VEDANT VIHAS

Inspired by Smile!

Luxury Apartment at
Hulimavu, Off Bannerghatta Road



Happy Living.....

VEDANT™
PROJECTS

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Closer to
our heart.





Warmth and fulfillment

Vedant Vihas – the name denotes the smile of Lord Krishna - we know it brings lots of smiles. Not just smiles but deep joy and fulfillment within your heart. The modern and aesthetic design of Vedant Vihas having 2 & 3-BHK units of 70-numbers in 14-different sizes and styles which are opening into a central beautifully landscaped courtyard is overwhelming to say the least. Offering wide choice and variety for the discerning customers like you with unique tastes.

The picturesque arch which transcends you to your peaceful zone of home-sweet-home feeling – landscaped arena with decorative plantations and greenery gives you a sense of calmness and beauty as you take a stroll. The courtyard in the middle to which many flats open to adds a picture of carnival in the evenings and brings in cool breeze blowing in from the distant Arekere lake which you can view from the balcony.

Aesthetics and comfort



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Pleasant and stylish contemporary design by reputed architect; great construction quality coming from a well-known name in the market with a decade in construction and excellence in other endeavors; making you feel secured from the word go, with strict confluence of the rules and approvals of the project; (thus, peace ensured and intact); and more over, thoughtfulness in providing the best amenities like gymnasium, clubhouse and other facilities ...and taking care of every last detail by reputed consultants in their chosen domain like architectural design, structural, landscaping etc...

You wonder, if Vedant Vihas is a pure Joy to live in. Yes, it is. Don't take our word for it - One look at the design and architecture, and the consultants on board, and specifications to go with it, and the company history and reputation, should give you ample proof of it.





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Finesse-in-art and trendy



Each Vastu compliant flat is designed to invite loads of ventilation and natural lighting with seamless use of space to heighten the design aesthetics and finesse catering to the needs. Simply put each unit can a masterpiece of art and modernity is unmistakable.

Variety of choice in design in 14-different sizes would make your decision a bit tiresome, but worth it. This variety of designs in itself is a big challenge to make the different designs to suit different sizes. You wouldn't need to compromise on any while you choose your desired home with your flair.

The flats open to the central courtyard which is open to the sky brings in lots of cheer and sunshine in to the homes. The balconies hold beautiful sights and sounds to the not so far off Arekere Lake and greenery all around. High-end security is in place with CCTV surveillance and intercom facility, you wouldn't need to worry about anything, but to enjoy each moment of life.





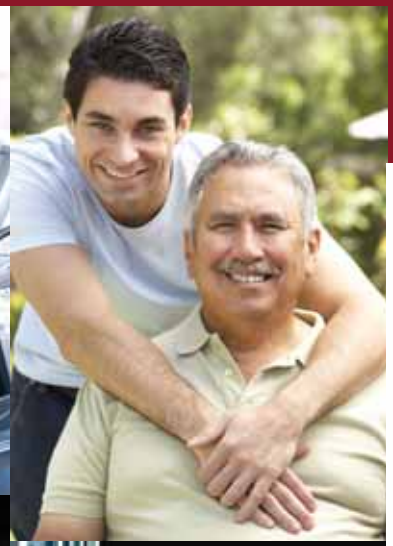
Space....
Spacious
& Classy

Highlights: Reasons to Choose

- Contemporary designs and amenities to promote all age living
- Vertical development with equal emphasis on living spaces and community spaces
- Ideally located in the midst of the education, business, work and leisure
- Perfect for the IT / ITeS knowledge professionals with walk-to-work possibilities
- BBMP Approved basement+Ground+4 floors apartment
- Seismic Zone II compliant design and structure
- Less COMMON WALL, Independent style 70 numbers exclusive units
- Scientifically designed subsoil drainage system in basement
- Well designed central atrium in ground floor, is what makes this a special one.
- All around wide open space gives more natural light, ventilation and fresh air
- Solar Water Heater
- Pressure Pump
- Vastu Compliant units without compromising space and style
- High speed service and passenger lifts for easy access
- Basement floor spacious car parking
- Fire extinguisher
- Separate entry and exit gates
- Well qualified professionals and agencies involved for best quality construction
- No construction deviation from the approved plan
- BBMP A Khata with Occupation Certificate
- Approved by Major Banks and Financial Institutions











Amenities at its very best



Luxury and creativity

Luxury which is blended with creativity and reason turns to be a joy, not only for the present, but for a long time. Great thought has gone into utilization and management of the facilities – we have a roaster of amenities for you to indulge day in and day out. A Club house with indoor games, Hobby Zones, Community hall and Gym etc. Children Play Area, Family sit-outs, and elderly people lounge and park with sit-outs to enjoy the fresh air.

The security is manned by two entrance and exit gates with CCTV surveillance and intercom facility to each flat. The basement parking is seamless with easy passage with appropriate ventilation.

It's not all : Scientifically designed subsoil drainage system is in place for basement; absolute coherence with the approved plan; with less common walls; a huge service lift for heavy duty, and a fire extinguisher for emergency...all these are some of the features that make this project the best in its class.



