

Ultra Luxury Apartments

25 Cubbon Road, Bangalore



A development by BBRL & DKV



www.dkaindia.in



25 CUBBON ROAD , BANGALORE | BBRL & DKV

LOCATION



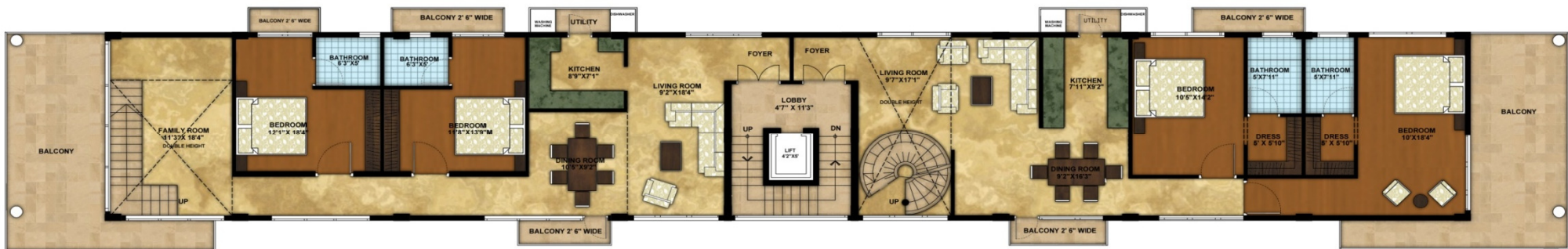


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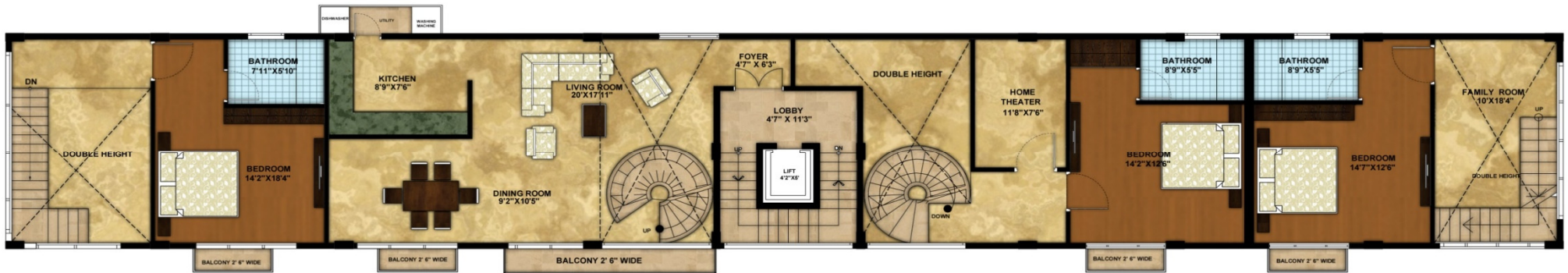
STILT FLOOR PLAN



