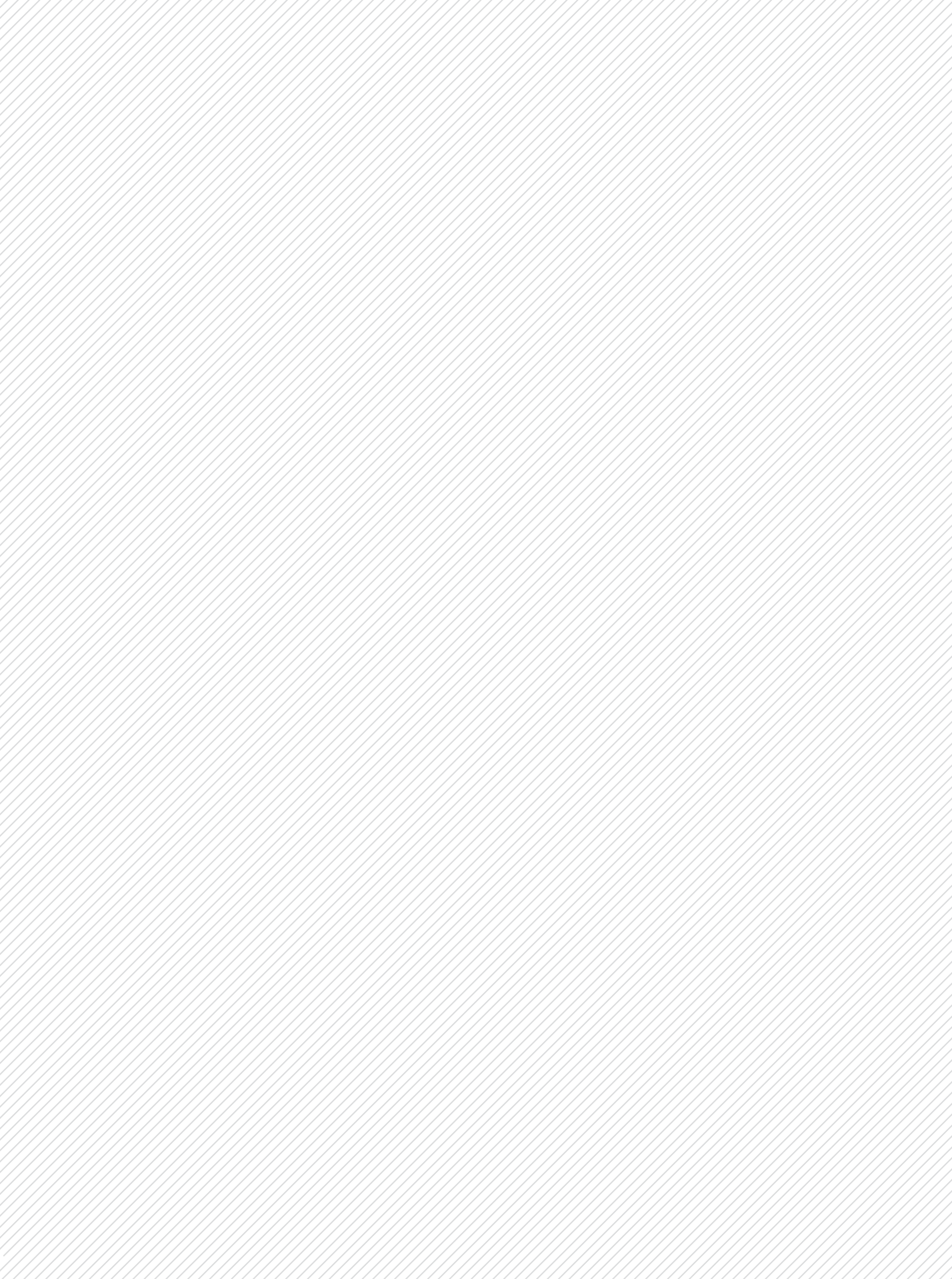


TERRACES

High end luxury homes
that redefine fine living.





