



DNR REFLECTION
IBLUR
RESIDENTIAL DEVELOPMENT



CONTENT

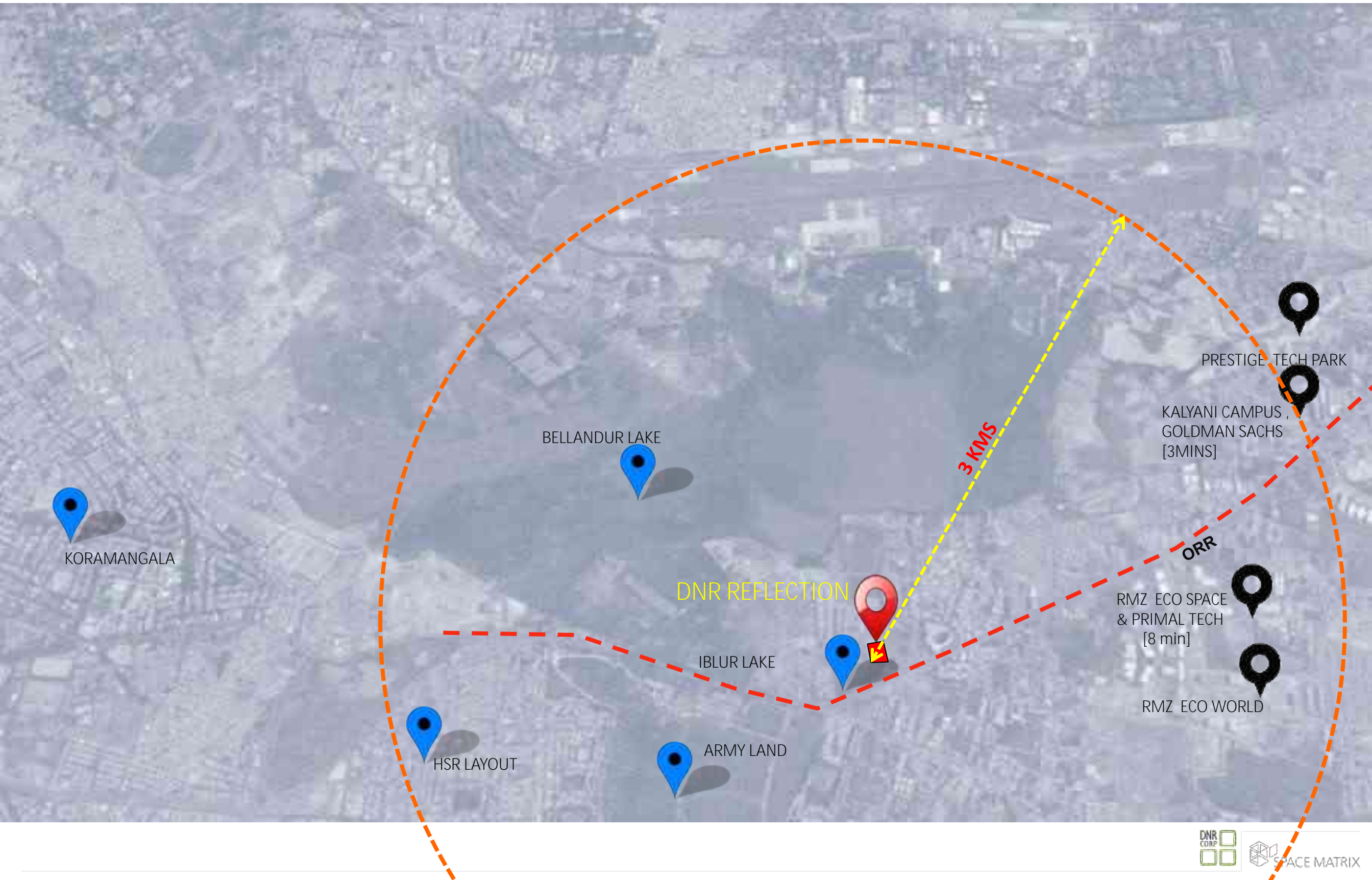
- VISION
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in search of soul...
inspire to change my self....
embark on journey....
life driven by passion...
to discover the nature.....

'SOME PLACES ARE
JUST WORTH LIVING'



LOCATION



SITE & SURROUNDINGS



Campus as a COMMUNITY

Measuring **social success** by the experience of the project at a range of scales that prioritizes the human interaction



SPACES FOR ALL AGE GROUPS



COLLABORATION

ELEMENTS



CELEBRATION



DNR REFLECTION - MASTER PLAN

Project Profile Brief

Total Extent of Land	:3.5 Acres
Number of Floors	:2B + G + 12 Floors
Number of Blocks	: 4
Number of Flats	: 179

Types of Flats

3BHK + 3T	: 1920 Sft to 1955 Sft
3BHK + 3T + Servant	: 2000 Sft to 2150 Sft
4 BHK + 4T + Servant	:2725 Sft to 3235 Sft

“DNR REFLECTION” - Community

Thoughtfully planned project layout, very spacious and efficient floor plans
 3 & 4 BHK Premium Condominiums, with vision to make it exclusive project in the vicinity
 25% ground coverage & extensive 75% lush green landscaped area
 Designed as per international standards by Space Matrix.
 15000 Sft. state of art fully loaded club house
 Outdoor sports amenities
 Very Well Connected to Major Tech Parks , International & National Schools , Hospitals , Malls and Hotels in near Vicinity

LEGEND

1. Entrance Gate
2. Visitor's Parking
3. Security
4. Water wall
5. Play Lawn above Basement Ramp
6. Children's Play Area
7. Walkway/Fire Engine Access Way
8. Party lawn
9. Tennis Court
10. Basketball Court
11. Entertainment pavilion
12. Half Olympic size Pool
13. Outdoor Lounge
14. Fitness Pod
15. Seating Alcove



GROUND FLOOR PLAN



Outdoor Amenities:

- Children's Play Area
- Play Lawn above Basement Ramp
- Party Lawn
- Entertainment Pavilion
- Tennis Court
- Basketball Court
- Reflecting Pool
- Outdoor Lounge
- Fitness Pod
- Seating Alcove

Indoor Amenities:

