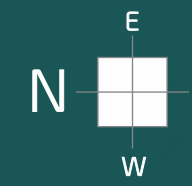




## MASTER PLAN



- |                          |                          |
|--------------------------|--------------------------|
| CHILDREN'S PLAY AREA (8) | ENTRANCE / EXIT (1)      |
| OUTDOOR PARTY LAWN (9)   | DRIVEWAY (2)             |
| SWIMMING POOL (10)       | ELDERS SEATING PLAZA (3) |
| AMPHITHEATER (11)        | SEATING AREA (4)         |
| MEDIATION / YOGA (12)    | JOGGING TRACK (5)        |
| AEROBICS (13)            | PERGOLA STRUCTURE (6)    |
| OUTDOOR EXERCISE (14)    | FAMILY LOUNGE (7)        |



*A vibrant urban lifestyle is an experience that emerges from the functionality, convenient location and natural splendor of your space.*

COMMUNITY LIVING  
WELL-CONNECTED LOCATION  
CENTRAL OPEN SPACE  
GREEN, NATURAL ENVIRONS



### LOCATION PLAN (NOT TO SCALE)

*To understand the essence of vibrant urban living, one must explore the connectivity, convenience and charm of upscale Hebbal.*

**Office Address**  
No.90, K.B Homes, Green Garden Layout, Sai Baba Temple Road, Near Kundalahalli Gate, Marathahalli, Bangalore - 560 037.

**Site Address**  
Sy. No. 46/1, 13th Cross, Maruti Layout, 16th Cross, Bhuvaneshwari Nagar, Dasarahalli, Near Hebbal Flyover, International Airport Road, Bengaluru - 560024.

**Contact:**  
**+91 9620608021, 8884455659, 8884455679**  
Email : [desaigreengardens@gmail.com](mailto:desaigreengardens@gmail.com)  
[www.desaidevelopers.co.in](http://www.desaidevelopers.co.in)

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

# LIVE GREEN LIVE URBAN

LUXURY GATED APARTMENTS COMMUNITY @ HEBBAL  
RERA NO. PRM/KA/RERA/1251/446/PR/220210/004687



*There's a visual language in its contemporary architecture, which heightens the style quotient of this exquisite habitat.*



### PROJECT FEATURES

- > Approved by BBMP
- > Grand Entrance Lounge
- > 4 Floors (S+G+3)
- > 99 Luxury Apartments
- > 1, 2 & 3 BHK Flats
- > Children's Play Area
- > Designer Landscape with Open Spaces
- > European Brand Fittings
- > DG Backup for Lifts and Common Area Lighting
- > Parking for Each Unit, Well - lift
- > Water Softening Plant
- > Sewage Treatment Plant
- > Rainwater Harvesting
- > Intercom Facility
- > 24/7 Security

SECURE GATED COMPLEX  
WORLD-CLASS SLEEK FAÇADE  
AMPLE BASEMENT PARKING  
LANDSCAPED GROUNDS



99 units Clubhouse with Swimming Pool Resort Style Landscape Indoor & Outdoor games