MASTERPLAN



PROJECT OVERVIEW

‘Creating a new paradigm of living’

There comes a time in our lives when the necessities of a mundane lifestyle need to be overturned and replaced by a new zest for living. A zest that can be achieved by only a select few. This is the time when you realize that life is no longer about glugging down experiences, its about savouring them.

To achieve a living space of this nature requires us to similarly reinvent the way we look at designing a home. Vaishnavi Terraces is the culmination of our efforts

as a design team in creating a new paradigm of living.

With it's four towers rising up 26 storeys into the air, Terraces will be home to 249 select families. Its 3 & 4 bedroom condominiums will be adorned with exceptional materials and finishes that best complement this calibre of lifestyle. A flamboyant bridge, an exclusive amenities zone. Terraces, redefines the living experience.



LOCATION MAP

Prime Location of Dollars colony JP Nagar

It's common knowledge that J.P Nagar is a highly sought-after address in Bangalore. This posh locality nestled within Dollars Colony needs little introduction. It is in close proximity to a host of shopping complexes, educational institutions and hospitals. The property has multiple entry points giving

it an easy access from both Dollars Colony and Bannerghata Road. J.P Nagar is also known for the large fan following of South Bangaloreans who have a strong emotional connect to this area, a connect that has kept them living here for generations.



