

SACRED LUXURY
Aalaya

By



LOCATION

KOLLUR, KARDANUR

 SITE  HOSPITAL  GARDEN  SCHOOL  SUPERMARKET

ORR EXIT 3 - PATANCHERUVU
(2KM)

CANDIIDUS INTERNATIONAL SCHOOL
(2KM)

VALUE ZONE HYPER MART
(3KM)

DHRUVA HOSPITAL
(5.0KM)

AALAYA VILLAS
PHASE 2

AURUM VILLAS
PHASE 1

NARAYANA GIRLS JUNIOR COLLEGE
PATI CAMPUS (800m)

RS GARDEN
(2KM)

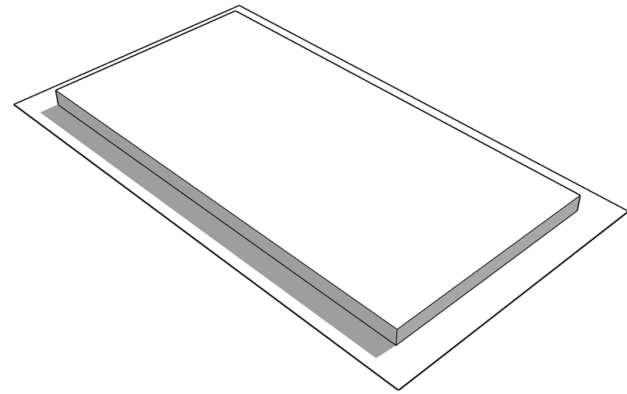
1KM RADIUS

3 KM RADIUS

3 KM RADIUS

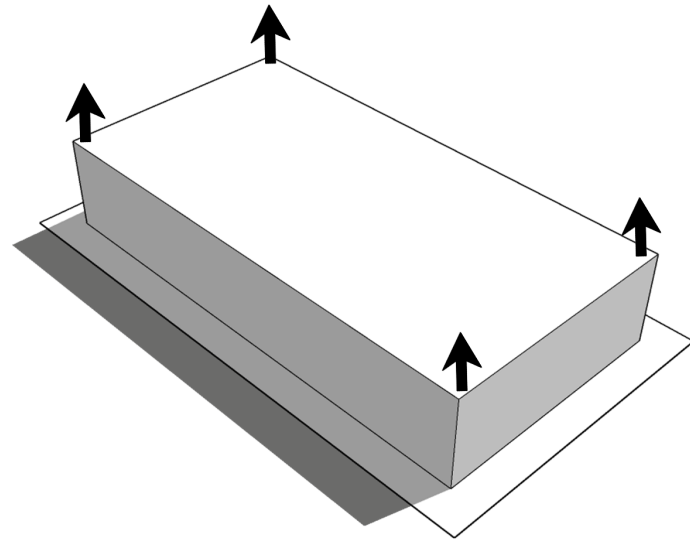


BLOCK EVOLUTION



