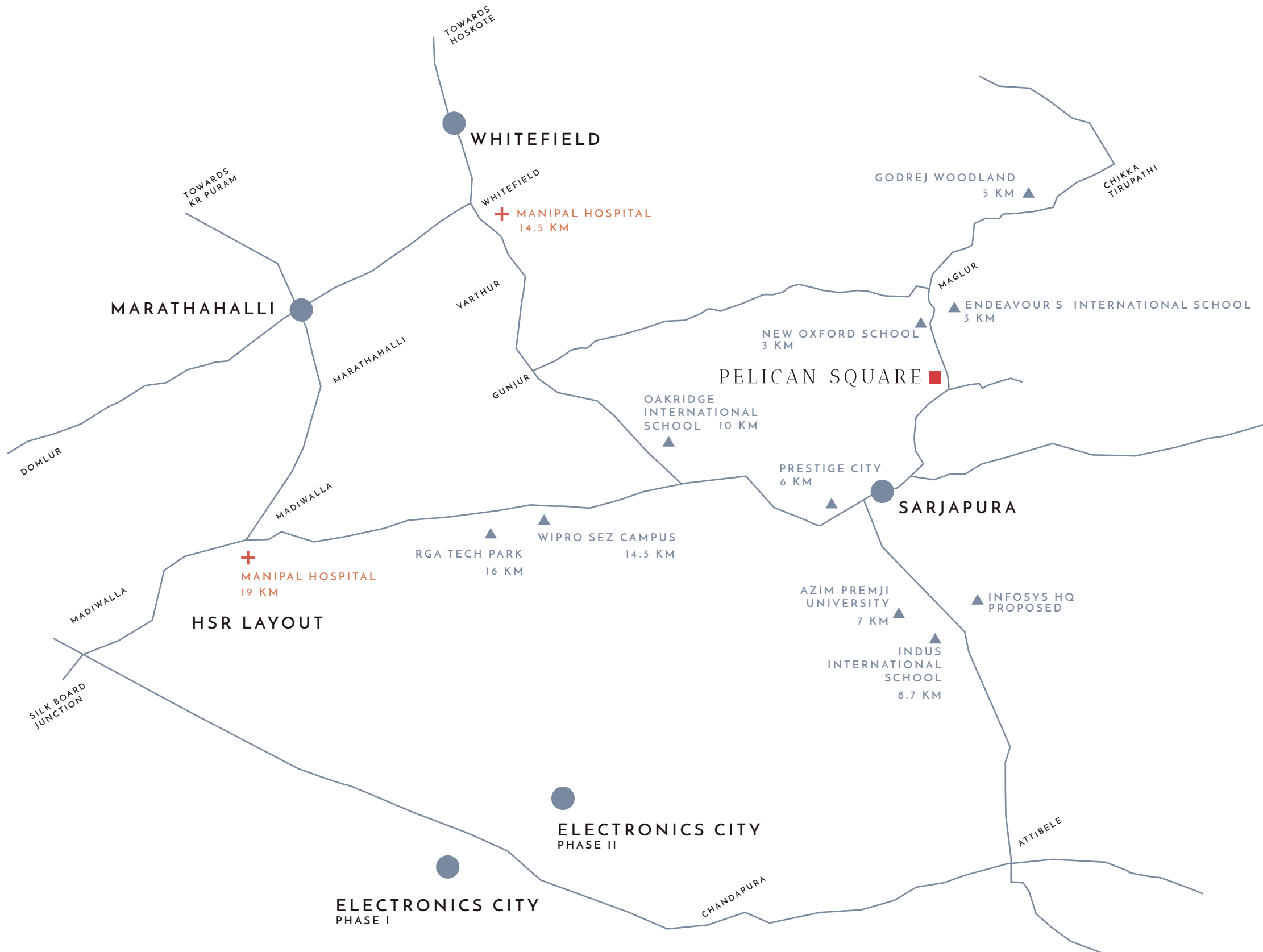
SUANA (MEN / WOMEN) | INDOOR GAMES ARENA
GYM / ZUMBA FITNESS CENTER | BOARD GAMES ROOM
BADMINTON COURTS | SQUASH COURT

PELICAN NEST

CLUB HOUSE



MULTI-PURPOSE HALL / BANQUET HALL
CAFE | PARTY LOUNGE WITH GUEST ROOMS
ACTIVITY CENTER | READING ROOMS | LIBRARY
HALF BASKETBALL COURT



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Living is...