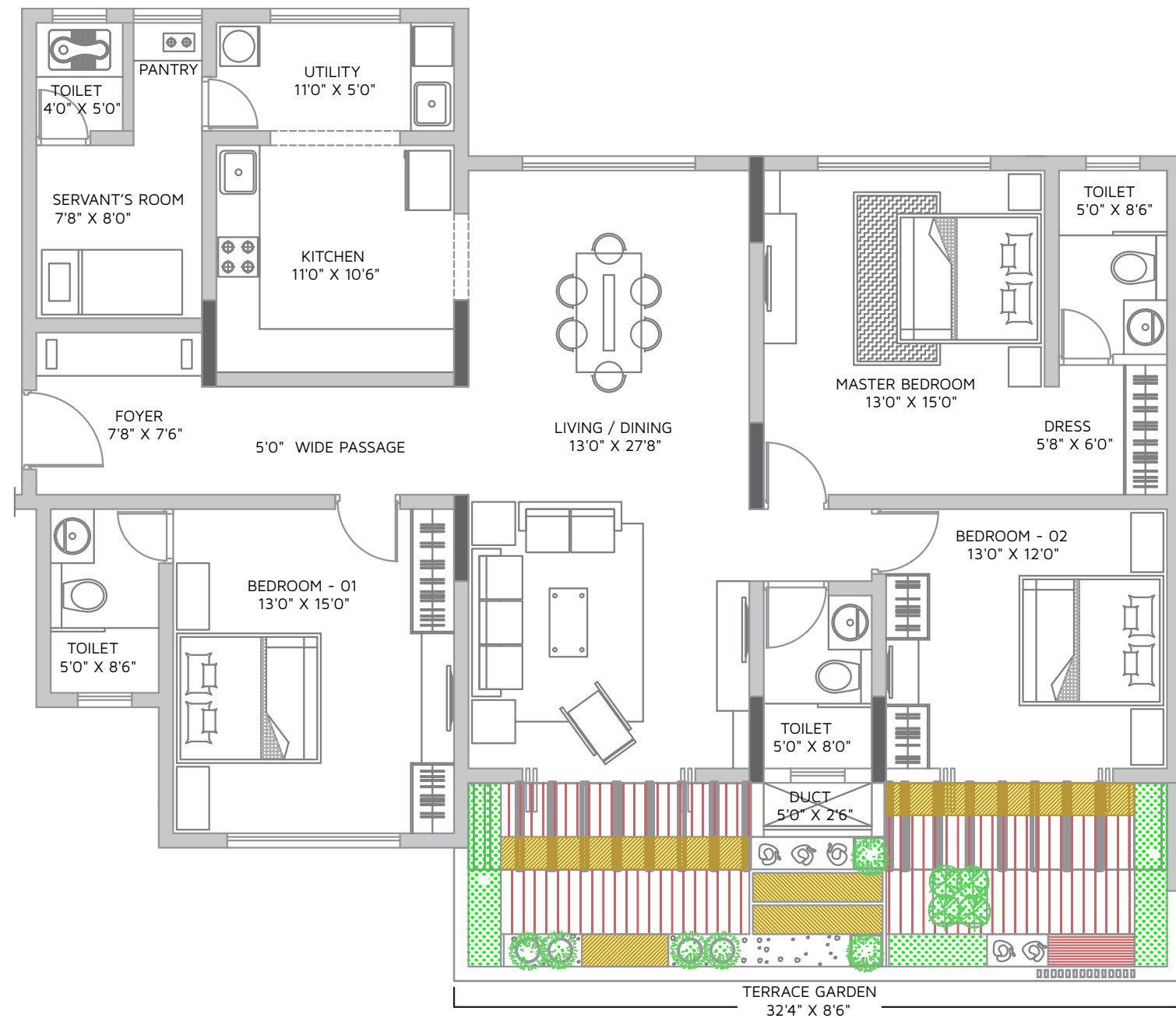
PRIVATE LEISURE

A private garden for every condominium

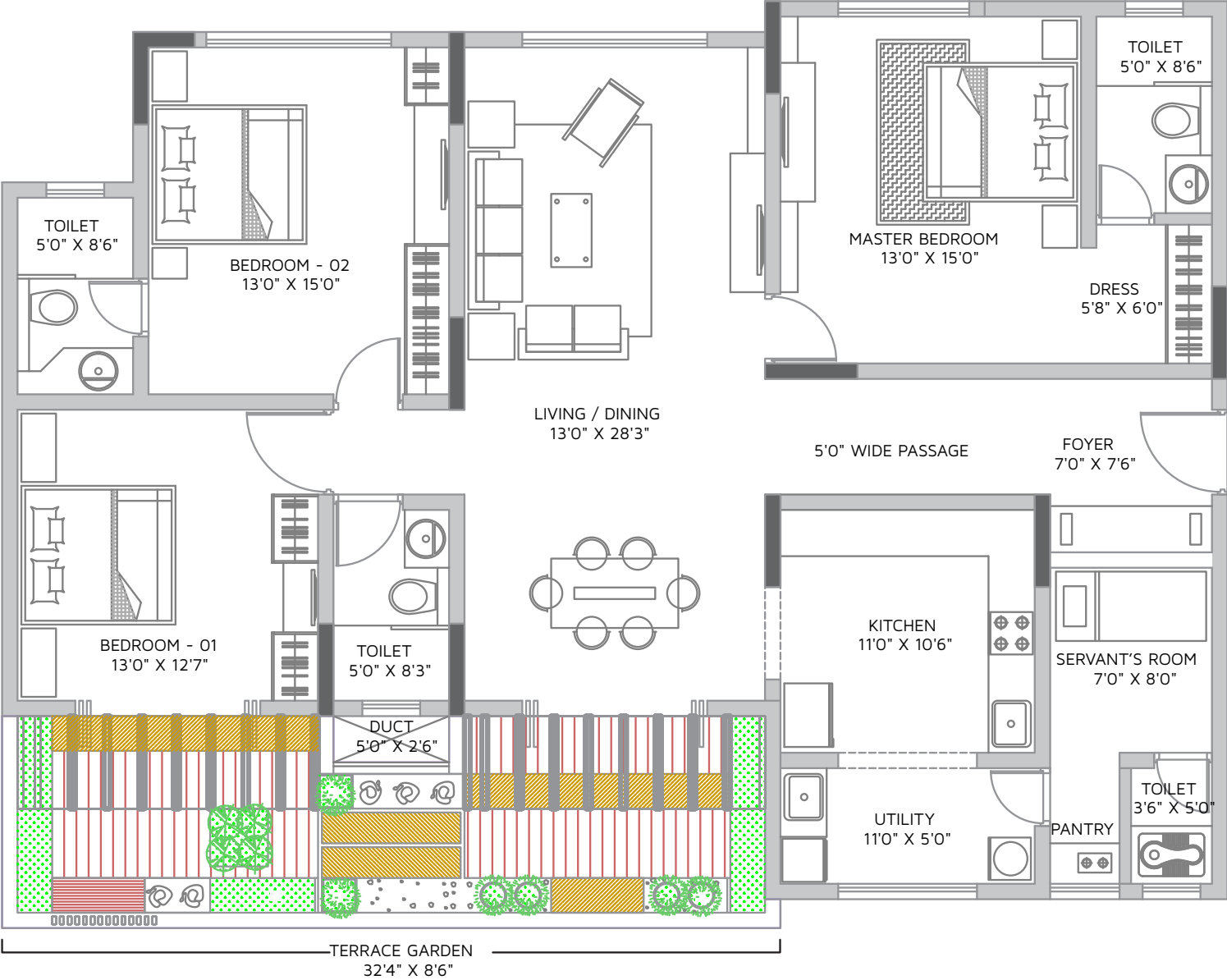
The thought of a private garden and an apartment have never been synonymous. We decided to change that. We did away with cramped balconies and instead included a terrace in each condominium.

