



**Anand Group**<sup>™</sup>

Builders & Developers

An ISO 9001 : 2015 Company

*For a splendid living*

MEMBER



# Anand *Alpine*

2, 3 & 4 BHK Apartments, Anjanapura Township

As per Vastu  
With CC & OC

BDA KATHA  
BBMP APPROVED



*Quality living. It starts here!*

RERA Approved : PRM/KA/RERA/1251/310/PR/190531/002592

## **ABOUT US**

An ISO 9001 : 2015 certified Company, Anand Group is a 13 year old Property Development Organization with a proven and credible track record, committed to provide quality homes and commercial spaces. We believe a home isn't just a place you live, it's a special place where memories are made. That's why we build a wide variety of exceptional homes that appeal to different tastes and accommodate different lifestyles. We strictly adhere to ethical, legal & transparent business practices.

Owned & Managed by Professionals in Civil Engineering, we have completed several residential and commercial projects in Bangalore. In all projects, we set out to deliver cutting-edge concepts, allied with professionalism and meticulous attention to detail that exceed expectations.

Our pledge is to establish lasting relationships with our customers by exceeding their expectations and gaining their trust through exceptional performance by every member of our team.

*Anand Alpine is an epitome of luxury that strives for complete bliss.  
Every home is well planned as per vastu with smart use of space along  
with ample light and ventilation.*

## **PROJECT DETAILS**

60% Open Space | Land Area: 78680 Sft | Flats without common walls  
Basement + Ground + 9 Upper floors | 179 Units

### Available Unit Areas

TYPE	SUPER BUILT UP AREA	CARPET AREA*
2 BHK	1216 - 1368 Sft	815 - 879 Sft
3 BHK	1467 - 1769 Sft	926 - 1061 Sft
4 BHK / 4 BHK Duplex	2061 - 2664 Sft	1365 - 1606 Sft

\* Excluding Balcony & Veranda Area

## **PROXIMITY**

Jayanagar | JP Nagar | BTM Layout | Banashankari Temple | Krishna Leela theam park | Meenakshi Temple  
Apollo Hospital | Fortis Hospital | Royal Meenakshi Mall | Central Mall | Vegacity Mall | Decathlon  
METRO Stations | Upcoming Forum Mall | Upcoming Mantri Arena Mall | Sri Sri Ravi Shankar Ashram | NICE Road  
Kumarans School | Delhi Public School | KSIT | Christ University | Sherwood High School | Deeksha College

**Project approved by all leading Banks**



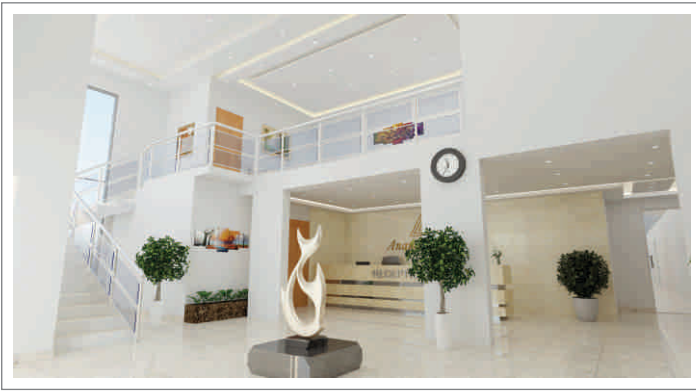
# MASTER PLAN



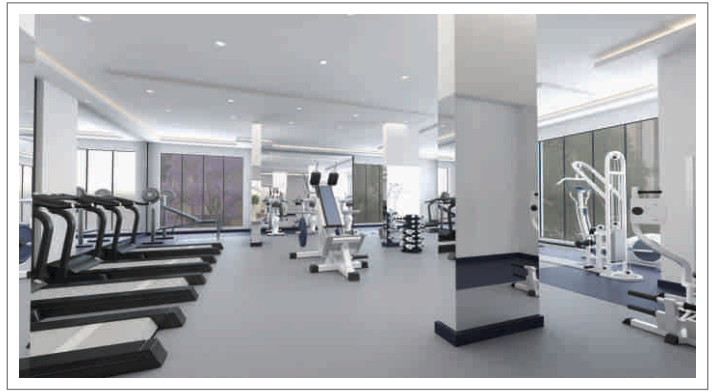
Amphitheatre, Swimming Pool with Toddlers Pool

Artistic impression - indicative in nature and is for general information purpose only.





