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BUILT ON TRUST

AJMERA MARINA

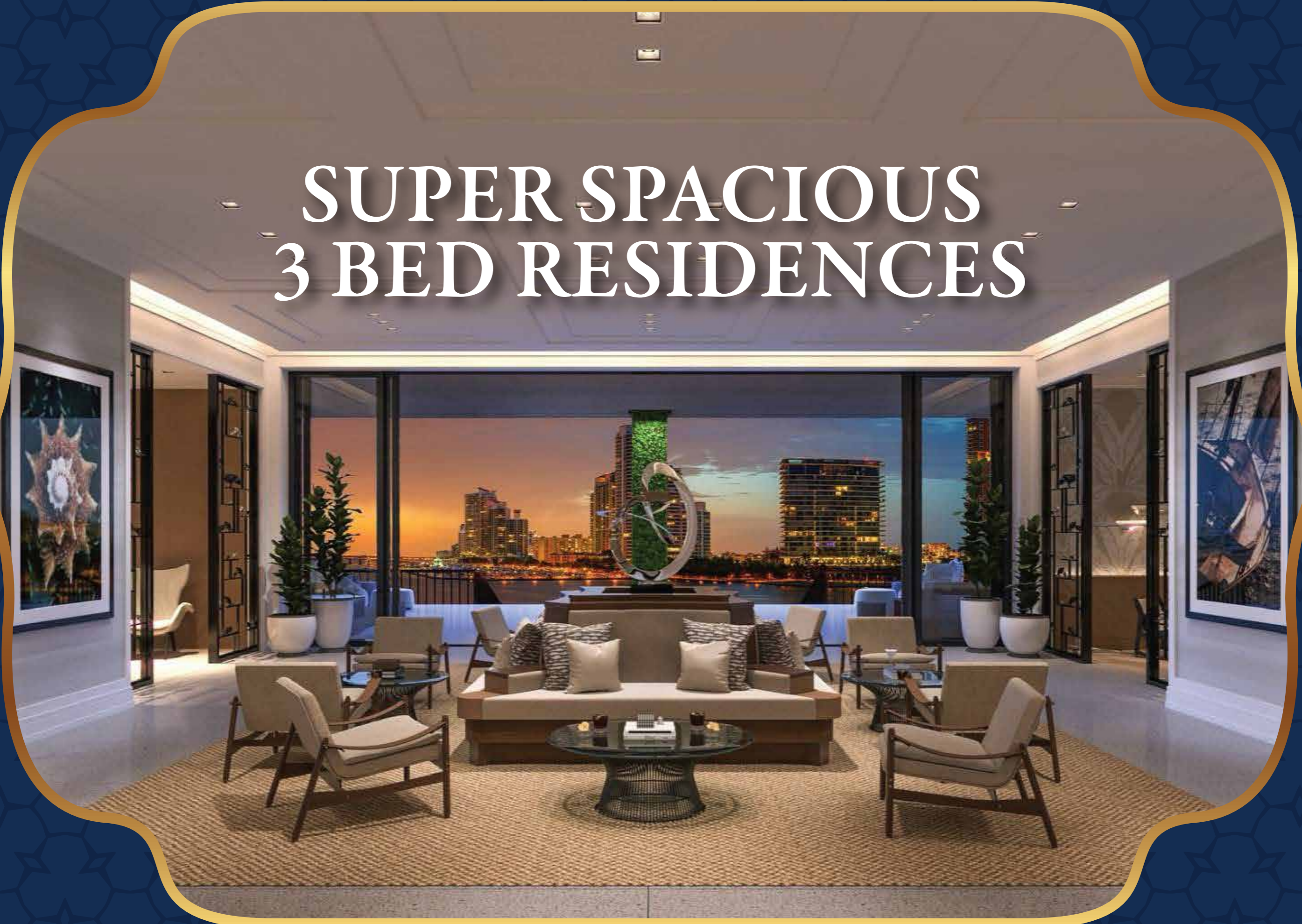
Luxury Lakeside Homes

Yelahanka



Images for visualization purpose only

SUPER SPACIOUS 3 BED RESIDENCES



A woman with long dark hair, wearing a white blazer over a black top and white pants, is sitting on a beige sofa. She is looking out a large window that offers a view of a city skyline. A black lamp with a tripod base is positioned next to the sofa. The scene is brightly lit, suggesting daytime.