- Multifunction Hall
- Squash Court
- Library
- Yoga Room
- Spa
- Snooker Table
- Table Tennis
- Foosball Table
- Carrom & Chess
- Gym
- Swimming Pool

A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



FIRST FLOOR PLAN



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



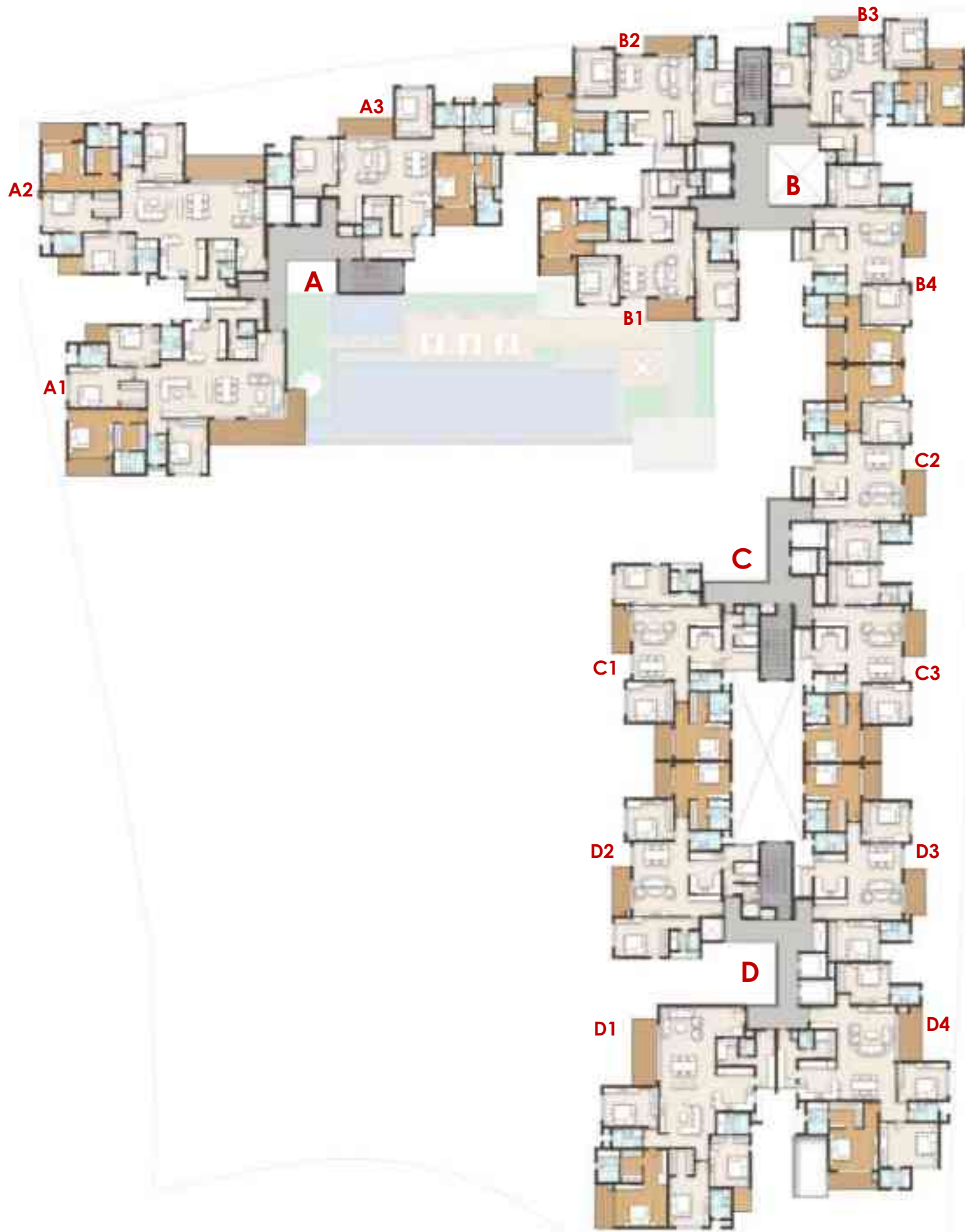
SECOND FLOOR PLAN



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



TYPICAL FLOOR PLAN



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



BLOCK FLOOR PLAN BLOCK A



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