Amenities:

- Center Open to Sky Courtyard
- Multipurpose Hall
- Gymnasium
- Club House
- Half Basket Ball Court
- Children's Play Area
- Senior Citizen Park
- Family Sit Outs
- Covered Car Parking
- Exquisite Landscape
- BWSSB Water Supply
- Generator Power Backup
- Organic Waste Converter
- Rain Water Harvesting
- Round the Clock Security
- CCTV Camera Surveillance at Entrance
- Intercom Facility

11'6" WIDE RAMP



TYPICAL FLOOR PLAN

CHILDREN PLAY AREA

DRIVE WAY

DRIVE WAY

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TERRACE MASTER PLAN

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TYPICAL FLOOR AREA STATEMENT

FLAT NO.	TYPE	SBA	FACING
001	2 BHK	1180 sq.ft.	WEST
002	3 BHK	1370 sq.ft.	EAST
003	3 BHK	1395 sq.ft.	WEST
004	3 BHK	1570 sq.ft.	EAST
005	3 BHK	1350 sq.ft.	WEST
006	3 BHK	1450 sq.ft.	EAST
007	2 BHK	1300 sq.ft.	EAST
008	3 BHK	1575 sq.ft.	NORTH
009 G	3 BHK	1570 sq.ft.	NORTH
009 T	3 BHK	1625 sq.ft.	NORTH
010	2 BHK	1210 sq.ft.	NORTH
011	2 BHK	1340 sq.ft.	EAST
012	3 BHK	1570 sq.ft.	NORTH
013	3 BHK	1630 sq.ft.	NORTH
014	2 BHK	1180 sq.ft.	WEST

INDIVIDUAL FLOOR PLANS



TYPE 007

FLAT NO. 007
SBA 1300 SQ.FT.
TYPE 2 BHK
FACING EAST



TYPE 008

FLAT NO. 008
SBA 1575 SQ.FT.
TYPE 3 BHK
FACING NORTH



TYPE 011

FLAT NO. 011
SBA 1340 SQ.FT.
TYPE 2 BHK
FACING EAST



TYPE 013

FLAT NO. 013
SBA 1630 SQ.FT.
TYPE 3 BHK
FACING NORTH







LOCATION

Admiration and Nostalgia

Bannerghatta is the preferred destination with wide Roads and green cover all over. You would witness there is relatively less congestion compared to other parts of Bangalore. More importantly, plentiful ground-water supply available. Perhaps the reason why, there is an exodus of people and companies for the love of the true old classic Bangalore weather and environment in the southern Part of Bangalore. Thanks to the greater connectivity through NICE corridor and outer Ring Road and Proposed Namma Metro. The connectivity brings Kanakpura Road, Hosur Road, Koramangala and other parts of the city in close proximity.

Vedant Vihas- comes up at just 400 mitres from Hulimavu Junction off Bannaerhatta road. The Arekere Lake is overseen from the project adds to the beauty. Apollo Hospitals and Fortis Hospital, Mennakshi Temple, Royal Meenakshi Mall and IIMB are close by.

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SPECIFICATIONS

CIVIL

- RCC Framed Structure with zone II complaint designed for seismic loads.
- All External & Internal walls would be of Solid concrete block masonry.
- External wall plastering will be of sand face cement plaster and internal walls smoothly plastered with lime rendering
- Main entrance lobby flooring and staircase flooring would be of Granite or Tiles.
- Vitrified flooring in Living, Dining and Kitchen.
- Vitrified Tiles for all bedrooms
- Antiskid Ceramic tile flooring in Balconies, Utility and Toilets.
- Ceramic tile dadoing in toilets up to 7' height.
- Ceramic tile dadoing upto height 2' above the Kitchen platform.
- Kitchen Platform would be of Polished Granite with Stainless steel sink with drain board of standard make.
- Entrance door would be made of teak wood frame and teak wood panelled shutter. The other doors would be of Sal wood frames with Flush shutters.
- 3 track aluminium windows of standard make.
- Utility would be covered with grills of standard MS sections with enamel paint.
- Acrylic distemper emulsion for internal walls.
- Weather Proof Paint for external walls and common areas.

PLUMBING AND SANITARY

- CPVC Piping of ISI makes for all the water lines. PVC piping of ISI makes for all sanitary lines.
- Geyser points in all the bathrooms.
- Aqua guard, geyser and chimney points in kitchen.
- Jaguar range or equivalent CP fittings will be provided. Floor Mounted EWC and wall mounted wash basins in all the toilets. Hindware or equivalent sanitary fixtures will be provided.
- Underground and overhead storage tanks of suitable capacity. Bore well as an auxiliary source of water supply.
- Rainwater harvesting system to recharge the water table.

