

A Spanish dream comes alive

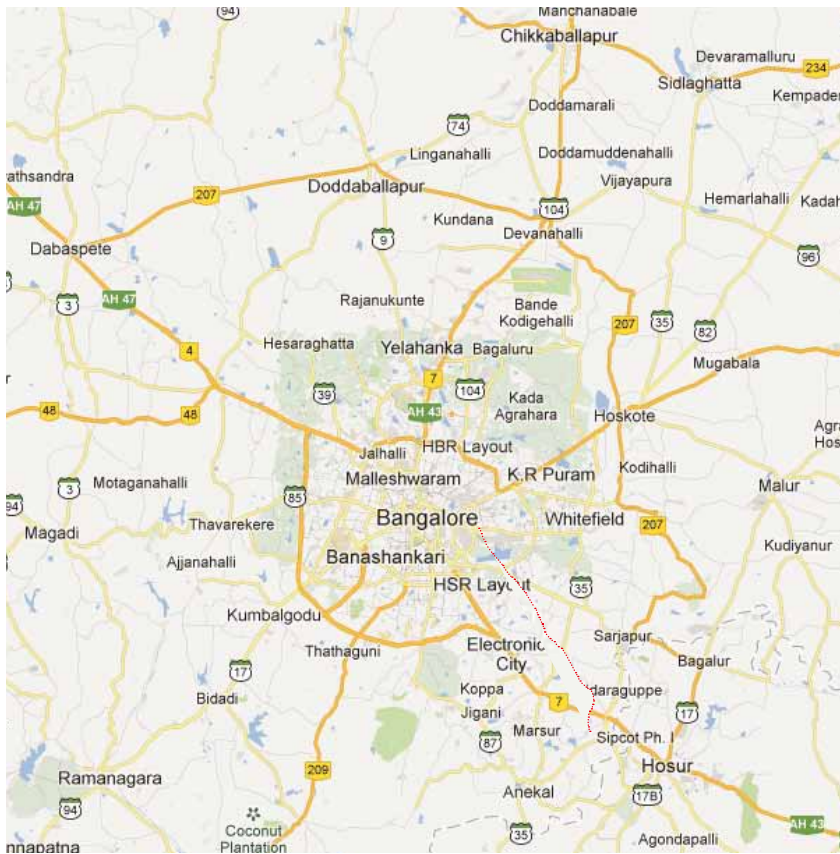




Anu Felicity is coming up on Chandapura-Anekal Road, in one of Bangalore's fastest developing neighbourhoods - Suryanagar.

Within a few twirls of the industrial hubs of Tamil Nadu and Karnataka, Suryanagar is located amidst a whirl of some of the planet's fastest growing economies. And just like the Andalus that has inspired Felicity's architecture, this area has attracted some of the finest talents from across the globe. The mingling of talented globetrotters gives this neighbourhood a worldly sophistication.

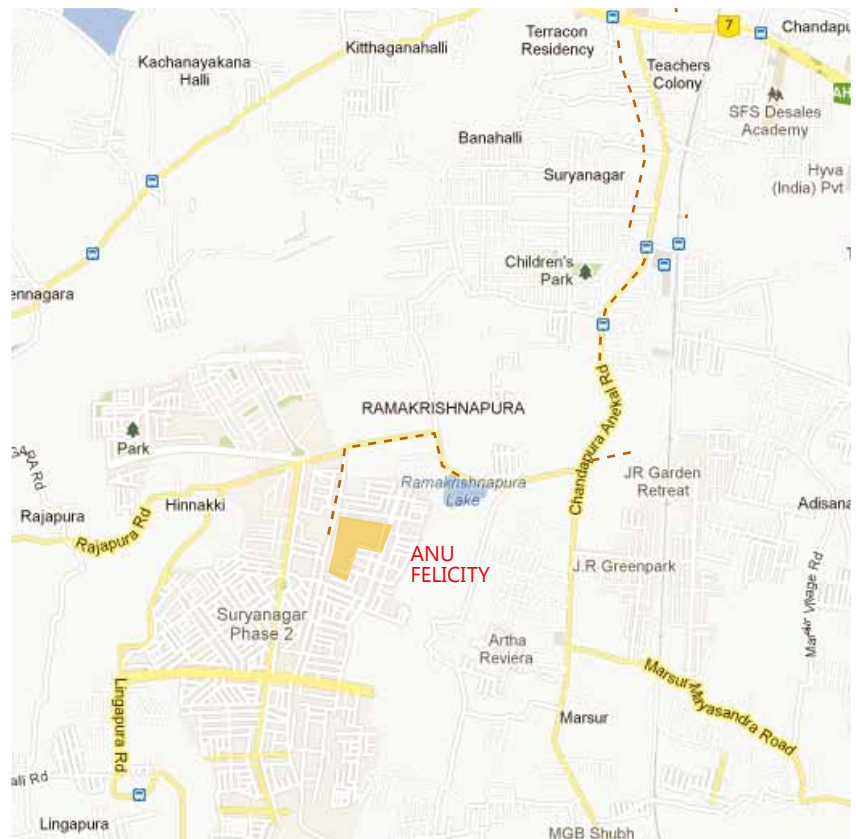
An unrivalled location



SURYA NAGAR

With its prime location, brand new infrastructure, shimmering retail, exciting lifestyle and an active social calendar, Suryanagar is fast establishing itself as Bangalore's hottest new residential neighbourhood.

Suryanagar connects to town via the hyper-efficient Elevated Highway. Electronic City is a breezy 10 minutes away. Silk Board Junction in central Bangalore is barely 25 minutes.



