



Builders & Promoters:
VM CONSTRUCTIONS
4th Floor, AM Plaza,
Old Airport Road, Bangalore

Architects:
Ramesh associates



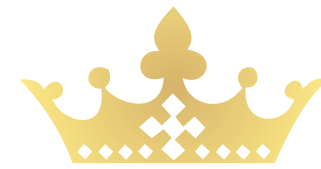
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VM
Grandeur

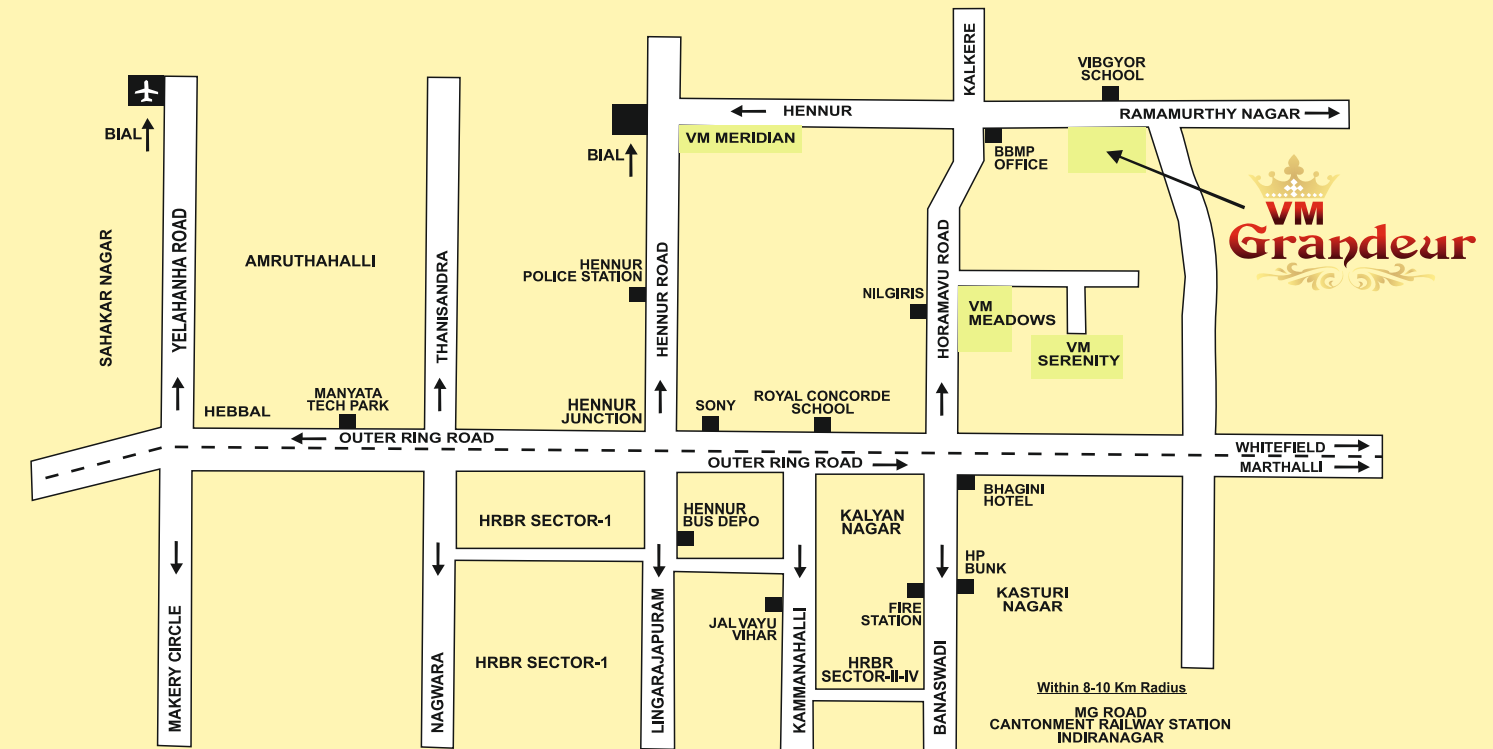




- ▶ Wide open spaces
- ▶ Swimming Pool
- ▶ Party Hall
- ▶ Gymnasium
- ▶ Children's Play Area
- ▶ Indoor Games
- ▶ Landscaped Garden
- ▶ Effluent Treatment Plant
- ▶ Rain Water harvesting
- ▶ 100% Power Backup
- ▶ Lifts
- ▶ Intercom
- ▶ Round the clock security
- ▶ Water Treatment Plant



Location Map





Welcome to living like a king.

Specifications:

Structure

R.C.C. framed Structure to follow structural designs,Basement & 5 upper Floors with RCC retaining walls

Superstructure

Concrete block Masonry 6" & 4" thick of good quality

Plastering

Internal & Ceiling : Cement Plaster smooth finishing / Lime rendering

External : Sand faced cement plastering with water proofing compound

Doors

Main Door Teak wood door frame & 40 mm thick shutter (NIKKI / Jacson), Panel designed with rosewood finish polishing and Brass hardware of reputed make. Internal Door Flush Doors with 5"X3" Sal Wood frame work with both sides painted of reputed make and standard, powder coated hardware

Windows

UPVC SLIDING WINDOWS with mesh provision and Grill work across all windows including that of balconies

Painting

Internal - Smooth finish with Acrylic putty or equivalent over a coat of primer and top finish with two coats of Tractor emulsion paint (Brand - Asian Paints). External - Premium exterior weather - Proof Paint. (Brand : Asian Ace Paints)

Tiles

Living / Dining / Drawing / Bedrooms : 24" X 24" (600 X 600) Vitrified tiles - KAZARIA, Skirting 4" high of Vitrified Tiles - same designs used for Flooring.

