

Super Luxury Spacious 2 / 2.5 & 3 BHK Residential Apartment



Proximity to Kanakapura Road which is minutes away from Banashankari Temple and NICE corridor, Value Plus offers complete, comfortable and joyful life crafted for all ages. At Value Plus, experience the serene neighbourhood, stay close to workplaces which enables stress free commuting yet far away from city humdrum. A short drive and you will find everything within your reach. From malls to cinema halls, from schools to offices, from entertainment to eat outs and health care centres.

Distances from :

- Majestic - 13 Km
- Central Railway Station - 13 Km
- K.R. Market - 9 Km
- Airport - 45 Km

Near by Educational Institutions

- Jana Sweekar School
- The Valley International School
- Kumaran's School
- Delhi Public School
- Alpine Public Shcool
- Ryan International School
- YDIT • KSIT College

Near by Health Care Centres

- Yashswi International School
- RMS School
- EKYA School
- Insight Academy
- JAIN Colloge
- Jyothi Kendriya Vidyalaya
- BGS Global Hospitals
- Sagar Apollo

Near by Yoga & Meditation Centre

- Art of Living
- Siddi Samadhi Yoga – Doddamaralavadi
- Shri Ram Chandra Mission – Sahaj Marg Spirituality Foundation

Near by Entertainment Places

- Mantri Mall (Upcoming)
- Forum Mall (Upcoming)
- Angana The Country Inn
- Vishranthi Dhama Resorts
- The Club
- Shakthi Resorts
- Amazing Karting Club & Resort

Near by Health Care Centres

- BGS Global Hospitals
- Sagar Apollo
- Art of Living
- Siddi Samadhi Yoga – Doddamaralavadi
- Shri Ram Chandra Mission – Sahaj Marg Spirituality Foundation

Near by Eat outs

- A2B Restaurants
- Athithi Grand
- Adigas
- Pizza Hut
- Moksha
- Gowdara Mudde Mane
- Dominos Pizza

Near by Shopping Centres

- New Bridgeway Family Restaurant
- Swaad Restaurant
- Heaven's Dhaba
- Flavours of Shanghai
- Swadeshi Restaurant
- Mantri Mall (Upcoming) • Royal Mart
- Forum Mall (Upcoming) • Metro Cash & Carry



Structure :

Seismic II compliant RCC framed structure

Wall :

6" cement solid block masonry for external walls 4" cement solid block masonry for internal walls

Door :

Main Door: Veneer Finish Flush main door with polish on both sides with a profiled frame and architrave, designer lock with Brass / SS hinges, Tower Bolt and stopper,

Other Doors: Moulded / Flush wooden door with powder coated fittings

Windows :

UPVC sliding windows, 3 track frames with glass in two tracks with MS grill protection

Flooring :

Quality Vitrified flooring for drawing, dining, bedrooms, kitchen and Ceramic tiles for Balconies with 4" skirting. Antiskid ceramic tiles for flooring in toilets with 4X2ft sira stone for wash area.

Kitchen :

20 mm thick polished granite counter top platform with Stainless steel sink single bowl and 2' ceramic dadoing above the granite counter top. Provision for water purifier point, Provision for washing machine and LPG Cylinder in utility area.

Toilets :

Ceramic glazed tiles dado up to 7' height. Pastel shades matching 50% coloured, EWC with flush tank of make Hindware / Paryware and Cera. Health faucet will be provided in toilets One hot & cold mixer unit for shower and all other fittings and fixtures of ISI make Cera / Jaguar / Ess Ess / Hindware in toilets. Ceramic wash basin. Concealed master control cock in each toilet shall be provided from inside All sanitary and rain water pipes shall be suitable thickness for 6 Kg per Cm2 pressure out let pipes. Provision for Geyser and Exhaust fan

Painting :

Emulsion paint for internal walls - roller finish. Cement paint for external walls over plastered surface

Parking :

Parking provision at Lower basement & Basement Floor Wide Drive Ways for easy driving Well-Lit and numbered parking bay Easy access from lobbies through wide Staircase and Lift

Terrace :

Overhead tank, parapet wall, staircase headroom, Lift machine room and water proof treated and Heat Proof terrace water & heat proof treated roof.