The result was a sizable double height space ranging between 300 to 1500 square feet. With privacy being a key element, the apartments have been designed to optimise the visual seclusion of your terrace garden. Almost everything that you could have possibly done in a private garden can now be achieved with a view that was never thought of before.





3 BHK 2437 sft TYPE 1



3 BHK 2437 sft TYPE 2

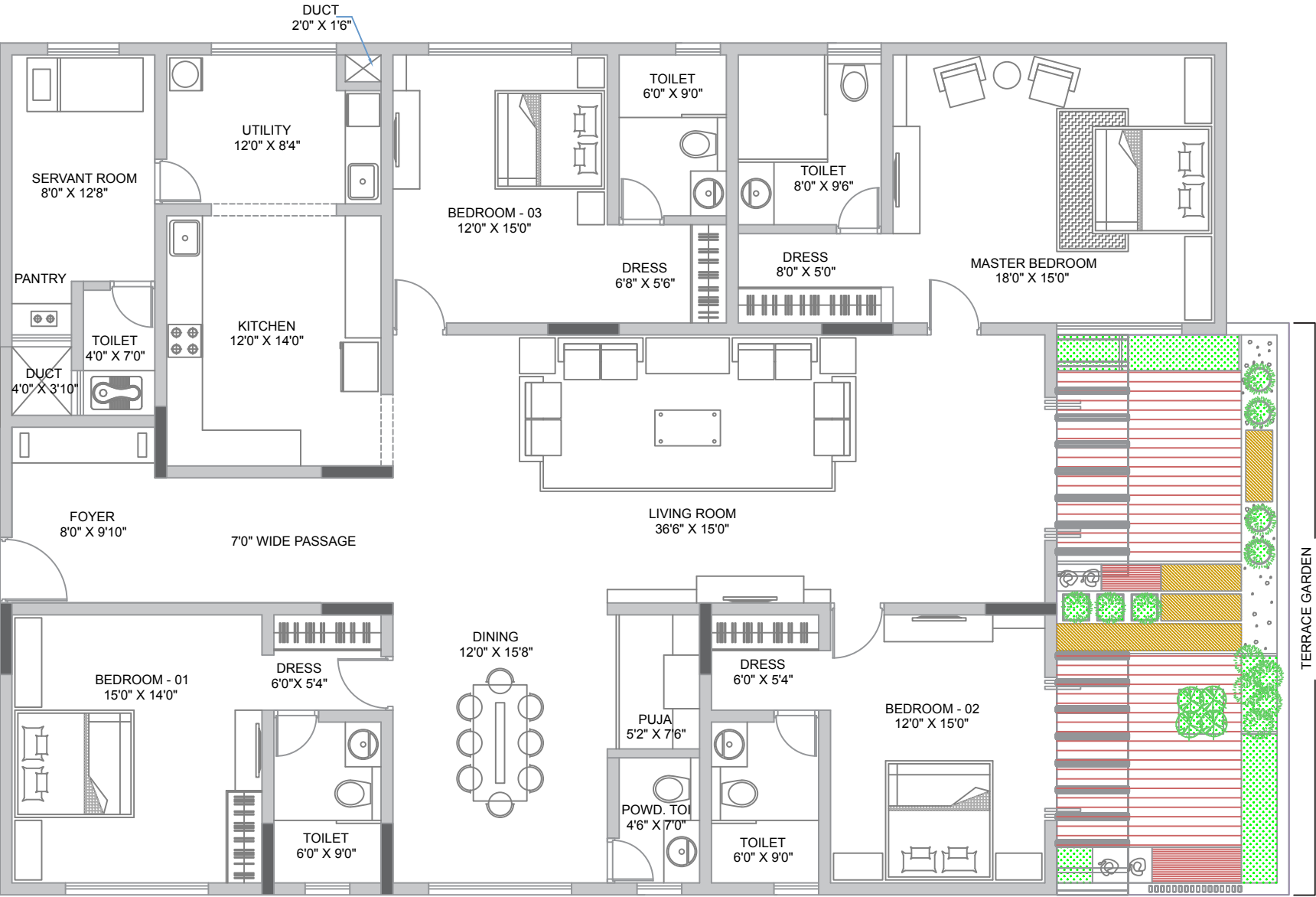
