



KUMARI  
OAKVILLE





# A GRAND WELCOME

 LOCATION  
Ittangur, Sarjapur Road

 RANGE (in Sqft.)  
1724-3519

 TOTAL AREA  
Phase 1 - 14.13 Acres

 NO. OF Units  
192 Villas

 TYPE  
3,4 BHK villas

 APPROVALS  
RERA No: Ref ACK/KA/RERA/1251/308/PR/190522/003305

## THOUGHTFULLY CRAFTED HOMES READY FOR TOMORROW

Oakville is an encouraging environment, to build a life that you have always wanted. Everything that you see around here is made keeping you in mind. Space here allows you to develop your interest and hobbies, here you can engage undisturbed on your personal as well as professional aspects. An inspiring territory that aspires you to evolve, that is Oakville all about.



## ADVANTAGES OF SARJAPUR

### RAPID & RESPONSIBLE DEVELOPMENT

- o Sarjapur Road is a rapidly developing section of the city, and it is projected to grow even further in a few years.
- o Real estate is priced very competitively; and is more accessible and affordable compared to other areas.
- o Patches of green are abundant and there are no pollution-causing industries.

### EDUCATIONAL INSTITUTIONS

- o Azim Premji University - a modern-day Nalanda - with one of the largest campuses, is being built nearby.
- o State of the art facilities, world-class infrastructure, and ecological friendly; the campus will be one of a kind in India.
- o Bangalore Steiner School, Indus International Business School, Green Wood High, and Silver Oaks are among the other world-class institutions.

### MEDICAL INSTITUTIONS

- o Narayana Hrudayalaya Multispecialty Hospital, NH Mazumdar Shaw Cancer Centre, Sri Sathya Sai Institute of Higher Medical Sciences, and the Vydehi Institute of Higher Medical Sciences and Research Centre are accessible from here.