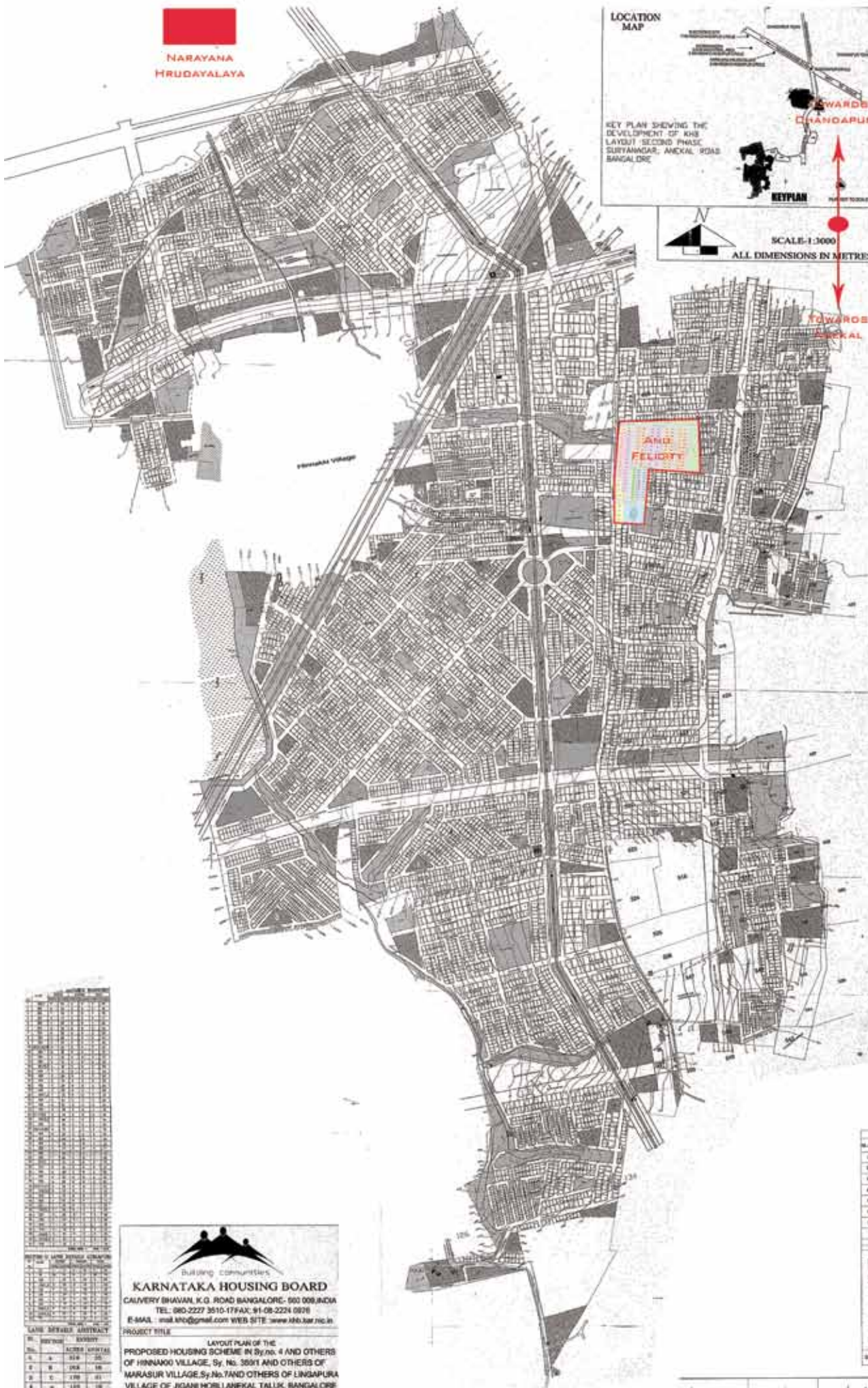


THE FUTURE OF SURYA NAGAR

With 3000 acres already developed, and 2000 more acres under development by private builders, Suryanagar is already a popular neighbourhood. A 10-acre public park is under development by the Karnataka Housing Board. What is set to be Bangalore's largest mall, covering 16 acres with a 10 screen multiplex, 260 restaurants, and 140 retails is launching December 2013. The development has also attracted eminent educational institutions. The proposed TAAL airport is coming up less than 20 kilometres away.

- 1km to Suyanagar Phase 1
- 2km to Jigani Industrial Area
- 3km to Chandapura Circle
- 3km to Chandapura Railway Station
- 4km to Narayana Hrudalaya
- 9km to Electronic City Phase 1
- 18km to Silk Board Junction
- 24km to MG Road





Located 3km from the Chandapura Circle, 10 short minutes from Electronic City, on Chandapura-Anekal Road, Anu Felicity is located right in the middle of all the action brewing in Surya Nagar.

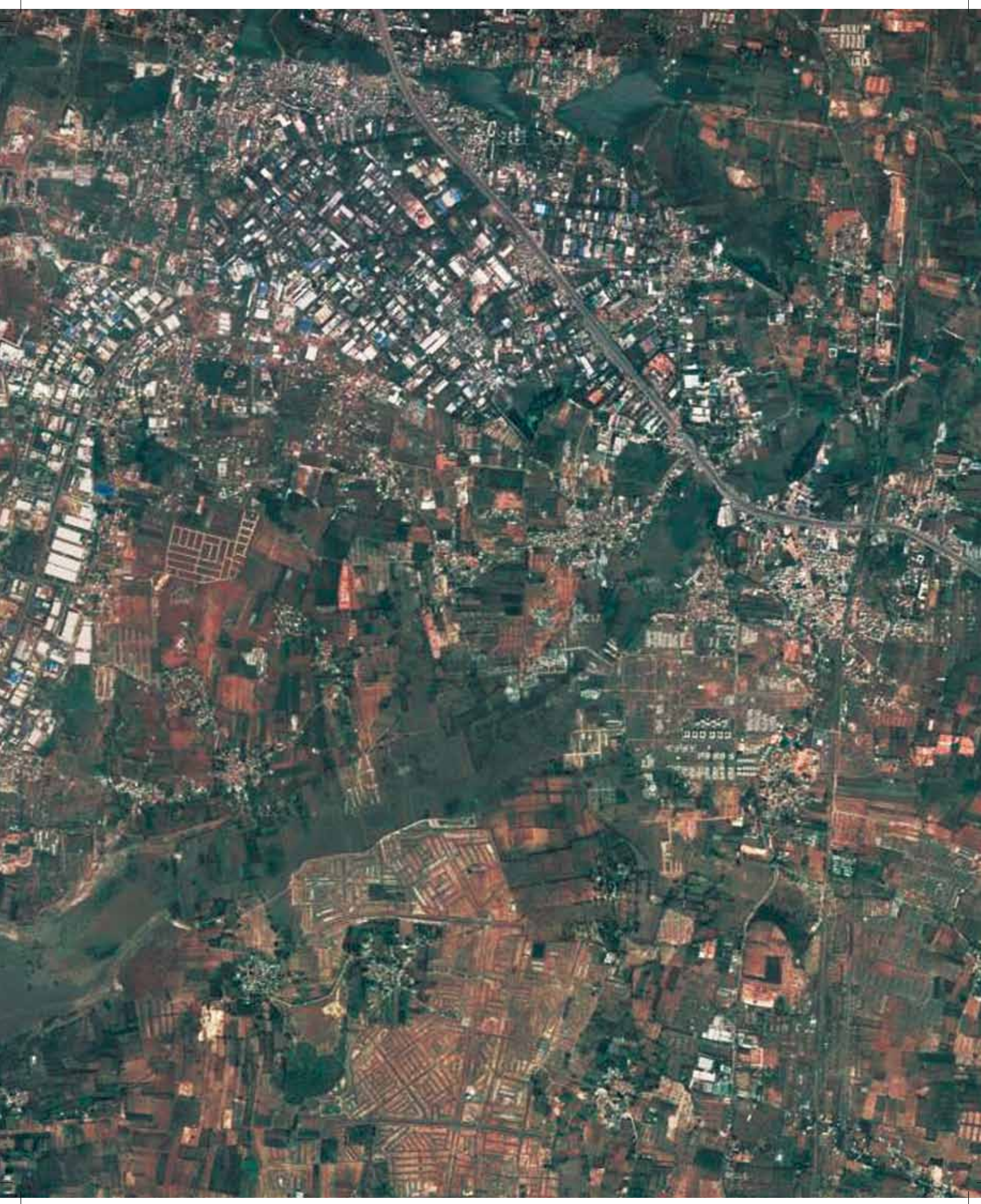
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100	1000000	230

