

Samani va akutih samana hrdayani vah | Samanamastu vomano yatha vah susahasati || ~ RIGVEDA ~







## your neighbourhood

Whitefield is one of the fastest growing neighbourhoods of Bengaluru, rated as the 'highest-return-on-investment' location. Not only is Whitefield the home of many Fortune 500 companies, but also continues to be the preferred location for new IT companies. While retaining the old world charm of the British era, Whitefield has developed into an energetic neighborhood boasting some of the best international schools, shopping malls, cinemas, restaurants and theater. The second phase of the Namma Metro will seamlessly connect Whitefield to rest of Bengaluru.

and yet exclusive.

Maitri is less than 10 minutes drive from National Highway 4 and ITPL. Travel to the International Airport takes less than 45 minutes, which would reduce by half once the proposed Outer Ring Road is in place.

NORTH WEST WHITEFIELD – LOCATION MAP\*

← To KR Puram

\*map not to scale

Sycon Maitri is located at just the right distance from the hustle bustle of Whitefield. Minutes away from the core business district of Whitefield, Maitri is situated off the main Whitefield road in the quiet and serene area opposite to Chikkbanahalli Lake, promises a locale that is well connected

> Army Housing **O** Chikkabanahalli Lake Yellamma Lake

SYCON MAITRI

Colony

Kadugodi Police **O** Station

O Container

Ashram **O** Whitefield Railway

O Sathya Sai Baba

O HP Gas

Station

Ν

**O** Divine Light Trust for the Blind





01 Entry	12 Semi Paved Plaza
02 Exit	13 Infiltration Pond
03 Security Cabin	(14) Children's Play Area
04 Viewing Deck	15 Lawn
05 5m Wide Driveway	16 Yoga Decks
66 4.5m Wide Driveway	17 Stream
07) 6m Wide driveway	18 Bridge
08 Pool Deck	19 Pathway
09 Swimming Pool	20 Sculptural Wall Elem
10 Kids Pool	21 Foot Path Along Drive
11) Entry Plaza	22 Grass Paving Plaza