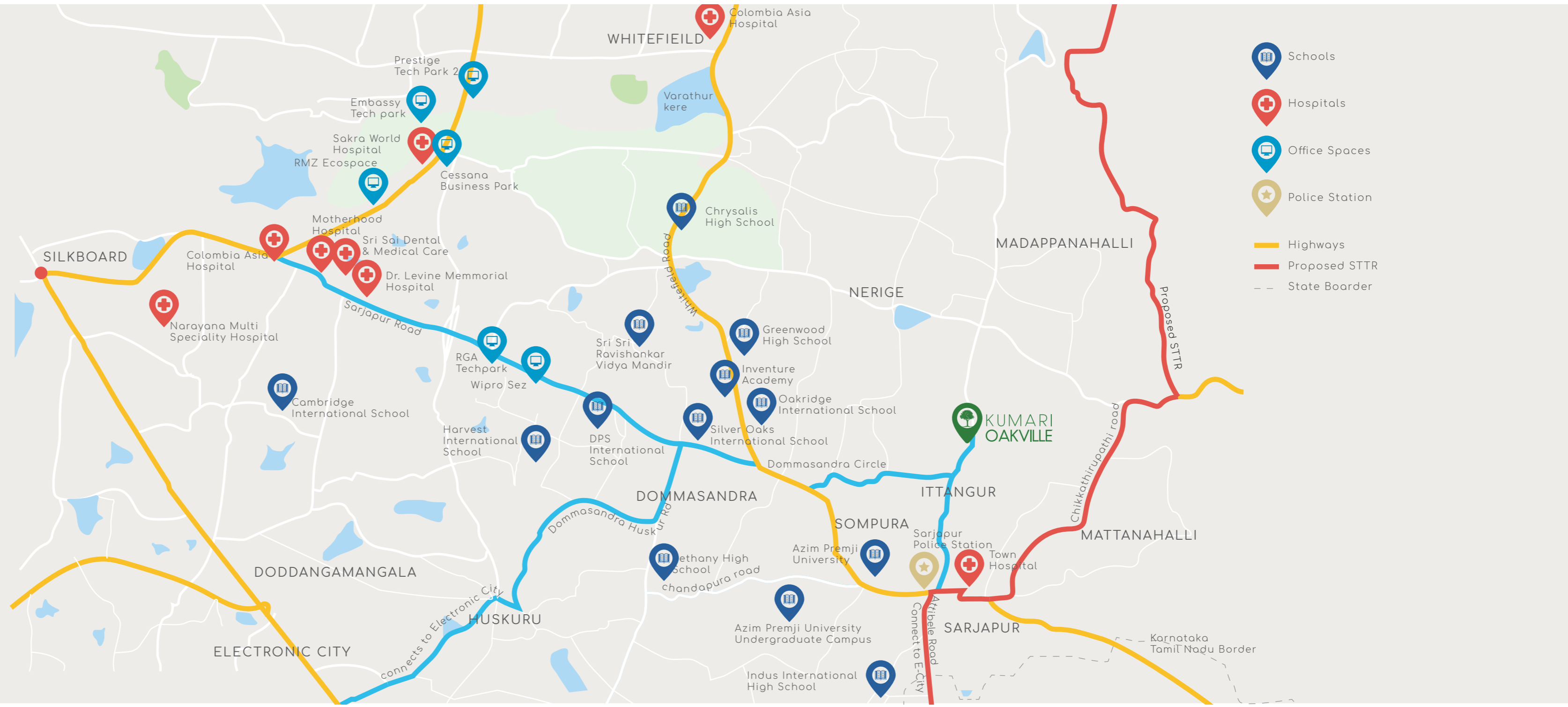
### IT Hub








- o The Headquarters of Wipro, one of the largest IT Companies, is found in Sarjapur Road.
- o The SABIC R & D Campus is located here and the upcoming Infosys Campus will be as well.
- o Infosys, IBM, Accenture, Microsoft, TCS, HCL, Siemens, and HP have presence nearby.

### Connectivity

- o Sarjapur Road is connected to all the major hubs of Bangalore with ease of access.
- o It has close connectivity to Whitefield, Electronic City, Outer Ring Road, Koramangala.
- o The transportation network in and out of Sarjapur is pretty seamless, and the proposed Satellite Town Ring Road passes through here.
- o The Rail Over Bridge(ROB) has been completed to further ease transportation.
- o As a commercial hub, it has leisure locations like multiplexes, restaurants, and shopping malls spread all over.

# LOCATION MAP



-  Schools
-  Hospitals
-  Office Spaces
-  Police Station
-  Highways
-  Proposed STTR
-  State Boarder

# MASTER PLAN



# MAIN ENTRANCE



Bus Bay Area



Waiting Space

# PLAY ZONE



Basketball Court



Cricket Practice Pitch Net



Tennis Court



Badminton Court



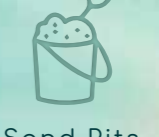
Skating Rink



Climbing Wall



Children's Play Area



Sand Pits



Toddler's Play Area

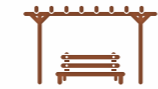


Sitting Area

# COMMUNITY LIVING



Water Body With Informal Seating



Seating Plaza With Pergola



Shaded Seating



Skating Rink

# PARKS & POND



Reflexology Path



Lotus Pond With Buddha Sculpture



Yoga Meditation Deck



Butterfly Park

# AMPHITHEATRE



Amphitheatre



Stage



Outdoor Party Lawn.

# PANTRY & DINING SPACE



Cafe



Barbecue



Brick Oven

# ORGANIC GARDEN



Organic Garden



Fruit Orchard

# CLUBHOUSE



Swimming Pool



Gym



Crèche



Party Halls



Work Space



Laundry Services



Indoor Games



Store



30 X 40 - 3 BHK EAST FACING VILLA



30 X 40 - 3 BHK WEST FACING VILLA



30 X 50 - 3 BHK EAST FACING VILLA



30 X 50 - 3 BHK WEST FACING VILLA



40 X 50 - 4 BHK EAST FACING VILLA



40 X 50 - 4 BHK WEST FACING VILLA



## WHAT MAKES HOMES BEAUTIFUL?

A family! Our places are nothing if a family cannot feel at home here. In order to do so, we have made sure to create the villas at Kumari Oakville, an experience in itself. We say this not because it is designed the way we wanted it, but because it is crafted after understanding the requirement of our customers like you. Right from having to choose from the varieties of size and design, the quality of fixtures, to the thoughtful design of every square foot, it is all crafted keeping families and their lifestyle in mind.