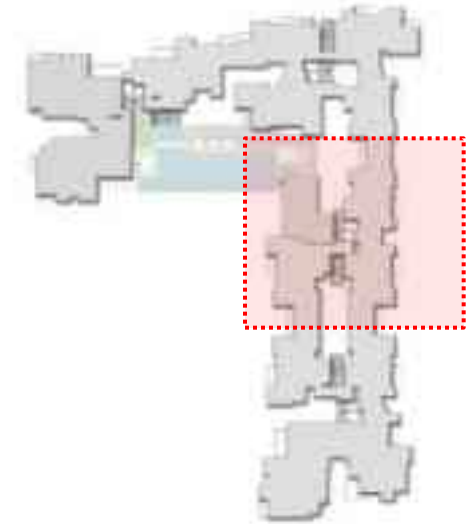
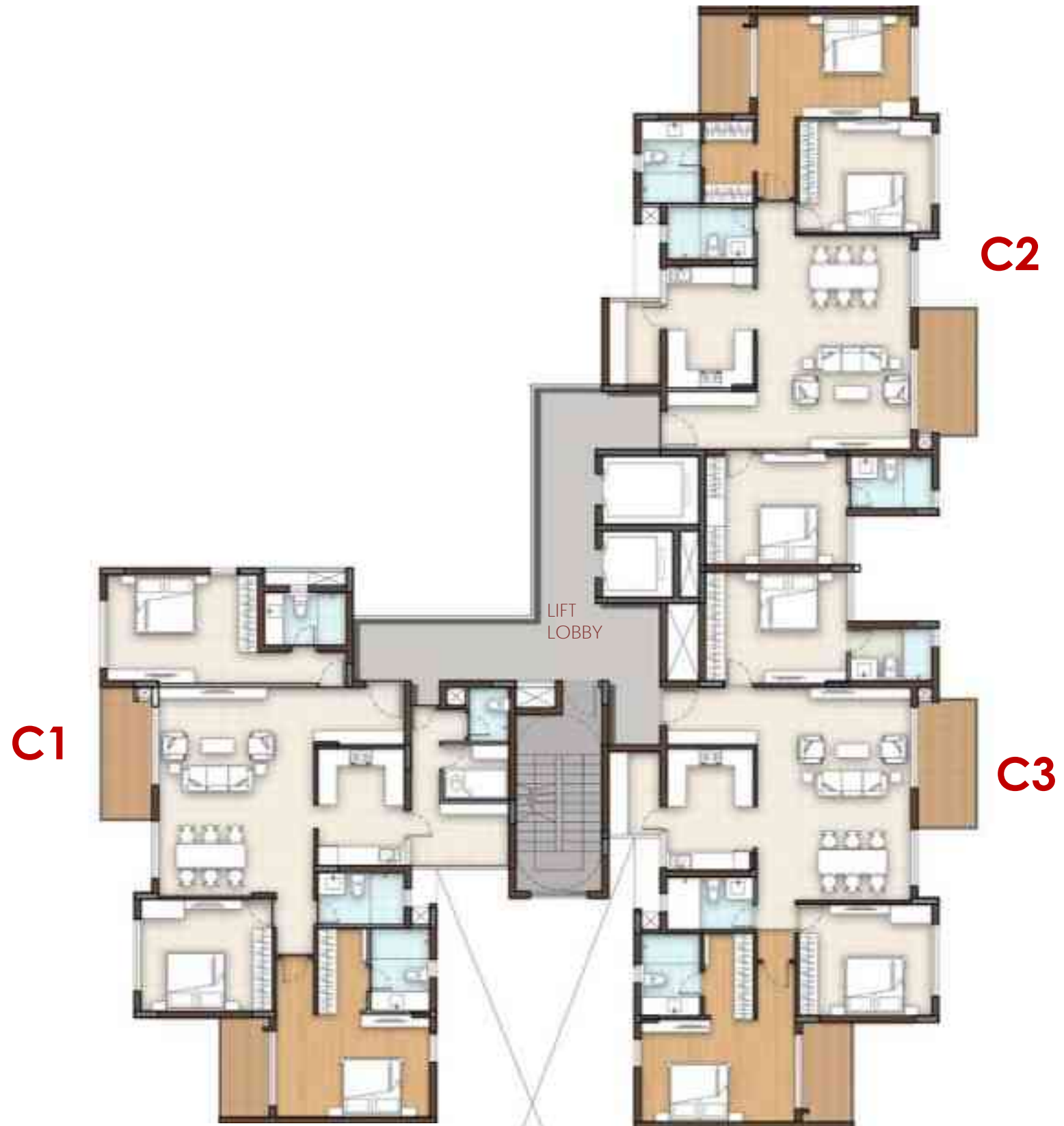
BLOCK FLOOR PLAN BLOCK B



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



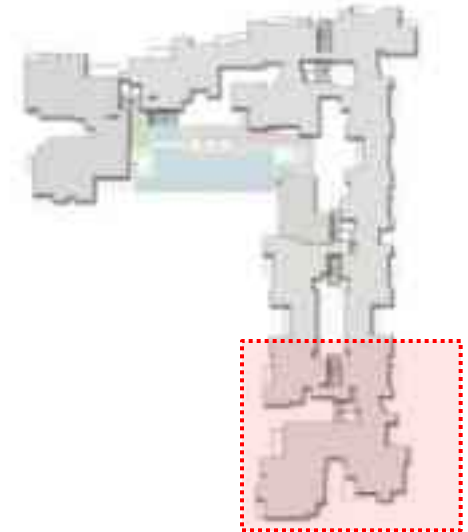
BLOCK FLOOR PLAN BLOCK C



A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



BLOCK FLOOR PLAN BLOCK D



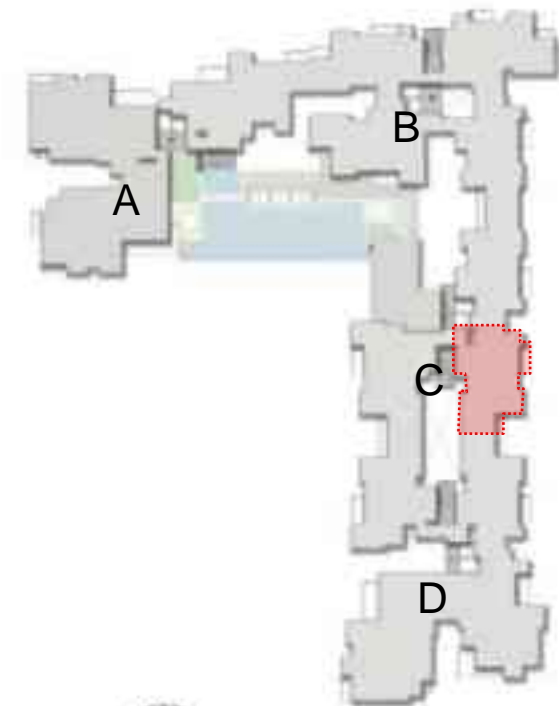
A1, A2 & D1	4BHK+F+4T
A3 & D4	4BHK+4T
B1, B3, C1 & D2	3BHK+S+3T
B2, B4, C2, C3 & D3	3BHK+3T



UNIT 01: C3

3BHK+3T

SALEABLE AREA: 1920 SFT



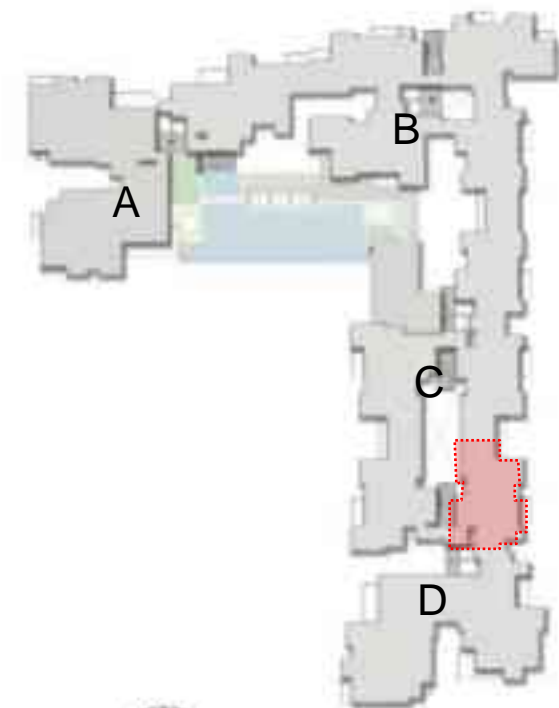
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 01: D3