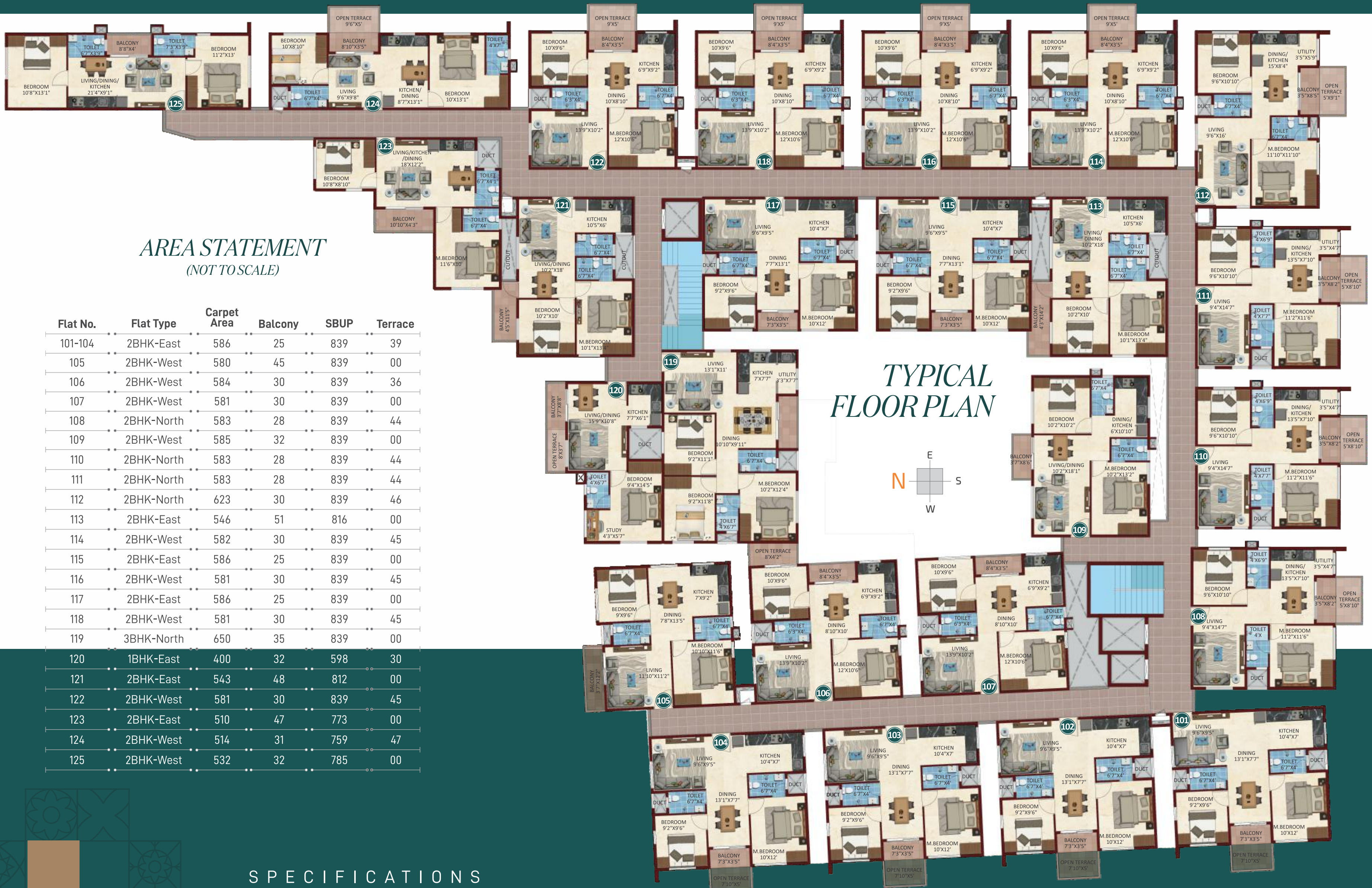
#### PLUSH FEATURES

- > Welcome Lounge
- > Multi-purpose Hall
- > Swimming Pool with Toddlers Pool
- > Child Safe Play Area
- > Fully Equipped State of the Art Gymnasium
- > Seating Lounges
- > Jogging / Walking Track
- > Resort Theme Landscape and Artifacts
- > Indoor Games :  
Table Tennis, Billiards, Foosball, Carrom and Chess

*When the elegantly designed Clubhouse pampers your body, mind and soul with its bouquet of pleasures, time is sure to stand still.*