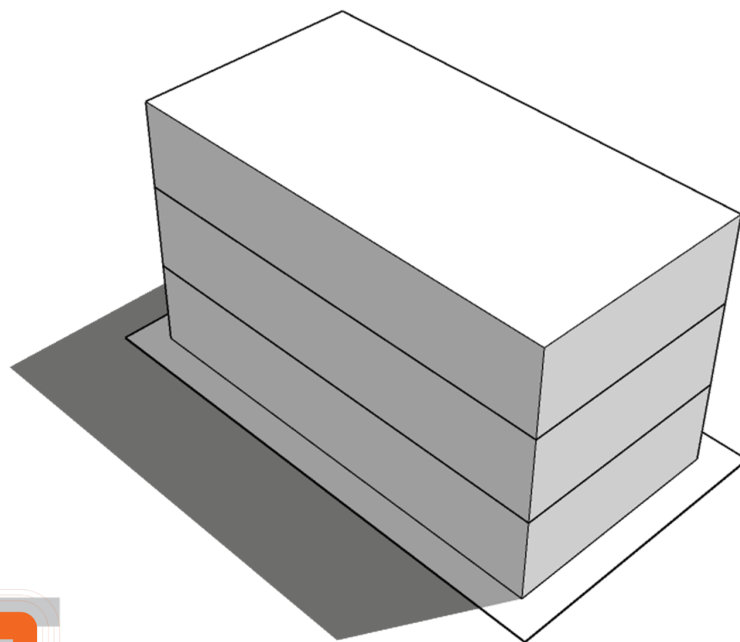
SITE

Taking a rectangular mass as the base to extrude interesting spaces in the villa



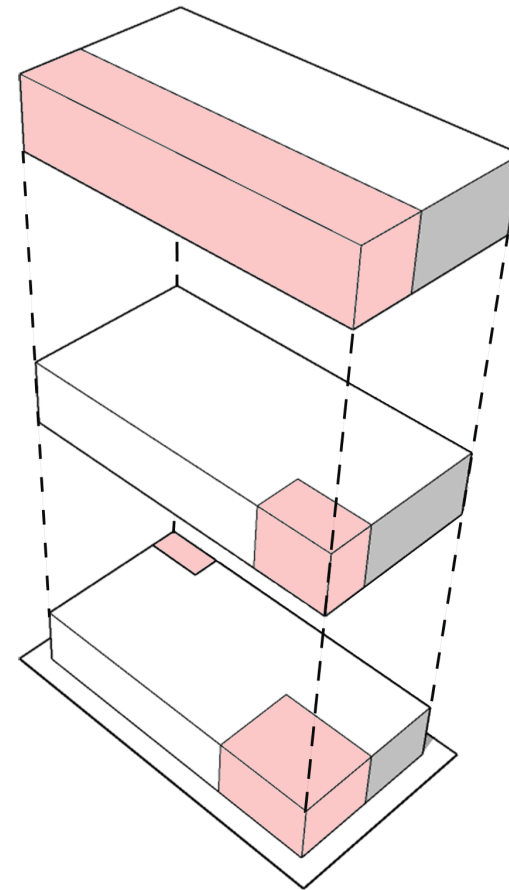
FORM EXTRUSION

The basic module for the structure is derived from this rectangular mass



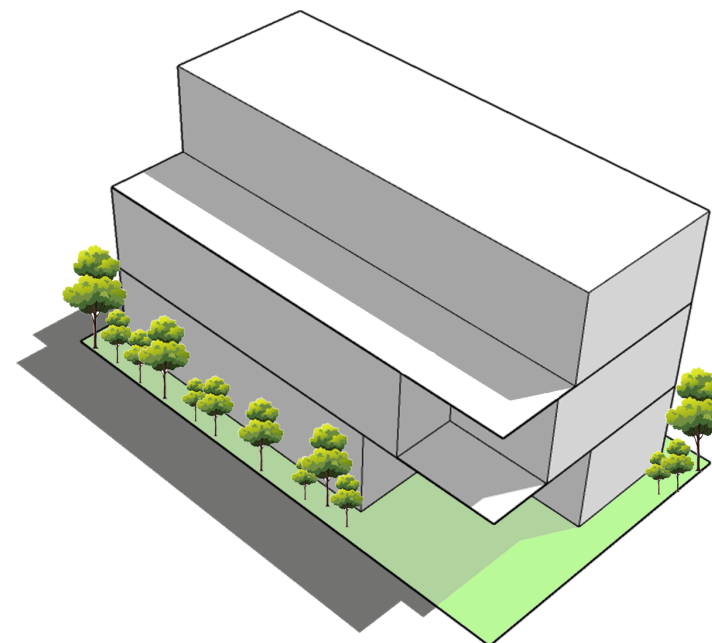
REPETITION

The form is repeated to derived the structure



SUBTRACTION

The form of building is derived by removing different parcels of mass to achieve an ideal form for the structure.