3BHK+3T

SALEABLE AREA: 1920 SFT



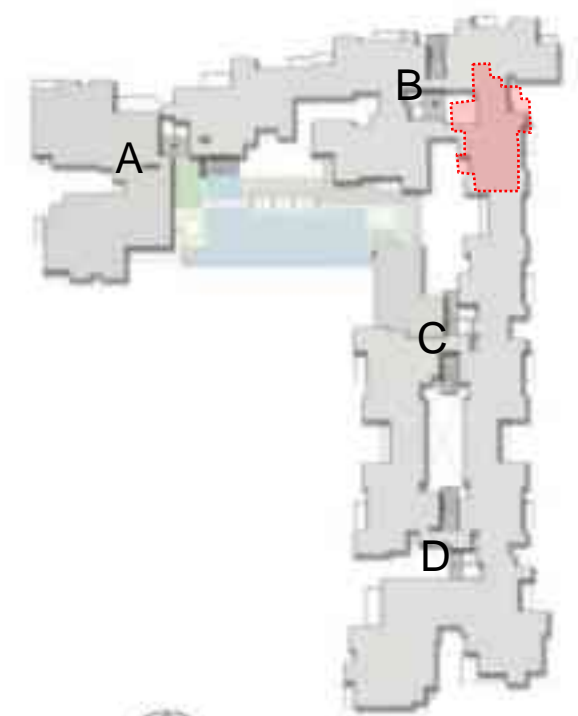
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 02: B4 (L)

3BHK+3T

SALEABLE AREA: 1920 SFT
(GROUND, FIRST & SECOND)



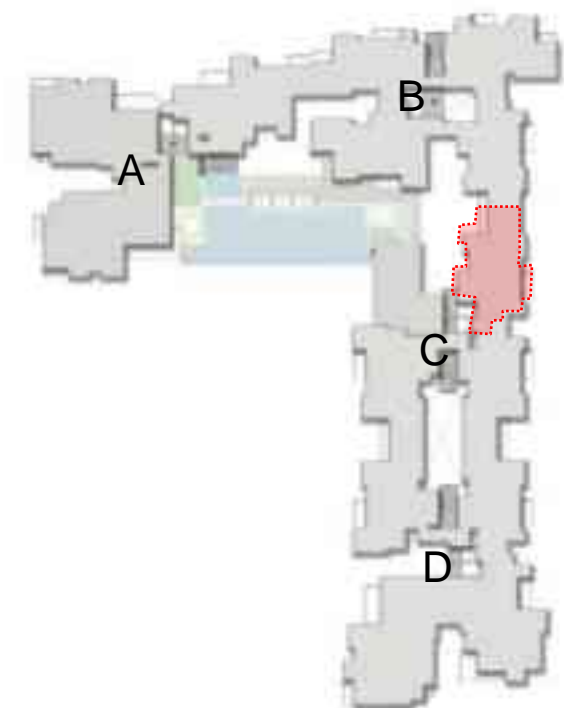
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 02: C2 (L)

3BHK+3T

SALEABLE AREA: 1920 SFT
(GROUND, FIRST & SECOND)



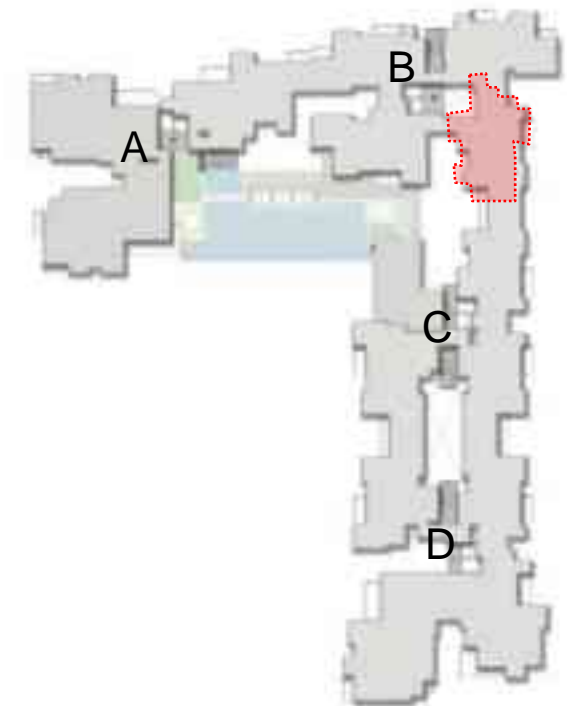
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 03: B4 (U)

3BHK+3T

SALEABLE AREA: 1920 SFT
(TYPICAL FLOORS)



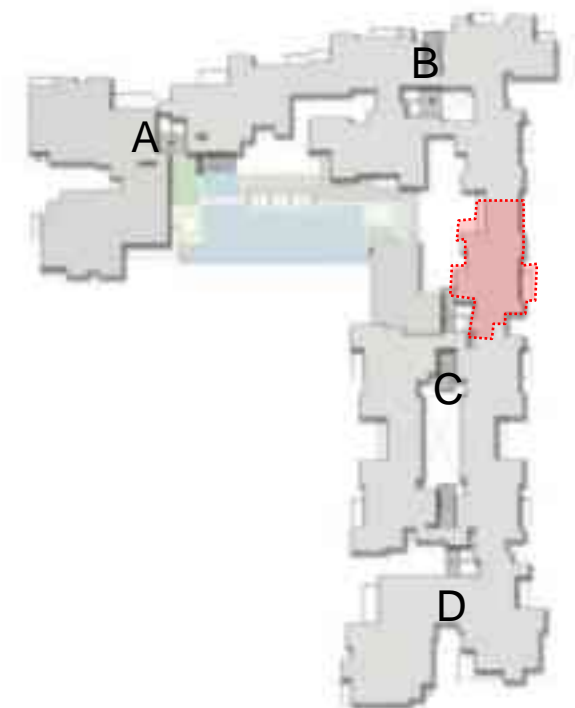
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 03: C2 (U)