EFFICIENT PLANNING

Designed for an enhanced living experience

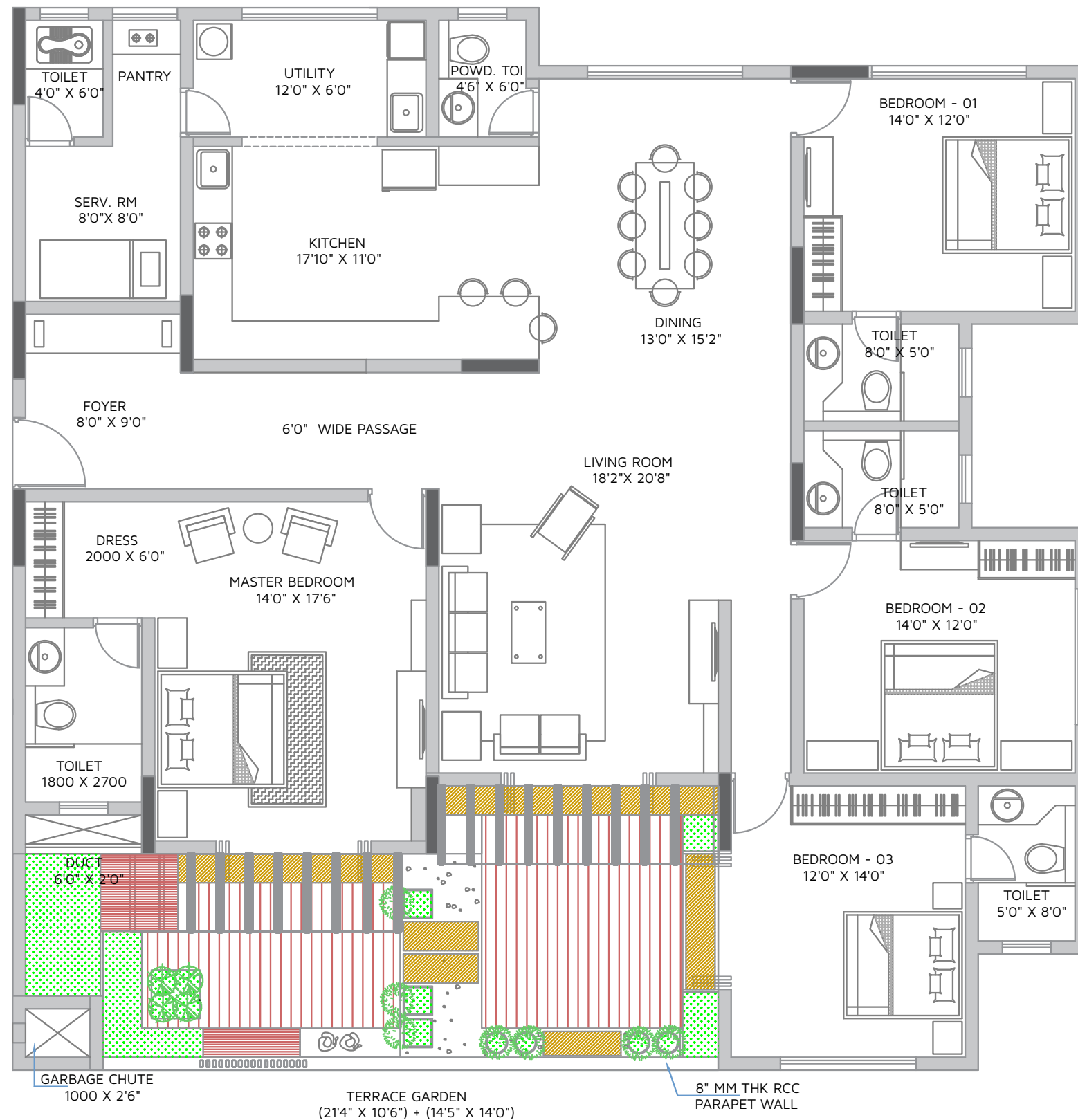
A lot of thought has gone into the planning of spaces within the home. All the key ventilation points have been placed strategically to bring a two-fold function of providing ample natural lighting and adequate air circulation. The rooms have been designed to look onto the terrace, giving the eye a reason to escape into the horizon.

