

All you need is



Bengaluru Office:
House of Hiranandani,
757/B, 100 Feet Road, HAL 2nd Stage, Indiranagar, Bangalore-38.
Tel.: 1800 121 1234 Fax: +91 80409 29377
email: bangalore@houseofhiranandani.com

Corporate Office:
Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076.
Tel.: +91 22 2576 3600 Fax: +91 22 2576 3660
email: info@houseofhiranandani.com

website: www.houseofhiranandani.com

Disclaimers :
Disclaimer: The layout details, amenities and facilities mentioned / shown are subject to changes / relocation within the composite development / are subject to modification, amendment, changes and revocable, without any notice, at the discretion of the Developer.*Conditions apply. The project is financed by HDFC Ltd and NOC will be provided on request. Any location plans given are only indicative in nature and may not depict actual locations. The plans are subject to approval and confirmation by relevant authorities. Changes may therefore be affected in the plans as may be required / suggested by relevant statutory authorities, and such changes will be duly intimated to the purchasers. All layouts of kitchen cabinets are subject to architect's sole discretion & final decision. The choice of brand and model fittings, equipment installation and appliances supplied shall be at the sole discretion of the vendor. Air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of air-filter and cleaning the condensate pipes to ensure good working condition of the system. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. Granite slabs are pre-polished before laying and care has been taken for installation. However, granite cannot be re-polished after installation being a much harder material than marble, hence some differences can be felt at the joint. Where warranties are given by manufacturers and/or suppliers of the above installations, the vendor shall assign the purchasers such warranties at the time the possession of the unit is delivered to the purchasers. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects occurring thereto. FTTH infrastructure will be done up to each unit. FTTH will make available the services mentioned, but the Developer will not be providing these services. The layout details, amenities and facilities mentioned / shown are subject to changes / relocation within the composite development / are subject to modification, amendment, changes and revocable, without any notice, at the discretion of the Developer.*Conditions apply. The project is financed by HDFC Ltd and NOC will be provided on request.

space.



*Y*OUR SPACE IS
A REFLECTION OF YOU.
YOUR CHERISHED VALUES.
YOUR PERSONALITY.
AND YOUR DREAMS.
VILLAS AT DEVANAHALLI BY
THE HOUSE OF HIRANANDANI.
A WELCOMING OASIS.



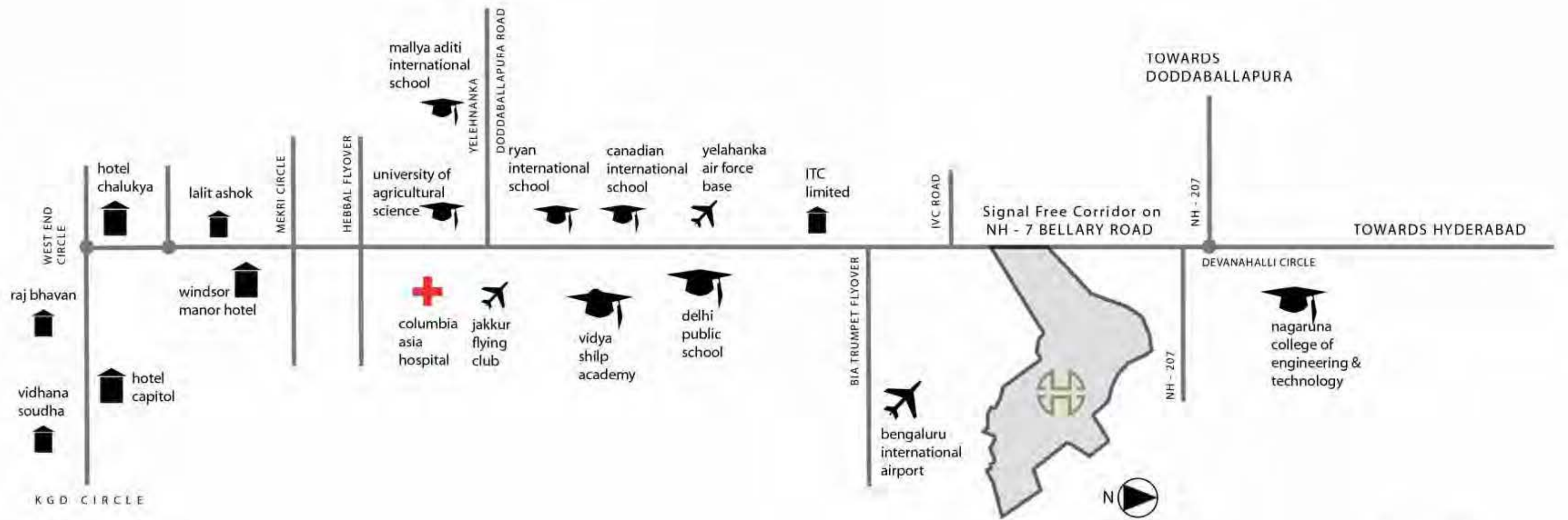
*Y*OUR IDEAS OF COMFORT, LUXURY AND GOOD TASTE.
STAND PERSONIFIED RIGHT IN FRONT OF YOU.
ENCOMPASSING EVERYTHING THAT YOU STAND FOR.