WELL-APPOINTED GYM  
INDOOR GAMES  
YOGA & MEDITATION  
KIDS' PLAY AREA  
AMPHITHEATER & BANQUET HALL

**6**  
DESAI'S  
**GREEN  
GARDENS**



#### AREA STATEMENT (NOT TO SCALE)

Flat No.	Flat Type	Carpet Area	Balcony	SBUP	Terrace
101-104	2BHK-East	586	25	839	39
105	2BHK-West	580	45	839	00
106	2BHK-West	584	30	839	36
107	2BHK-West	581	30	839	00
108	2BHK-North	583	28	839	44
109	2BHK-West	585	32	839	00
110	2BHK-North	583	28	839	44
111	2BHK-North	583	28	839	44
112	2BHK-North	623	30	839	46
113	2BHK-East	546	51	816	00
114	2BHK-West	582	30	839	45
115	2BHK-East	586	25	839	00
116	2BHK-West	581	30	839	45
117	2BHK-East	586	25	839	00
118	2BHK-West	581	30	839	45
119	3BHK-North	650	35	839	00
120	1BHK-East	400	32	598	30
121	2BHK-East	543	48	812	00
122	2BHK-West	581	30	839	45
123	2BHK-East	510	47	773	00
124	2BHK-West	514	31	759	47
125	2BHK-West	532	32	785	00

#### SPECIFICATIONS

##### STRUCTURE

Stilt, Ground, 3 storied RCC framed structure with Seismic Zone II compliance (Earthquake resistance).

##### WALLS

Outer walls with 6" and internal walls with 4" Bricks.

##### DOORS

Main Door : High quality teak wood door frame with moulded skin shutter finish  
Internal Doors : Sal wood frames with moulded skin shutters and waterproof flush shutters for toilets and balconies.

##### WINDOWS

All windows are UPVC three track sliding shutters, plain glass, mosquito mesh and safety grills.

**FLOORING** : 600 mm X 600 mm designer superior quality Vitrified tiles for living, dining, all bed rooms and kitchen. Anti-skid ceramic tiles for all balconies, utilities, and bathrooms.

##### PLASTERING

Internal Walls and ceiling are smoothly plastered with lime rendering.  
External Walls and corridors are smoothly plastered.

##### RAILING

Balcony railing with M.S  
Staircase railing with M.S

##### KITCHEN

- Provision of plumbing points for sink and electrical points to accommodate modular kitchens.
- Cladding with glazed tiles above kitchen platform with height up to 2 feet
- 19mm thick black granite kitchen platform with stainless steel sink.

##### TOILET

- Superior quality of Ceramic tiles dado up to 7' height.
- EWC commode and wash basins (white color) of Hindware or equivalent make.

- Hot and cold valve mixer, pillar cock, health faucet in each toilet of half turn of standard make like Hindware or equivalent brand.
- Toilet ventilators are equipped with movable louvers and fixed glass with an exhaust fan point.

##### PLUMBING

- All water supply lines of CPVC or other reputed make
- Sewer line will be of reputed make
- All plumbing lines shall be pressure tested.

##### PAINTING/POLISHING

Interior : Two coats of Birla putty, one coat of primer with two coats of emulsion paint with roller finish.  
Exterior : One coat of primer and two coats of emulsion paint Enamel paint for MS grill/door shutters.

##### ELECTRICAL

- Fire-resistant electrical wires of Anchor make or equivalent.

- Elegant designer modular electrical switches of Anchor make or equivalent.
- Provision for geyser in all bathrooms, washing machine in utility, refrigerator, microwave oven and water purifier in Kitchen.
- Television / cable / telephone point will be provided in living room and bedrooms.
- Provision for air conditioning points in living / dining rooms and in bedrooms.
- For safety one Earth Leakage Circuit Breaker (ELCB) for each apartment and one miniature circuit breaker (MCB) for each room.
- Standby generator for lights in common areas, lifts and pumps, 1 KVA power backup for 2 and 3 bedroom apartments.

##### LIFTS

Fully automatic passenger lifts of Johnson make or equivalent.

##### INTERCOM

Intercom facility linked with the security room, club house and other apartments.