

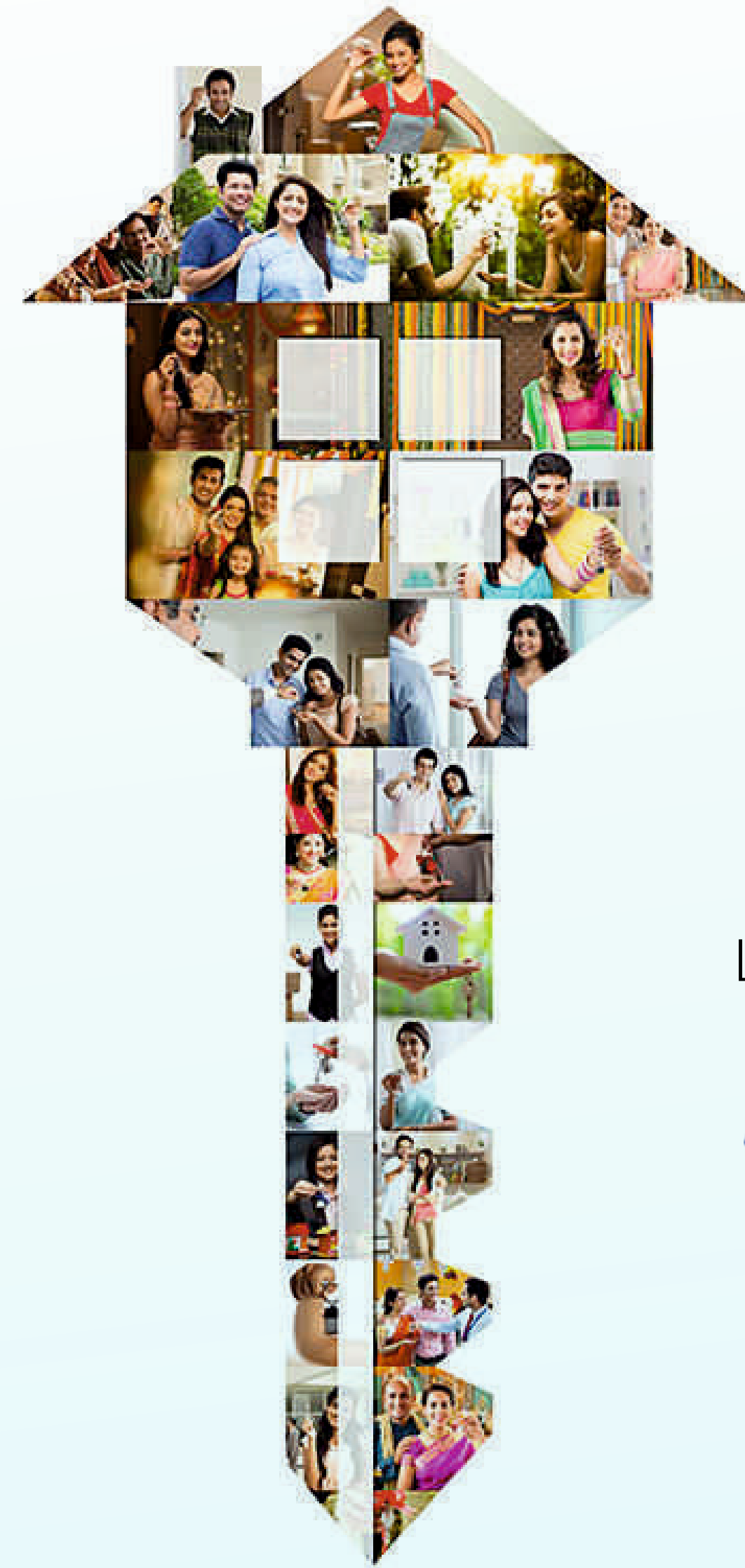


Project Address

Sy.No. 98/3A, Kenchappa Garden,
3rd Main Road, Hoyasala Nagar Main Road, Horamavu, Bengaluru 43
Mobile : 94408 63797

DS & JAKS DEVELOPERS

Regional Office : Flat No. A 403, Aspenwoods Apartment,
Doddakamnahalli, Bengaluru 560076
Mobile : 97317 01661












Live with the like minded

*needs*³
PROJECT 168



HIGHLIGHTS

-  Premium flooring
-  Branded sanitary ware
-  Branded fitting & fixtures
-  Premium emulsions
-  Glass railing
-  Premium flush doors
-  Advanced security
-  Restricted access
-  Grand entry drop off



ALL THE LUXURIES UNDER ONE ROOF



Stay young at heart with a state-of-the-art clubhouse that extends world class health and sports facilities to its residents alongside umpteen leisure related conveniences. Needs3 Project 168's unique clubhouse design offers its residents a life where they need not travel long distances to appease their flair for health and fitness. Indulge in late night festivities in a spacious party area that causes zero disturbance and countless other amenities to have a great time.

