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# **VAJRAM NEWTOWN**

2 & 3 BHK PREMIUM APARTMENTS

THANISANDRA MAIN ROAD

RERA NO: PRM/KA/RERA/1251/309/PR/190913/002885

**100% Fresh Lifestyle** - The perfect statement that sums up the lifestyle on offer at Vajram Newtown. The location is at the heart of one of the real estate hot spots in Bangalore and just 4 Km from Manyata Tech Park on Thanisandra main road. Spread across 3 acres, the project comprises of 272 units consisting of 2 towers with 18 floors each and 3 levels of parking. The triple height podium landscape and amenities provide grandeur to the building at the entrance level. The units have very good spatial quality. Designed in such a manner so that it opens up on 3 sides and provides good ventilation. The corridors connecting the units on each floor are very efficient and well ventilated. A central clubhouse acts as a connection between the 2 towers at the 18th floor. Intricate spaces carved out in the landscape with many play courts adds on to premium living.





Luxurious Sense Of Arrival



Pedestrian Pathways





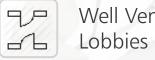
Community Living Spaces



70% Open Spaces



Minimized Vehicular Movement



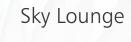
Well Ventilated

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Experiential Landscapes







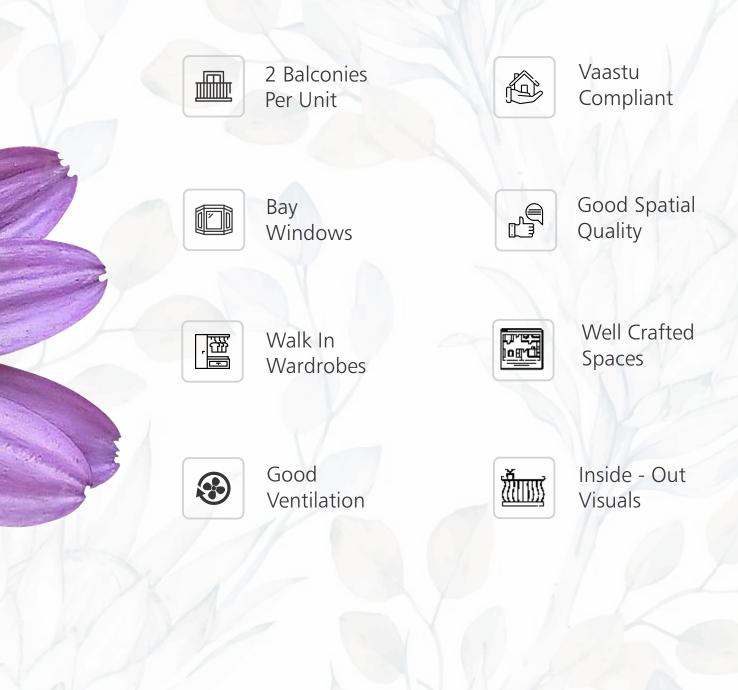


New Edge Construction



Roof Top Swimming Pool

## **100% FRESH LIFESTYLE**





## **THINK FRESH**



Walkway



Flower Garden



Sand Bed Walking Track



Reflexology Walkway



Oxygen Plaza



Feature Wall



Library





Seating Alcoves



Outdoor Gym



Plantation

## **PLAY FRESH**



Multi Sport Court



Skating Rink



Children Play Area



Basketball Hoop



Roof Top Swimming Pool



Indoor Gym



Cricket Net



Toddler Play Area



63

Outdoor Chess

Traditional

Games



Indoor Games

Bo
ali F

Aerobics



## **ENTERTAIN FRESH**



Multi-pupose Hall



Barbeque Area



Sky Lounge

Party Lawn



Open Air Theatre



<u>j</u>

Hobby Pavilon





## **MASTER PLAN**

Entry

2.