**ONLY 4
UNITS PER FLOOR**

IN YELAHANKA,
NEXT TO A 105-ACRE LAKE





**3 EXCLUSIVE LIFTS
FOR UTMOST PRIVACY**



**ONLY 2 & 3 BED
LUXURY APARTMENTS**

**20,000 SQ. FT. CLUBHOUSE
WITH OPEN AREAS**

ROOF-TOP AMENITIES

**10.2-ACRE MASTER
PLANNED DEVELOPMENT**

**4 TOWERS WITH
4 UNITS PER TOWER**

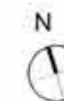
**3 TIER SECURITY
MEASURES**

**BASEMENT + STILT FLOOR
+ 21 FLOORS**



LEGEND

- 01. SECURITY CABIN
- 02. SURFACE PARKING
- 03. 8M. WIDE DRIVEWAY
- 04. ARRIVAL PLAZA
- 05. SEATING COURT
- 06. PARK AND OPEN SPACES
- 07. GRASS PAVERS ON FIRE LANE
- 08. PEDESTRIAN ENTRY TO BLOCK
- 09. CHILDREN'S PLAY AREA
- 10. PAVILLION
- 11. TREE COURT
- 12. STEPS LEADING TO PODIUM
- 13. SEATING UNDER PERGOLA
- 14. TODDLER'S PLAY AREA
- 15. TEMPERATURE CONTROLLED SWIMMING POOL
- 16. TEMPERATURE CONTROLLED KIDS POOL
- 17. POOL DECK
- 18. CHANGING ROOMS
- 19. OPEN SHOWER
- 20. WATER BODY
- 21. SKATING RINK
- 22. LAWN /COMMUNITY GATHERING
- 23. ENTRY/EXIT TO STILT PARKING
- 24. SERVICE GATE
- 25. SERVICE VEHICLE PARKING
- 26. BLOCK ENTRY COURTYARD
- 27. PLAZA
- 28. TRANSFORMER YARD
- 29. TENNIS COURT
- 30. PICKLEBALL COURT
- 31. MULTIPURPOSE PLAY COURT
- 32. OUTDOOR GYM
- 33. SCHOOL BUS WAITING AREA (BLOCK H STILT)
- 34. BOX CRICKET
- 35. PET PARK
- 36. MAIDAN
- 37. OWC LOCATION
- 38. OFFICE SPACE
- 39. QUIET SEATING



MASTER PLAN

FLOOR PLAN WING - E



AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-2	3 BEDROOM + 3 TOILET	99.81	1074	128	0

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-1	3 BEDROOM + 3 TOILET	99.81	1074	128	0

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TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-3	2 BEDROOM + 2 TOILET	75.75	815	82	0

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FLOOR PLAN WING - F

AREA STATEMENT					
TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-3	2 BEDROOM + 2 TOILET	75.75	815	82	0