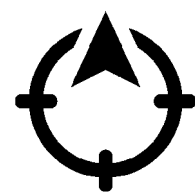


OUTPUT

The final form derived



MASTER PLAN



17 ACRE 32 GUNTAS

PROPOSED 100' ROAD

226 VILLAS

CLUBHOUSE

PREMIUM AMENITIES



CLUBHOUSE AMENITIES

Recption with waiting lobby

Supermarket

Banquet hall

Multi-purpose hall

Indoor games

Creche

Badminton court

Squash court

Guest rooms

Salon and spa

Bussiness center

Library

Swimmimng pool with kid's pool

Meditation/Yoga studio

Underwater treadmill



OUTDOOR AMENITIES

Grand entrance gate

Pergola pathway

Walkways

Jogging track

Temple

Pet park

Kids play area

Box cricket

Pickle ball

Cycling track

Floral garden

Aroma garden

Basket ball court

Interactive fountain

Outdoor gym

Wind chime garden

Hammock garden

Provision for EV charging points

Provision for solar

Amphi theater

Skating ring

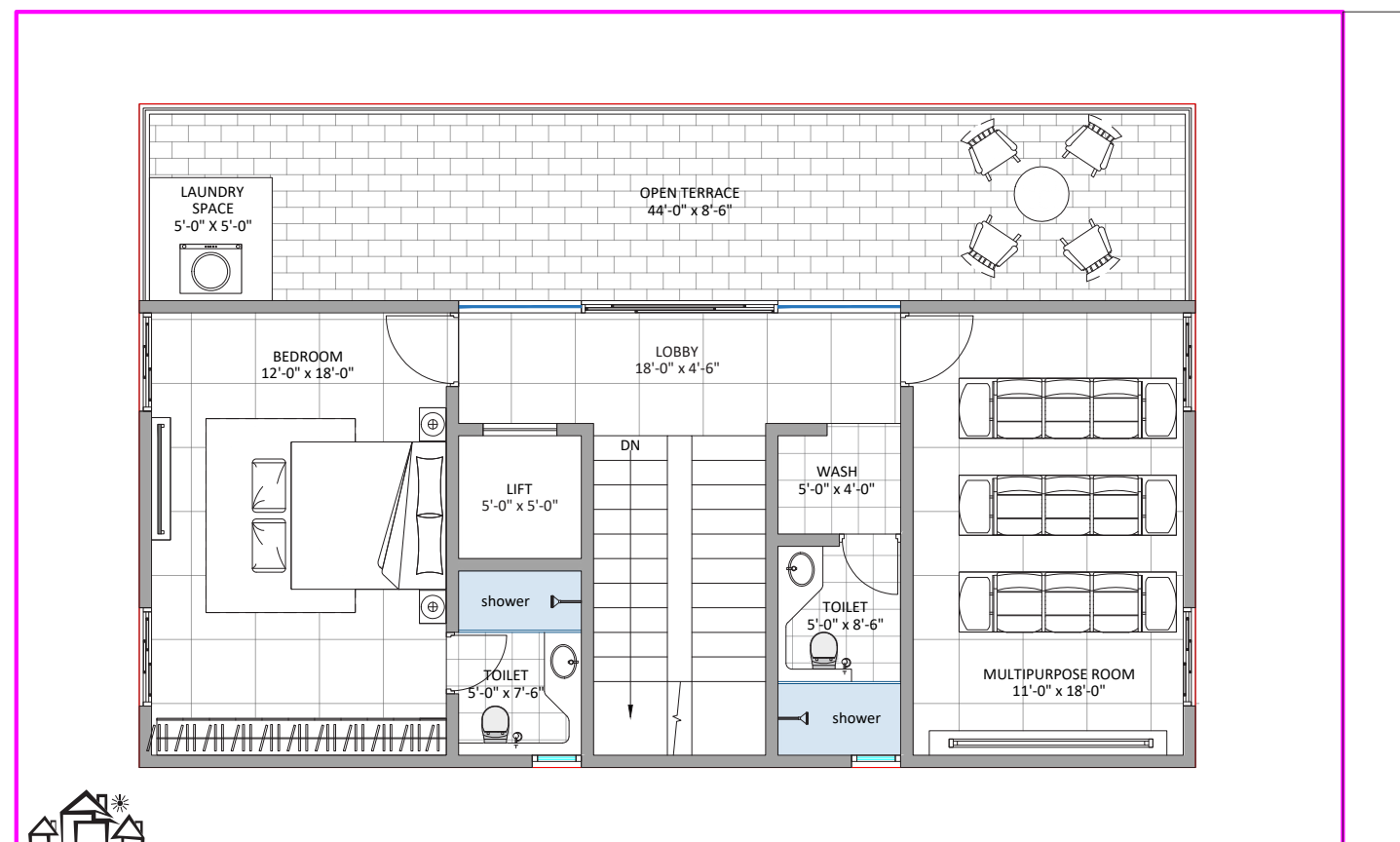
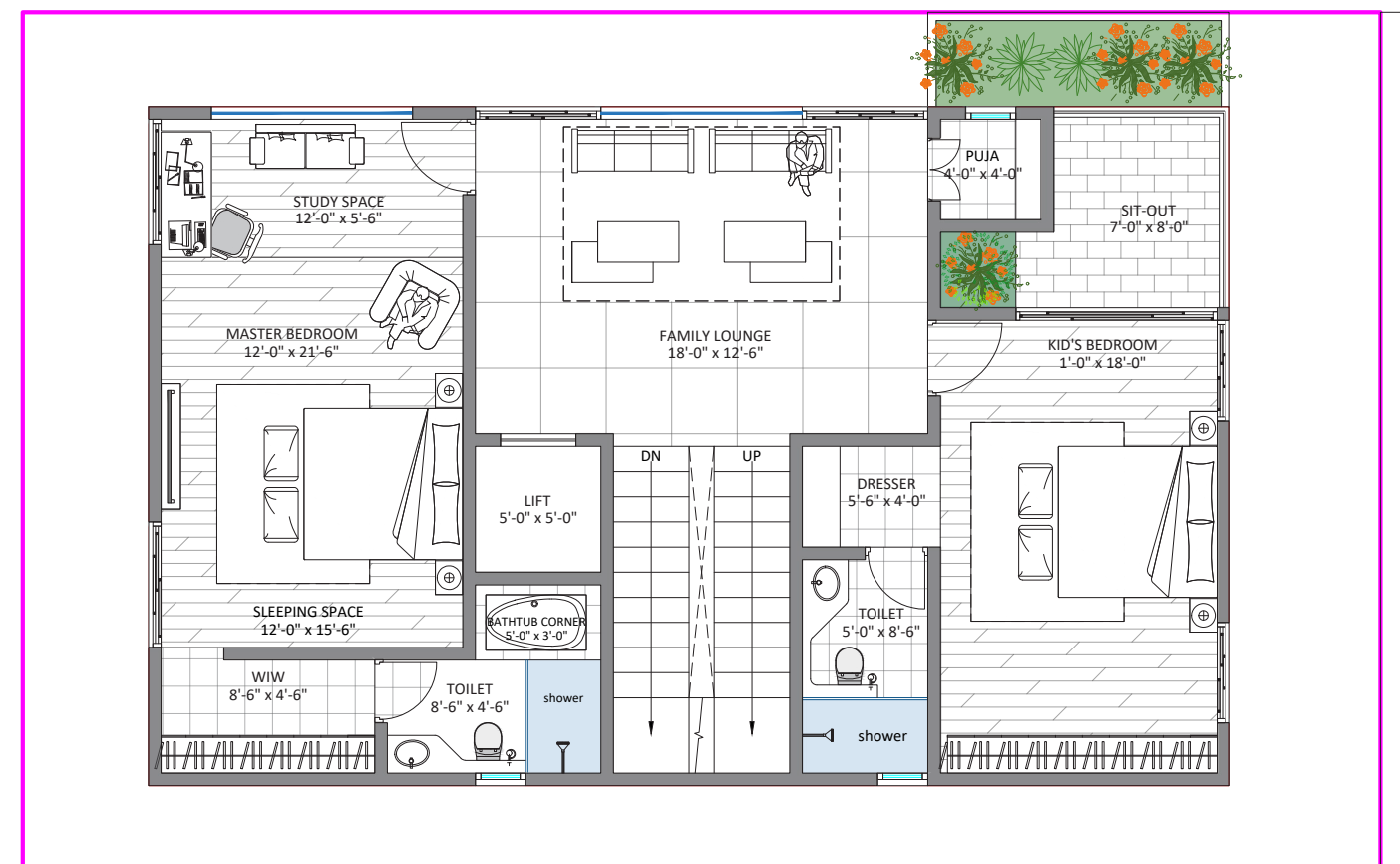
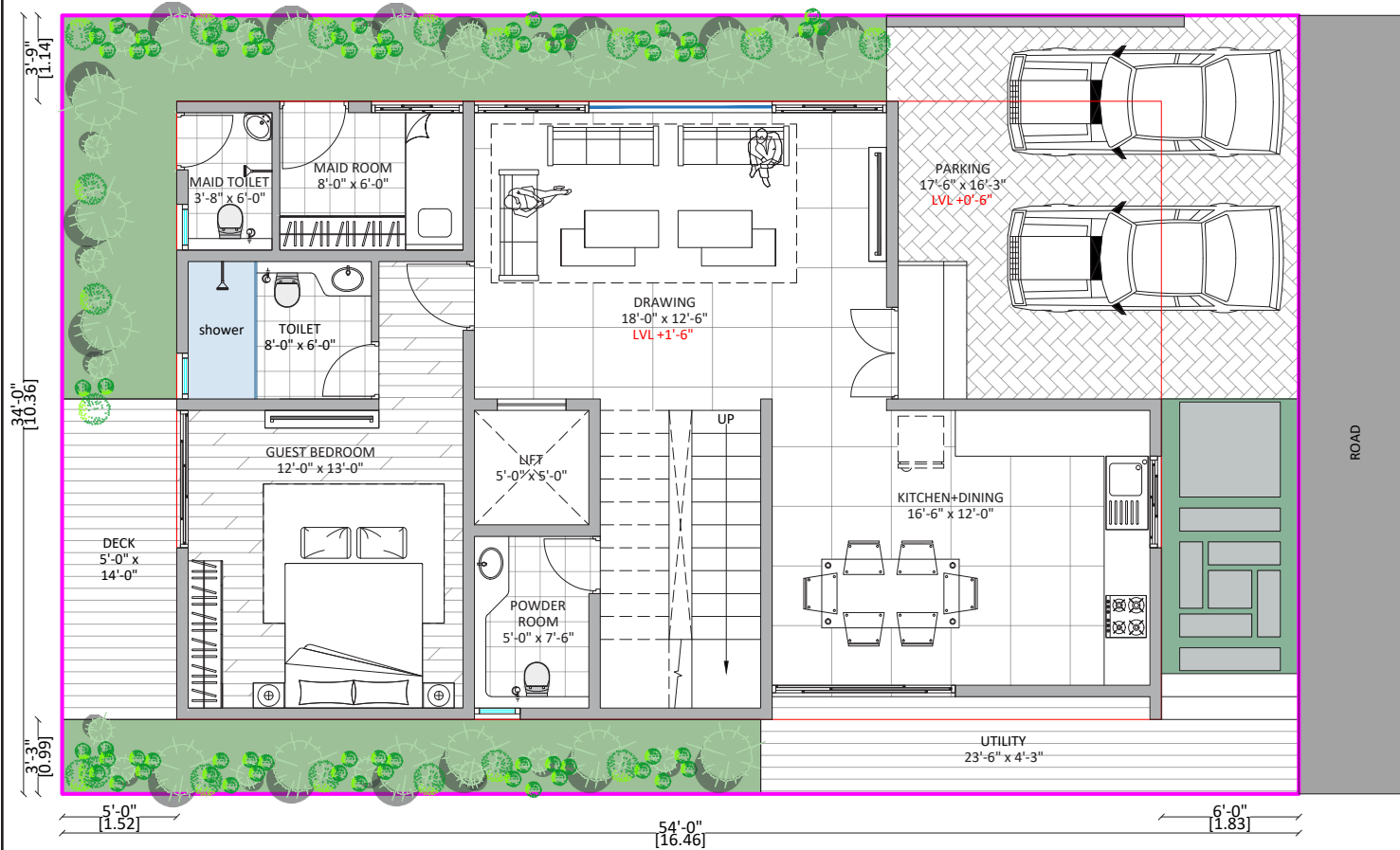
BBQ corner