WALKING IN TO FIND
SPACE, FRESHNESS,
LIGHT, AND NATURE SOUNDS.

30-40 MINS TO ELECTRONICS CITY

30-40 MINS TO WHITEFIELD

30-40 MINS TO MARATHAHALLI

This project is located in a green location, free from noise and pollution. The convenience of being less than 30 minutes away from the IT corridors of Bengaluru and from any city experience you want to access.

TECH SPEC

UNIQUE FEATURES

- Architecturally Designed for maximum fresh air circulation and natural ventilation into the entire Villa for Improved indoor air quality.
- Water Management: Water conservation technologies and strategies.
- Waste Management.
- Energy efficient lighting system.
- Eco-friendly paints (Low VOC).
- Water efficient fixtures/ taps.

FACILITIES & AMENITIES

- PELICAN SQUARE amenities are divided into multi-faceted zones, each one a customised experience for the right set of people. Adventure, Health, Meditation, Learning, Entertainment & Recreation are elements classily encompassed into the property, that enhance the lures of them.

FACILITIES & AMENITIES

- Club House
- Multi-purpose Party Hall
- Party Lawns
- BBQ and Food Counter
- 2 Nos of Indoor Badminton Courts
- Squash Court
- Indoor Gymnasium
- Indoor Games – TT table, Pool Table, Carroms
- Yoga/ Zumba Room
- 3 Nos of Guest Rooms
- 2 Nos of Tuition Rooms for Dance, Music, Painting, Literature, etc..
- Swimming pools – Adults & Kids
- Outdoor Games: Beach Volley Ball, Half Basket Ball court, Cricket Practice Net, Golf Putting
- Outdoor Gym
- Parks,
- Children's Play Areas- Giant Ludo/ Chess/ Snake & Ladders, etc..
- Jogging track / Leisure Plaza and many more...
- Sewage Treatment Plant / Water treatment plant / Rainwater Harvesting Pits.
- Fiber To Home (FTH) / CCTV Surveillance / 24*7 manned security.
- Power Backup with auto fail-over: 100% stand-by generator for lights in common areas & club house, STP and WTP. 1000W (all lights, fans, TV & Fridge) power back-up for each Villa.

STRUCTURE

- Seismic II zone/ IS-1893 compliant RCC framed structure with concrete brick walls.
- No beams/ column offsets in living areas.
- 2 Carparks in Stilt and Guest parking in open surface.

PAINTING

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

FLOORING

- Double Charged Vitrified Tiles in the Living, Kitchen, Dining & Bedrooms; Laminated wood flooring in master bedroom.
- Anti-skid ceramic floor tiles in Toilets.
- Vitrified/ Ceramic tiles from Simpolo/Somany/ Kazaria/ Restiles/ Ultra or equivalent make

DOORS

- Main Door –Timber/Engineered Door Frames with teak veneered flush doors with Polish.
- All Other Doors - Engineered Door Frames with flush door with enamel paint/ laminate wrap.
- Stainless Steel Hardware for all Doors.