The experience of standing in your living room, looking straight onto your terrace garden and then further at a 26 storey view of the city will surely leave you awestruck.





4 BHK 4282 sft TYPE 1



4 BHK 3571 sft TYPE 2



SPECIFICATIONS & AMENITIES

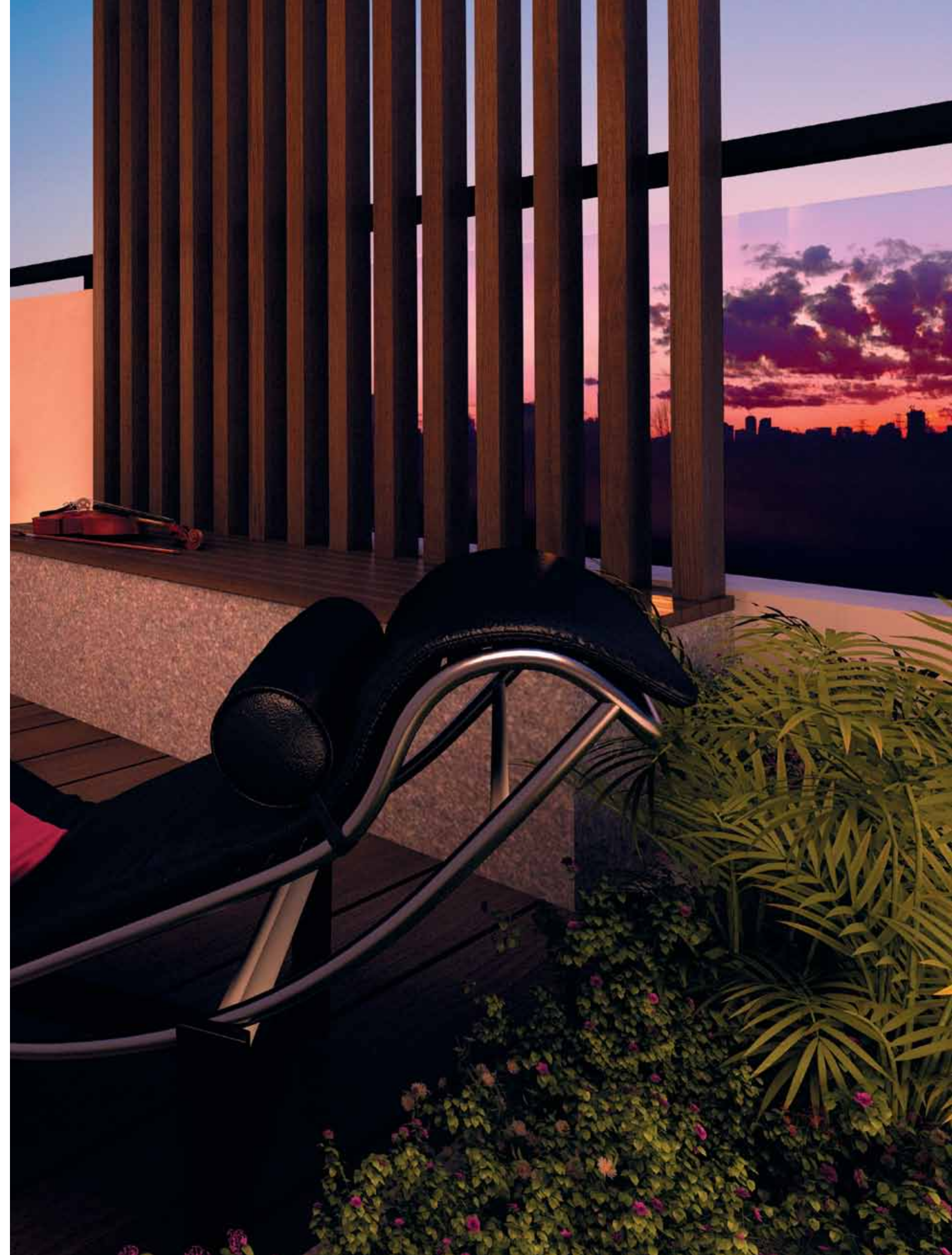
State of the art amenities and specifications

The true testament to a high calibre home lies in the finishes and the materials that one finally comes into contact with on a daily basis. We have ensured the use of high quality specifications that are handpicked to possess the ability to easily augment a wide variety of interior decorating options and colour palettes.

If you feel that the lifestyle you have in mind warrants to push these high specifications a couple of notches higher...then you can. You have the option to upgrade. You can

access a lot more detail about this on the following pages.

A tensile covered bridge connects your private homes to the clubhouse. An exclusive recreational and health zone equipped with the latest in leisure and fitness equipment. The clubhouse occupies a secluded section of the property which does not have any vehicular movement. You can enjoy a dip in the pool rest assured that your kids are safe as they run about in the children's play area.





STANDARD SPECIFICATIONS

STRUCTURE

- Advanced Technology and State of the Art Form- Finished RCC Elevational Walls, Columns, Slabs & Beams using High Strength RMC Structure that ensures peace and endurance against elements. The Best of the industry standards, internationally.
- Solid Block Masonry internal walls for strength and sound insulation.
- Networked Video Door Phone Systems integrated with call-bell at each Apartment main-door
- Smoke and Heat Detectors for Each Apartment and Common areas
- Gas-leak sensors for each Kitchen
- Fire-sprinklers as per statutory norms and best standards

LANDSCAPE & ENVIRONMENT

- Each Apartment with Landscaped Terrace Garden-- carefully selected plants, deck areas, seats, trellis etc. with special attention to details for safety of children and elderly, selection of plants, drainage system and ease of maintenance. Natural beauty, Luxury and convenience!
- Extensively Landscaped Contemporary Design of all common open spaces, Terraces and Club House
- Specially designed Entrance Canopies and Security Gates
- Strategically located IP camera: High-resolution network cameras with built-in web server & network interface in designated common areas
- Lobby Phone with Camera: at the main entrance- A State-of-the-Art networked lobby phone with camera to facilitate screening of visitors at the main entrance itself.