## maitri aerial view south end

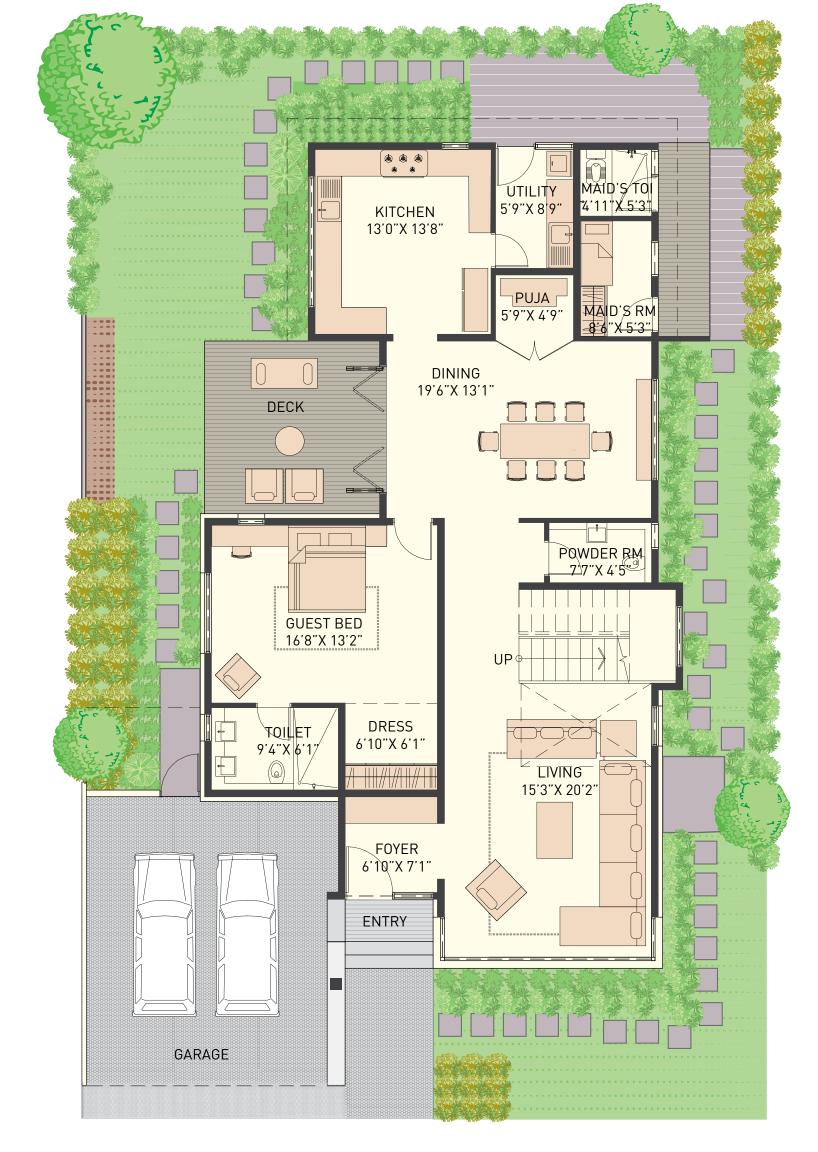






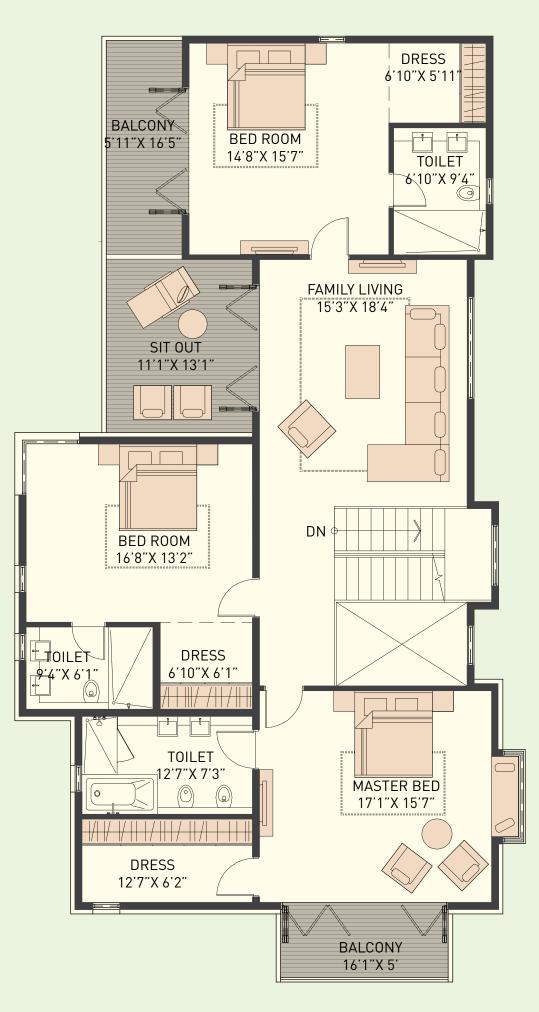


# villa type C [35 Villas] 4000 Sft\*



◀ VILLA TYPE C GROUND FLOOR PLAN

### VILLA TYPE C FIRST FLOOR PLAN







◀ VILLA TYPE D GROUND FLOOR PLAN

### VILLA TYPE D FIRST FLOOR PLAN 🔻





Each Maitri villa is meticulously planned taking inputs from focus groups. Planned with Vaastu guidelines, villas are located to maximize intra villa garden spaces while ensuring complete privacy. Living areas extend to decks and gardens; large windows facing gardens let the outdoors in. Bright and airy living areas coupled with double height ensure effective cross ventilation. Wall cladding over structural walls, tiles over concrete sloping roof, generous overhangs, high ceilings, all contribute to keep the insides cool and comfortable.