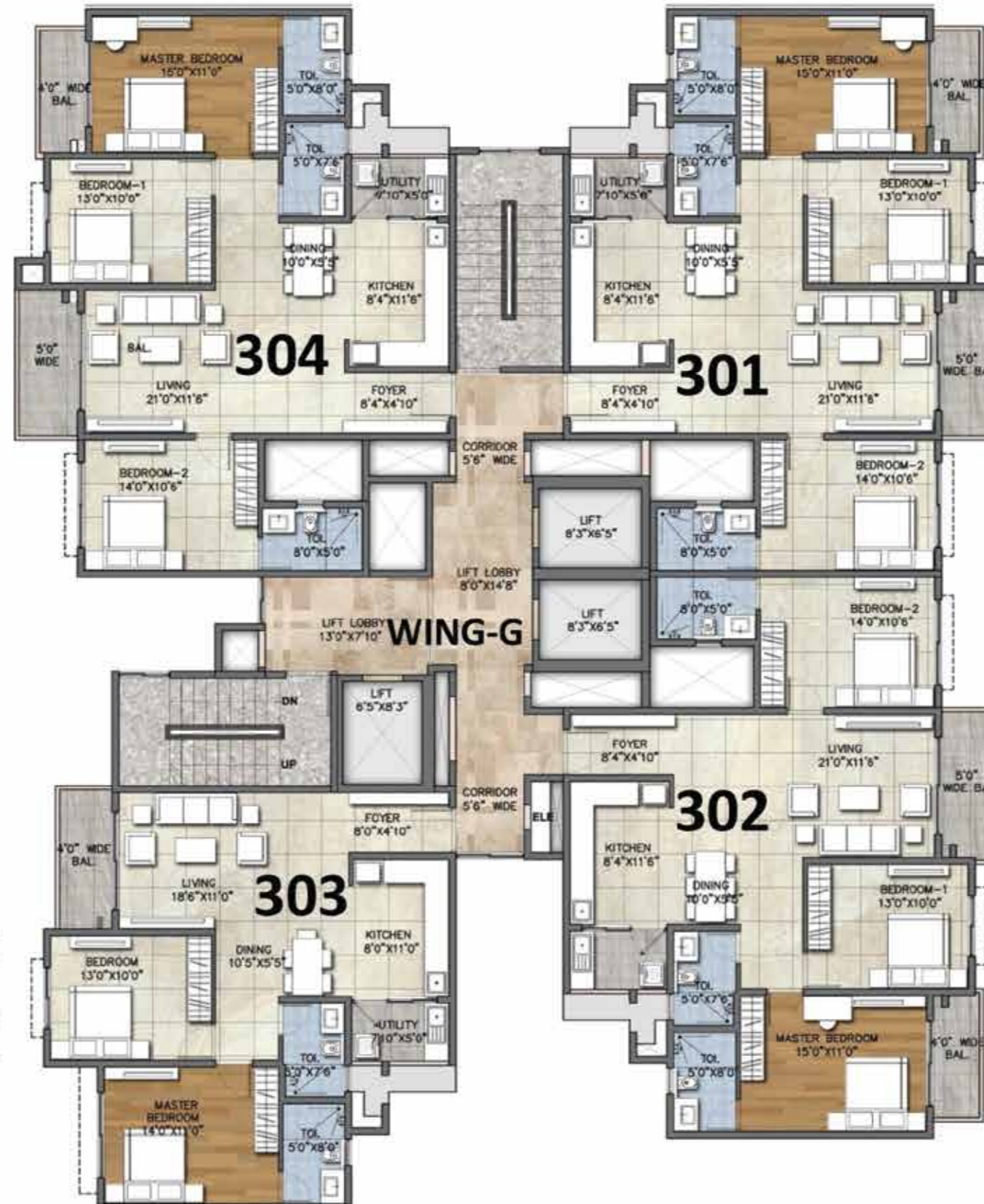


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FLOOR PLAN WING - G



