



www.fortiusinfra.com

JULY 2017







### Company overview

actual shot at site

Fortius Infra is promoted by Gopi Krishnan, a visionary with over two decades of experience across the diverse aspects of the real estate business both in India and abroad. Gopi has been in involved in the development of over 30 million square feet of high quality space over the last 20 years.

### Development overview

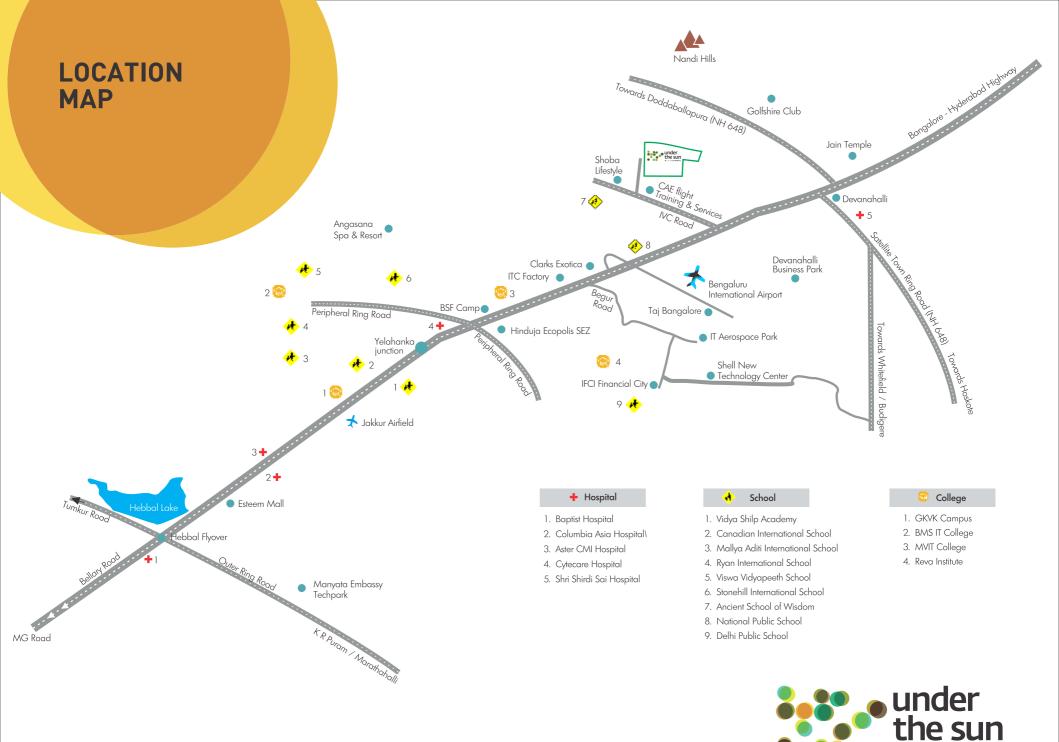
"Under the Sun – Villas by Fortius Infra" is located at Devanahalli, Bangalore. Situated on the IVC Road, the project is 5.5 kms from Bangalore International Airport flyover. Under the Sun is spread over a 30 acre densely wooded land parcel with 145 plots ranging from 4500 to 6000 sq ft, with comprehensively planned infrastructure including concrete roads, multiple water sources, electricity, 100% power back-up, modern sewerage and waste management systems. Villas measuring 4250 sq ft approximately will be developed on each plots. Facilities such as a well appointed club house with ample outdoor and indoor sports amenities including swimming pool and landscaped promenade will be available to the community.

### LOCATION HIGHLIGHTS

- 10 minute drive (5.5 kms) from Bangalore International Airport flyover
- Adjacent to Sobha Lifestyle; 2kmsfromtheturnoffonNH7
- Located 0.5 km off the IVC road in a sheltered niche at the end of a wide concrete road
- Uninterrupted views of Nandi Hills in the background