3BHK+3T

SALEABLE AREA: 1920 SFT
(TYPICAL FLOORS)



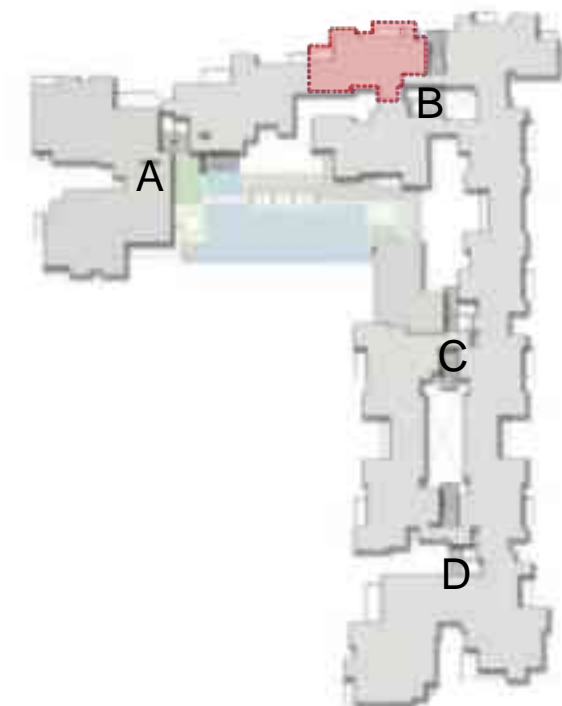
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 04: B2

3BHK+3T

SALEABLE AREA: 1955 SFT



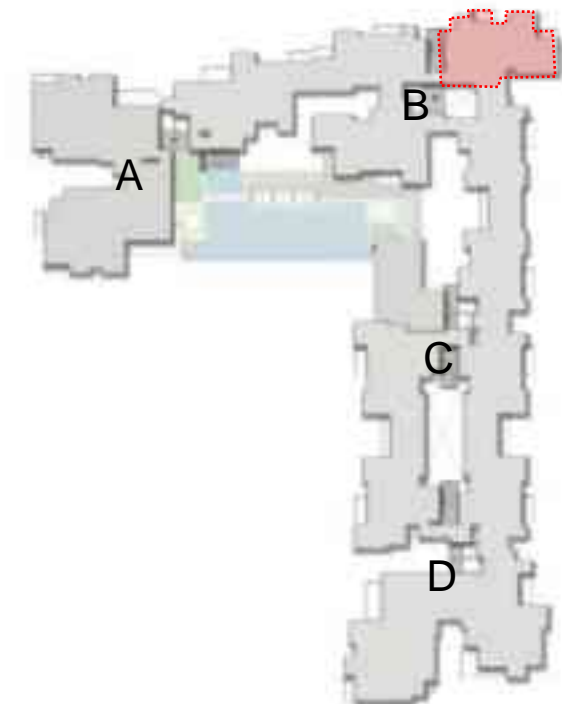
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 05: B3

3BHK+S+3T

SALEABLE AREA: 2000 SFT



NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.

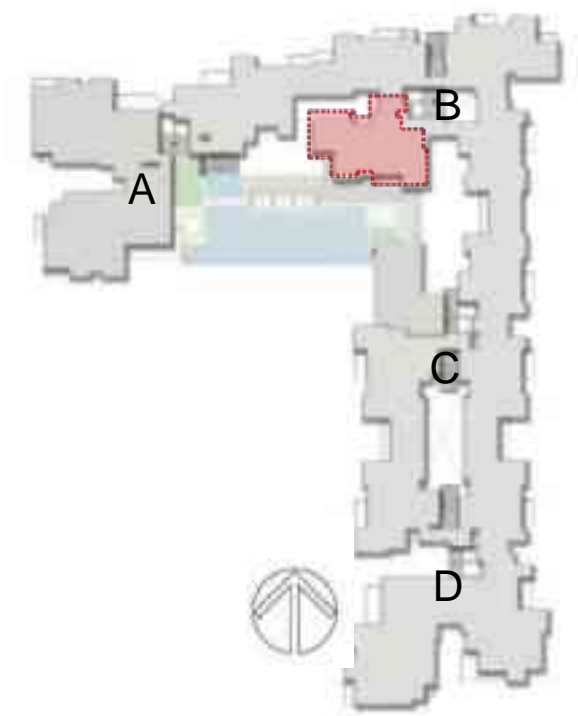


UNIT 06: B1

3BHK+3T+S

SALEABLE AREA: 2150 SFT

(TYPICAL FLOORS)

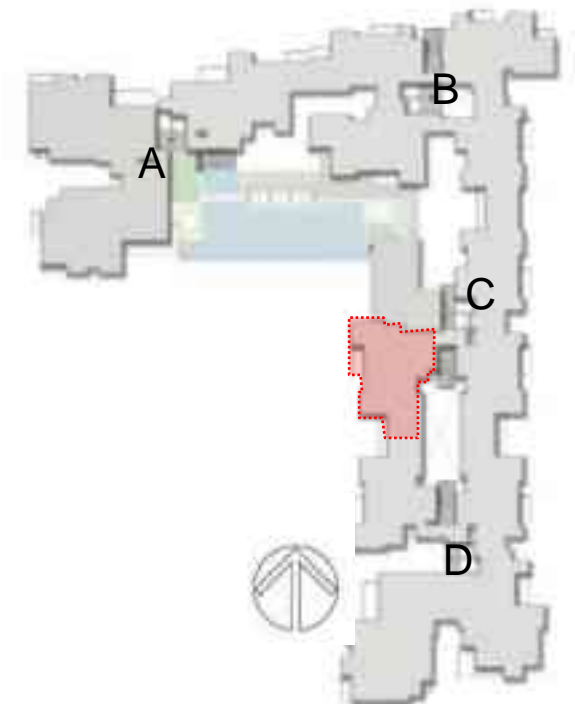


NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.