#### STRUCTURAL SYSTEM



Sycon Maitri will be built to International quality standards, through extensive use of precast concrete construction technology, pioneered by Sycon in Bengaluru

Both architectural and structural elements will be precast on site under controlled conditions, using trained manpower. Precast concrete provides accuracy, high durability concrete and accelerated construction

All structural designs will be as per relevant IS codes of practices and seismic compliant

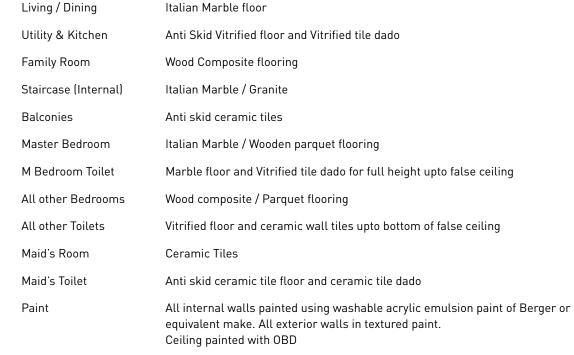
Structural consultants, M/s ABKJ, a US based company, will provide the structural design for all Maitri structures, and they will audit the quality of structural elements.

Precast concrete offers a 'zero wastage' solution to concrete construction, contributing to the conservation of natural resources

Interior walls and partitions too will use a combination of concrete and calcium silicate panels, which offer better surface finish while avoiding the current 'wet' finishes

FINISHES





#### JOINERY



Windows

Frames & Shutters All internal door frames of teak wood with melamine polish. Door shutters The main door shutter of teak wood paneled door. All internal shutters will be flush shutters with teak wood veneer. Internal face of all toilet doors will be laminated. All fittings will be Stainless Steel finish All windows will be of UPVC sections with mosquito mesh shutters

#### **SERVICES / UTILITIES**











Gas detector Smoke detect

Air-conditioni

Main system

Power

Back-up Pow

#### MAINTENANCE

All facilities and landscaping will be maintained by experienced staff of Sycon during the first year to ensure that Maitri develops as planned. After one year, Sycon will assist in formation of Owners' Association, which will be responsible for maintenance. Sycon will continue to assist the Owners' Association in all maintenance related matters.

All amenities and finishes other than the above specifications will be at additional cost.

Water Closets	Wall hung EWC with concealed flush valve of Kholer or equivalent make
Health Faucets	Kholer / Hanse Grohe or equivalent make
Wash Basins	Under / Over counter basin with marble / granite counter top. Glass shower cubicles in all bathrooms
Showers / hand showers	Kholer / Hanse Grohe or equivalent make
Faucets	Kholer / Hanse Grohe or equivalent make. All faucets will be single lever mixer for basins and with concealed diverter for showers
Bathroom Accessories	Towel rings, toilet paper holder, robe hooks, towel rail in all toilets
Wiring	All wiring will be fire resistant low smoke of Havells or equivalent make
Switches	All switches and sockets will be modular
Solar Heaters	Solar water heaters for the main toilet
Water Purifier	Provision for Aquaguard in the kitchen
Geysers	Racold or equivalent make in all toilets
Sewage Treatment	FMBR with zero manual sludge handling system. The treated water will be recycled for landscape and for toilet flush

Apart from regular home automation encompassing the security and safety in the villas, Sycon Maitri offers for the first time a comprehensive integrated building management system (IBMS). The entire complex will have an Optical Fiber cable backbone, to provide high-speed data, voice and video connectivity.

The Integrated Building Management System will provide access control at various points and customized 'smart home' solutions to individual villas.

It is envisaged to utilize the IBMS to monitor and control security of the complex and various utilities such as street lighting, water supply and irrigation, generators etc.

	A Video Door Phone with intercom. Strike bolt for main door
	A gas detector with gas actuator and panic button in the kitchen
tor	In the kitchen
ing	Provision for split air conditioners
	8 KVA / 10 KVA connected load
ver	4 KVA for each Villa and 100 $\%$ for all common areas and utilities



Sycon is an integrated Property Developer and Turnkey Contractor. Sycon has built and promoted more than 25 residential, commercial and institutional buildings. The core team of Sycon brings more than 75 years of combined industry experience, spanning international geographies.

Maitri, as the name suggests, is a mélange of friendly spaces. Designed to be people friendly and environment friendly, this neighborhood fosters an interactive, secure and balanced living space. With only 6 villas per acre and 73% open space, the congestion of the city is left far behind. This self-contained integrated enclave houses a vibrant community of families in a layout that boasts the most sophisticated facilities. Each villa is thoughtfully designed, keeping in mind the evolving tastes of today's home owners.

Attention to detail, technologically advanced building systems, timely execution and value creation are the hallmarks of Sycon.



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