



LOCATION MAP

not to scale



* SKANDA* No. 18A, 1st Floor, 3rd Cross, Rajgopal Main Road,
AECs Layout, Sanjaynagar, Bangalore - 560 094.
Mobile: +91 98459 88800 / 90083 07111
E-mail: shubhbuilders@gmail.com www.shubhpromoters.com

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SHUBH *Magnus Manor*

Live the Grand Life

Welcome to Shubh Magnus Manor Villas.
Rejuvenate your five senses, taste life in its full glory
because you deserve more..

Step in to the paradise



LAYOUT PLAN



FACILITIES

- Entrance with security
- Wide footpaths
- Road cutting free layout
- All round compound wall
- Street lighting
- Wide asphalted and tree lined roads
- Box drains
- 24 hours water from Sump and overhead tank
- Each plot with independent water supply, electricity and sewage connections

FLOOR PLAN

Note: Dimensions are subject to variations

Floor Plan 2 BHK



Floor Plan 3 BHK



SPECIFICATION FOR PROPOSED VILLAS

Foundation

- 2' below ground Level and 1' 6" above ground Level Earth work Excavation
- RCC bed of 6" at the bottom
- Providing Foundation in size stone masonry
- Plinth concrete of 4" thick on top.

Super Structure

- Brick work with false moulded brick for 12" load bearing wall and 4 1/2" partition walls
- Height of the building shall be 10' from floor to floor Roof slab shall be standard RCC in M-20 concrete with necessary steel reinforcement
- Weather proof course over the terrace shall be provided Roof slab, lintel and chajja with RCC as per structural details Lintel slab cut lintel beams of 6" thick with bearing of 9" on either side of the opening
- Chajja over the windows and external doors shall be 2" wide
- One side lint of 1 1/2" wide shall be provided in each bedroom and kitchen
- Parapet wall of 4" thick shall be provided to a height of 3' Resisting internal plastering shall be with lime rendering and external plastering to sponge finish
- 2" wide External or internal staircase shall be provided

Painting

- Internal walls & ceilings shall be potted with oil bound distemper with necessary putty work
- External walls shall be painted with good quality cement paint All wooden and Steel Structures shall be painted with good quality Enamel paint

Flooring

- Vitrified tiles for living, dining, kitchen, bedroom and other areas.
- 3" slitting all round

Toilets/Bathroom

- Ceramic anti-slip tile flooring for all bathroom & toilets
- Wall cladding with glazed tiles up to 7' height
- Light coloured Cons. Hardware, Paryware or equivalent sanitary fittings shall be provided Hot & cold water tap in bathroom shall be provided
- All fixtures in bathroom shall be of good quality CP fittings

- All water line shall be of GI 8" class or Blue PVC or PPR Pipes and fittings of reputed make

Doors & Windows

- Main doors shall be of 3' 6" X 7' size in teak wood frame and paneled shutters with brass fittings
- Internal doors shall be of saloon frame and with commercial flush doors
- Windows frame shall be of saloon with necessary grille and shutters
- Powder coated hardware fittings shall be provided

Kitchen

- Providing black granite platform of 2" wide with edge polishing
- Stainless steel single bowl sink
- Wall cladding up to 2' above the platform in glazed tiles
- One side lint shall be provided
- One tap point from overhead tank and one tap from direct water supply source