KARNATAKA HOUSING BOARD
 Building Communities
 CALVEERY BHAVAN, K.G. ROAD BANGALORE - 560 008, INDIA
 TEL: 080-2227 3510-179 FAX: 91-08-2224 0976
 E-MAIL: mail.khb@gmail.com WEB SITE: www.khb.kar.nic.in

PROJECT TITLE
 LAYOUT PLAN OF THE
 PROPOSED HOUSING SCHEME IN Sy.No. 4 AND OTHERS
 OF HINNAGO VILLAGE, Sy. No. 3691 AND OTHERS OF
 MARASUR VILLAGE, Sy.No.7 AND OTHERS OF LINGAPURA
 VILLAGE OF JIGANI HOBLI, ANEKAL TALUK, BANGALORE
 DISTRICT IN AN EXTENT OF 754 ACRES 22 GUNTAS

SL. NO.	LAND USE	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	1111111.11	84.71
2	COMMERCIAL	111111.11	8.47
3	INDUSTRIAL	111111.11	8.47
4	OPEN SPACES	111111.11	8.47
5	ROADS & CANALS	111111.11	8.47
6	UNDEVELOPED LAND	111111.11	8.47
7	WATER BODIES	111111.11	8.47
8	OTHERS	111111.11	8.47
9	TOTAL	1311111.11	100.00

SL. NO.	FLAT NO.	COVERED AREA (SQ. FT.)	COVERED AREA (SQ. YDS.)
1	101	1111.11	25.56
2	102	1111.11	25.56
3	103	1111.11	25.56
4	104	1111.11	25.56
5	105	1111.11	25.56
6	106	1111.11	25.56
7	107	1111.11	25.56
8	108	1111.11	25.56
9	109	1111.11	25.56
10	110	1111.11	25.56



Hafeez Contractor

Born in Bombay, educated at the prestigious Columbia University, Hafeez Contractor is India's most revered and globally acclaimed architect. He is the visionary behind the Marina towers in Dubai and the DY Patil stadium in Mumbai and several other acclaimed projects. He brings his award winning craftsmanship to implement immaculate Spanish-styled Andalusian architecture at Anu Felicity. He also serves on the Bombay Heritage Committee, Delhi's LBZ Review Committee and heads the Bhutan City Development Committee.



Architecture you can dance to

The Andalus in southern Spain was an exciting crossroad of harmoniously mingling cultures- Roman, European, Arab, Jewish and Indian. Picking the best aspects from these influences resulted in architecture that stays relevant and wildly popular the world over, even today.

Hafeez Contractor's interpretation of Andalusian architecture incorporates elements of the Bangalore climate and lifestyle, as well as the city's modern urban identity. The design incorporates Hafeez's aesthetics into a customisable space, which means we will work based on your requirements, to deliver your splendid new home.



One with Nature

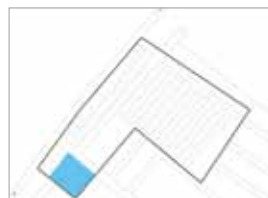
True to their Andalusian inspirations, the Spanish villas promise homeowners an intimacy with nature and an abundance of water bodies.

Each home comes with a pool, along with windows and spacious verandas open to blue skies and the verdant gardens. This will help regulate temperature and put you up close with mother nature. The grounds are directly supplied by purified water from the Cauvery, ensuring round-the-clock water supply.

This unity with nature is one of life's most gracious luxuries, which is getting rarer by the minute in Bangalore. Thankfully, you won't have to give up this luxury at your home in Anu Felicity.



40 x 60



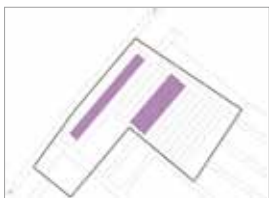
Amenities



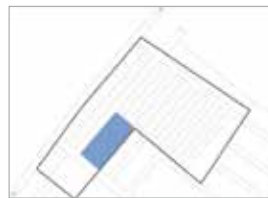
Odd Dim.



30 x 40



30 x 50



23 x 35



K.H.B. Parks



Lawns



K.H.B. Plots



Roads



Your options for a home at Anu Felicity include various constructed areas, customisable as needed. The comprehensive design is led by Hafeez Contractor, ensuring the delivery of gorgeous homes that bring you closer to nature, promise a premium lifestyle, and place you at the center of Bangalore's most hippest new neighbourhood at Suryanagar.



Architect's rendering of Famico Boulevard, Anu Felicity.

Abano

The west-facing Abano houses and the east-facing Adanas cover an area of 1200 Sq. ft. There are 66 homes available in with plot sizes ranging from 1600 to 1850 Sq. ft.





Adana

The west-facing Abano houses and the east-facing Adanas cover an area of 1200 Sq. ft. There are 66 homes available with plot sizes ranging from 1600 to 1850 Sq. ft.





Alfaro

The west-facing Alfaro houses and the east-facing Acosta houses, each cover an area of 1500 Sq. ft. There are 40 homes available with plot sizes ranging from 2100 to 2410 Sq. ft.





Acosta

The west-facing Alfaro houses and the east-facing Acosta houses, each cover an area of 1500 Sq. ft. There are 40 homes available with plot sizes ranging from 2100 to 2410 Sq. ft.





Aritza

The most exclusive floorplan option is the Aritza. The west-facing Aritza houses, each cover an area of 2400 Sq. ft sitting on a 2800 Sq. ft plot. There are 10 Aritza homes available.