ELECTRICAL WORKS

- PVC Concealed conduits of standard make for point wiring.
- Finolex or equivalent make copper wiring.
- Elegant modular electrical switches Anchor/Roma or equivalent.
- One Earth Leakage Circuit Breaker (ELCB) for each flat.
- One Miniature Circuit Breaker (MCB) for each circuit provided at the Geyser points and exhausts points in all the bathrooms.
- A/C point provision for living and master bedroom
- TV and telephone points in living and master bedroom
- 3-4 KW of power 1.0 KW power back-up for each flat.
- Main Distribution Box in each flat.
- Standard and approved electrical panels and distribution system.

GENERAL FACILITIES

- 24 Hours uninterrupted water supply with sufficient source of corporation and bore well water supply with synchronized standard automation system.
- DG Power Back-up common areas lightings, pumps and lifts.
- Passenger Lifts of suitable capacity at two locations Service lift at one location for Convenience
- Sump tank having suitable storage capacity of 1.5 days
- Rain water harvesting system to recharge the water table.
- Lush green landscape in and around the facility.
- A good security kiosk with intercom facility to all the flats would be provided.
- Ample car parking in the Basement.

Note: The specification if changed would be with equivalent quality

- LANDSCAPE GREENS
- OPEN KID'S PLAY AREA
- CLUB HOUSE WITH MULTIPURPOSE HALL
- GYMNASIUM
- COVERED CAR PARKING
- POWER BACK-UP
- EFFICIENT SPACES WITH MORE USABLE AREA
- ORGANIC WASTE CONVERTOR
- RAIN WATER HARVESTING

VEDANT™
PROJECTS

Living up to the Legacy

The company is headed and managed by a team of reputed entrepreneurs; Mr. G Janardhan (Founder of Upahara Darshini, a restaurant chain), Mr. Rajkumar Pai (Pai International Electronics limited, a leading home appliances and digital electronics showrooms) and Mr. Tejas H V, Managing Partner, who has to his credit - Residential projects in Jayanagar & Hulimavu, Commercial projects at H.S.R. Layout & Jayanagar and also he is one of the Director in Valmark Homes. Ever since they started their journey into construction, they won the trust of their customers with highest quality in construction and design for over a decade.



OUR ASSOCIATES

ARCHITECTS	ELECTRICAL CONSULTANTS	PLUMBING CONSULTANTS	STRUCTURAL CONSULTANTS	LEGAL ADVISORS
dA Architecture Workshop	Poorna Engineering Consultants	Prism Consultancy	Peri Style	B.S.Radhanandhan

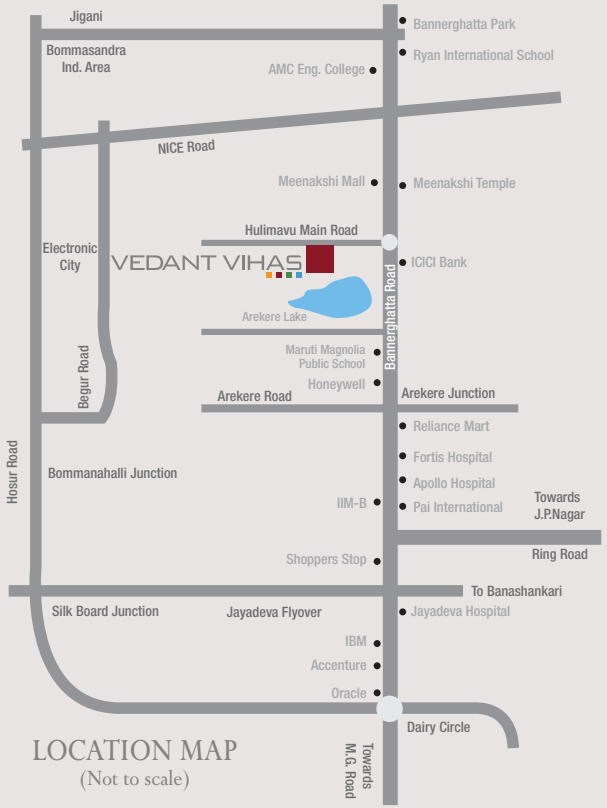
Important Places.... .....in close proximity

HOSPITALS
Jayadeva Heart Hospital
Sagar Hospital
Apollo Hospital
Fortis Hospital

EDUCATION INSTITUTIONS
Presidency School
Indian Institute of Management
AECS Maruthi Magnolia school
BGS National Public school
Sherwood High School
Sarala Birla Academy
Ryan International School
PSBB School

RETAILS
Shopper Stop
Gopalan Mall
Vega Mall
Reliance Mart
Royal Meenakshi Mall
Coupon

CORPORATES
Infosys
Honeywell
HSBC
British Biologicals
Accenture
IBM
Oracle



LOCATION MAP
(Not to scale)

SITE ADDRESS

VEDANT VIHAS

Sy. No. 86/1B, Hulimavu Main Road, (400 Meters from Hulimavu Junction), Off Bannerghatta Road, Bangalore - 560076

BUILDERS & DEVELOPERS

VEDANT PROJECTS TM

www.vedantprojects.com

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BUSINESS ASSOCIATES

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www.paiinternational.in

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