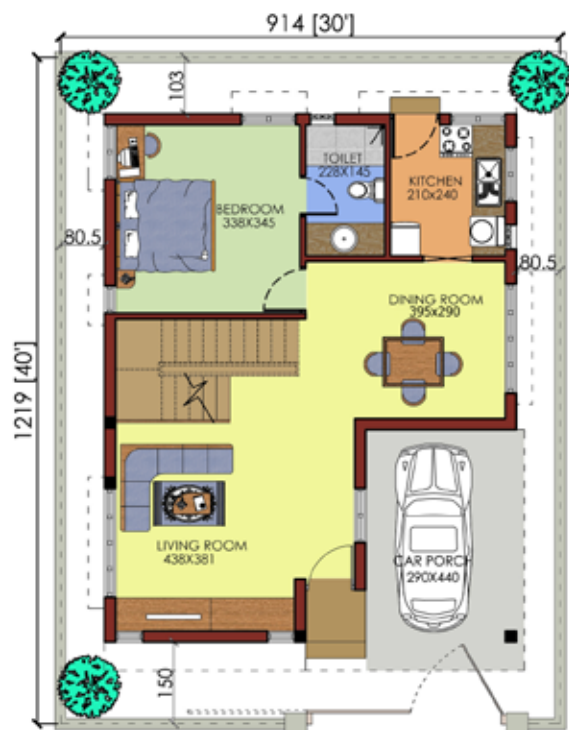
Electrical

- Modular switches of Anchor, Lisha, Roma or Equivalent shall be provided
- Good quality concealed PVC insulated copper cables shall be used
- General 1 no. Light point & ceiling ball at the main entrance, 1 no. light point at passage (if required)
- Kitchen 1 No. light point, 1 No. of 15amps socket, 1 No. 5amps for fridge
- Living Room 3 Nos. wall light points, 2 nos. 5amp socket, 1 no. fan point, 1 no. LV point & telephone point
- Dining 1 no. wall light point, 1 no. fan point
- Bathroom 1 no. of light point, 1 no. of 15 amps for socket controlled with 15 amps switch
- Bedroom Each room shall have 2 no. of light points, 1 no. of 5amp socket, 1 no. of fan point

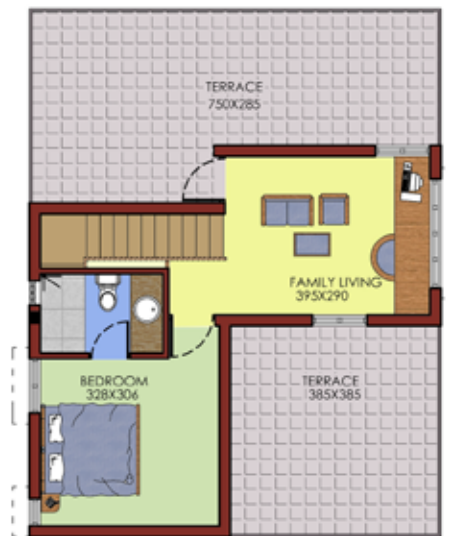
Compound

- All round compound wall up to a height of 4' shall be provided
- 1/4" MS gate with enamel painting

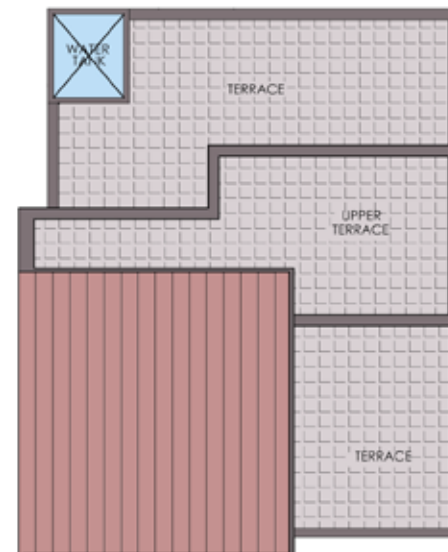
Sump & Overhead tank



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

AREA (Without Carporch)	
GROUND FLOOR	- 62.4 SQ.MTS / 671.42 SQ.FTS
FIRST FLOOR	- 35.5 SQ.MTS / 382 SQ.FTS
TOTAL AREA	- 97.9 SQ.MTS / 1053.40 SQ.FTS
SAY - 1050 SQ.FTS	
AREA OF CAR PORCH	- 135 SQ.FTS