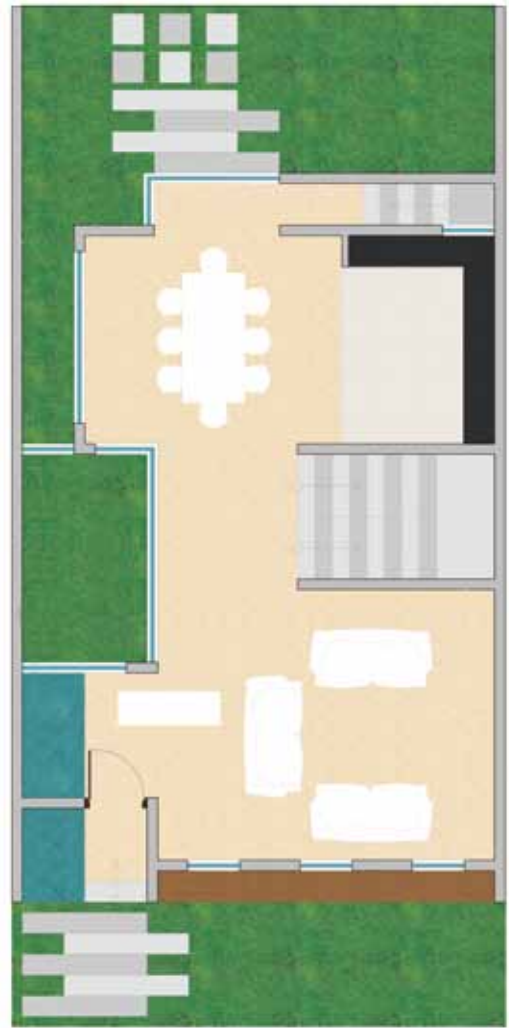
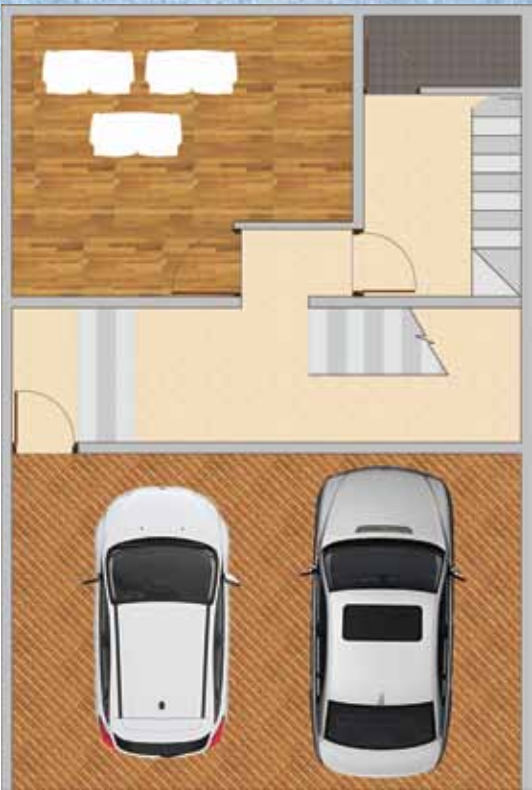




Alano

Located right off Faustina at the southern end of Felicity, the Alano houses cover 1176 Sq. ft.







The 9 acres grounds of Anu Felicity features a wide range of world class amenities.

- Lawn Tennis Court
- Swimming Pool
- Club House
- Play Area
- Commercial Complex
- Health Spa



The 9-acre campus will offer a quality lifestyle with the following facilities.

- River Cauvery water Supply
- Landscaped gardens in every Spanish villa.
- Premium street furniture, like street lights and benches
- CCTV-enabled round-the-clock security
- Fully Paved Roads
- WiFi + Wired Internet access



TOILETS & UTILITY

Plumbing CP fittings, Jaguar or equivalent

Ceramic sanitary ware, Hindware or equivalent

7' ceramic dadoing

Single lever, hi-flow diverter, water mixer for shower, Jaguar (Kubrix) or equivalent

Frosted glass partition in shower

15 Amps point in all toilets



OHT & SUMP

Individual over head tanks per villa, Sintex or equivalent

Individual sump per villa, 2000 liters



STRUCTURE

RCC framed structure

Solid Block walls

RCC slabbed floor and roof



FLOORING

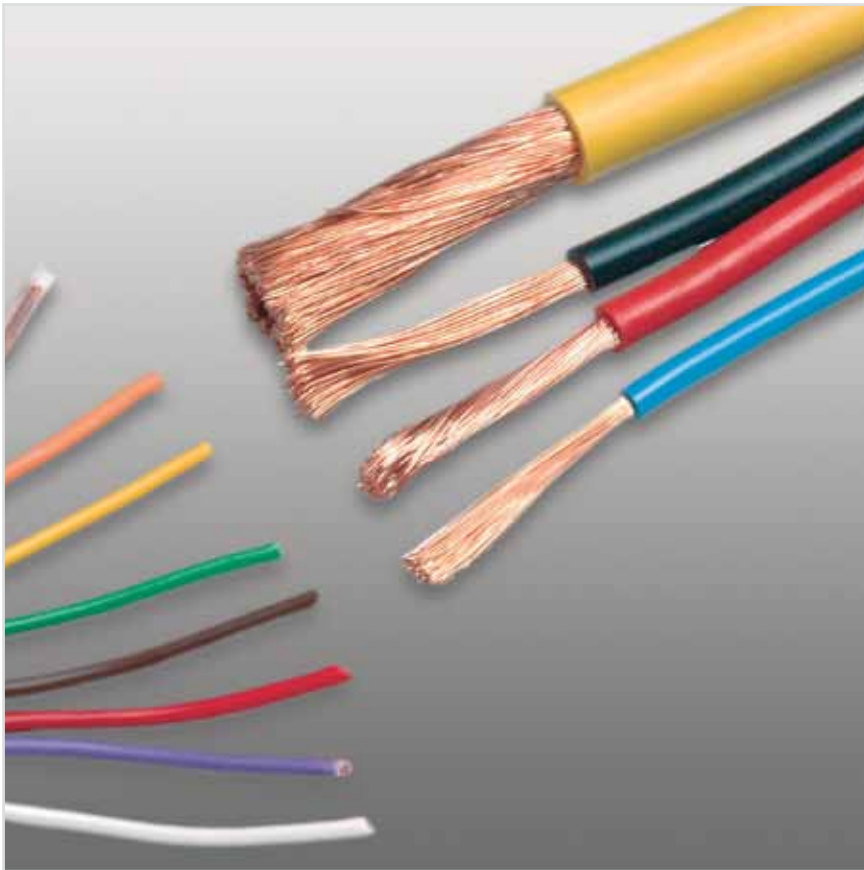
Living & Dining Rooms:
3x3 vitrified tile (Kajaria or equivalent)

Family, Study & Bed Rooms:
2x2 vitrified tile (Kajaria or equivalent)

Balcony & Utility Area: Anti-skid terracotta tile

Front Porch: Polished Sadarhalli granite, 20mm thick, double-polished

Wooden flooring optional for any area.



ELECTRICAL

5 kV connection to each villa
Individual electricity meters
per villa

Power switches, Anchor or
equivalent AC connections
in all bedrooms

Wired and WiFi points in
Family rooms TV & Plug
points provided, as requested by
customer

Power backup at essential points
in villa Automatic changeover
(EB/DG) installed



WINDOWS

Glass paneled UPVC windows

Safety grills pre-installed

UPVC ventilation



DOORS

Main door:

Teak frame, teak lipping ply panelling 40mm thick solid flush shutter Melamine polish

Bedroom door:

Ply Wood frame, Flush wood panelling

Balconies & French UPVC windows:

Ply wood frame, flush wood, glass panelling

Plywood jammed frame with teak veneered



STAIRCASE

RCC Waist Slab

Granite slab, 20mm thick, bullnosed at the top

MS or SS handrailing

Open staircase, with only raiser, optional

Wooden flooring optional.