40 X 60 - 4 BHK EAST FACING VILLA



40 X 60 - 4 BHK WEST FACING VILLA





# 30 X 40 - 3 BHK EAST FACING VILLA

Total 1724.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 30 X 40 - 3 BHK WEST FACING VILLA

Total 1746.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 30 X 50 - 3 BHK EAST FACING VILLA

Total 2006.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 30 X 50 - 3 BHK WEST FACING VILLA

Total 1965.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 40 X 50 - 4 BHK EAST FACING VILLA

Total 2716.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 40 X 50 - 4 BHK WEST FACING VILLA

Total 2682.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



# 40 X 60 - 4 BHK EAST FACING VILLA

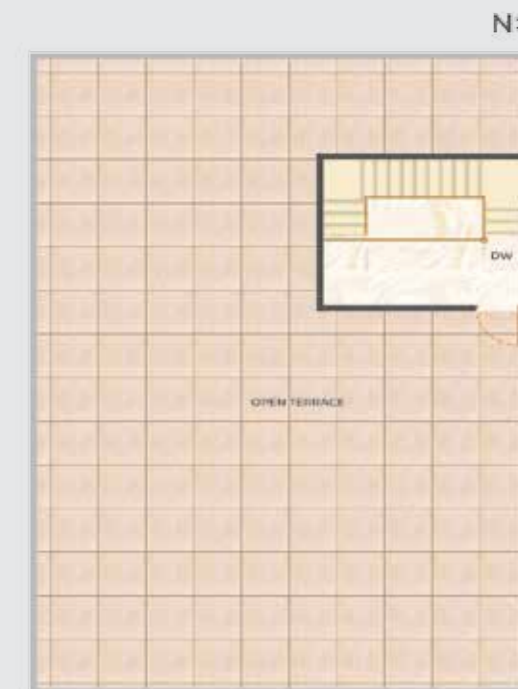
Total 3545.00 Sqft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN





# 40 X 60 - 4 BHK WEST FACING VILLA

Total 3519.00 Sqft.



GROUND FLOOR PLAN



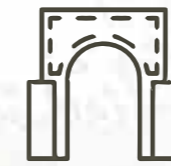
FIRST FLOOR PLAN



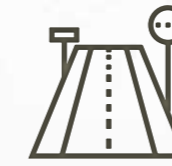
TERRACE FLOOR PLAN

## CONSUMPTION AND CONSERVATION

We believe in providing sustainable living and hence we make sure that the resources are not wasted. Starting with the most precious resource that is the water. Due to our lifestyle, the maximum water is consumed for our daily household chores. We recycle the STP water and use it for the maintenance of the greenery in the premises. The usage of LED street lights instead of traditional ones also help in conserving energy. The bore well recharge technique is not only an eco-friendly option but provides an efficient and quality water output.



Entry court



Plastic bituminous roads



Bore well recharge



Service transformer yard



Security cabin



Sewage treatment plant



Led street lights



Storm water drainage

# MASTERPLAN SPECIFICATIONS

The landscape design caters to all aspects of community living

## ENTRY COURT

- o Inviting Project Entry with Cobbled Entry court & Security cabin
- o Informal seating / Waiting lounge of with Water body surrounded by 7 varieties of 60 trees
- o School Bus bay area and wooden plantation (diff varieties trees, medicinal plants) with minimal seating and sand bed

## PLAY AREAS

- o Circular Skating Rink with Acrylic coating for the surface and SS railing over boundary wall
- o Standard Basketball court
- o Cricket practice pitch with Bowling machine
- o Open play lawn adjacent to Cricket practice pitch for Cricket / soccer / medium events / Frisbee with peripheral trees
- o Covered Badminton court overlooking Children's play area
- o Children's play area which includes toddler's play, sand bed, climbing wall, kids play equipment's, lawn with informal/ leisure seating surrounded with 70 trees
- o Shaded seating area
- o Informal seating court under trees, and Pergola covered structure

## CLUB HOUSE ENVIRONS – CENTRAL PARK

- o Club house includes
- o Creche/ library
- o Store
- o Gymnasium
- o Services and changing room for gents & ladies (swimming pool)
- o Business centre
- o Indoor games
- o Wellness centre
- o Multipurpose hall – pantry & dining area
- o Guest rooms 4no's with toilets
- o Swimming pool – Main pool, Kids pool
- o Coffee bay connecting to swimming pool deck
- o Jogger's pathway
- o Butterfly garden with Reflexology path way
- o Event stage with feature wall cladded with granite connecting Event lawn(Mexican)
- o Yoga/ Mediation deck connecting with Lotus pond / Buddha sculpture
- o Amphitheatre stage with feature wall facing Mexican lawn in between rows of different levels
- o Around 250trees in central park