VILLAS BY FORTIUS INFRA

### SITE HIGHLIGHTS





- Sheltered site at the end of a dead end road and abutting a 500 acre protected lake bed
- The site is home to 2650 full-grown trees. Each plot is bounded by trees on all sides.
- Abundant availability of water sources including a large open well and 4 bore wells
- Comprehensively planned infrastructure including concrete roads, ample water, sewerage, electricity and 100% back up power

actual shots at site



### ACTUAL SHOTS OF THE SITE









# **MASTER PLAN**

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| 10200 mg.ft  | 5100 eq.ft<br>107<br>5100 eq.ft   | 5100 sq.ft<br>112<br>5100 sq.ft  | 5100 sq.ft<br>5100 sq.ft   | 5100 sq.8   | - Stranger   |     | 5100 sq.#<br>5100 sq.#   | 40<br>5100 kg/ft   | 29<br>5100 sq   |  | 6190 sq R  | 5100 5    | 12.ft 04<br>5100 sq.ft 510 | 1 sq. ft 5100 sq. ft 5100 | and and a  |
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|  | 107<br>5100 kg R<br>108<br>5100 kg R<br>5100 kg R   | 112<br>5180 sq.ft<br>111<br>5180 sq.ft<br>119  | 97<br>5100 sq.ft<br>5100 sq.ft<br>5100 sq.ft<br>10   | 53<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8                                       | 5100 sq.R  |     | 5100 sq.#<br>5100 sq.#<br>5100 sq.#  | 40<br>5100 sq.8<br>91<br>5100 sq.8<br>42   | 29<br>5100 sq<br>5100 sq<br>27  | n 5100 sq.ft<br>n 5100 sq.ft   | B pa (M12) | 5100 9    | 5100 sq.th 5100            | 1 sq. ft 1 5100           | out the second   |
| 10200 eq.R   | 127<br>5100 sq R<br>118<br>5100 sq R<br>5100 sq R<br>5100 sq R  | 112<br>5180 sq.ft<br>111<br>5180 sq.ft<br>118<br>5180 sq.ft  | 97<br>5100 sc.R<br>98<br>5100 sc.R<br>98<br>5100 sc.R  | 55<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8                          | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R   |     | 5100 sq.#  | 40<br>5100 wq.8<br>5100 wq.8<br>5100 eq.8<br>42<br>5100 eq.8                                     | 26<br>5100 sq<br>38<br>5100 sq<br>27/<br>5100 sq  | n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n  | B pa (018) | 5100 9    | 5100 sq.m 510              | 1 sq. ft 1 5100           | and the second second  |
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| 10200 eq.R   | 127<br>5100 sq.R<br>100<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>101                   | 112<br>5180 sq.ft<br>111<br>5100 sq.ft<br>118<br>5100 sq.ft<br>108<br>5100 sq.ft<br>108<br>5100 sq.ft                                    | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>100<br>5100 sq.R<br>100<br>100<br>100<br>100<br>100<br>100<br>100<br>10                   | 55<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>6100 sq.8<br>5100 sq.8<br>79       | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>71<br>5100 sq.R<br>72   |     | 55<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>31        | 40<br>5100 sq.ft<br>5100 sq.ft<br>40<br>5100 sq.ft<br>41<br>5100 sq.ft<br>5100 sq.ft<br>41<br>44 | 20<br>5100 sq<br>31<br>5100 sq<br>27<br>5100 sq<br>71<br>5100 sq<br>20<br>20                  | n 5100 sg.n<br>n 5100 sg.n<br>n 5100 sg.n<br>n 5100 sg.n<br>17<br>18   | Bigs (918) | 5100 9    | 5100 sq.m 510              | 1 sq. ft 1 5100           | and a second   |
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| 102 e 108<br>10200 eq.it.<br>107 e 106               | 100 sq.R<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>101<br>5100 sq.R | 112<br>5180 sq.ft<br>111<br>5100 sq.ft<br>118<br>5100 sq.ft<br>108<br>5100 sq.ft<br>108<br>5100 sq.ft                                    | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>100<br>5100 sq.R<br>100<br>100<br>100<br>100<br>100<br>100<br>100<br>10                   | 55<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>6100 sq.8<br>5100 sq.8<br>79       | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>71<br>5100 sq.R<br>72   |     | 55<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>31        | 40<br>5100 sq.ft<br>5100 sq.ft<br>40<br>5100 sq.ft<br>41<br>5100 sq.ft<br>5100 sq.ft<br>41<br>44 | 20<br>5100 sq<br>31<br>5100 sq<br>27<br>5100 sq<br>71<br>5100 sq<br>20<br>20                  | n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n<br>n 5100 sq.n                | STEP CEL   | 5100 9    | 94 64<br>5100 94 ft 5100   | 1 sq. ft 1 5100           | and a second sec |
| 100 e 100<br>10200 eq.11<br>107 e 100<br>10200 eq.11 | 100 sq.R<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R<br>5100 sq.R<br>100<br>5100 sq.R                     | 112<br>5180 sq.R<br>111<br>5180 sq.R<br>118<br>5180 sq.R<br>108<br>5180 sq.R<br>108<br>5180 sq.R<br>108<br>5180 sq.R<br>108<br>5180 sq.R | 67<br>5100 se R<br>98<br>5100 se R<br>98<br>5100 se R<br>100<br>5100 se R<br>100<br>5100 se R<br>100<br>100<br>100<br>100<br>100<br>100<br>100<br>10 | 55<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>60<br>5100 sq.8<br>79<br>5100 sq.8 | 5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>5100 sq.R<br>71<br>5100 sq.R<br>72<br>5100 sq.R<br>73<br>5100 sq.R<br>73<br>74<br>250 sq.R   |     | 55<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.#<br>5100 sq.# | 40<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>5100 sq.8<br>44<br>5100 sq.8<br>44     | 29<br>5100 sq<br>28<br>5100 sq<br>27<br>5100 sq<br>29<br>5100 sq<br>28<br>5100 sq<br>28<br>24 | n 5100 sq.n<br>n 4250 sq.n | 5190 mg 8  | 5100 -    | 12 m 64<br>5100 sq.m 5100  | 5 sq.n 5100 sq.n 510X     | nder   |