Provision for Biometric main door with face ID

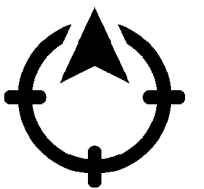
Elder’s seating zone

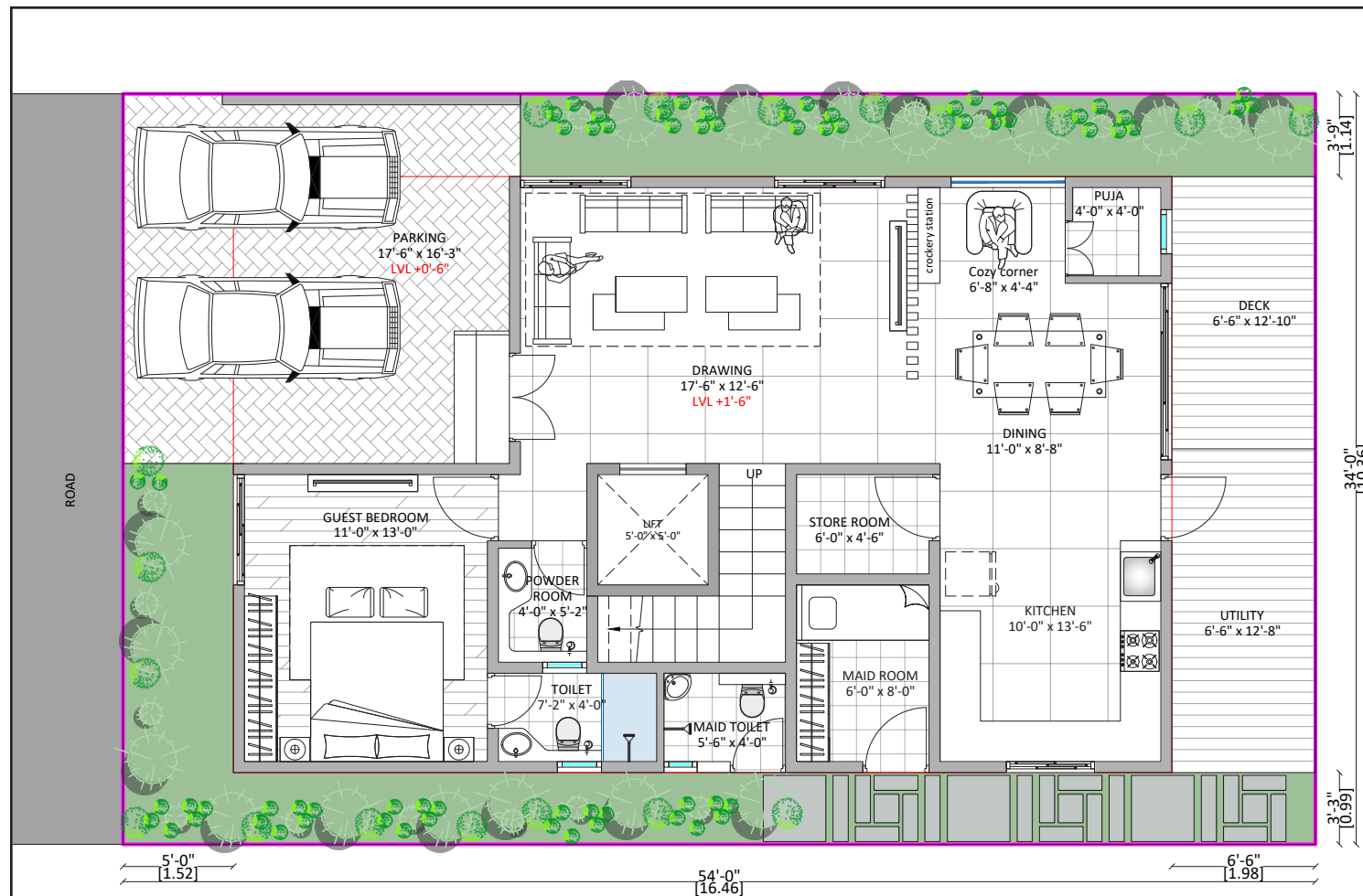
Communal seating area



