

















Vaishnavi Enterprises

SBI COLONY
SBI ಕಾಲೋನಿ

JP NAGAR
ಜೆ ಪಿ ನಗರ

Sree Tirumalagin
Lakshmi...
ಶ್ರೀ ತಿರುಮಲಗಿ

SARAKKI GATE
ಸಾರಕ್ಕಿ ಗೇಟ್

BESCOM

VET College Ground

J P Nagar
ಜಯಪ್ರಕಾಶ್ ನಗರ

14th Cross Rd

14th Cross Rd

Brewsky
ಬ್ರೂಸ್ಕಿ

Starbucks Coffee
ಸ್ಟಾರ್ಬಕ್ಸ್ ಕಾಫೀ

Outer Ring Rd

Outer Ring Rd

ROSE GARDEN
ರೋಸ್ ಗಾರ್ಡನ್

Learning to Fly

A BLOCK
ಆ ಬ್ಲಾಕ್

KANKANNAGAR
ಕನಕನಗರ

Sri Siddeshwara Theater
ಶ್ರೀ ಸಿದ್ಧೇಶ್ವರ...

Jaraganahalli
Park

Ganesh
Temple Park

17th Cross Rd

YELACHENAHALLI
ಯಲಚೇನಹಳ್ಳಿ

Gangollians Palace

JARGANAHALLI
ಜರಗನಹಳ್ಳಿ

RAMAIAH
GARDEN
ರಾಮಯ್ಯ
ಗಾರ್ಡನ್

GUNUSHILA
LAYOUT
ಗುನುಶಿಲ
ಲೇಔಟ್

ASHI NAGAR
ಆಶಿ ನಗರ

Elita Promenade
ಎಲಿಟಾ ಪ್ರಾಮೆನೇಡ್

PARADISE
COLONY
ಪ್ಯಾರಡೈಸ್

Google

Orange Specifications | Learning to Fly

Structure

Shell	RCC frame structure with masonry partitions. The height of each floor shall be 9'6" from slab to slab.
Masonry	High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and for stone masonry shall be provided for parts of the exterior with deep-set waterproof pointing. For other parts and for the internal walls, terracotta blocks, table milled brick masonry or Aercon blocks or Concrete block masonry with plaster shall be provided.

Flooring & Dado

Living & Dining	Beige coloured impregnated marble laid with paper joints and finished with 8 coats polish.
Kitchen	Beige coloured imported marble laid with paper joints and finished with 8 coats polish. Granite counter with glazed tiles above the counter upto a height of 2'.
Wet Kitchen (only T33)	Green marble flooring, granite counter with glazed tiles on the wall above the counter upto a height of 2'.
Utility	Green Marble flooring. No dado or counter shall be provided.
Bedrooms	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Master Bathroom	Imported marble on the floor and counter, Mosaic tiles on the walls upto 7' in shower area and 3' in other areas.
Other Bathrooms	Green marble on the floor and counter, Mosaic tiles on the walls upto 7' in shower area and 3' in other areas.
Family (only P60)	Beige colour impregnated marble laid with paper joints and finished with 8 coats polish.
Media Room (only P60)	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Home Office (only P60)	wood laminate flooring.
Maid's room + Box Room	Kota stone flooring laid with paper joints and finished with 8 coats polish.
Maid's toilet	Green Marble flooring with glazed tiles on the walls.
External Paving	Terracotta tiles.
Wooden Deck	Brazilian Ipé or other natural hardwood.

Sanitary & Plumbing

Water Closets	Western style porcelain EWL or Kohler or equivalent make shall be provided in all bathrooms, except the Maid's bathroom which shall be provided with an EWL or Paryware make.
Health Faucets	Health faucets of Jaquar or equivalent make shall be provided in all bathrooms.
Wash Basins	Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms. Paryware wash basin in the Maid's Bathroom. All basins shall be provided with a 32mm CP waste coupling & CP settle trap of standard make.
Kitchen sink	Stainless steel sink with drainboard.
Cockroach traps	A detachable stainless steel cockroach trap with lid of Ghilly or equivalent make shall be provided in all bathrooms.
Bathtubs	One Bath tub of Paryware / Woven Gold or equivalent make shall be provided in the Master bathroom.
Showers	Showers of Jaquar or equivalent make shall be provided in all bedrooms.
Faucets	All faucets shall be of heavy duty metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.
Washing Machine Point	One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.
Plumbing	All water supply lines & drainage lines shall be in PVC pipes. Sewage lines shall be in stoneware.