- Driveway
- Plantation 3.
- Entrance To Podium 4.
- Feature Wall 5.
- Arrival Court 6.
- Skating Rink 7.
- 8.
- Oxygen Plaza Toddler's Play Area 9.
- 10. Outdoor Chess
- Outdoor Gym 11.
- Party Lawn 12.
- Reflexology Walkway 13.
- Traditional Games 14.
- 15. Library
- Walkway 16.
- 17. Transformer Yard
- Ramp Entry/Exit 18.
- 19. Children's Play Area
- Seating Alcoves 20.
- 21. Hobby Pavilion
- 22. Basket Ball Hoop
- 23. Multi Sport Court
- Open Air Theatre 24.
- 25. Barbeque Area
- 26. Flower Garden
- 27. Cricket Net
- 28. Sand Bed Walking Track







## **MASTER PLAN UNITS**





#### UNIT C1

UNIT TYPE : 2BHK SALEABLE AREA : 1323 SFT EAST FACING



#### UNIT A1

UNIT TYPE : 3BHK SALEABLE AREA : 1756 SFT WEST FACING



#### UNIT A2

UNIT TYPE : 3BHK SALEABLE AREA : 1756 SFT WEST FACING N N S

## **TYPICAL PLAN**

### **TOWER 1**

<b>3 BHK</b>							
ТҮРЕ	SBA	RERA CARPET	FACING	FLOOR			
A1	1756	1205	WEST	4 TO 17			
A2	1756	1205	WEST	4 TO 17			
		2 BHK					
TYPE	SBA	RERA CARPET	FACING	FLOOR			
B1	1323	918	NORTH	1 TO 18			
B2	1244	858	NORTH	1 TO 18			
C1	1323	917	EAST	1 TO 18			
C2	1323	917	EAST	1 TO 18			
D1	1244	858	EAST	1 TO 18			
D2	1178	835	WEST	1 TO 18			





19.95M X 7M

16.4M X 11.4M



**ROOF TOP SWIMMING POOL** 



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**INDOOR GAMES ROOM** 







## **CLUBHOUSE PLAN**



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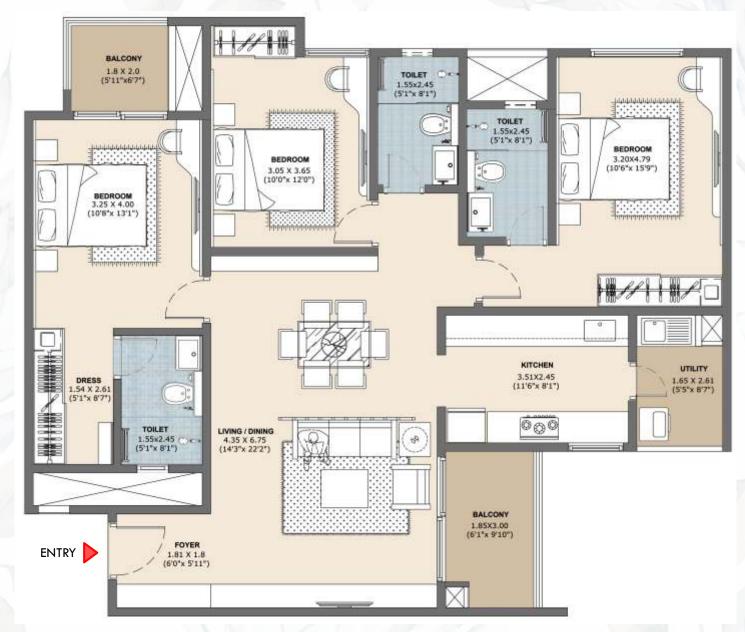