Common Area :

Staircase flooring in lobby and common area will be of granite. MS handrails for staircase and corridor

Power :

3 KW power supply from BESCOM and 500Watts generator backup for each apartment.

Sanitary and RWP :

Disposal to the Municipal line through STP, waste water and rain water pipes are PVC lines

Common Area Light :

Fittings One Time

Electrical :

One T.V and Telephone point in the living and master bed room. Provision for Broad Band Connection in Living and Master Bed Room. Provision for One Split AC in Master Bed Room. Elegant modular electrical switches of I.S.I make P.V.C conduits concealed in the walls, Quality FRLS copper wires. Adequate number of light, fan, 5 amps – 15 amps plug points shall be provided. MCB for each room and ELCB for the flat shall be provided

Water Supply :

Potable Bore well and Cauvery water, pump, sump, overhead tank provided with CPVC pipeline

Lift :

8 Passengers ISI Make Elevators with DG Backup

Intercom :

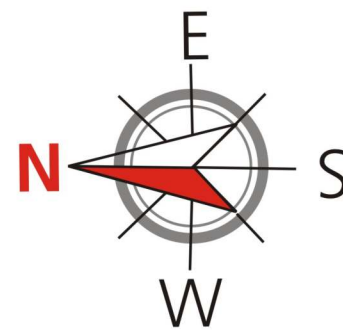
One extension to each flat



BLOCK-A

AREA STATEMENT IN SQ.FTS.

UNIT-1	1415 Sq.ft.	3 BHK	West Facing
UNIT-2	1095 Sq.ft.	2 BHK	West Facing
UNIT-3	1145 Sq.ft.	2 BHK	North Facing
UNIT-4	1150 Sq.ft.	2 BHK	North Facing
UNIT-5	1480 Sq.ft.	3 BHK	North Facing
UNIT-6	1130 Sq.ft.	2 BHK	East Facing
UNIT-7	1130 Sq.ft.	2 BHK	North Facing
UNIT-8	1410 Sq.ft.	3 BHK	East facing
UNIT-9	1410 Sq.ft.	3 BHK	East facing
UNIT-10	1270 Sq.ft.	3 BHK	West facing
UNIT-11	1170 Sq.ft.	2 BHK	East Facing
UNIT-12	1060 Sq.ft.	2 BHK	East facing



BLOCK-B

AREA STATEMENT IN SQ.FTS.

UNIT-1	1370 Sq.ft.	3 BHK	West Facing
UNIT-2	1100 Sq.ft.	2 BHK	North Facing
UNIT-3	1145 Sq.ft.	2 BHK	West Facing
UNIT-4	1630 Sq.ft.	3 BHK	North Facing
UNIT-5	1165 Sq.ft.	2.5 BHK	North Facing
UNIT-6	1425 Sq.ft.	3 BHK	North Facing
UNIT-7	1055 Sq.ft.	2 BHK	East Facing
UNIT-8	1110 Sq.ft.	2 BHK	East facing
UNIT-9	1375 Sq.ft.	3 BHK	East facing
UNIT-10	1140 Sq.ft.	2 BHK	East facing

Best in Class Amenities



BLOCK-C

AREA STATEMENT IN SQ.FTS.