When the ambience is welcoming,
happiness walks in.

*B*egin a lifelong romance
with yourself.









MASTER PLAN





PH - I LAYOUT PLAN

TYPE	60 X 80	50 X 80	40 X 60	60 X 70	50 X 60
REGULAR	369 370 371 374 375 376 368	315 443 444 445 446 449 450 451 452 478 479 482 483	347 406 409 458 469 470 473 474 475		403 404 405 410 411 412
LARGER					
CORNER	447 448			407 408	
CORNER LARGE	377	315 480 481 486	336 337 346 471 472		402
CORNER LANDSCAPE	372 373 477 484			467 476	
CORNER LANDSCAPE LARGE		485			

PH - I A LAYOUT PLAN

TYPE	50 X 80	50 X 60
LARGE	348 349	386 387
CORNER LARGE	365	350

PH - II LAYOUT PLAN

TYPE	60 X 80	60 X 80 (DOUBLE HEIGHT)	50 X 80	60 X 70	50 X 60	40 X 60
REGULAR	115			108 112 121 128	122 125	129 130 131 132 139 134
LARGER		137 138 139	116			
CORNER	106 114 120	118 127		110 113	123 124	135
CORNER LARGE		102 136 140	118 119	105	107 126	
LARGE LANDSCAPE		103 104 105				
CORNER LARGE LANDSCAPE		101	117			



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



VILLA TYPE - 40 X 60

AREA STATMENT	
GROUND FLOOR	1559.00 SQ.FT.
FIRST FLOOR	1155.00 SQ.FT.
TERRACE FLOOR	136.00 SQ.FT.
TOTAL AREA	2850.00 SQ.FT.
TOTAL BUILT UP AREA	2850.00 SQ.FT.
PLOT AREA (40X60)	2400.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 60

AREA STATMENT	
GROUND FLOOR	1716.00 SQ.FT.
FIRST FLOOR	1510.00 SQ.FT.
TERRACE FLOOR	164.00 SQ.FT.
TOTAL AREA	3390.00 SQ.FT.
TOTAL BUILT UP AREA	3390.00 SQ.FT.
PLOT AREA (50X60)	3000.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 80

AREA STATMENT	
GROUND FLOOR	: 2135.00 SQ.FT.
FIRST FLOOR	: 1830.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4100.00 SQ.FT.
TOTAL BUILT UP AREA	: 4100.00 SQ.FT.
PLOT AREA (50X80)	: 4000.00 SQ.FT.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



VILLA TYPE - 60X70

AREA STATMENT	
GROUND FLOOR	2194.00 SQ.FT.
FIRST FLOOR	1678.00 SQ.FT.
TERRACE FLOOR	183.00 SQ.FT.
TOTAL AREA	4055.00 SQ.FT.
TOTAL BUILT UP AREA	4055.00 SQ.FT.
PLOT AREA (60X70)	4200.00 SQ.FT.

This detailed floor plan shows a 3,500 sq. ft. house with a two-car garage. The layout includes a central living area with a fireplace and large windows, a dining room with a table and chairs, and a kitchen with a breakfast nook. The sleeping quarters consist of a master bedroom with a walk-in closet, a guest bedroom, and a child's bedroom. There are also two additional bedrooms, a bathroom, and a laundry room. The house features a large front porch, a side patio, and a rear deck. The overall design is modern and functional, with a mix of open and enclosed spaces.