**AEROBICS / YOGA** 



GYM

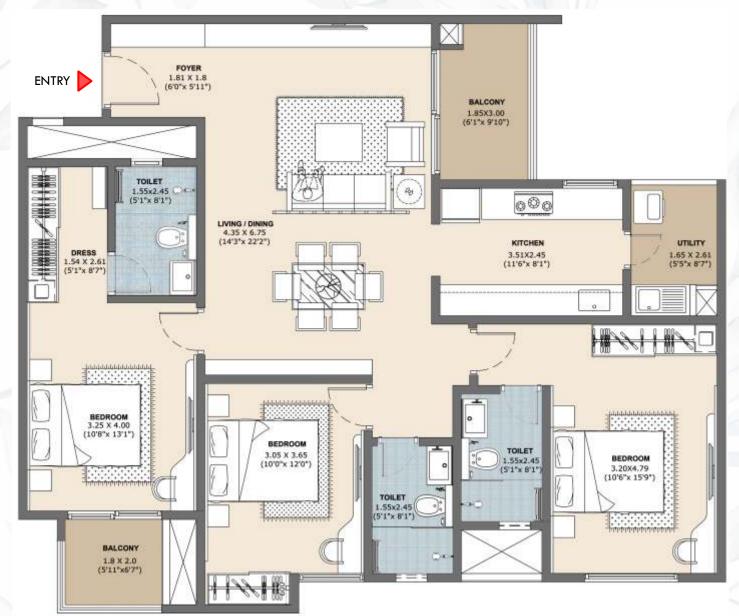
### A1 - 3BHK



SBA : 1756 Sft RERA CARPET : 1205 Sft

W E

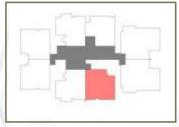
#### A2 - 3BHK



SBA : 1756 Sft RERA CARPET : 1205 Sft

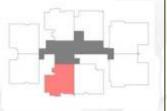


ENTRY **B1 - 2BHK**  $\nabla$ 00 UTILITY 2.38x1.99 (7\*10\*x 6'6\*) KITCHEN 3.09x2.45 (10'2"x 8'1") FOYER 1.55x2.61 (5'1"x 8'7") TOILET TOILET 1.55x2.45 (5'1\*x 8'0") 1.55x2.45 (5'1"x 8'0") DRESS 1.59x2.61 (5'3"x 8'7") LIVING / DINING 3.3 X 6.0 (10'10"x 19'8") BEDROOM 3.30x4.15 (10'10"x 13'8") BEDROOM 3.05x3.45 (10'0"x 11'4") G. ·.·.·.·. BALCONY BALCONY 2.45x1.2 (8'6"x 3'11") 2.50x1.50 (8'2"x 4'11") 