Double height Clubhouse Lobby



Gymnasium



Children's Play Area & Outdoor Senior Citizen's Lounge



Indoor Games



Podium Garden View



Yoga & Meditation Hall

### **OUTDOOR AMENITIES**

Children's play area | Swimming pool with Kids pool  
 Amphitheatre | Half basketball court  
 Badminton court | Senior citizen Lounge  
 Walking track | Rain water harvesting  
 Landscaped area | Car wash area

### **INDOOR AMENITIES**

Double height clubhouse lobby | Multipurpose hall  
 Separate gym for men & woman  
 Separate parlour for men & woman  
 Indoor games | Yoga hall | Guest room (4 Nos)  
 Meeting room (2 Nos) | Children Creche | STP  
 WTP | Rain water storage | Open library provision

### **CONSULTANTS**

**Architect** : Architecture Continuous | **Structural** : ECO Consultants

**Electrical** : San Design Consultants Pvt. Ltd. | **Plumbing** : MEP Engineering | **Fire** : Creative Team Consultants

**Legal Advocate** : A. Manjunath

# SPECIFICATIONS

## STRUCTURE & WALLS

- Basement + Ground + 9 floors RCC framed structure with Wienerberger Porotherm Brick / Concrete block masonry walls.

## PARKING

- Covered car parking in Basement & Ground floor, Surface parking for visitors.

## LIFT

- 5 No's automatic Lifts & 2 No's Service lifts in both blocks.

## DOORS & WINDOWS

- Main Door: African Teak wood door frame and both side teak veneer flush door using brass fittings finished with polish.
- Internal Doors: Hard wood door frame & HDF skin or laminated shutter.
- Door locks will be of Yale / Godrej / Europa brand.
- Windows: UPVC 3 track sliding windows with mosquito Mesh and safety grill.
- Ventilators: UPVC ventilator with provision for exhaust fan
- All other external doors will be UPVC 3 track sliding or timber frame with water proof flush shutter.

## ELECTRICAL

- FRLS Concealed copper wires of LAPP India / Anchor / Havells make.
- Modular electrical switches of Crabtree / Havells / Anchor
- TV & Telephone point in master bedroom and living.
- Intercom facility from security cabin to each apartment (one point).
- Split AC provision in Master Bed room.
- 1 kVA DG power back up for each flat and 100% back up for common area and amenities.
- BESCOM Power Supply Single Phase meter 3KW to 2BHK, 5KW to 3 & 4 BHK, Three phase meter 7KW to 4BHK Duplex apartment.

## FLOORING

- PGVT tiles (marble design) of size 800 x 1200mm for living, Dining, Pooja & Kitchen.
- Vitrified tiles (wood design) for Master bedroom.
- PGVT tiles (marble design) of size 600 x 1200 for other rooms.
- Anti skid Vitrified Tiles for Balcony & Utility.

## TOILETS

- Sanitary fixtures of Duravit / TOTO / Parryware brand wall mount European water closets and Wash basins (white colour).
- GROHE / TOTO / Jaquar brand Chromium plated water fittings.
- Antiskid Vitrified tile flooring.
- Ceramic wall tile cladding up to false ceiling level
- False ceiling with grid panels.

## KITCHEN & UTILITY

- Vitrified tile dado for 2ft ht. above 20mm granite counter with single bowl & drain quartz sink of Carysil / Franke / Futura make in kitchen.
- GROHE / TOTO / Jaquar brand sink mixer in kitchen
- Provision for water purifier, instant geyser, chimney & hob.
- Provision for Gas cylinder, Dish washer & washing machine in utility.
- Single bowl Steel sink with ceramic tile flooring & dado up to 4ft height in Utility.

## PAINTING

- Premium Emulsion for internal walls with roller finish, Tractor Emulsion for ceiling and APEX for external wall of Asian Paints/Berger brand.
- Enamel paint for MS grills & railing.
- Water base enamel paint for walls & OBD for ceiling in corridors.

## COMMON AREAS

- Granite flooring in First floor Corridor & Lobbies.
- Granite flooring in Lobbies of Ground and Basement floors.
- Vitrified Tiles flooring in Corridors & Lobbies in Upper floors.
- Vitrified tile & Granite combination cladding for lifts entrance wall & other applicable areas.
- Vitrified tile flooring in clubhouse, party hall & indoor games area.
- Granite / Kota stone flooring & Vitrified tile riser for staircase area.

## SECURITY SYSTEM

- Peripheral area & entrance gate is equipped with CCTV cameras for surveillance.