UNIT 07: C1

3BHK+3T+S

SALEABLE AREA: 2100 SFT



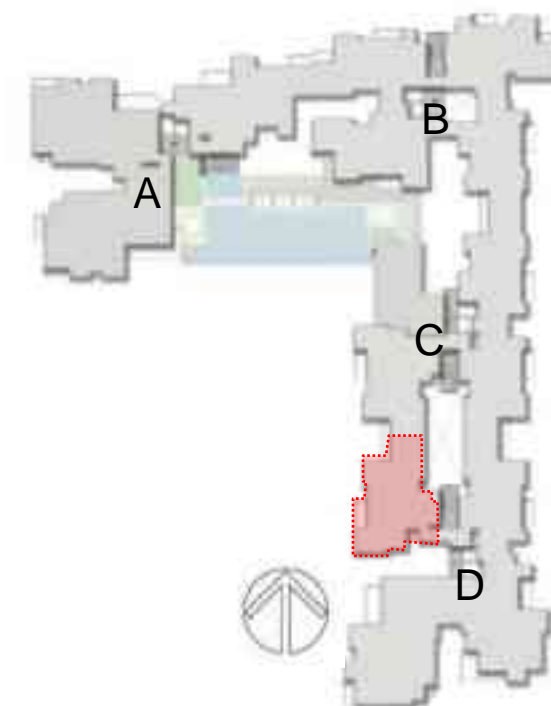
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 08: D2

3BHK+3T+S

SALEABLE AREA: 2100 SFT

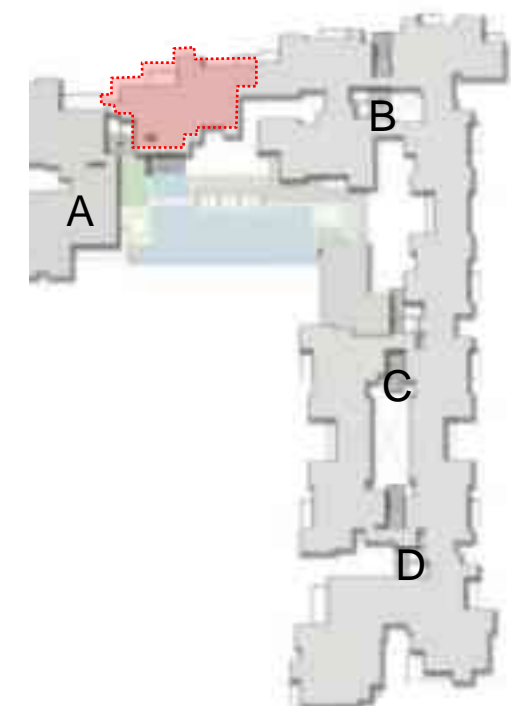


NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.

UNIT 09: A3

4BHK + 4T

SALEABLE AREA: 2810 SFT

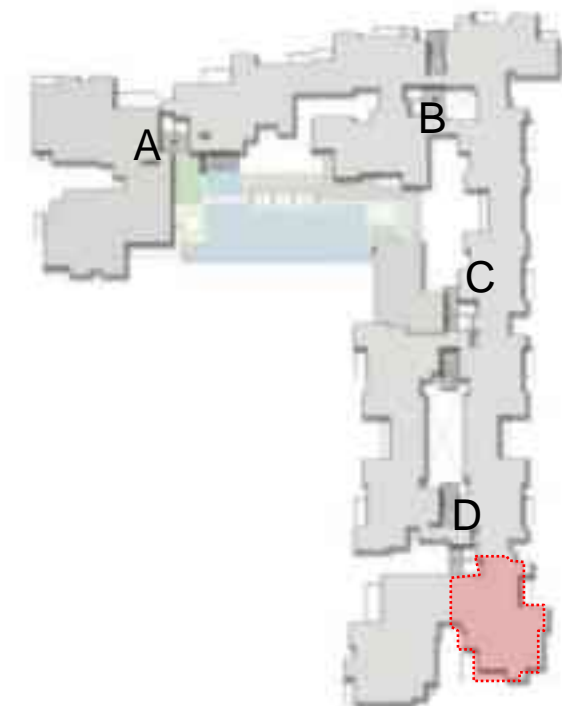


NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.

UNIT 10: D4

4BHK+4T

SALEABLE AREA: 2725 SFT



NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.

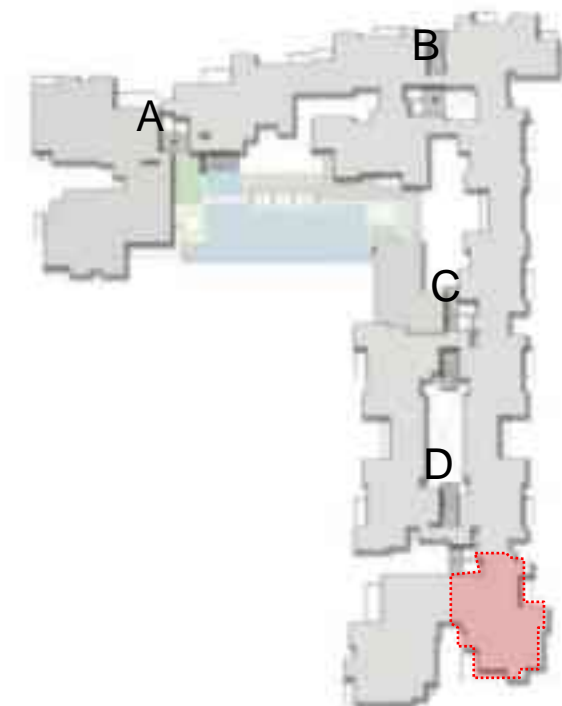


UNIT 10: D4

FIRST FLOOR

4BHK+4T

SALEABLE AREA: 2725 SFT + 175 SFT (TERRACE)



