

under the sun

VILLAS BY **FORTIUS INFRA**

www.fortiusinfra.com

JULY 2017



actual shot at site

Company overview

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 involved in the development of over 30 million square feet of high quality space over the last 20 years.

Development overview

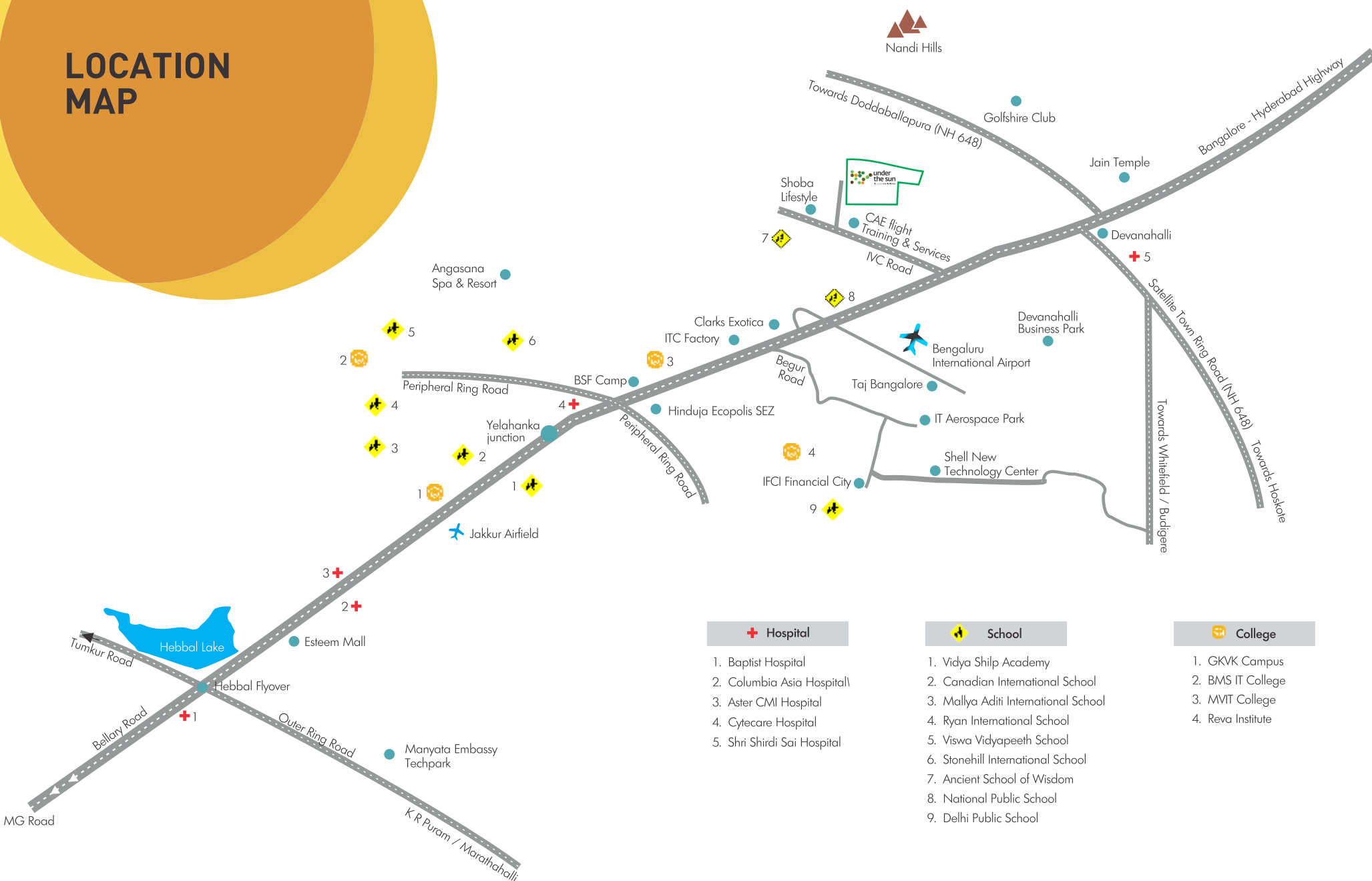
“Under the Sun – Villas by Fortius Infra” is located at Devanahalli, Bangalore. Situated on the IVC Road, the project is 5.5 kms from Bangalore International Airport flyover. Under the Sun is spread over a 30 acre densely wooded land parcel with 145 plots ranging from 4500 to 6000 sq ft, with comprehensively 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; 2 kms from the turn off on NH7
- 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



LOCATION MAP



+ Hospital

1. Baptist Hospital
2. Columbia Asia Hospital
3. Aster CMI Hospital
4. Cytecure Hospital
5. Shri Shirdi Sai Hospital

🏫 School

1. Vidya Shilp Academy
2. Canadian International School
3. Mallya Aditi International School
4. Ryan International School
5. Viswa Vidyapeeth School
6. Stonehill International School
7. Ancient School of Wisdom
8. National Public School
9. Delhi Public School

🎓 College

1. GKVK Campus
2. BMS IT College
3. MVIT College
4. Reva Institute

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

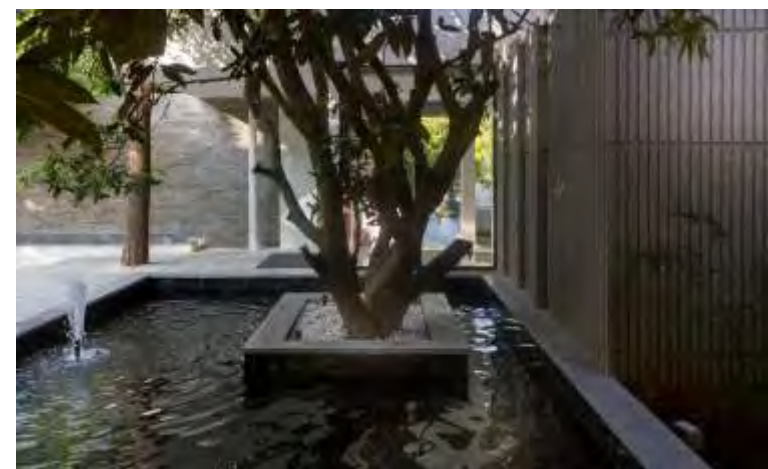


MASTER PLAN

L A K E



SALES SUITE



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