## COMMUNITY GARDEN

- o Organic garden with wide varieties of veggie plants

## SERVICES

- o Streetscape with Avenue planting & uninterrupted pedestrian paths with safety standards
  - o pedestrian path with planter roads
  - o Pedestrian path with planter road
- o Raw water tank + Domestic Water tank + UG sump
- o Fresh water supply of Pneumatic system of treated water from WTP / UG sump
- o Sewage treatment plant – treated water will be used for Flush water line and gardening
- o Flush water of pneumatic supply from STP for all individual villas
- o Irrigation water supply system with timer for all parks/ green spaces
- o Plastic bituminous roads of specified standards
- o UG Electrical supply
- o UG storm water drain with Rain water recharge pits at regular intervals
- o 2 service Bore wells
- o Transformer yards 1 & 2

## MATERIALS USED FOR INFRA

- o For roads – Black granite cobbles, Sadarahalli cobbles, Concrete cobbles, concrete kerb, Gravel, Wet mix macadam, Bituminous topping, MS grating for Storm water drains
- o For pathways – Blue tandoor stone, Concrete pavers, Clay pavers
- o For UG services – HT & LT cables, jelly filled Communication cables, feeder pillars, NP2 Hume pipes for Storm water drain, Foam core pipes for sewage lines, uPVC pipes for Water supply line.

# VILLA SPECIFICATIONS

## STRUCTURE

- o RCC Framed Structure
- o Solid Cement concrete blocks for walls wherever applicable

## FLOORING

- o Vitrified tiles of 600x600 on the foyer, living area, Dining area, Family area & Bed Rooms
- o Concrete paving tiles in Car porch area
- o Antiskid ceramic tiles in balconies

## KITCHEN & UTILITY

- o Vitrified tiles of 450x450 in Kitchen area
- o Ceramic tile flooring in the utility area
- o Ceramic tile flooring and dado in maid's room & toilet

## TOILETS

- o Anti-Skid ceramic tiles for flooring, ceramic dado 7'0" height
- o Black Galaxy granite for wash basin counters

## PAINTING

- o All internal walls & ceiling with putty finish and 2 coats of plastic emulsion over a coat of primer.
- o External walls – texture finish/ exterior cladding/ two coats of exterior emulsion over a coat of primer.

## DOORS & WINDOWS

### DOORS

- o Main door – Solid wood/Hardwood frame + veneer finished Shutter and polished on both sides / Metal frame door
- o Bedroom doors – Hardwood frame + Flush door with premium laminate on both sides / Metal frame door
- o Toilet doors – hardwood frame + waterproof flush door with laminate on both sides / Metal frame door
- o Utility doors – hardwood frame + waterproof flush door with laminate on both sides / Metal frame door
- o Terrace door - hardwood frame + waterproof flush door with laminate on both sides / Metal frame door

### WINDOWS

- o Sliding door from living/dining/bedroom to balcony/ courtyard shall be 3 track UPVC of approved quality/ reputed make
- o All other windows shall be 3 track UPVC with mosquito mesh of approved quality/ reputed make
- o Ventilators shall be of UPVC with adjustable louvers.

## CP & SANITARY

- o All sanitary fixtures shall be from American standards/ equivalent
- o Chromium plated fittings shall be from American standards/ equivalent
- o Water Supply
- o Fresh water supply – Pneumatic water supply system of treated water from WTP/ UG sump
- o Flush water supply – Pneumatic water supply system of treated water from STP

## ELECTRICAL

- o Concealed wiring with PVC insulated copper wires with modular switches of reputed make
- o Provision for split A.C in all bedrooms
- o Providing light point, ceiling fan point, call bell point, UPS point, 5A & 15A socket point, DB in respective areas as per the design
- o Provision for exhaust in toilets & kitchen
- o Telephone point in common areas
- o T.V point in Living and all bed rooms
- o Provision for intercom facility

## BESCOM POWER SUPPLY

- o 30x40/30x50/40x50 – 5 KW – 3 phase supply
- o 40x60 – 7KW – 3 phase supply



KUMARI BUILDERS AND DEVELOPERS

#1197, 1st Floor, 22nd Cross, 24th Main

Parangipalya, HSR Layout, Sector 2

Bangalore - 560102, Karnataka, India.

Call us: 7676 088 888

[www.kumaribuilders.com](http://www.kumaribuilders.com)