HOME AUTOMATION

Integrated Home Automation system along with above Safety & Security features, such as:

- Centrex system of a reputed operator
- DTH connectivity to all Rooms
- Wi-Fi connectivity at main Lounge

ELEVATORS, STAIRCASES, LOBBIES & LOUNGES

- High-Speed Elevators for Each Block with the Best-in-Industry Interiors and Safety

features

- Designer Interiors of All Floor Lobbies, Lounges etc. with best suited materials as specified by Design Architects, such as:
 - Granite/ Italian Marble flooring,
 - Vitrified Floor Tiles,
 - Safety Glass,
 - Anti-skid surface treatments,
 - Durable, Elegant and Low maintenance wall claddings etc.
 - False Ceiling with integrated Lighting and Services network
- Guest Lounge surrounded by beautiful landscape
- Contemporary design of staircases & railings
- Professional lighting design for common area & landscape

AMENITIES

CLUB HOUSE & HEALTH FACILITIES

- Elegantly designed Lounge Interiors, Indoor games/ multipurpose hall extending on to Lawns etc.
- Extensively Landscaped surroundings
- Multipurpose Hall
- TV and Reading Rooms
- Multi Gym/ Aerobics/ Yoga with facilities,

such as- Change Rooms, Lockers etc

- Indoor Games, such as- Table Tennis, Billiards, Board games
- Steam, Sauna, Changing Rooms
- Convenience Store
- Provision for Laundry
- Amphitheater
- Party Lawn
- Swimming Pool
- Children's Pool
- Well equipped Children's Play Area
- Jogging Track and Exercising bars
- Basket Ball post
- Tennis Court
- Squash Court

APARTMENT FINISHES

FLOORING

- High Quality Vitrified tiles for Foyer, Living, Dining, and all Bedrooms.
- Granite Flooring for Kitchen
- Vitrified- wood tiles and wooden decks for Terrace Gardens
- Special Waterproofing and Drainage System for Landscaped Terraces
- Anti-skid Vitrified flooring for utility

TOILETS

- Anti-skid Vitrified flooring

- High quality tiles for Dado
- Toilets with concealed type flush and wall mounted EWC
- Sanitary fixtures shall be Hind ware / Parryware or equivalent.
- CP Fittings shall be Jaguar / equivalent.
- Efficient and water-saving Concealed cisterns and Duel-flush Plates
- Hygiene Traps with lids in all bathrooms, Kitchens, Utility and drainage points
- Modern Geysers and Exhaust fans



KITCHEN & UTILITY

- Granite kitchen platform with premium Stainless Steel sink & drain board
- 2’ high designer tile dado above platform
- Provision for water purifier point
- Provision for washing machine, dish washer, ironing in utility
- Provision for gas cylinders in utility with necessary Copper piping
- Granite counters and Sinks

DOORS & WINDOWS

- All doors and Windows are designed for comfort and spaciousness
- Performance windows of UPVC or equivalent standard, using safety glass, high-quality fixtures and Stainless Steel hardware with security window grill.
- Elegant designer doors

PAINTING

- Acrylic Emulsion Paint with roller finish for Interior areas
- Durable anti-fungal Texture Paint or equivalent solutions for Exterior areas

ELECTRICAL

- Concealed wiring using quality cables and modular switches of Legrand Arteor or equivalent
- TV point for Living room and all Bed rooms

- One MCB for each room, one ELCB for each flat
- Telephone points in Living, Kitchen and all Bed rooms
- Air-conditioning points for Living-dining and all the Bed rooms with drain pipe and hidden O.D.U. provisions

GENERATOR BACKUP

- 100% back-up

WATER SUPPLY

- Continuous Pressurized water supply through corporation sump tank and bore well
- Softening plant for Bore well water

CAR PARKING

- Covered and Safe Three Level Car Parking arrangement for cars- giving direct entry to Lift Lobbies, secured by Access Control Devices.
- Surface level Parking to ensure ample parking provision

OTHER FACILITIES

- Sewage Treatment Plant
- Up-to-date Rain Water Harvesting System
- Helipad for emergency evacuation



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