

## Location Map

Not to scale



### Distance from Velpula Aster

Yeshwantpur railway station	: 7.00 Kms
Yelahanka railway junction	: 9.9 kms
Hebbal flyover	: 3.5 kms
Tumkur rd	: 6.2 kms
Yeshwantpur bus stop	: 7.00 kms
Hebbal railway station	: 1.6 kms
Manayata tech park	: 4.00 kms
Esteem mall	: 2.9 kms
Columbia asia hospital	: 3.1 kms
Jalahalli metro station	: 12.0 kms

Map not to scale



### Route to your dream life

Located near bhadrappa layout, Velpula aster lends a new meanings to the phrase "well connected". With the outer ring road nearby, easy access to all key areas is guaranteed

#### UP-COMING INFRASTRUCTURE

- Adhar Building
- Hiranandani Glen Gate
- Shri Ram
- Water Edge

#### NEAR BY EDUCATIONAL

- Narayana School
- Chaitanya School
- Vivekananda School
- BEL School and College
- Mother Teresa High School
- Sindhu School
- Vidya Sagar School

#### NEAR BY HOSPITALS

- Columbia Asia Hospital
- Baptist Hospital
- Mother Hood Hospital
- Cauvery Medical Center
- Ramaiah Hospital

#### NEAR BY SHOPPING CENTRES / FAST FOOD JOINTS

- Esteem Mall
- Orion Mall
- Big Bazaar
- Sahakar Nagar Shopping Street
- Mc. Donald's
- Elements Mall

#### COMPANIES LOCATED IN THE VICINITY OF THE PROJECT

- Manyatha Tech Park
- IBM
- Phillips
- Fidelity
- Tech Mahindra
- BEL Corporate Office
- Kirlskar Business Park



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Multi Consultants

Architects  
JEETU PRATIBHA & ASSOCIATES

Note: This brochure is purely conceptual and does not constitute a legal document. The architect and promoters reserve the right to change or add any specification or elevation mentioned herein.

# TURN THE KEY RIGHT AND STEP IN TO YOUR DREAM HOME.



DS +91 97403 55533



For those who are  
destined to rule.

#### Prepare yourself for a LIFE TO RULE

Not many get an opportunity to live life grand. Not many get a chance to live it lavishly. Only a few fortunate ones get to experience luxury and only a few get an imposing status.

For those who have earned esteem through their hard work and determination and for those who have taken an absolute command over their life, a royal life at Velpula Aster, at Bhadrappa Layout near outer ring road, awaits them.

Velpula Builders offers Velpula Aster a unique selection of 2 & 3 BHK apartments, each perfectly designed and has a contemporary design, superior specifications and detailed craftsmanship which combines with the breath taking views around to create exceptional homes.



## Specifications



#### STRUCTURE

- RCC framed structure with concrete block masonry walls
- Covered car park in stilt floor



#### FLOORING AND DADOING

- Granite for common area & staircase
- Standard quality vitrified flooring for living, dining and bedrooms
- Anti Skid/rustic tiles in balconies and toilets floorings
- Standard quality ceramic designer tiles dadoing up to roof level



#### KITCHEN

- Polished black granite platform with stainless steel sink
- Provision for water purifier
- Standard quality tile dadoing up to 2 feet height above platform
- Provision for washing machine in utility



@ Bhadrappa Layout, Near Hebbal Flyover.



#### DOORS & WINDOWS

- Main door: Teak wood frame with skin paneled shutter
- Bedroom doors: Salwood frames with skin paneled shutters
- Remaining doors: Salwood frames and termite resistant flush shutters
- Three track aluminum powder coated sliding windows with mosquito mesh and MS safety grills



#### PLUMBING AND SANITARY FIXTURES

- Wash basin and EWC are of Hindware or equivalent make white colour standard size
- CP fittings are of Jaguar - continental model



#### ELECTRICAL AND COMMUNICATION

- Fire resistant PVC insulated copper wires of Anchor/Finox or equivalent make
- Modular electrical switches of Anchor or equivalent make
- TV & telephone points in living and master bedroom
- AC points in all bedrooms
- 1 KVA ups back-up for all fans, lighting, TV points & common areas



#### PAINTING

- Emulsion for interior and OBD for ceiling
- Melamine polish for main door
- Enamel paint for bedrooms, toilets, balconies and utility doors
- Weather shield paint for exteriors



#### WATER

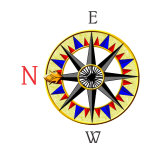
- Provision for 24 hours water supply from UG sump & OH tank



#### LIFTS

- One lift of 5 passengers capacity of reputed make

## Typical floor plan



## Amenities

- 24 x 7 Security
- 24 hrs Power backup
- Intercom facility
- Solar pipe line for individual plots