NOTE- Dimensions are subject to minor variations

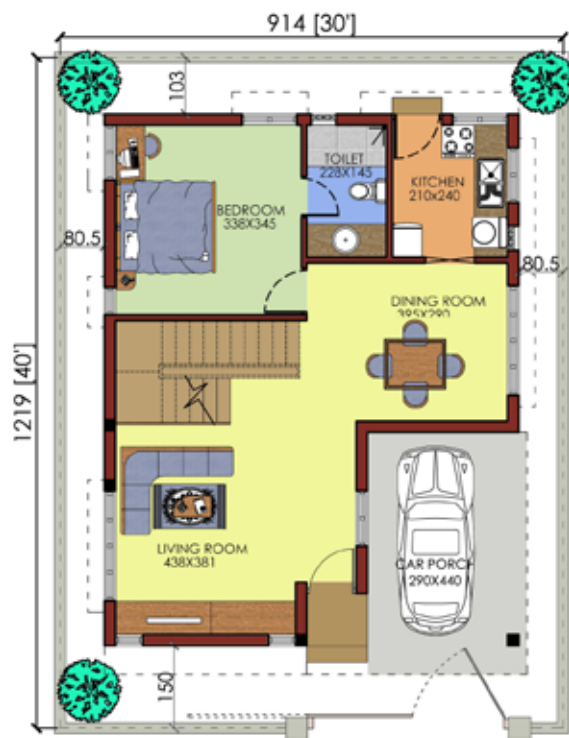
EAST FACING

PROPOSED VILLA @ Magnus Manor
Bengaluru
EAST FACING UNIT

FLOOR PLANS
PLOT SIZE - 40' X 30'
2 BEDROOM UNIT - 1080 sq.ft.
SCALE - 1:100
DATE - 27.9.12



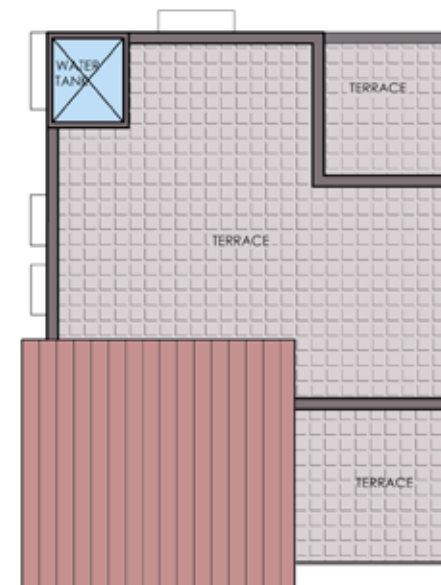
ARCHITECTS :
K.G.SUKUMARAN & ASSOCIATES
CHARTERED ARCHITECT AND CONSULTING ENGINEERS
M.G.ROAD , KOCHI - 16



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

AREA (Without Carporch)	
GROUND FLOOR	- 62.4 SQ.MTS / 671.42 SQ.FTS
FIRST FLOOR	- 51.90 SQ.MTS / 558.44 SQ.FTS
TOTAL AREA	- 114.3 SQ.MTS / 1229.8 SQ.FTS
SAY - 1230 SQ.FTS	
AREA OF CAR PORCH	- 135 SQ.FTS

NOTE- Dimensions are subject to minor variations

EAST FACING

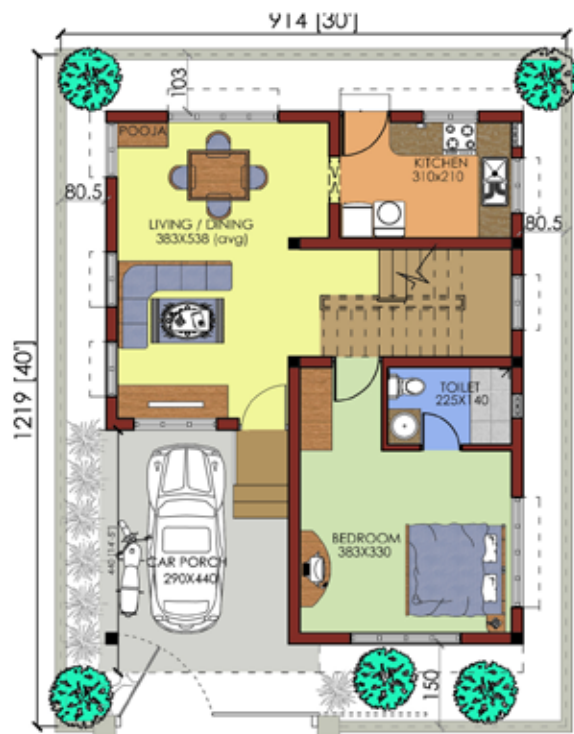
PROPOSED VILLA @ Magnus Manor
Bengaluru
EAST FACING UNIT

FLOOR PLANS
PLOT SIZE - 40' X 30'
3 BEDROOM UNIT - 1230 sq.ft.
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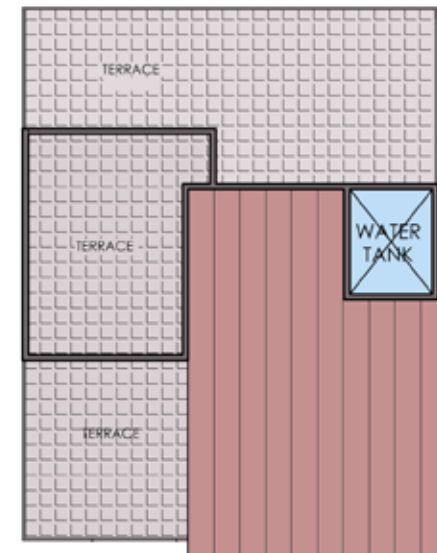
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GROUND FLOOR