SKYLIGHTS

Water-proofed perimeter

Glass slabbed

Safety grill pre-installed

BALCONIES

Duplex open on all sides with ample balconies

1'6" wall, topped with 20mm granite, additional 1'3" SS railing



PAINTING

External: Acrylic Emulsion, in white and/or shades of white

Internal: Smoothened by putty, Double coating of Emulsion Paint.

Ceilings: OBD

MS grill enamel-coated

Feature walls optional in any area.



KITCHEN

Granite Counter

Steel Sink

2 ft dadoing

Kota or Granite flooring

Connections for purifier,
fridge, oven.

Modular Kitchen optional



GARDEN & WATER BODIES

Each villa's garden landscaped
with decorative plants

Water bodies with waterproof
and anti-skid tiling

Water bodies equipped with
water and electric connections

Water bodies can be converted
to lawns or decks, as requested.



Gayathri Krishna Infrastructure Prospects Private Limited was launched in 2004. Originally incarnated as a proprietorship firm, GK has since grown and expanded its mission and expertise, to be incorporated as a Private Limited Company.

The GK Infra mission is to deliver the best solutions, implementing worldclass standards and sustainable practises. With this mission in mind, GK has delivered acclaimed projects across several industries.

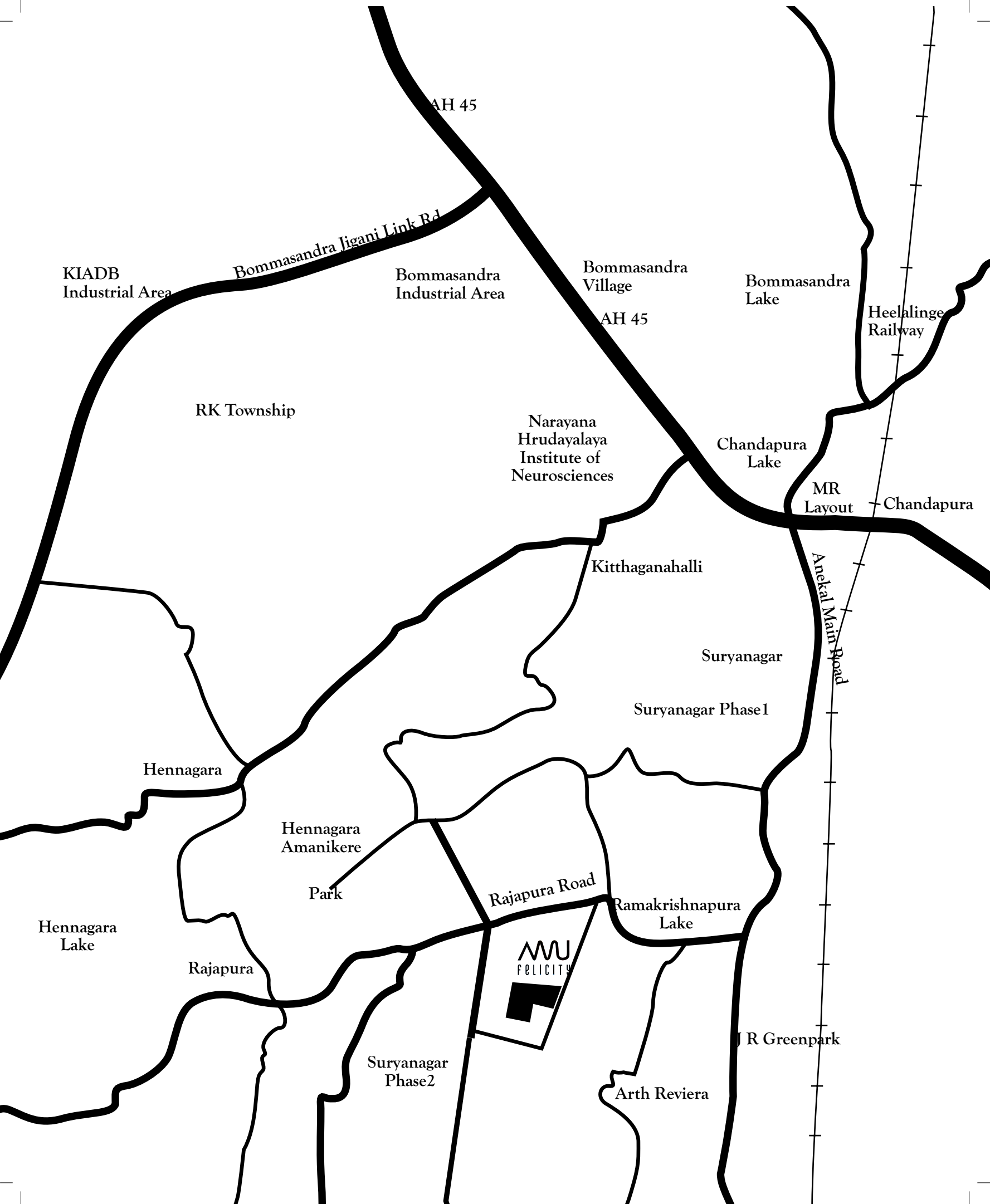
The company's projects include work on UB Mall, DBPL Gasline Project, and designing and executing the MCHS Layout at Jakkur (for IAS, IPS and IFS officers). Besides these largescale multi-team projects, GK has also completed commercial projects, industrial projects, and residential layouts of its own.



Gayatri Krishna Infrastructure Prospects Pvt. Ltd.

81/3, 20th B Main, 13th Cross, Venkateshwara Layout, BTM Layout, 1st Stage, Bangalore 560 068.