SBA: 1323 Sft RERA CARPET : 918 Sft

Ν W-S

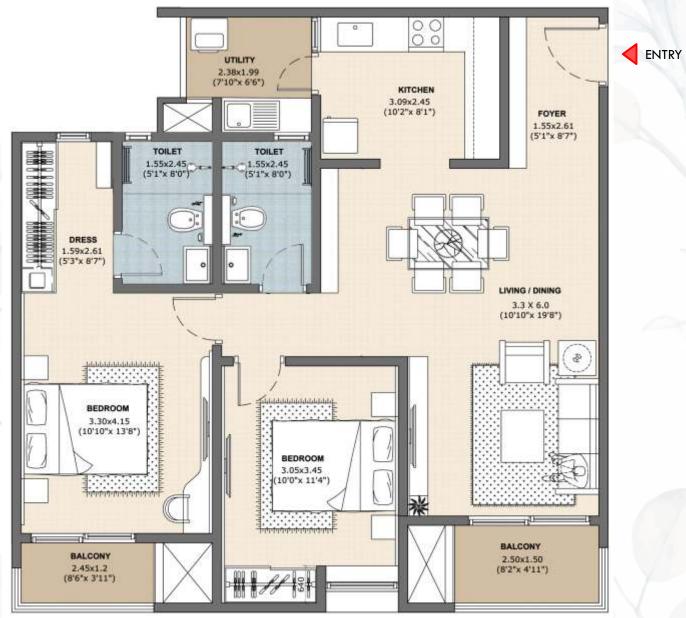


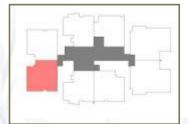


SBA : 1244 Sft RERA CARPET : 858 Sft



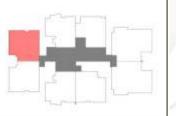
### **C1 - 2BHK**



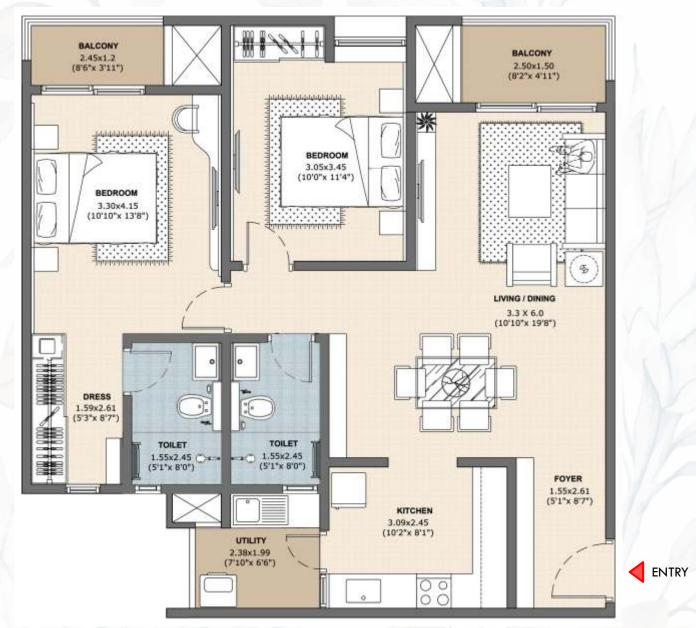


SBA : 1323 Sft RERA CARPET : 917 Sft

W E S





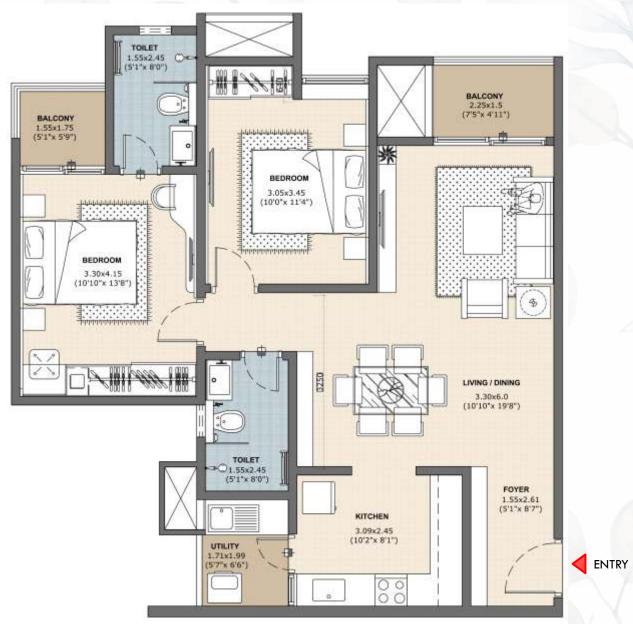


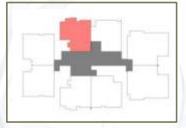
SBA : 1323 Sft RERA CARPET : 917 Sft



W X E

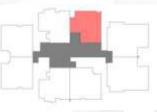
### **D1 - 2BHK**



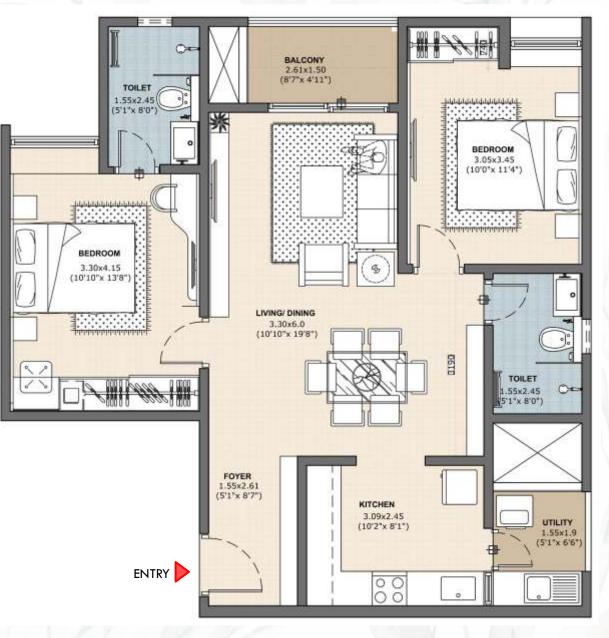


SBA : 1244 Sft RERA CARPET : 858 Sft





### **D2 - 2BHK**



SBA : 1178 Sft RERA CARPET : 835 Sft



W XX E



- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Superior quality ceramic tile dadoing up to 2 feet.
- Reticulated Gas provision
- Superior quality 300 X 300 anti-skid ceramic tiles for balcony & utility areas.
- MS handrail with paint finish as per design in all balconies. • Utility with parapet wall and grill as per design.
- Superior quality 300 X 450 ceramic tile wall dadoing up to false ceiling.

## **SPECIFICATIONS**

#### **STRUCTURE**

• Two Basements + Ground Floor + 18 Upper Floor, compliance to seismic zone II. • Walls – RCC / Blockwork.

#### FOYER / LIVING / DINING / BEDROOMS

• Premium Emulsion paint finish for walls.

#### **KITCHEN**

• Provision for chimney exhaust in kitchen

#### **BALCONY & UTILITY AREA**

#### TOILETS

- Superior quality 300 X 300 anti-skid ceramic flooring.
- False ceiling with grid panels.
- Granite counter for master bedroom wash basin.

#### **DOORS AND WINDOWS**

- Main Door Engineered wood frame with veneer finish shutter with architrave.