Electrical

Wiring	All wiring shall be of best quality or equivalent make contained in 10mm dia, 2mm thick PVC conduit pipes.
Switches	All switches shall be of Grebtree or equivalent make. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms:
Living / Dining	4 nos - 5 amp switch & socket.
Kitchen	3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket.
Wet Kitchen (only T33)	3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket.
Utility	1 no - 5 amp switch & socket, 1 no - 15 amp switch and socket.
Master Bedroom	4 nos - 5 amp switch & socket.
Other Bedrooms	2 nos - 5 amp switch & socket.
Bathrooms	1 no - 5 amp switch & socket.
Family (only P60)	2 nos - 5 amp switch & socket, 1 no - 15 amp switch and socket.
Media Room (only P60)	4 nos - 5 amp switch & socket, 2 nos - 15 amp switch and socket.
Home Office (only P60)	2 nos - 5 amp switch & socket, 1 no - 15 amp switch and socket.
Maid's Room	1 no - 5 amp switch & socket.
Telephone	One Telephone Point each shall be provided in living and master bedroom.
Television	One TV Point or Point socket shall be provided in the living or family and guest bedroom.
Light Fixtures	No. light fixtures to be provided anywhere in the home.
Power & Back up	A power connection of 8 KVA and back-up power also upto 8 KVA shall be provided for LED type units. A power connection of 7 KVA and back-up power also upto 7 KVA shall be provided for CFL type units.

Doors & windows	
Frames & Shutters	Door and window frames and shutters shall be in engineered solid wood. All door shutters shall be in solid core flush (block board or honeycomb board) shutters provided with a natural wood veneer. All bathroom windows, external utility (kitchen/dishwasher) door and window shall have aluminium frame and shutters.
Mosquito Screens	No Mosquito Screens shall be provided for any of the windows or French windows.
Window Grills	No window grill shall be provided or permitted for the French windows. Grills shall only be provided for those regular windows where there is a street drop. Grills shall not be provided for bathroom windows.
Finish	The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with P.U. (Polyurethane) finish.
Hardware	All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock.
Friction Stays	All openable windows shall be fitted with friction stays allowing the windows to stay open in any position.
Door stoppers	Magnetic concealed door stoppers shall be provided for the Main door and bedroom doors.
Paint	
Paint	All internal paint in acrylic (distemper) or emulsion paint shall be provided over exposed brick or stone masonry. For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with zinc chromate primer and synthetic enamel paint.
Electro-domestic Equipment	
Hob	A 4 burner cooking hob with electrical grill and an SS backing plate shall be provided in the kitchen.
Chimney	A 90cm ductable electric chimney with anodised aluminium liners shall be provided in the kitchen.
Dishwasher	A dishwasher of A1star or equivalent make shall be provided in the kitchen.
Geysers	25 litre geysers - of Racold or equivalent make shall be provided in the bathroom.
Cabinetry & Furniture	
Kitchen	Floor to wall mounted cabinets complete with cutlery tray, vegetable baskets, breakfast counter tops of Venesa Cuchis or equivalent make shall be provided.
Master Bedroom	Double bed with bedside tables, study unit, 2 module walk-in wardrobe.
Master Bathroom	Mirror with backing ply and edge trim, louvered shutters below the counter.
Children's' Bedrooms/	2 single beds with bedside tables, study unit, 2 module wardrobes.
Other Bedrooms	Double bed with bedside tables, 2 module wardrobes, TV unit or study unit.
Other Bathrooms	Mirror with backing ply and edge trim.
Home Office (only P60)	Study table unit and library unit.
Maid's Room	Single cot, half module wardrobe.
Basic Materials	All woodwork except for modular units shall be in termite resistant good quality plywood or MDF panels and natural veneer or laminate. Modular units shall be in particle board and veneer or laminate.
Hardware	All hardware shall be in brush finished stainless steel or Hetich or equivalent make with soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.
Mattresses	Mattresses shall NOT be provided for any of the beds.
Finishing	Natural veneer exteriors shall be finished in melamine matt finish and the interiors in laminate.
Landscaping	
Soil	Good quality top soil and sand mixture with manure shall serve as the base layer for landscaping.
Irrigation	Sprinklers and a drip irrigation system shall be provided for landscaped areas.
Soft Landscaping	Grass, shrubs etc. shall be provided and all garden areas shall be completely landscaped.
Water Body (only T35 & P60)	A water body shall also be provided in the garden.
Facilities & Amenities	
Club House	Club house with a common space for parties.
Swimming Pool	A 6' deep swimming pool with a separate paddepool for kids.
Gym	Commercial low impact Treadmill, Total body elliptical Fitness Cross trainer, Upright cycle, 4 station P.U. gym, Flat incline decline Multi purpose Bench dumbbells.
Sporting Facilities	Tennis Court, Badminton, Squash.

Note: All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent brands at their discretion.