# **SALES SUITE**













Sales Suite welcomes you to a preview of the lifestyle reserved for a select few

# **SPECIFICATIONS**

#### FLOORING

- Superior quality imported marble flooring in Living, Dining, Family, Dry Kitchen
- Vitrified tile flooring in wet kitchen
- Laminated wooden flooring for all bedrooms
- High quality vitrified tile flooring and glazed tile cladding for toilets upto false ceiling
- Staircase with marble finish for treads, risers and landings with SS hand railing supported on SS railing
- Ceramic flooring for terraces, utility and staff areas
- Outdoor decking finished with composite timber

#### ELEVATOR

• 1 lift of 5 passengers capacity within each villa

#### FINISHES

- Internal walls plastered with smooth finish
- Plastic emulsion paint for all internal walls and ceiling
- Combination of texture paint and exposed aggregate plaster (grit finish) - a hard texture with rich granular effect for exteriors
- Butchwork cladding of natural stacked stone wall at the entrance

- Boundary wall in a combination of 1.2 m /2.1 m block work around the plot with a toe wall at plot front
- MS screen walls & louvers at different levels for seclusion of private spaces.
- Parking space in the ground floor with MS pergola and polycarbonate sheet roof covering

#### **DOORS AND WINDOWS**

- Main door with hardwood frame and veneer finish on both sides, flush - shutter with magic eye and night latch. Door height 2.4 m.
- Internal doors with wood frame and veneer / laminate finish flush shutter
- Bathroom & Utility Doors with wood frame, flush shutter finished with laminate on both sides.
- Anodized aluminium fixed/sliding/casement windows of 2.65 M height with clear glass
- Brushed steel finish superior quality hardware
- Balcony railings in SS finish and laminated glass



# **SPECIFICATIONS**

#### TOILETS

- Superior quality CP fittings, under counter wash basin in toilets, wall mounted EWC and flush tank
- Bath tub in Master Bathroom
- Shower partitions in all Bathrooms except staff toilet
- Hot and cold water mixer unit for wash basin and shower area
- Provision for Geyser Points and Exhaust Fans in all toilets

#### ELECTRICAL

- 11 KW power for all villas
- Concealed wiring with PVC conduits and fire resistant electrical wires
- Elegant modular electrical switches
- One earth leakage circuit breaker (ELCB) and one miniature circuit breaker (MCB) provided at the main distribution board for each villa for safety
- A/C point in all bedrooms and living room with sleeves for routing of piping
- TV & Telephone points in living room and all bedrooms
- Intercom Facility from each villa to Guardhouse & ClubHouse
- CAT 6 cabling and conduiting network in all rooms to facilitate telephone/data

#### POWER BACKUP

 100% Generator backup & uninterrupted power supply for individual villas, all common areas, and services

#### SAFETY & CONVENIENCE FEATURES

- Video door phone at main door, intrusion alarm and gas leak detector.
- Fire extinguisher at kitchen
- CCTV Cameras for round the clock surveillance of the Common Areas of the Layout
- Rain water harvesting for the Layout
- Central water treatment plant for the Layout
- Central sewage treatment plant for the Layout

#### STRUCTURE

- Seismic Zone II compliant structure
- RCC Frame with concrete solid block masonry

#### SUSTAINABILITY

• Pre-certified for 'IGBC Platinum' by Indian Green Building Council