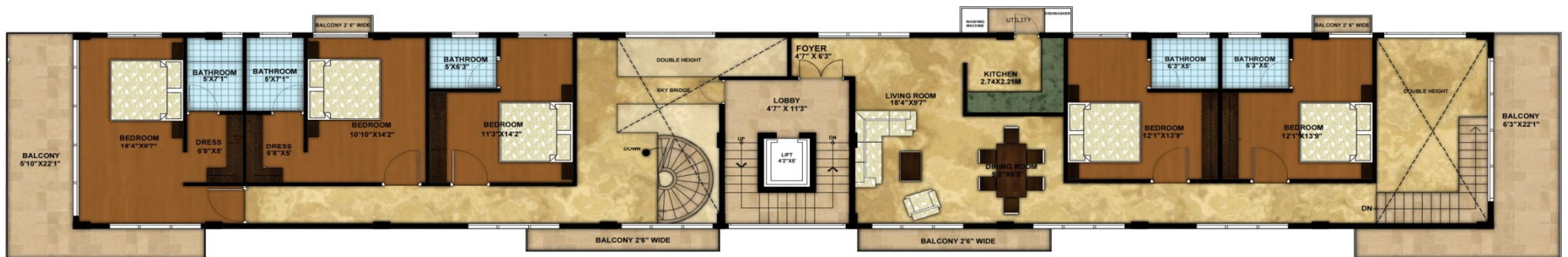
FIRST FLOOR PLAN

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SECOND FLOOR PLAN



THIRD FLOOR PLAN

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back side ground floor 2bed			947.21 sft
2 bed , living, garden			110.39 sft
ground floor	645.81		
			1057.6 sft
share of lift lobby	161.4		
servants	40		
basement multipurpose hall	100		
garden	334.52 at 33%		
car park	1		

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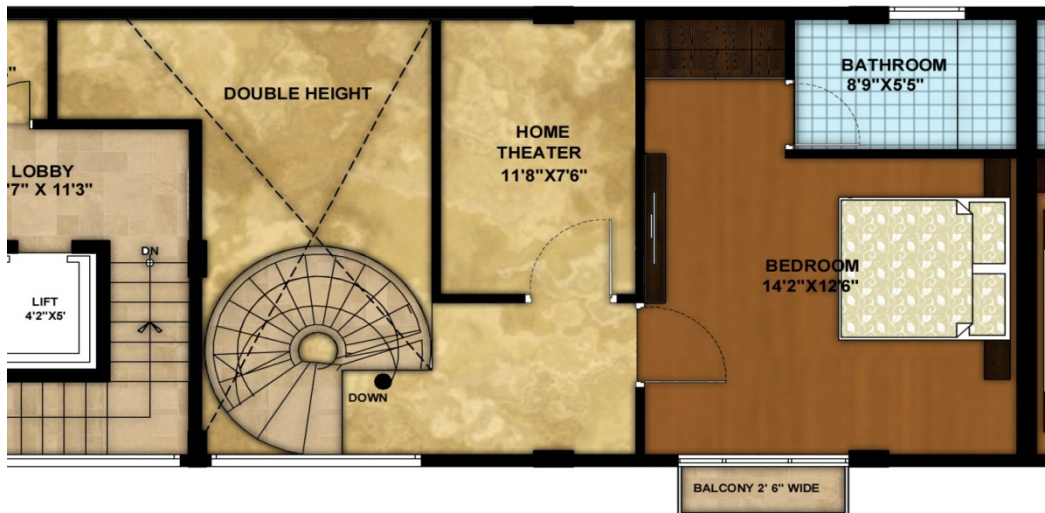
FIRST FLOOR PLAN



Cubbon road side first and second floor duplex		2265.57 sft
3 bed , hometheater, 2 living, servants		
first floor	1449.37	
second floor	514.8	
share of lift lobby	161.4	
servants	40	
basement multipurpose hall	100	
car park	1	