Tel: 080-26847284 Web: www.gkinfra.com



AH 45

KIADB
Industrial Area

Bommasandra Jigani Link Rd

Bommasandra
Industrial Area

Bommasandra
Village

AH 45

Bommasandra
Lake

Heelalinge
Railway

RK Township

Narayana
Hrudayalaya
Institute of
Neurosciences

Chandapura
Lake

MR
Layout

Chandapura

Kitthaganahalli

Anekal Main Road

Suryanagar

Suryanagar Phase1

Hennagara

Hennagara
Amanikere

Park

Hennagara
Lake

Rajapura

Rajapura Road

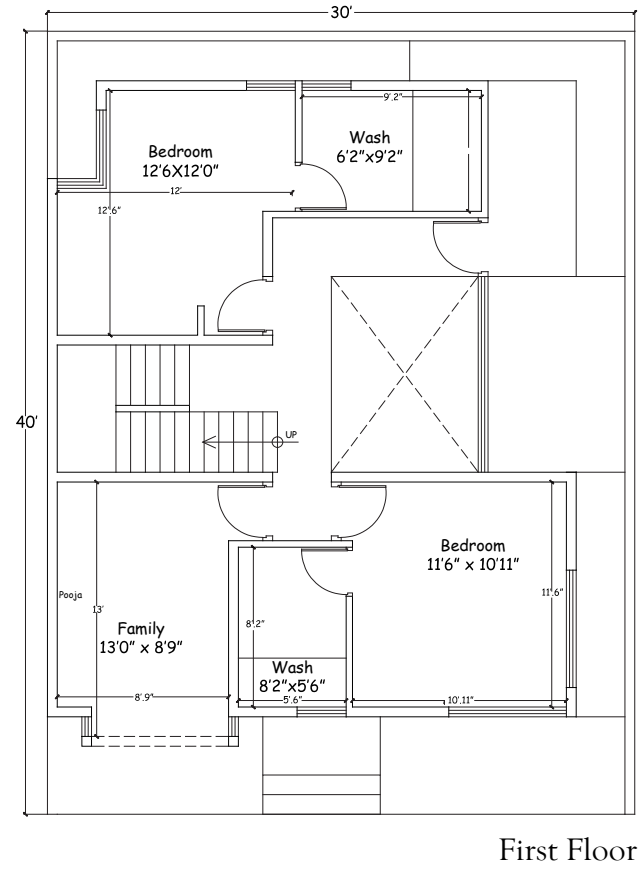
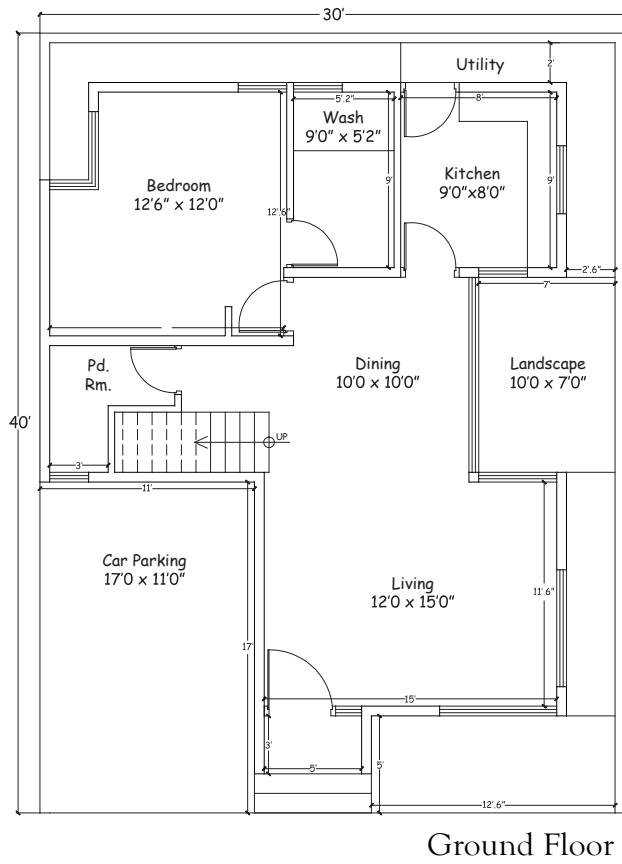
Ramakrishnapura
Lake



Suryanagar
Phase2

J R Greenpark

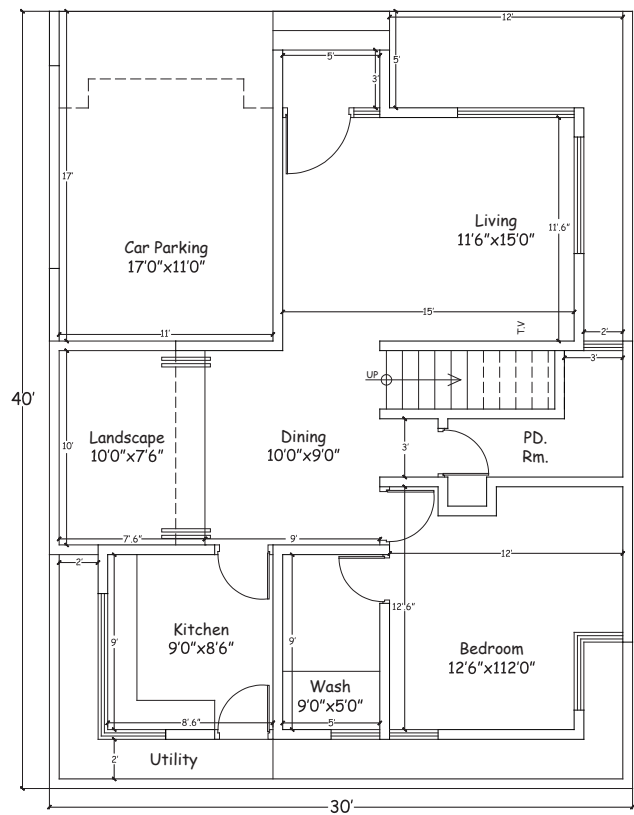
Arth Riviera



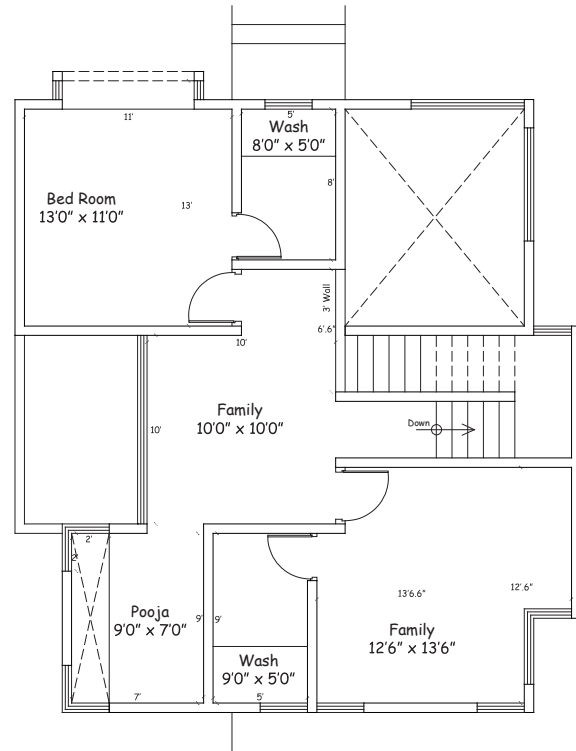
30 x 40 (W)