Kitchen

Anti - Skid (400X400) Ceramic tiles Brown Shade or 600X600-Vitrified Tiles used in other rooms

Utility Area

Anti Skid Tiles for flooring glazed tiles for wall.

Covered Terrace & Balconies

Anti - Skid (300X300) Ceramic tiles Brown shade / Shade as Bell or rustic tiles.

Open Terrace

Smooth Finishing with plain cement concrete / Mortar plastering on top of RCC slab with water proofing

Tiles Cladding & Dadoing

Kitchen Platform

Glazed Ceramic tile dado up to 2.' o' height, above kitchen platform (300X450) Single shade with few Motif (Designer tiles) fixed isolated in full stretch with or without Border) Kazaria Brand

Toilets

Designer Make Kazaria Brand 300X450 Tiles Dadoing up to 7'.0' height With Gip board false ceiling

Kitchen

A pedestal - mounted washbasin for the Dining Room and 40mm or 20mm black Granite slab for the kitchen platform Water supply and sanitary Systems, Water Supply points in Kitchen, Utility and toilets as required with CPVC Ashirvad pipes including sump & overhead Tank of required capacity as per norms.

Staircase

RCC staircase with coloured Granite Risers and Treads with MS railing

Toilets

All the toilets Filled with Hindware EWC / EWC Ceramic flush tank, hot and cold water mixer with shower, pedestal-mounted wash basins, provision for Geysers in all toilets, separate lines for STP treated water for flush and pipe line to be provided till the outer well for provision solar water heater, All C.P. Fittings are of Jaquar make.

Electrical System

Concealed wiring conduits for lights, Fans, plug and power plug points wherever necessary, Switches of Anchor Roma or Voila brands

Communication System

Telephone Points & TV Points in master bed rooms and Drawing / Living area, provision for cable TV Service connection and cabling to be done till the compound wall

Car Park area

Ultra Tile top for Basement floor area over 1: 4:8 base concrete of 100mm thick with drive way approach from Road minimum 20 to 30mm thickness.

Rain Water Harvesting with filters and sumps
Compound wall with Gate and lights.

BRAND OF MATERIALS:

1. Electrical :

- a) Pipes, bend, Fan Box, and accessories- VIP, b) wire-Anchor
- c) Swithc - Viola, d)MCB-Indocop

2. Water Supply, Sanitary & CP Fittings

- a) Pipes- CPVC Ashirwad, PVC-Kissan, Supreme.
- b) CP Fittings: Jaquar, c) Sanitary Fittings : Hindware
- 3. Titles : Grantie, Kazaria Brand & Colour Granite.
- 4. Doors : Nikki Brand



Area Statement

SL NO.	Flat No.	Bedrooms	Super Built Up Area
1	1	2 BHK	1230
2	2	2 BHK	1280
3	3	2 BHK	1320
4	4	2 BHK	1330
5	5	2 BHK	1130
6	6	2 BHK	1270
7	7	2 BHK	1190

For Instance, at VM Grandeur you will see that we have just used up a little more than 50% area for construction. so you get to experience space in the expansiveness of a real home. The best part though, is the fact that as someone who lives it up, you do not have to construct your life around where you live or work The very proximity of workplaces, entertainment zones, schools, colleges and travel hubs like airport from VM Grandeur allows you a luxury that even the best of luxury can't afford time. What's more, We have kept the magic of grandeur alive in its design itself - the project just houses a total of 35 apartments, a place where luxury ends and grandeur begins.

Layout plan

This floor plan illustrates a multi-unit residential building with seven distinct units, each featuring a unique layout of rooms and balconies. The units are numbered 1 through 7, and a central common passage with stairs provides access to all of them.

Unit 1: Features a living area (14'0" x 13'0"), dining area (14'0" x 11'4"), kitchen (11'0" x 8'5"), and a bedroom (11'0" x 13'0"). It includes a balcony (14'0" x 4'0") and a utility room (6'6" x 3'6").

Unit 2: Features a living area (24'8" x 12'7"), dining area (9'6" x 15'0"), kitchen (11'0" x 8'10"), and a bedroom (11'0" x 13'0"). It includes a balcony (8'6" x 4'0") and a utility room (11'0" x 4'0").

Unit 3: Features a living area (21'0" x 13'0"), dining area (9'6" x 15'0"), kitchen (11'0" x 8'10"), and a bedroom (11'0" x 13'0"). It includes a balcony (8'6" x 4'0") and a utility room (11'0" x 4'0").

Unit 4: Features a living area (21'4" x 16'0"), dining area (10'0" x 10'0"), kitchen (8'0" x 11'0"), and a bedroom (11'0" x 12'9"). It includes a balcony (10'0" x 4'0") and a utility room (8'0" x 4'6").

Unit 5: Features a living area (18'6" x 12'10"), dining area (11'2" x 6'7"), kitchen (9'0" x 8'0"), and a bedroom (12'10" x 10'6"). It includes a balcony (11'0" x 4'6") and a utility room (4'0" x 8'0").

Unit 6: Features a living area (27'5" x 11'8"), dining area (10'2" x 8'2"), kitchen (8'0" x 10'3"), and a bedroom (13'0" x 11'0"). It includes a balcony (4'7" x 11'4") and a utility room (4'0" x 8'0").

Unit 7: Features a living area (12'0" x 21'4"), dining area (11'0" x 9'8"), kitchen (8'9" x 8'4"), and a bedroom (11'0" x 13'0"). It includes a balcony (12'0" x 3'6") and a utility room (5'8" x 6'6").

The plan also shows a central common passage (6'0" wide) with stairs leading up and down, and several cutouts (CUT OUT) for structural or ventilation purposes. A north arrow is located in the bottom left corner.

<<<<<Drive Way>>>>>