TOILETS

- Wall dado tiles: Glazed ceramic tiles up to false ceiling height.
- Fittings and Accessories: Pastel color wall hung EWC commode with concealed cistern.
- Wall hung /Over counter pastel color washbasins (where ever applicable).
- Chrome plated hot & cold wall mixer with hand shower, pillar cock, health faucet, etc..
- Dual plumbed: The building with two sets of pipes: one for fresh water and one for recycled water.
- Concealed Master Control Cock in all Bathrooms.
- Provision for Solar water heating system for showers and in utility.
- All plumbing will be pressure tested.
- Sanitary ware & CP Fittings from Vitra/Grohe/ Kohler/ Jaguar or Equivalent make
- Plumbing material from Astral/ Supreme/ Ashirvad/ Prince or Equivalent make.

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TECH SPEC

KITCHEN

- Glazed ceramic tile dado for 2 feet over a kitchen platform counter.
- Stainless steel double bowl sink with table/wall mount tap in utility area.
- Provision for water purifier point.
- Provision for dishwasher and gas cylinders in the utility area.
- Provision for washing machine and SS sink in terrace utility.
- Stainless steel sink of make Carysil, Frankie, Nirali or Equivalent make.

WINDOWS

- UPVC / AL Window frame with sliding shutters fitted with clear glass and mosquito mesh.
- UPVC / AL Ventilators (with exhaust fan provision) with Translucent Glass.
- MS Security grill(s) with enamel paint (where ever applicable)

ELECTRICAL & COMMUNICATION

- Power supply of 7KVA for Villa.
- Concealed conduits with good quality fire-resistant copper wires.
- Good Quality modular electrical switches & sockets.
- Earth Leakage Circuit Breaker (ELCB), ACCL (Automatic Source Changeover with Current Limiter) and individual three-phase meter for each Villa.
- One Miniature Circuit Breaker (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 all bedrooms
- Telephone point in Living.
- Split AC provision in all bedrooms.
- Sufficient light, fan and power outlets points will be provided.
- Exhaust fan provision in all Bathrooms.
- Data Point in all Bedrooms, Living and Office Room.
- Fiber To The Home (FTTH).
- Provision for electric car charging in carpark.
- Lift provision in Type A villas only.
- Wire – LAPP/ Finolex or Equivalent make;
- Cable - RR cabel/Polycab/KEI or Equivalent make
- Modular switches & sockets - Schneider/ Legrand/ Crabtree or Equivalent make

SAFETY & SECURITY

- Compound wall around the housing complex.
- 24/7/365 Manned Security at entry/ exit & other vantage points
- CCTV Camera at entry/ exit, children play area & other vantage points.

POWER BACKUP

- 100% stand-by generator for lights in common areas, STP and the water pumps.
- 1000W (all lights, fans & Living TV point) power back-up for each Villa, with fully automatic ~change-over switch and ACCL switch.

WATER METERING

- The use of meter to track the use of domestic water per Villa to enhance the water performance of residential dwelling.

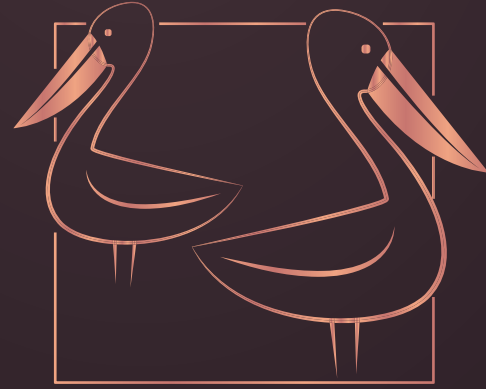
DISCLAIMER

- The Builder reserves the right to make changes in the elevation, plans and specifications as deemed fit in the interest of quality and timely delivery.

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PELICAN SQUARE | TECH SPEC | PELICANSQUARE.IN



PELICAN SQUARE
LUXURY VILLAS

WH

WHITEHILL
HERITAGE
HOMES

SITE ADDRESS

Sy.No 49/1, Sarjapura Chicktirupathi Road, Sarjapura, Bangalore - 562125

OFFICE ADDRESS

Plot # 76, Pembroke Layout, Panathur, Bangalore-560103

RERA NO: PRM/KA/RERA/1251/308/PR/311222/005595