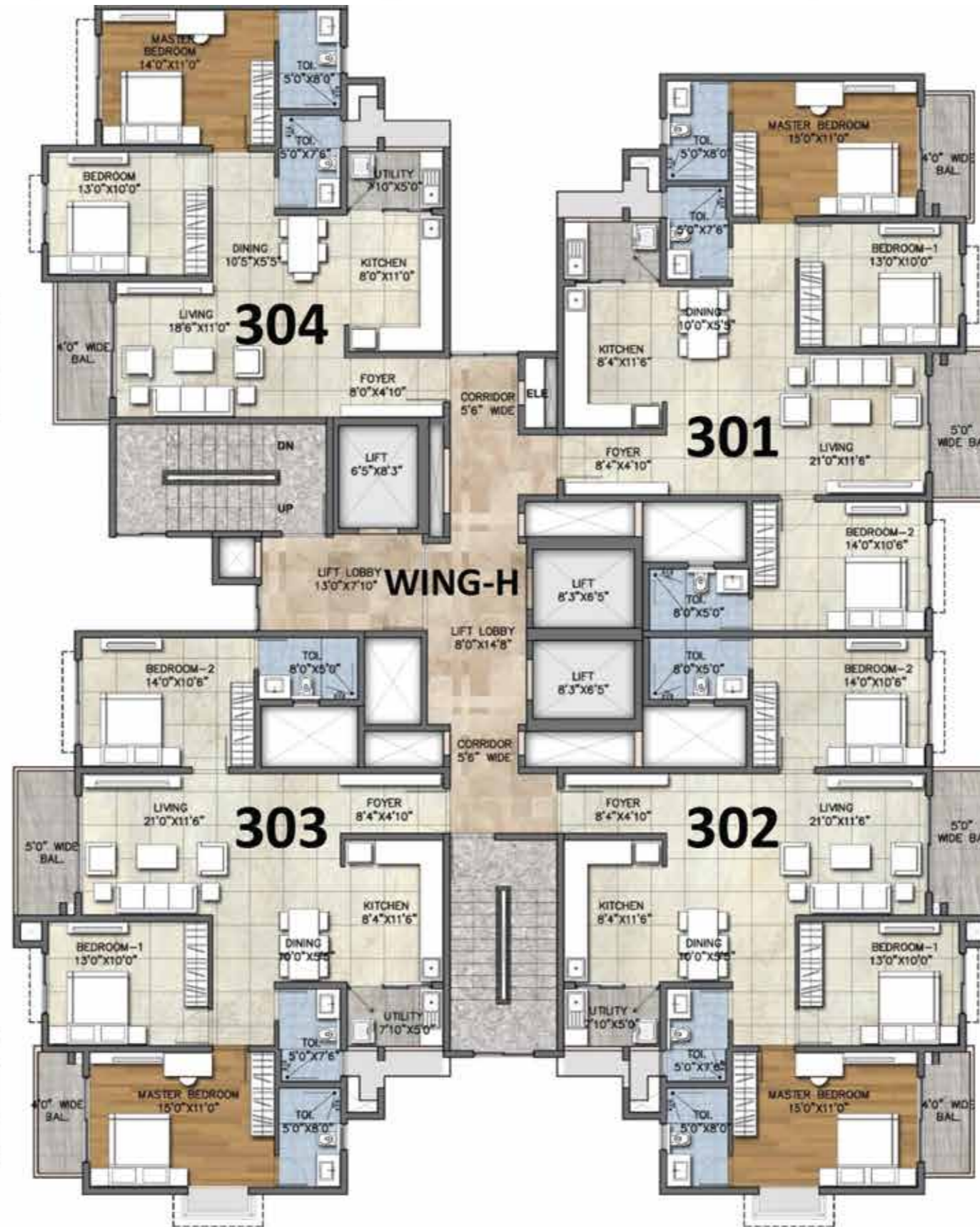
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FLOOR PLAN WING - H