Plot Size - 1200 Sqft

Built Up - 1600 to 1850 Sqft



Ground Floor

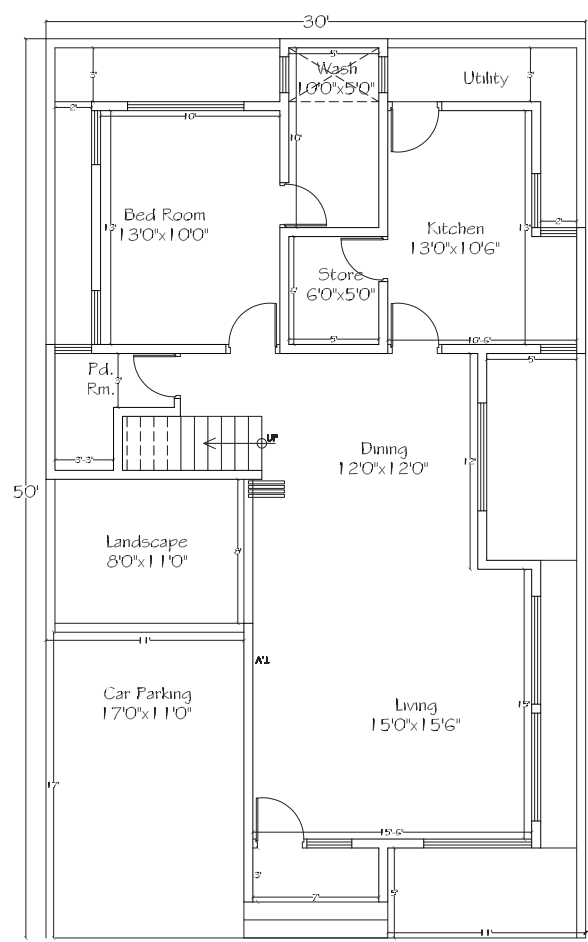


First Floor

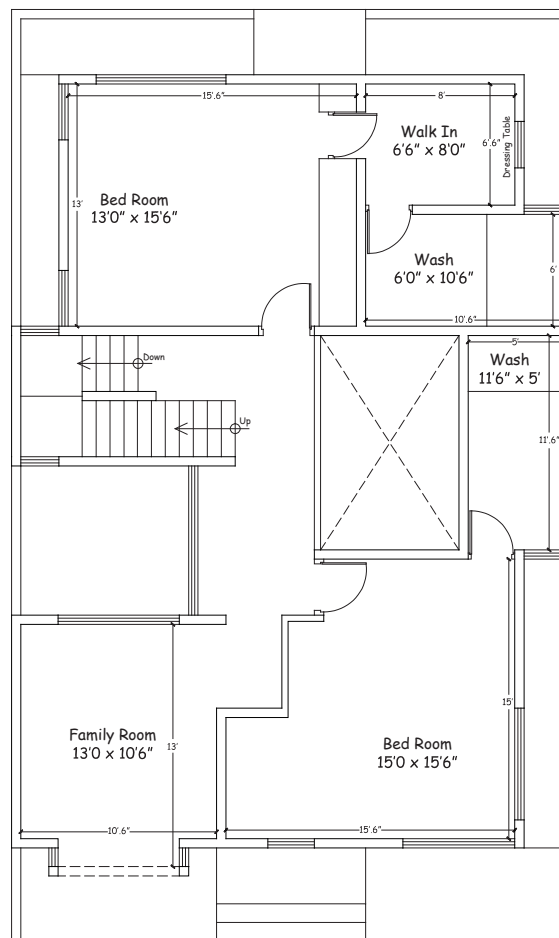
30 x 40 (E)

Plot Size - 1200 Sqft

Built Up - 1600 to 1850 Sqft



Ground Floor

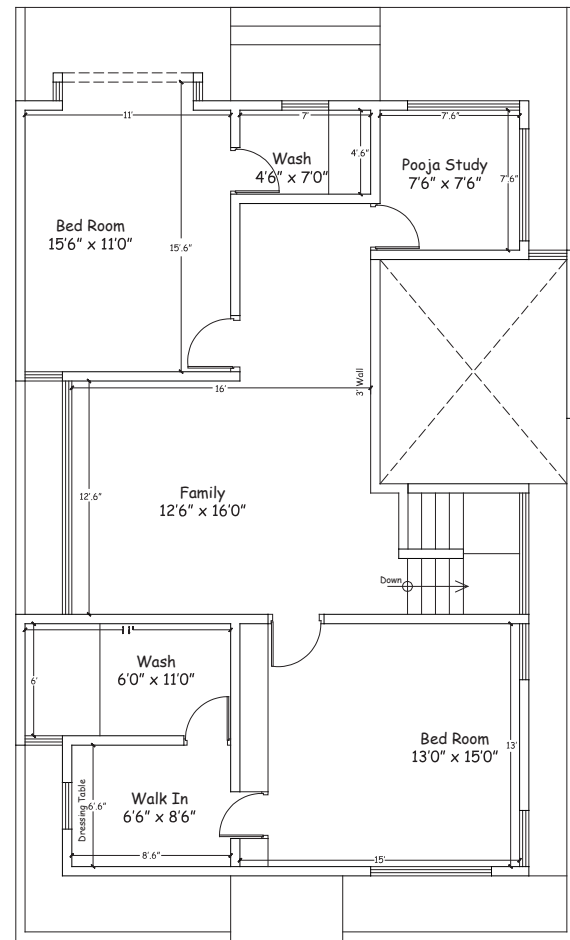
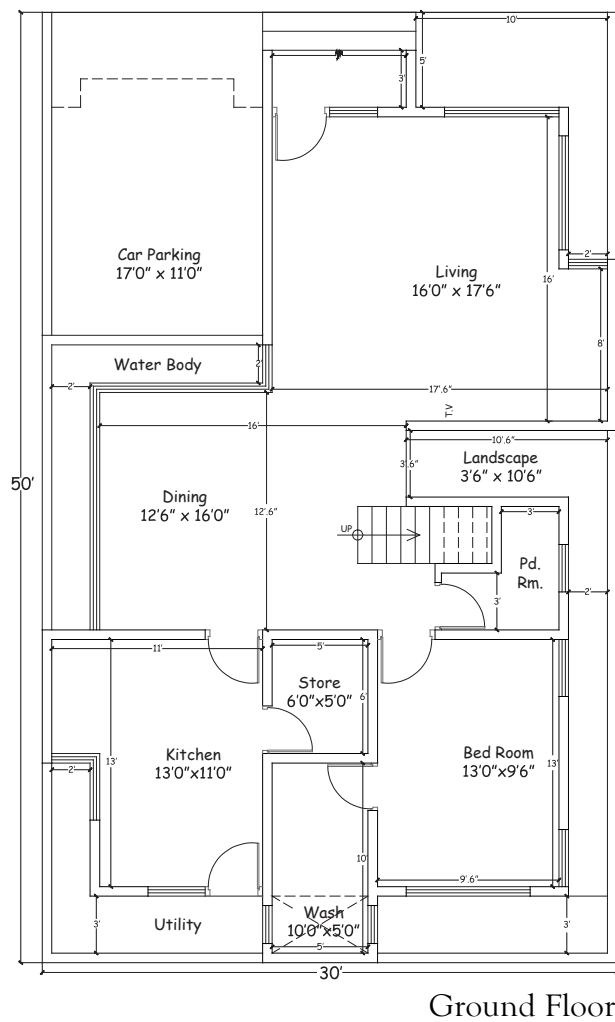


First Floor

30 x 50 (W)