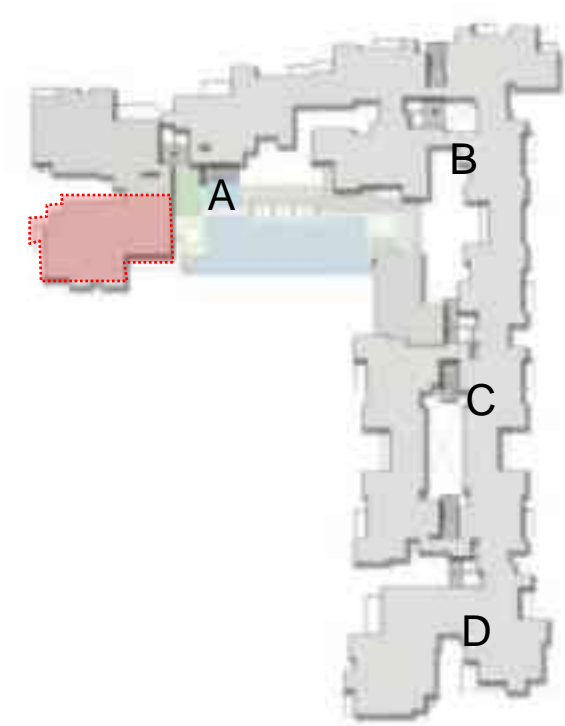
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 11: A1(W)

4BHK+F+4T

SALEABLE AREA: 3175 SFT



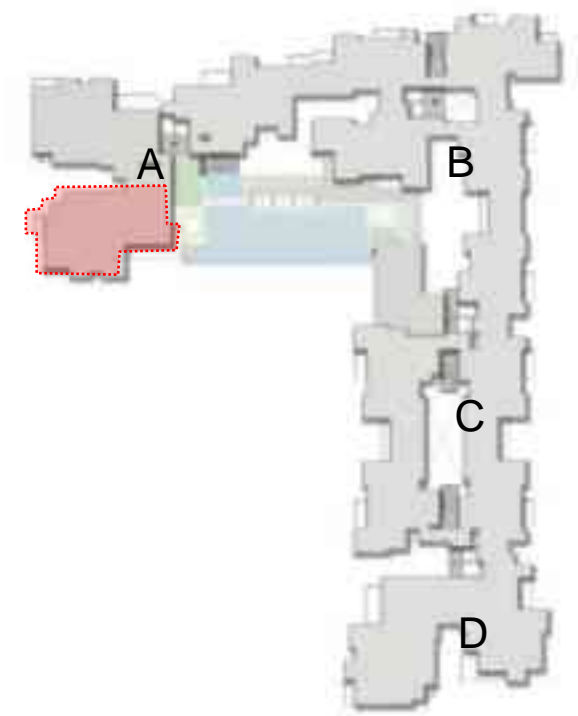
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 12: A1(L)

4BHK+F+4T

SALEABLE AREA: 3250 SFT



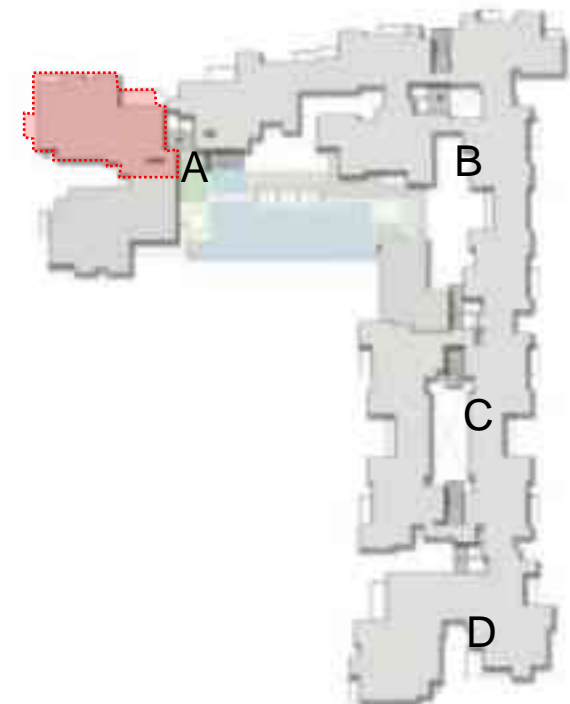
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 13: A2

4BHK+F+4T

SALEABLE AREA: 3220 SFT



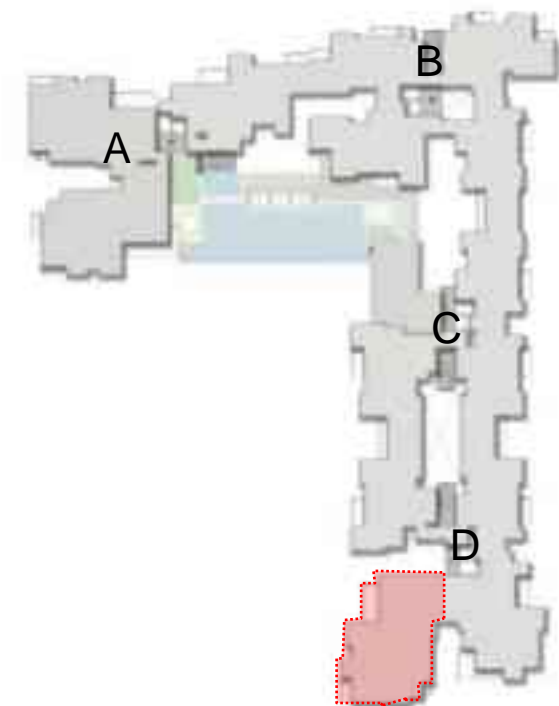
NOTE: SALEABLE AREAS MENTIONED ARE TENTATIVE AND SUBJECT TO CHANGE AS PER SANCTION / SERVICES / STRUCTURAL / SITE CONDITIONS.