AREA STATEMENT					
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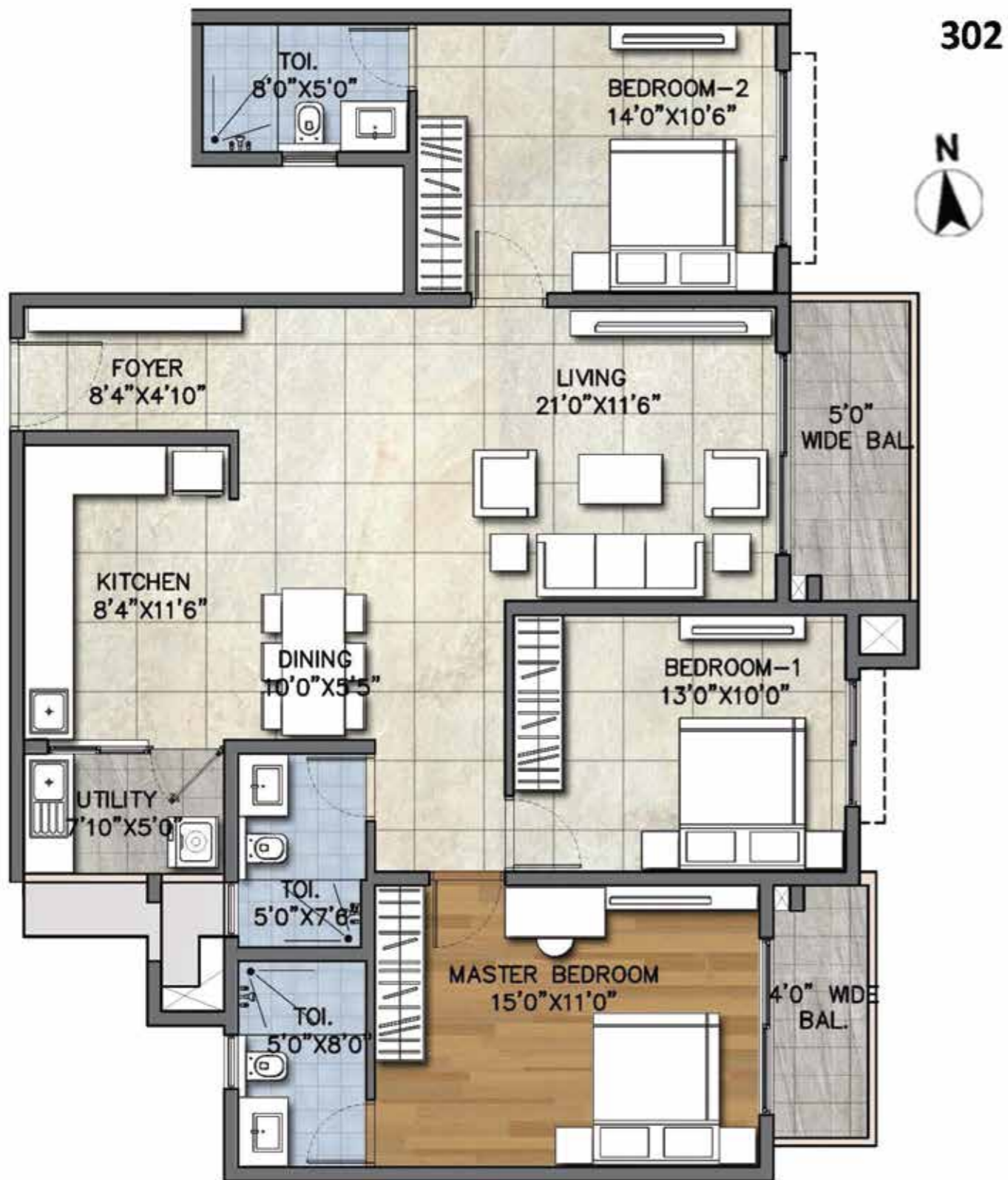
301



3 BEDROOM 1 SERIES

AREA STATEMENT

TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-1	3 BEDROOM + 3 TOILET	99.81	1074	128	0



3 BEDROOM 2 SERIES

AREA STATEMENT

TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-1	3 BEDROOM + 3 TOILET	99.81	1074	128	0

303



3 BEDROOM 3 SERIES

AREA STATEMENT

TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-2	3 BEDROOM + 3 TOILET	99.81	1074	128	0

304



2 BEDROOM 4 SERIES

AREA STATEMENT

TYPES	DESCRIPTION	CARPET AREA(SQM)	CARPET AREA(SFT)	UTILITY/ BALCONY AREA(SFT)	TERRACE AREA (SFT)
TYPES-3	2 BEDROOM + 2 TOILET	75.75	815	82	0

PROJECT SPECIFICATION

GENERAL

- Seismic Zone II resistant RCC Shear Wall structure (MIVAN).
- Elegant ground floor entrance lobby.