Plot Size - 1500 Sqft

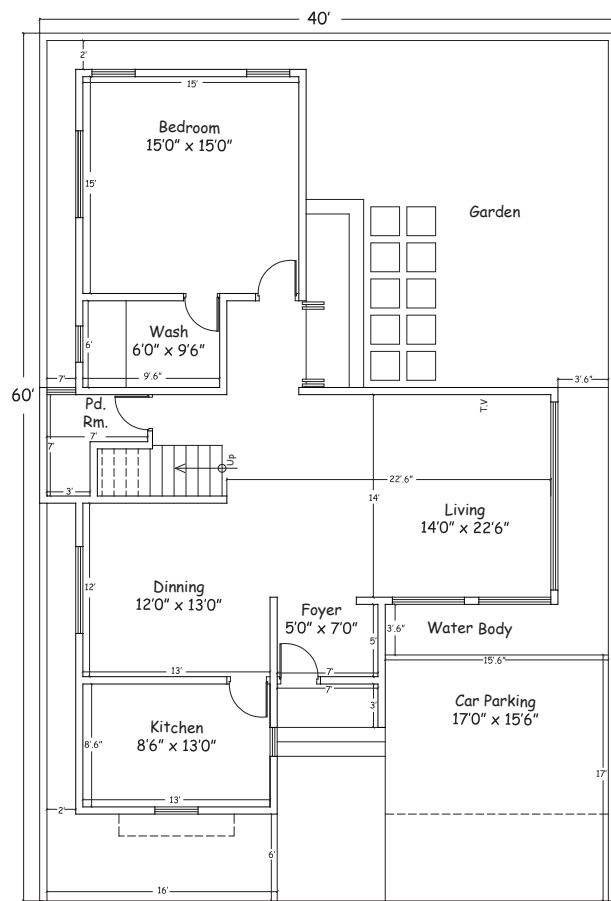
Built Up - 2100 to 2410 Sqft



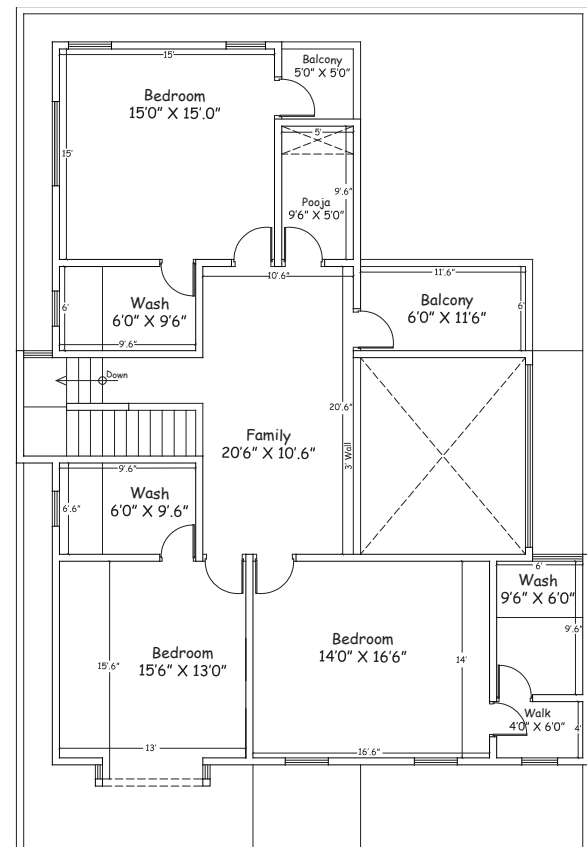
30 x 50 (E)

Plot Size - 1500 Sqft

Built Up - 2100 to 2410 Sqft



Ground Floor



First Floor

40x 60

Plot Size -2400 Sqft

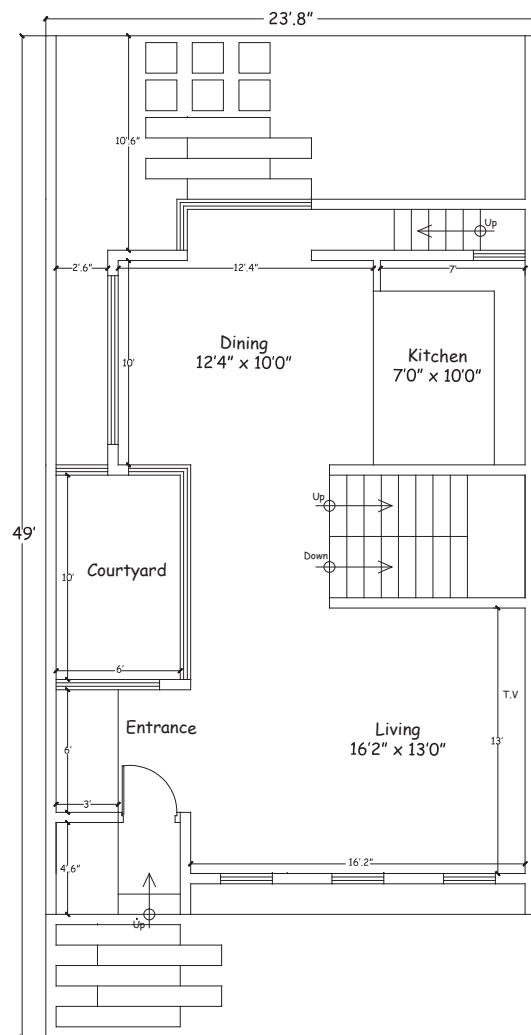
Built Up - 3800 Sqft

23x 49 (E and W)

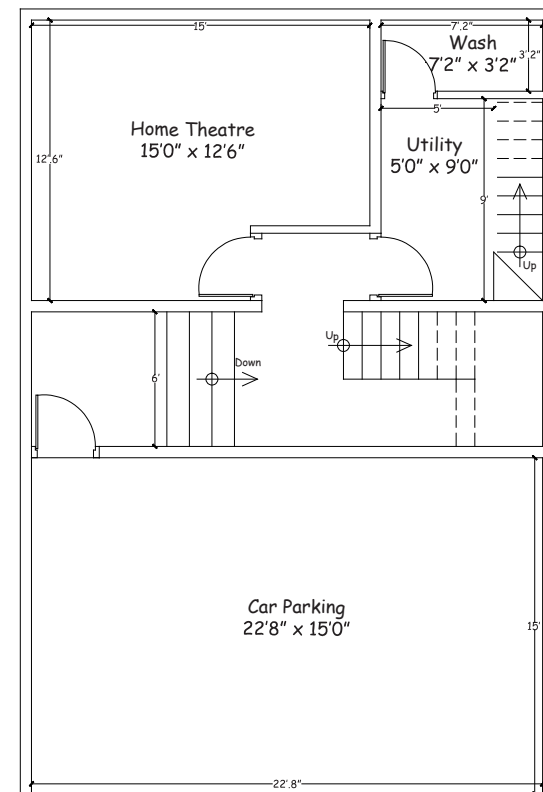
Plot Size - 1176 Sqft

Built Up - 2450 to 3150 Sqft

Ground Floor



Basement



First Floor