UNIT 14: D1

4BHK+F+4T

SALEABLE AREA: 3235 SFT



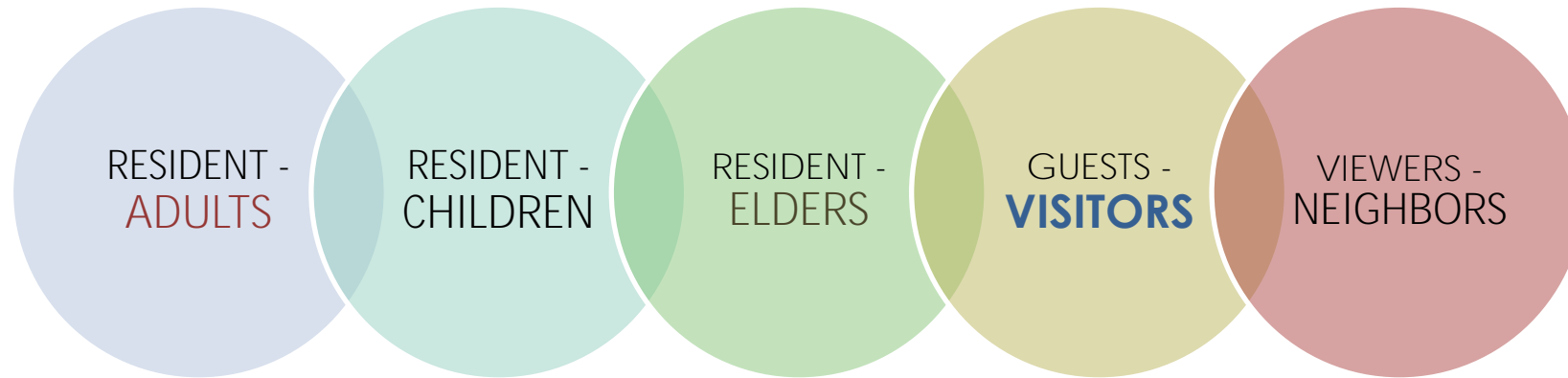
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People First

Designed around people, to create opportunities for improved lifestyle, where users connect with each other, their surroundings and inherit a **sense of belonging** to their neighbourhood

CAMPUS PARTICIPANTS



COMMUNITY LINKAGE



LANDSCAPE MOODS



ARCHITECTURE



Project Profile Brief

Total Extent of Land	:3.5 Acres
Number of Floors	:2B + G + 12 Floors
Number of Blocks	: 4
Number of Flats	: 179

Types of Flats

3BHK + 3T	:1920 Sft to 1955 Sft
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“DNR REFLECTION” - Community

Thoughtfully planned project layout, very spacious and efficient floor plans
 3 & 4 BHK Premium Condominiums, with vision to make it exclusive project in the vicinity
 25% ground coverage & extensive 75% lush green landscaped area
 Designed as per international standards by Space Matrix, Singapore
 15000 Sft. state of art fully loaded club house
 Outdoor sports amenities
 Very Well Connected to Major Tech Parks , International & National Schools , Hospitals , Malls and Hotels in near Vicinity

Hospitals in Vicinity

Sakra World Hospital	:2.5 Kms
Green View Medical Centre	:3 Kms
Proposed Columbia Asia Hospital	:400 Mtrs

Tech Parks in Vicinity

Salarpuria Soft Zone	: 0.5Kms
Eco Space Business Park	:1.5 Kms
Pritech Tech Park	:1.7 Kms
Intel technology Pvt Ltd	:2.0Kms
Eco World	:2.0 Kms
Vrindavan Tech Village	:3.0 Kms
Kalyani Goldman Sachs Campus	:3.0 Kms
Cessna /Cisco Business Park	:3.4 Kms
Prestige Tech parks/JP Morgan	:3.4 Kms
Bagmane World Tech Center/SEZ	:8.0 Kms

Shopping Malls & Cinemas in Vicinity

Central Mall	:900 Mtrs
Total Mall	:1.3 Kms
Mall with In Primal tech Park	: 5Kms

Schools for the Vicinity

New Horizon Gurukul, Bellandur
 National Public School , HSR Layout , Vidyarambh
 Gear Innovative International School
 TISB
 Delhi Public School
 Inventure Academy
 Notredame Academy

Hotels in Vicinity

Novatel Bangalore Tech Park
 IBIS Bangalore tech Park
 Aloft
 Double Tree

Project Specifications

Structure

Seismic Resistant RCC Framed Structure
Cement Blocks for all Walls

Lobby

Elegant Ground Floor lobby with flooring and cladding in Granite/Marble
Combination of Vitrified tiles & Marble/Granite for upper floors lobbies and for cladding
All Lobby walls in texture paint and ceilings in OBD

Foyer, Living and Dining

Larger Format Premium Quality Vitrified Tile Flooring

Master Bed Room

Premium Laminated Wooden Flooring

Other Bed rooms

Premium Quality Vitrified Tile Flooring

Kitchen/ Utility/Maid's Room

Vitrified Tile Flooring
Granite Counter with good quality Tile Dado
Single Bowl Single Drain Steel Sink with Single Lever Tap
Granite Counter and Tile Dado in the Utility
Ceramic Tiled Flooring and Dado for the Maid's Room and Toilet

Toilets

Designer/Rustic Premium Quality Tiles for Flooring and Walls
Granite Counters with Ceramic Wash Basin in all the Toilets
EWCs and Chrome plated premium fittings
Grohe / kohler or equivalent Single Lever Tap and Shower Mixer
Grid False Ceiling

Internal Doors

Large Entrance Door with Teak wood frame and veneer finish shutter.
Internal doors in hard wood frame and polish finished flush doors

External Doors and Windows

UPVC / Iodized Aluminium Frames and Sliding for all External doors opening in balconies.
3 track UPVC / Iodized Aluminium Framed Windows with Clear Glass and Mosquito mesh Shutters

Painting

Combination of Exterior Paint and textured paint on External Walls
Plastic Emulsion Paint on Internal Walls and OBD on Ceilings
Enamel Paint on all Railings

Electricals and other Services

CAT 6 cabling
Sufficient power outlets and light points provided
5 KVA power will be provided for 3 BHK
6 KVA power will be provided for 3BHK with Servant
8 KVA power will be provide for 4 BHK
TV and telephone points provided in the Living Area and all Bedrooms
Provision to install split AC in Living Area and in all Bedrooms
ELCB and individual meters will be provided for all Apartments
Video door phone
Sewage Treatment Plant
Rainwater Harvesting
Zero discharge based wet garbage disposal unit

Security System

CCTV cameras and access control in common areas for additional security
Security Cabinets at all Entrances and Exits, with CCTV coverage

DG Power

Uninterrupted Power Supply with 100% power Back-up for common amenities and Lighting for apartments