PLASTERING

- All internal walls rendered with waterproof putty.
- All external walls coated with textured finish.

PAINTING

- Interiors: Acrylic Emulsion for ceiling & walls.
- Exterior: Weatherproof exterior emulsion.

FLOORING

- Vitrified tiles for living, dining & bedrooms.
- Anti-skid tiles for utilities, balconies & terraces.

TOILET: Fittings & Accessories:

- Engineered wood door frames in toilets.
- Branded EWC and wash basin in all toilets.
- Designer ceramic tiles for flooring & walls
- Branded hot and cold water mixer unit for shower in all toilets
- Branded CP fittings in all toilets.
- Large sized UPVC toilet ventilators up made with louvered glass with provision for exhaust fan.
- Syntex false ceiling.
- Provision for horizontal geyser above false ceiling & exhaust fan in all toilets.

DOORS & WINDOWS, GRILLS & RAILING

- Main door frame in engineered hard wood with factory made veneered finish.
- All other door frames are in engineered hard wood with factory pressed laminates.
- Flushed Main door shutters.
- Laminated Flush doors for bedroom, balcony, terraces & toilets.
- MS Railing in all balconies.
- Living room provided with UPVC sliding French doors for balcony with provision of mosquito mesh.
- UPVC sliding windows with 5mm float glass with provision of mosquito mesh.
- UPVC window in utility.
- Open kitchen / utility with a tile drops for wet & dry area bifurcation

KITCHEN

- Granite Kitchen platform with stainless steel sink with single bowl.
- Granite platform with stainless steel sink with single bowl & single drain board in utility.
- Cladding with designer tiles up to 2ft height above kitchen platform.
- Provision for water purifier point above sink
- Provision for washing machine in utility area.
- Concealed piped gas connection having provision to place cylinder in utility area
- Provision for exhaust fan or chimney outlet in the utility window.

ELECTRICAL

- TV points in the living room & master bedroom.
- Fire resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in master bedroom & living provision for installing intercommunication facility within each apartment.
- A/C point for master bedroom and living room active.
- Each flat will be provided with adequate BESCOM power i.e., 2.5 to 3.5 KW.
- 100% power back up inside the flats.
- 100% power back up for lifts & common areas & all essential services
- Provision for broadband internet connection.
- Provision for DTH connection.

LIFT

- Two passenger & one service lift exclusive for maids and utility services per tower with ARD (Automatic Rescue Device) / suitable to fire norms.
- 100% power backup for all the lifts.

CABLE TV

- An exclusive satellite TV network will be provided (users to pay monthly charges)

SECURITY SYSTEMS

- Access control Door systems in entrance lobbies at basement / ground level & for all amenities access.
- Boom barrier system with RFID at entry & exit points.
- CCTV coverage for security at main entrance, lift lobby at basement level & common areas where ever required.
- Individual Resident ID cards.
- Individual Car sticker for owned cars.

BACKUP GENERATOR

- Full power back up inside the flats for power and lighting circuits.
- 100% power back up through DG for lighting in common areas, lifts and pumps.

WATER TREATMENT PLANT

- Treated soft water through an exclusive water treatment plant within the complex.
- STP treated water for flushing of toilets and for gardening purpose.

COMMON AMENITIES FOR THE PROJECT

- Swimming pool with toddler pool
- Futsal court
- Multipurpose court
- Landscaped gardens
- Hopscotch
- Children's play area
- Passive court
- Jogging path
- Seating pavilions
- Fabric covered pool deck
- Party lawn
- Viewing deck
- Tree plaza
- Pickleball court
- Clubhouse comprising of
- I. Administration office place
- II. Multipurpose hall
- III. Lounge
- IV. Office
- V. Kids zone
- VI. Gym
- VII. Yoga meditation
- VIII. Reading room/library
- IX. Home theatre
- X. Squash
- XI. Table tennis
- XII. Shuttle court

EXCLUSIVE TERRACE AMENITIES

- Lush green garden with seaters and pergolas.
- Meditation deck.
- Yoga deck.
- Viewing gallery



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