UNIT-1	1480 Sq.ft.	3 BHK	West Facing
UNIT-2	1170 Sq.ft.	2.5 BHK	North Facing
UNIT-3	1535 Sq.ft.	3 BHK	North Facing
UNIT-4	1515 Sq.ft.	3 BHK	East Facing
UNIT-5	1145 Sq.ft.	2 BHK	East Facing
UNIT-6	1340 Sq.ft.	3 BHK	East Facing
UNIT-7	1340 Sq.ft.	3 BHK	East Facing
UNIT-8	1220 Sq.ft.	2.5 BHK	West facing
UNIT-9	1280 Sq.ft.	3 BHK	East facing



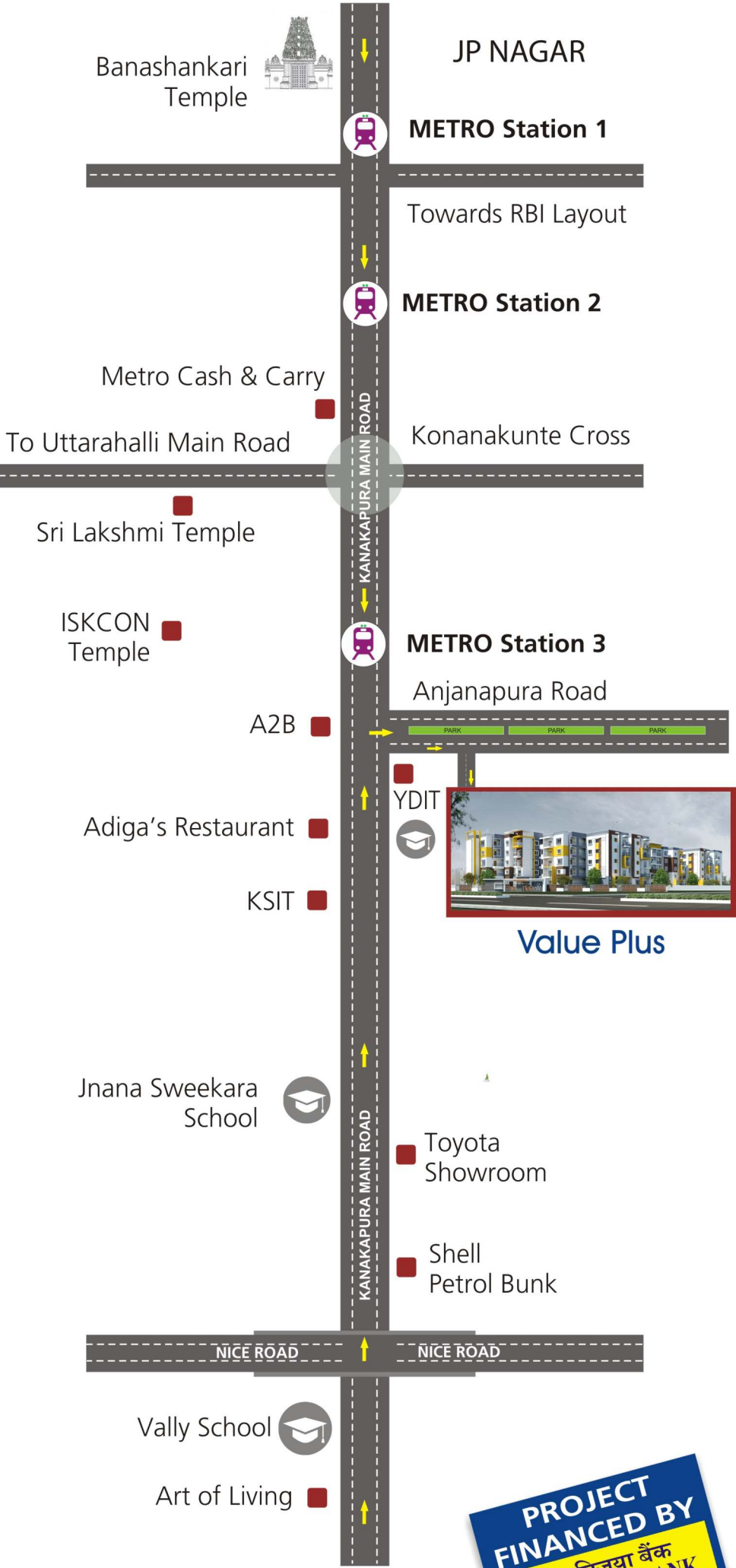
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Location Map
(Not to Scale)



TYPICAL FLOOR PLAN BLOCK-C



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