Clubhouse equipped with

- | | |
|----------------------------|----------------------------|
| State-of-the-art Gymnasium | Snooker & Billiards Tables |
| Badminton Court | Yoga and Aerobics Centre |
| Exclusive lounge | Banquet Hall |
| Cricket Net Practice | Conference Room |
| Tennis Court | Spa |
| Basket Ball court | |

PROJECT LOCATION

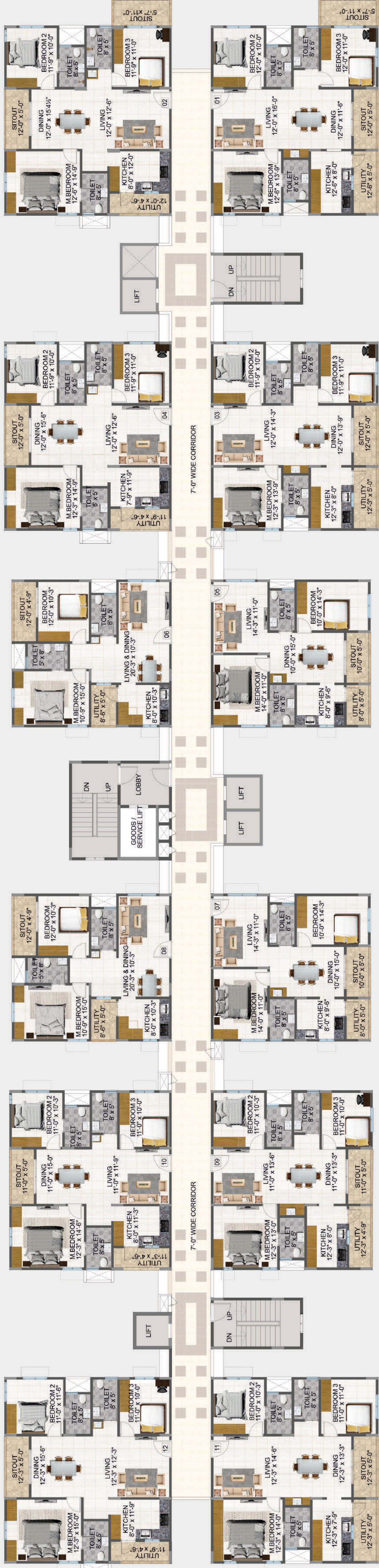


Why would you want to travel far off distances when every convenience is available at a stone's throw away. With an in-house business center, as part of a service area in the building, you may be away from your office, but always in touch with your work. Surrounded by educational institutions like St. Vincent Pallotti School, Vigyor, Narayana Techno & Chaitanya Techno School, Christian Group of Institutions, Navaneetham College of Nursing.

- ♥ 500 meters from outer ring road
- ♥ Indiranagar Metro Railway Station is nearby
- ♥ Closer to Manyatha Tech Park
- ♥ 6kms to Gopalan Signature Mall
- ♥ 5kms to Elements Mall
- ♥ Big Bazar and D Mart located nearby
- ♥ Restaurants like Adyar Ananda Bhavan,
- ♥ Udipi Sagar available close by
- ♥ KR Puram Railway Station located nearby
- ♥ Horamavu Lake & Amusement parks nearby



TYPICAL FLOOR PLAN



GROUND FLOOR-SITE PLAN LAYOUT



Area Statement					
SL. Flat No	Type of Flat	Facing Area	Super Builtup Area	Plinth Area	
1	3 BHK	WEST	1930	1350	
2	3 BHK	EAST	1950	1365	
3	3 BHK	WEST	1825	1275	
4	3 BHK	EAST	1840	1287	
5	2 BHK	WEST	1385	967	
6	2 BHK	EAST	1360	950	
7	2 BHK	WEST	1385	967	
8	2 BHK	EAST	1360	950	
9	3 BHK	WEST	1680	1175	
10	3 BHK	EAST	1700	1190	
11	3 BHK	WEST	1800	1260	
12	3 BHK	EAST	1825	1275	

PROJECT SPECIFICATIONS:

<p>Structure: RCC structure designed for earthquake/seismic resistant and wind</p>	<p>Super Structure Masonry: Cement Blocks / Fly Ash Bricks / AAC Blocks of required thickness</p>	<p>Plastering: Internal: 1 Coat plastering with engineered sand and cement or gypsum with POP finish External: 2 Coat plastering with engineered sand and cement for smooth finish, as per facade design</p>
<p>Doors: Frames & Shutter: Engineered wood frame with veneered flush shutter with melamine polish with all fittings Hardware: Godrej/Europa or Dorset make. French Door: UPVC door system with sliding shutter and mosquito mesh shutter (Mesh is optional and shall be provided at the cost of client)</p>	<p>Windows: UPVC window system with required tracks and plain glass as per design and mosquito mesh shutter (Mesh is optional and shall be provided at the cost of client) Grills: MS Grills for windows with enamel paint finish</p>	<p>Painting : External: Textured/smooth finish with two coats of exterior weather proof paint of Asian or equivalent brand. Internal: 2 coat putty for smooth finish of reputed brand followed by 1 coat primer and 2 coats of premium emulsion paint of Asian brand or equivalent brand.</p>
<p>Flooring :</p> <ul style="list-style-type: none"> Living and dining: Vitrified Tiles (800 x 800) mm Bedrooms & Kitchen: Vitrified Tiles (600 x 600) mm Balconies, Bath Room & Wash area: Anti-skid tiles (400 x 400) mm Corridor and stair case: Granite Slabs/Tiles of required thickness Lift lobby: Granite tiles/vitrified tiles based on aesthetics. Stilt, Cellar and Basements: VDF flooring 	<p>Tile Cladding/ Dadoing:</p> <ul style="list-style-type: none"> Bathrooms: Glazed ceramic tiles up to door height. Utilities: Ceramic tiles up to 3 ft 	<p>Kitchen:</p> <ul style="list-style-type: none"> Stainless steel sink Provision for fixing of water RO system, exhaust fan and chimney
	<p>Utilities/Wash:</p> <ul style="list-style-type: none"> Wet area with water provision for cleaning purposes and washing machine provision. 	<p>Plumbing : Bathrooms</p> <ul style="list-style-type: none"> Wall mounted EWC with concealed flush tank and sanitary fittings of reputed brands (Kohler / Toto / Jaquar) Provision for geysers in all bath rooms. Single lever fixtures (wall mixer cum shower) All C.P fittings are of reputed brands (Kohler / Toto / Jaquar)
	<p>Internet/Cable TV:</p> <ul style="list-style-type: none"> Provision for cable connection in Master bedroom and living room Internet router provision in living area in each apartment 	

<p>Electrical :</p> <ul style="list-style-type: none"> Concealed copper wiring with ISI mark of reputed brands Modular switches with ISI mark of reputed brands 	<p>Lifts High speed automatic passenger lifts (with glass doors) and service lift with V3F for energy efficiency of reputed brands (Schindler / OTIS / Kone / Johnson)</p>	<p>STP</p> <ul style="list-style-type: none"> A sewage treatment plant of adequate capacity as per norms. Part of the treated sewage water will be used for landscaping/flushing
<p>Water Treatment Plant.</p>		<p>Power Backup 100% DG backup</p>
<p>CCTV and Security Management:</p> <ul style="list-style-type: none"> Panic button and intercom is provided in the lifts connected to the security room CCTV system for security surveillance 		<p>Fire & Safety: Fire Sprinkler system in basement as per fire department norms. Fire Alarm and other installations in the buildings as per local authority norms.</p>
		<p>Corridor Lighting LED Lighting for all corridors</p>

NOTE:

- Any locational changes in main doors, A/c outdoor and indoor units (planned locations) and elevational changes will not be allowed.
- Outside grills for balconies are not allowed.
- All room dimensions indicated are excluding finishing/plastering.
- Columns & Shear Walls subject to minor changes based on structural designs
- Architectural features shown are indicative and subject to change.
- Structural provision for addition of future lift by the residents has been given.
- Alternative makes which are similar to the proposed makes for any item may be used based on market availability or any other reasons.

*All the images shown in this brochure are artistic representation, the final outcome may vary

LUXURY IS IN THE DETAILS DS & JAKS DEVELOPERS

DS & JAKS Developers is one of Karnataka's premier real estate developers, operating in the residential and organised retail verticals. With a robust track record of delivering multiple residential projects in Bengaluru and Hyderabad, the Group has continuously striven to keep the customer as a focal point in the designing, planning and construction of all its projects.

Today, the Group's steadfast focus on quality has led it to become an industry leader and a market-driven construction company, renowned for trust and quality, along with on-time delivery.

