



MASTER PLAN

TYPE - 1A

TYPE - 1B

55% Open Space

33 homes spread across two acres

TYPE - 2A

TYPE - 2B

DRIVEWAY DRIVEWAY EXIT -> 29 32 33 25 23 09 04 DRIVEWAY 16 ENTRY DRIVEWAY

Legend

Amphitheatre

Central Green

Paved Court

Swimming Pool

Meadow Court

Yoga & Meditation

Community Court

Kids Play Area

Clubhouse

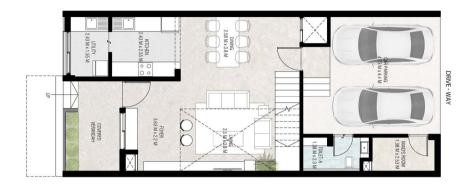
Reading Nooks

J Community Gathering

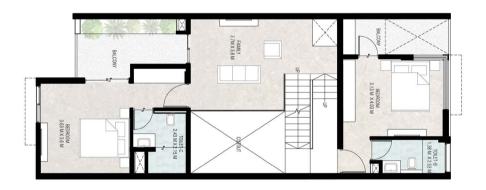
Multiuse Sports Court

TYPE-1A WEST RERA CARPET 2095 SQ FT SBUA CREDAI

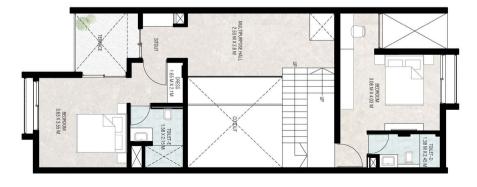
2691 SQ FT



Ground Floor



First Floor



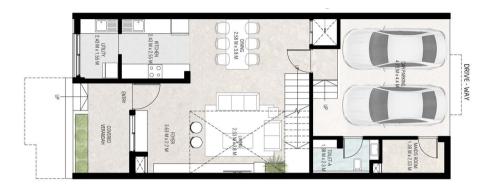
Second Floor

TYPE-1B WEST

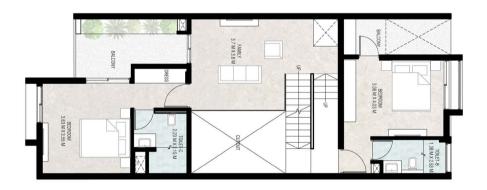
RERA CARPET SBUA CREDAI

2032 SQ FT

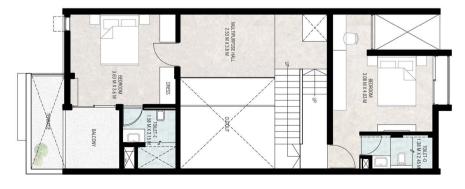
2636 SQ FT



Ground Floor



First Floor



Second Floor

TYPE-2A EAST

RERA CARPET SBUA CREDAI

2754 SQ FT

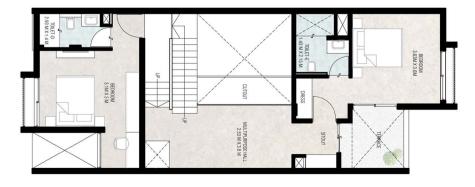
2082 SQ FT



Ground Floor



First Floor



Second Floor

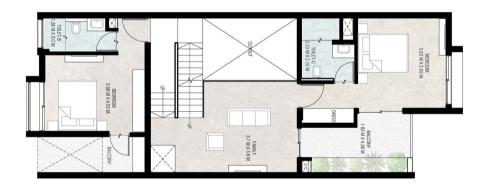
TYPE-2B EAST

RERA CARPET SBUA CREDAI

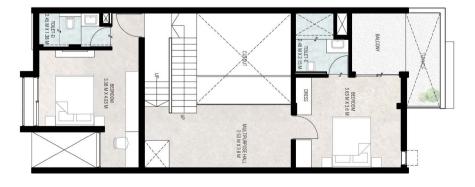
2048 SQ FT 2683 SQ FT



Ground Floor



First Floor



Second Floor

AMENITIES



Our expansive clubhouse, spread across 6000 square feet, offers residents the best in fitness and relaxation. With a swimming pool, multi use sports court, gymnasium,walking track, meditation and yoga courts, our residents need not look anywhere else for all their fitness needs. The central green areas have an amphitheater and reading nooks to wind down and relax. A community hall and a game room are part of the clubhouse so your social gatherings, private events and celebrations are at a moments notice away.