Rooms and Dimensions:

- GUEST BED: 14'0" x 11'3"
- SITOUT: 12'3" x 11'3"
- DINING: 19'3" x 13'5"
- KITCHEN: 13'2" x 14'0"
- LIVING: 18'3" x 12'0"
- MASTER'S RM: 10'0" x 8'0"
- CHILD'S RM: 10'0" x 8'0"
- BED: 10'0" x 8'0"
- BED: 10'0" x 8'0"
- BATH: 5'0" x 6'0"
- LAUNDRY: 5'0" x 6'0"
- ENT LOBBY: 11'3" x 8'1"
- ENT FOYER: 11'3" x 10'4"
- TOILET: 5'0" x 6'0"
- POR: 13'4" x 8'0"
- UTILITY: 7'0" x 7'0"
- BREAKFAST LOUNGE: 10'0" x 10'0"
- GARAGE: 10'0" x 17'4"

AREA STATEMENT	
GROUND FLOOR	: 2330.00 SQ.FT.
FIRST FLOOR	: 1815.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4280.00 SQ.FT.
TOTAL BUILT UP AREA	: 4280.00 SQ.FT.
PLOT AREA (60X80)	: 4800.00 SQ.FT.

AREA STATEMENT	
GROUND FLOOR	: 2330.00 SQ.FT.
FIRST FLOOR	: 1815.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4280.00 SQ.FT.
TOTAL BUILT UP AREA	: 4280.00 SQ.FT.
PLOT AREA (60X80)	: 4800.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60 X 80 DOUBLE HEIGHT

AREA STATMENT	
GROUND FLOOR	: 2630.00 SQ.FT.
FIRST FLOOR	: 1935.00 SQ.FT.
TERRACE FLOOR	: 205.00 SQ.FT.
TOTAL AREA	: 4770.00 SQ.FT.
TOTAL BUILT UP AREA	: 4770.00 SQ.FT.
PLOT AREA (60X80 DH)	: 4800.00 SQ.FT.

INTERNAL SPECIFICATIONS

Flooring

- Marble in Living and Dining Rooms
- Wood Laminated flooring in all Bedrooms

Doors

- Flush doors with wood frames, veneer finish for main door with peep hole
- All doors with high quality hardware of stainless steel / brass finish

Windows

- Aluminum windows

Kitchen

- Base Cabinets
- Provision for Washing Machine in Utility area
- Stainless steel sink
- 2ft dado above platform area with ceramic / vitrified tiles
- Provision for Dishwasher
- Dedicated space for stacking gas cylinders
- Provision for Water Purifier

Toilets (excluding maid's toilet)

- Tiles for flooring & dado up to door height
- Imported toilet fittings with hot & cold water mixers in wash basin & shower
- Imported EWC with health faucet & wash basin