Duplex Lower level – first floor

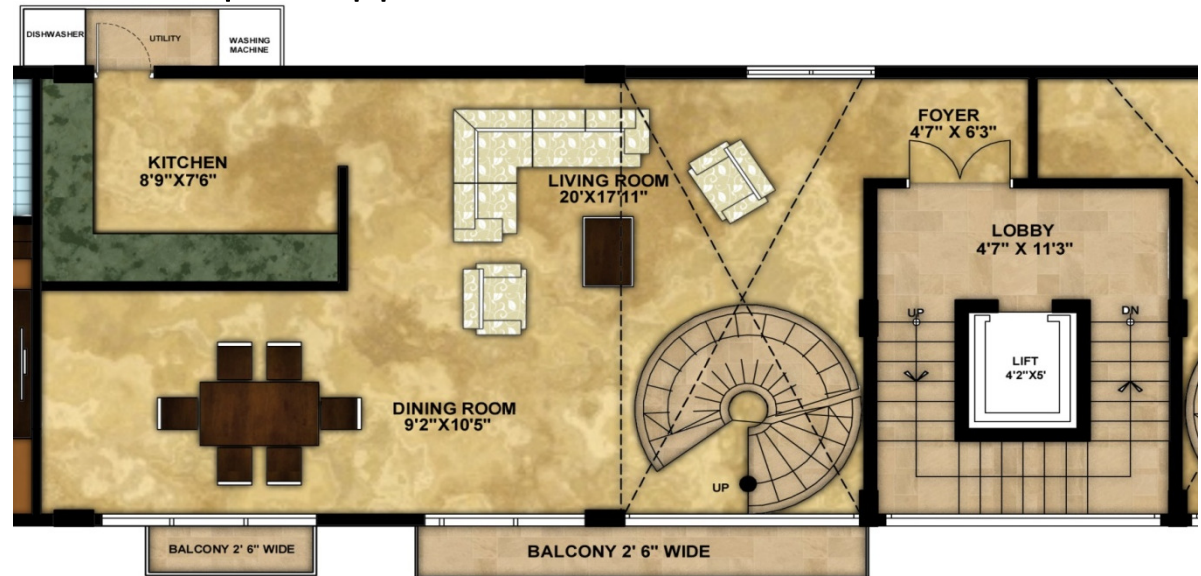


Duplex upper level – second floor

Back side first and second floor duplex		2380.82 sft
3 bed , hometheater, 2 living, servants		
first floor	1436.46	
second floor	642.96	
share of lift lobby	161.4	
servants	40	
basement multipurpose hall	100	
car park	1	



Duplex Upper level – third floor



Duplex Lower level – second floor

Cubbon road side second and third floor duplex			
3 bed , hometheater, 2 living, garden, servants		2371.73 sft	
second floor	715.38	plus garden	372.83 sft
third floor	1354.95		
share of lift lobby	161.4		2744.56 sft
servants	40		
basement multipurpose hall	100		
penthouse garden	1129.8 at 33%		
car park	1		

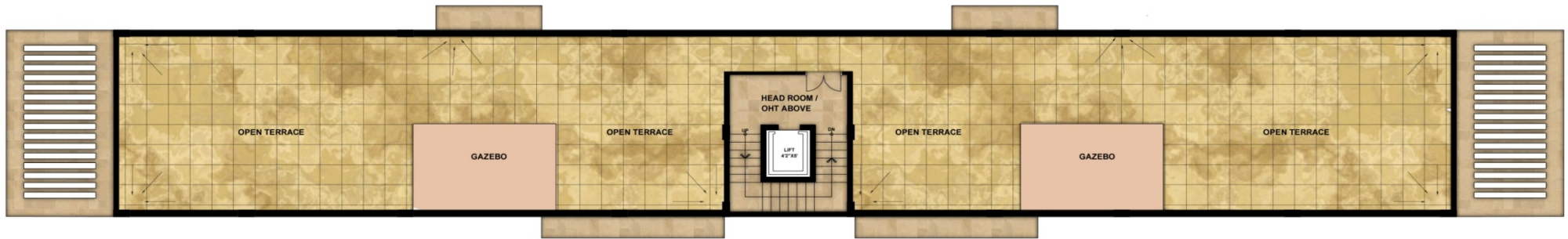


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Duplex Lower level – second floor