- Internal Door Engineered wood frame with laminate finish shutter with architrave.

- Windows 2.5 track UPVC sliding with mosquito mesh provision.
- Superior quality door hardware accessories.
- Balcony 2.5 track UPVC sliding with mosquito mesh provision.
- MS Grills for windows

#### **ELECTRICAL**

- BESCOM power supply 2 BHK 4 KW & 3 BHK 5 KW
- Generator power backup 1 KW for each apartment.
- 100 % Power backup for common facilities.
- Superior quality modular switches from reputed brands.
- Television points in living and bedrooms.
- Telephone points in living and master bedroom.
- Intercom facility from security cabin to individual apartment.
- Split AC provision in living and bedrooms.

#### **PLUMBING & SANITORY**

- CP Fittings and sanitary wares from reputed brands.
- Water supply & drainage pipes from reputed brands.

#### **COMMON AREA**

- Flooring Granite / Vitrified
- Premium emulsion paint finish.
- MS Handrail as per design.

#### LIFTS

- 2 Passenger lifts for each tower.
- 1 Service lift for each tower.



#### HOSPITALS

- Regal Hospital: 0.5 km
- Re Live Hospital: 10 km
- Icon Hospital: 6 km
- Colombia Asia: 8 km
- Aster CMI Hospital: 10 km
- Trinity Hospital 0.5 Km
- Baptist Hospital: 08 Km
- North Side Hospital: 09 Km

#### **OTHER**

- International Airport : 20km
- MG Road : **15km**
- Bellary Road : 6Km
- ORR : 5Km
- Jakkur Aerodrome : 6.5 Km



#### **SCHOOLS**

- Rashtrothana Vidya Kendra: 1 km
- Federal Public School: 1.5 km
- Bangalore International School: 4.5 km
- Delhi Public School: 7 km
- Vidya Shilp Academy: 8 km
- Aditi Mallya: 9 km
- Ryan International School: 9 Km
- Canadian International School: 9 Km