Electrical

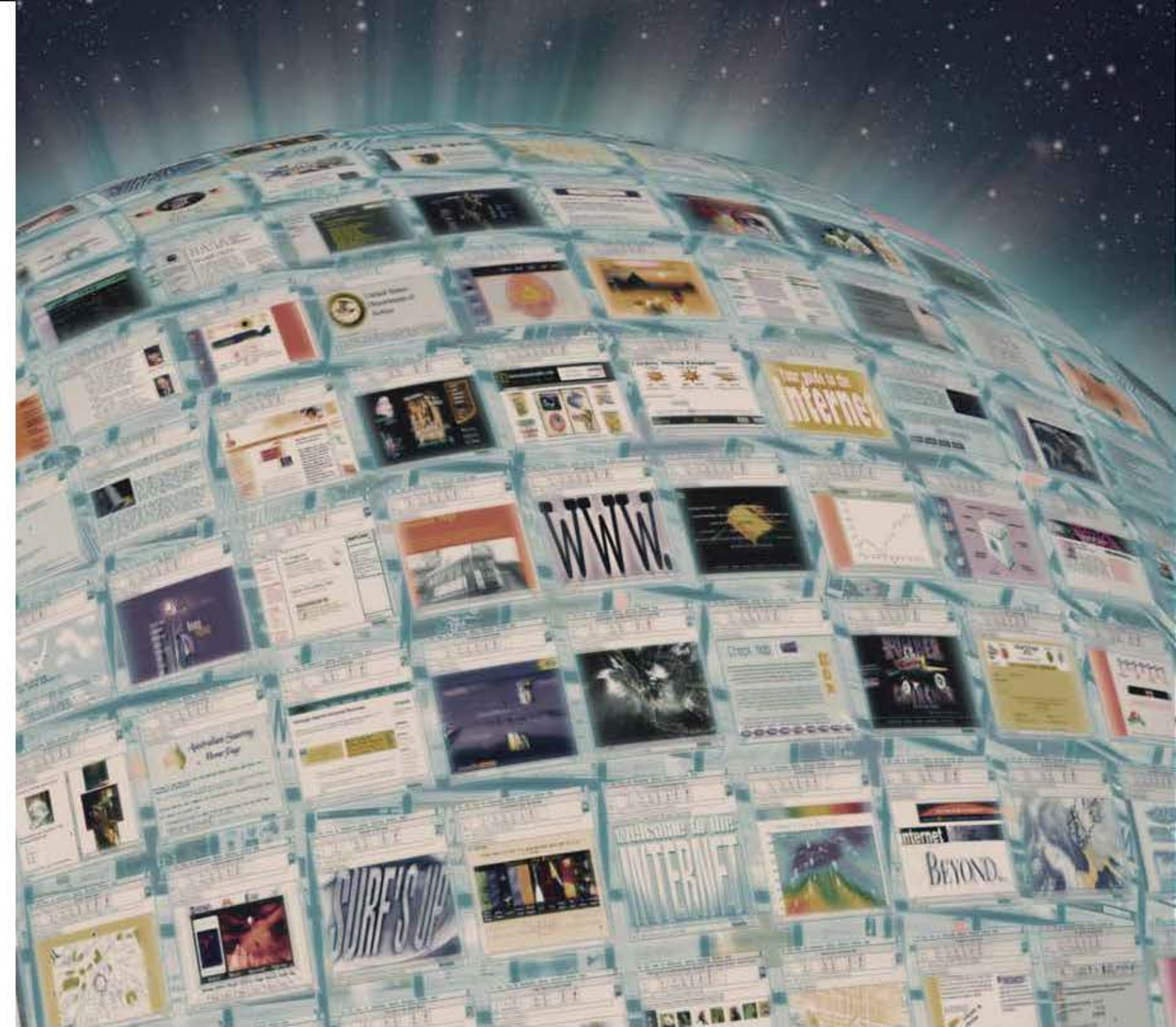
- Ample points with modular switches & concealed conduits for power, lighting & fans
- Split A/C point in Living/Dining & Bedrooms
- Good quality copper wiring
- ELCB & circuit breakers of suitable capacity

Power Backup

- Additional power back up for Villas at cost
- Power backup for common facilities & Club house

Television

- Internal wiring for cable or DTH TV in all rooms



FIBRE TO THE HOME TECHNOLOGY- FTTH:

The next generation FTTH - Fibre to the home telecom infrastructure meets all requirements of communication, entertainment, security and automation

FTTH Provides access to

- Broadband internet
- IPTV and DTH TV
- Video on demand
- Video/ IP telephony
- Visitor video message
- Building management services
- Home automation
- Video IP 24/7 surveillance
- Triple play with voice, video and data on fibre with huge bandwidth



PREMIER LIFESTYLE DEVELOPER

For the last three decades, the Hiranandani's have been single-handedly altering the ethos and aesthetics of real estate in India. The group has built multi-use developments in India on a large scale and have introduced retail, hospitality, healthcare, education and entertainment into their developments. With a unique approach to engineering, planning and design, the Hiranandani's invest heavily in research and development to ensure they remain at the forefront of value engineering and design.

Through the environmentally friendly concepts of New Urbanism, their focus has been on converting suburban sprawls into well-planned urban communities such as the Powai and Thane townships which have won several awards for outstanding urban development. These self-sufficient, integrated communities have become aspirational addresses for Mumbaiites. The group has established various schools, colleges, institutions and hospitals through trusts. Their clubhouses and community spaces have earned international repute and success.

All these experiences and expertise are encompassed under the House of Hiranandani, a conglomerate that is set to create new benchmarks for the real estate industry by continuing to break new ground and incorporate path-breaking technology into their design, to create future-ready and intelligent spaces. The House of Hiranandani brings to its customers and stakeholders the benefit of years of experience under one roof, thereby creating a platform from which it will continue its pioneering innovations and set the standard for real estate development in India.





*I*nternational Teamwork

Developer	:	House of Hiranandani
Landscape Consultants	:	CPG Peridian (Singapore)
Lighting Consultants	:	Lighting Concepts (Pune)
Design & Liaison Consultants	:	Alay Design (Bangalore)
Structural Consultant	:	K.S. Arunachala (Bangalore)
PHE Consultants	:	H M Nagesh (Bangalore)