25 CUBBON ROAD	
Technical Specifications for APARTMENTS	
Structure	
Structure	RCC Framed Structure with Masonry Partitions- Height of floor to floor -3.6m
Internal Masonry	100 mm. Thick internal walls in Solid Cement Block masonry.
External Masonry	200 mm. Thick internal walls in Solid Cement Block masonry.
Plaster- Internal	Trowel finished - 12mm thick
Plaster - External	2 coats of external plaster - 24mm finished smooth.
Paint-Internal	Interior surfaces shall be finished with BIRLA Putty+Acrylic Emulsion Paint
External	Exterior Emulsion Paint.
	Engineered Wood Cladding as per Elevation -- fundermax
	Louvers as per Elevation - MS frame and Fundermax
Railings	Combination of MS/ Glass / SS as per the Elevation feature
Flooring & Dado	
Ground Floor	
Entrance Steps and Entry Porch	Antique /Leather Finished Granite
Living, Dining	Option 01 - BOTTOCHINO / IMPORTED MARBLE Option 02 - KASHMIR WHITE GRANITE
Kitchen	Premium Vitrified Tiles Kitchen in Granite Platform with Stainless S Sink and Ceramic Tiles upto 2'0":
Utility / Store (Indoor)	Ceramic Tiles
Utility Yard (out door)	Anti Skid Cermaic Tiles
Ground Floor BedRoom	Premium Vitrified
Guest Toilet	Virtrified Matte Finish Tiles for the Floor and for Dado upto 7'0"
Deck Area	Stamp Concrete in Wood Finish Pattern
Steps to First Floor	RCC Single stringer with RCC treads and open risers and natural stone for treads
First Floor	
Family Space	Premium Vitrified Tiles 1m x 1m
Home Theatre	Premium Textured Wood Finish Vitrified
Master Bedroom	Laminated Wooden Flooring
M Bed Dress	Laminated Wooden Flooring -- for continuity
M Bed Toilet	Premium matt Finish Vitrified
First Floor bedroom other	Premium Textured Wood Finish Vitrified
FF Toilet	Virtrified Matte Finish Tiles for the Floor and for Dado upto 7'0"
Lounge Area	Premium Textured Wood Finish Vitrified
Balconies	Rustic Finish Ceramic Tiles

Sanitary & Plumbing	
Water Closets	Duravit / American Standard / Roca or Equivalent
Flushing	Concealed cistern
CP Fittings	Jaquar or Equivalent
Bathroom accessories	Towel rings in all bathrooms, towel rack , soap dish , toilet paper holder, all Jaquar or Equivalent.
Water Supply	Superior quality Gi(external Lines) and PPR / CPVC for Internal Lines, all pressure tested in accordance to Bureau of Indian Standards
Sanitary and Rain Water	Superior quality PVC Piping
Electrical	
Wiring	Concealed Copper Wiring with Flame Resistant Low Smoke (FRLS), PVC insulated wires of superior range
Switches	Modular Switches of Superior Brand like Anchor Roma or Equivalent MCB with ELCB provided for each villa -- INDO Asian or eq.
TV & Telephone Points	in Living and Master Bed Rooms
Intercom	Intercom Facility to all units via EPABX connected to Security
Doors & Windows	
Frames	All door frames shall be in finger jointed natural timber or equivalent hardwood.
Entrance Door	TEAKWOOD
Internal Doors - Main	both side veneer
Internal Doors -Toilet	ready made flush doors
External - Doors & Windows	UPVC
Grills	Provided
Mosquito Screens	Provided
Hardware	All hardware provided shall be in brush finished stainless steel.
HVAC	
Air Conditioners	Provision of Split A/c with Surge Protector Power Point
Exhaust Fan	Provision of Electrical Point for Exhaust Fan in Toilets and Kitchen
Kitchen Chimney	Provision of Electrical Point for Electrical Chimney in Kitchen
Swimming Pools	
Swimming Pools	NA
Special Features	
False Ceiling	Gyproc False Ceiling in All Toilets
Security	
Security	Round the clock Security Monitoring
CCTV	CCTV shall be provided for External Yard coverage at Security Booth
Utilities and Services	
Generator Back Up	100% DG Backup for common area and individual apartments, DG consumption shall be charged as applicable.
Borewell	Provided
Rainwater Harvesting -	Shall be provided