#### **IT PARKS**

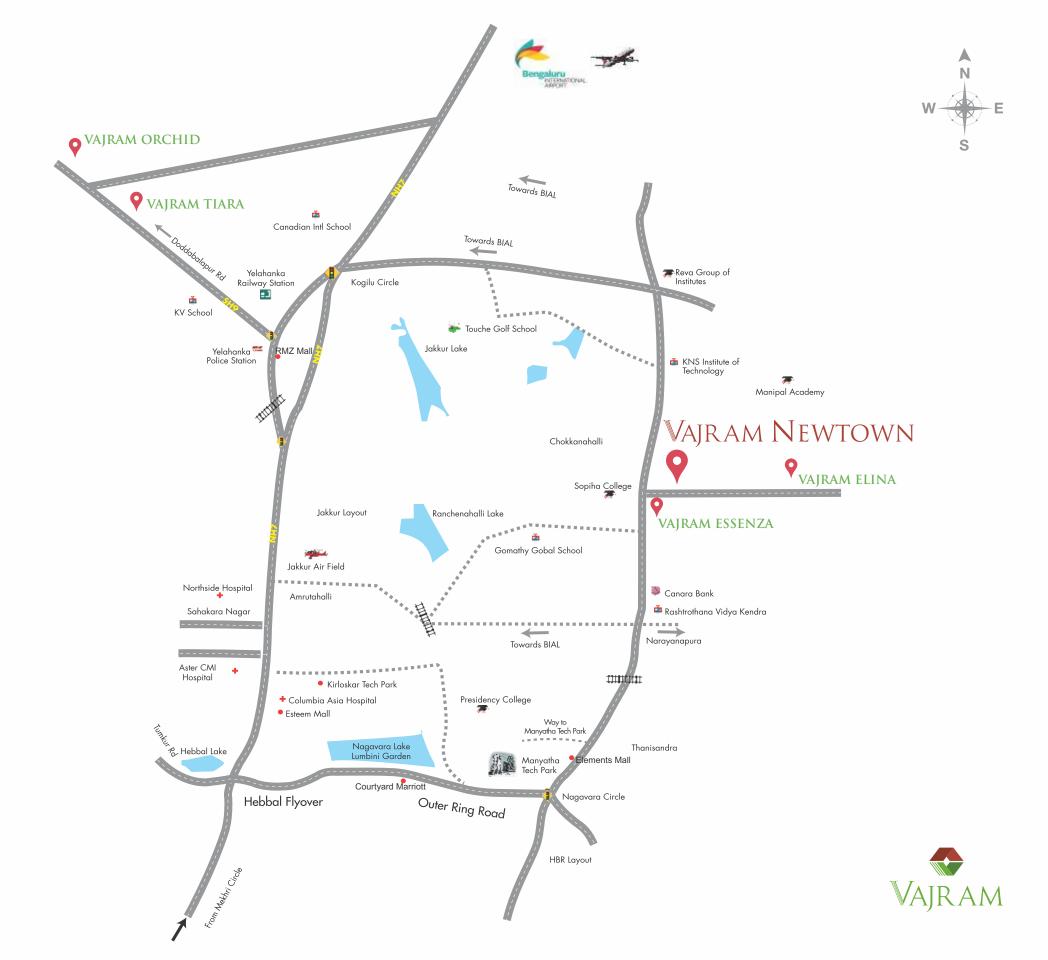
- Bharathiya City: **1 km**
- Manyata Tech Park: 4 km
- Karle SEZ: 6.5 km
- Kirloskar Tech Park: 8.5 km

#### **SHOPPING MALLS**

- Lulu Shopping Mart: 1.5 km
- Elements Mall: 4 km
- Esteem Mall: 9 km
- RMZ Galleria Mall : 7.5 km

#### COLLEGES

- KNS Institute of Technology: **1.5 km**
- Karnataka College of Management: 2 km
- Reva University: 4 km
- Manipal Academy of Higher Education: 1 km













Vajram Group is a new generation, Bangalore-based, real-estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism. Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time.