- Multi Use Sports Court
- KIDS PLAY AREA
- WALKING TRACK
- **⊭** GYMNASIUM
- YOGA & MEDITATION COURT
- **AMPHITHEATRE**

- **№** SWIMMING POOL
- **№** READING NOOKS
- **№** COMMUNITY HALL
- SPACE FOR POOL/CARDS/ CARROM & OTHER INDOOR GAMES

SPECIFICATIONS

CIVIL

Structure

RCC framed structure with light weight block masonry walls.

Plastering

Internal: Single coat cement plastering with smooth finish.

External: Double coat cement plastering.

ARCHITECTURE

Doors

All doors including toilets: Engineered wooden doors with quality hardware.

Main Door: Engineered wooden door with veneer and EPDM Gasket

Windows

UPVC windows and sliding system with nylon musquito mesh.

Flooring & Wall Cladding

BATHROOM

Floor: Anti-skid ceramic tiles

Walls: Premium Ceramic tiles.

BALCONY

Anti-skid ceramic tiles.

STAIRCASE (INTERNAL)
Granite flooring.

MAID'S ROOM
Ceramic tile flooring.

ALL OTHER AREAS (except terrace & car park)
Premium vitrified tile flooring.

Railings

BALCONY

SS railing with toughened glass panels.

STAIRCASE (Internal)
MS railing

SKYLIGHT

MS frame with toughened glass and louvers for air circulation.

Paint

INTERNAL WALLS & CEIL-ING

Two coats of acrylic emulsion paint over putty and one coat of primer.

EXTERNAL WALLS

Exterior grade acrylic emulsion with texture as per architectural features.

False Ceiling

Grid false ceiling with PVC coated tiles in all toilets.

PLUMBING & ELECTRICAL

CP Fittings & Sanitary Fixtures

Kohler or equivalent sanitary fixtures with water efficient CP fittings of reputed make.

Reputed dual flush system.

Electrical

Schneider modular electrical switches and distribution boards, or of equavalent make.

Concealed copper wiring of reputed make.

Provision for geysers in all

bathroom.

EB power: 8KW per house.

DG power backup: 50% of EB and 100% backup for lighting circuits in common areas.

SERVICES

Sewerage treatment plant. Water treatment plant.

Elevators

Provision for lift in all units.

Security

Common area surveillance

Conservation Features

Recycled water used for landscape maintenance.

Rainwater harvesting

Groundwater recharge

Energy efficient lights in common areas

Street lights on timers

Provision for solar heated water in toilets of select bathrooms.









IMPORTANT DISTANCES

Whitefield Railway Station 6.7 Km
Hope Farm Junction 6.7 Km
ITPL 8 Km
NH75 8 Km
Sarjapur 19.4 Km
Proposed Strategic Ring Road Road 3 Km
Proposed Bangalore -Chennai Expressway 6 Km

Within 5 Km

Delhi Public School 1.2 Km Winmore Academy 3.2 Km Bangalore International Academy 4.6 Km Soukya International Holistic Health Center 4.6 Km

Range of 10 Km

Forum Shantinikethan Mall 9 Km
Taj Vivanta Whitefield 8.1Km
Marriot Bengaluru, Whitefield 10 Km
Manipal Hospital, Whitefield 9.5 Km
Orion Uptown Mall (via Govirigere) 8.8 Km
wVydehi Multi-Speciality Hospital 10.6 Km
Sri Satya Sai Institute of Med. Sciences 10.5 Km
Forum Neighbourhood Mall 8.8 Km
Columbia Asia Hospital, Whitefield 9.3 Km



INTHESHIRE.NET



STRR

STRRPA/TP-5/CC/52/2018-19 Dated 27-09-2019 RERA

PRM/KA/RERA/ 1250/304PR/071022/005305

ADMIN. OFFICE

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ENCORE IN THE SHIRE

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