**NOTE :** Anand Group relies on suppliers & manufacturers for its materials such as tiles, granite, timber, UPVC, hardware, sanitary ware, etc. There are possibilities that some of the materials shown & specified in model flat or samples shown may not be available at the time of construction. In such instances Anand Group reserves the right to replace unavailable material with suitable alternatives of the same specification, standard & grade. We request our valuable customers to note that any such changes made will not in any way, be detrimental to the quality of the building.

Anand Group will attempt to minimize any variations in specifications, however in case of any variation of the same we will not compromise in terms of standard and grade of materials used.



# Anand Group<sup>TM</sup>

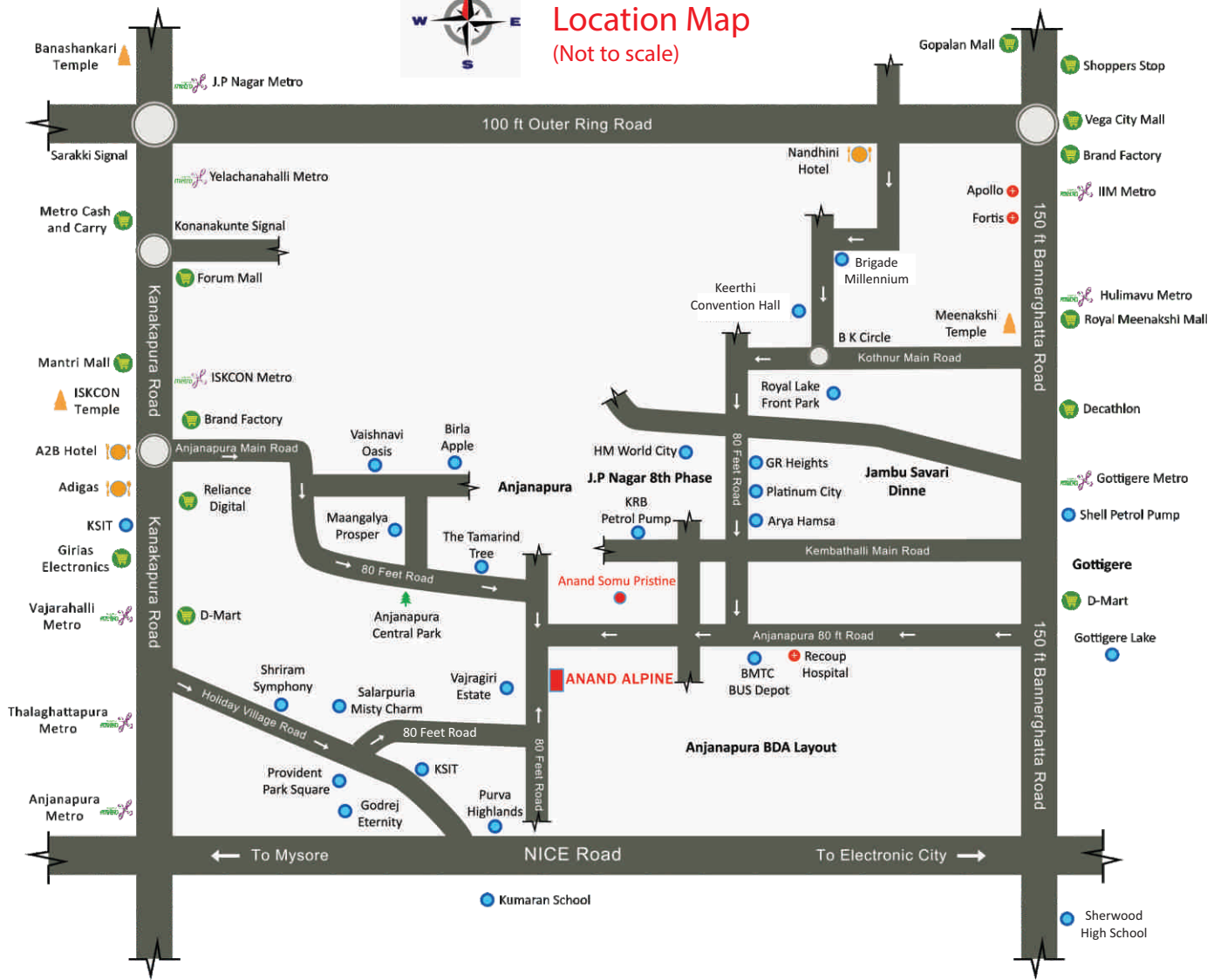
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## Location Map (Not to scale)



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