FIRST FLOOR



ROOF PLAN

NOTE- Dimensions are subject to minor variations

AREA (Without Carporch)	
GROUND FLOOR -	60.9 SQ.MTS / 655.28 SQ.FTS
FIRST FLOOR -	38.9 SQ.MTS / 418.5 SQ.FTS
TOTAL AREA -	99.8 SQ.MTS / 1073.84 SQ.FTS
SAY - 1075 SQ.FTS	
AREA OF CAR PORCH -	120 SQ.FTS

WEST FACING UNIT

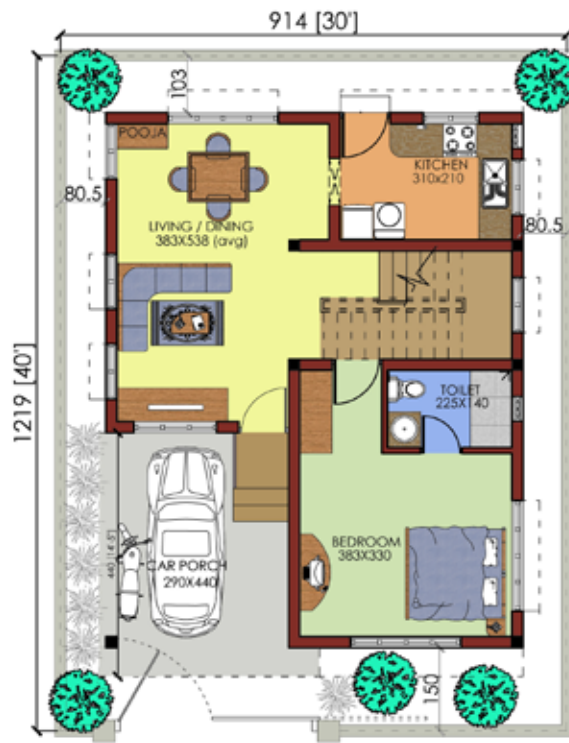
PROPOSED VILLA @ Magnus Manor
Bengaluru
WEST FACING UNIT

FLOOR PLANS
PLOT SIZE - 40' X 30'
2 BEDROOM UNIT - 1075 sq.ft.
SCALE - 1:100
DATE - 27.9.12



ARCHITECTS :

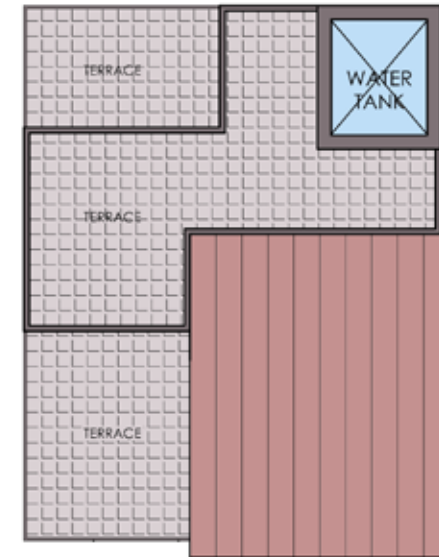
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GROUND FLOOR



FIRST FLOOR



ROOF PLAN

NOTE- Dimensions are subject to minor variations

AREA (Without Carporch)	
GROUND FLOOR	- 60.9 SQ.MTS / 655.28 SQ.FTS
FIRST FLOOR	- 52.34 SQ.MTS / 563.17 SQ.FTS
TOTAL AREA	- 113 SQ.MTS / 1218.46 SQ.FTS
SAY - 1220 SQ.FTS	
AREA OF CAR PORCH	- 120 SQ.FTS

WEST FACING UNIT

PROPOSED VILLA @ Magnus Manor
Bengaluru
WEST FACING UNIT

FLOOR PLANS
PLOT SIZE - 40' X 30'
3 BEDROOM UNIT - 1220 sq.ft.
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