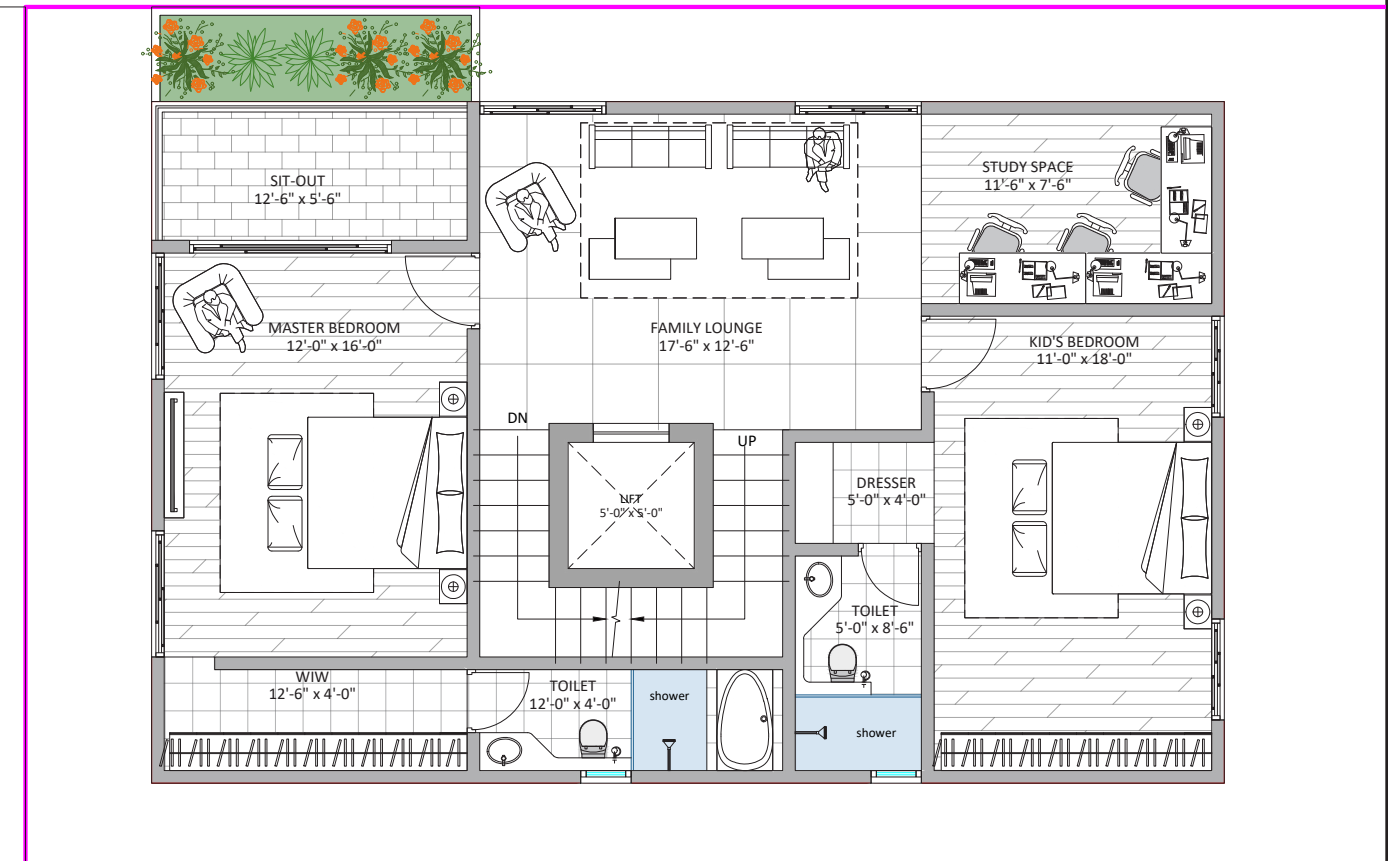


Plot Size (in Feet)	54'0" x 34'0"
Plot Area (in Sq.Yds)	204.00
FLOOR	AREA(Sq.ft)
Ground Floor	1160
First Floor	1120
Second Floor	780
Total Built-Up Area	3060

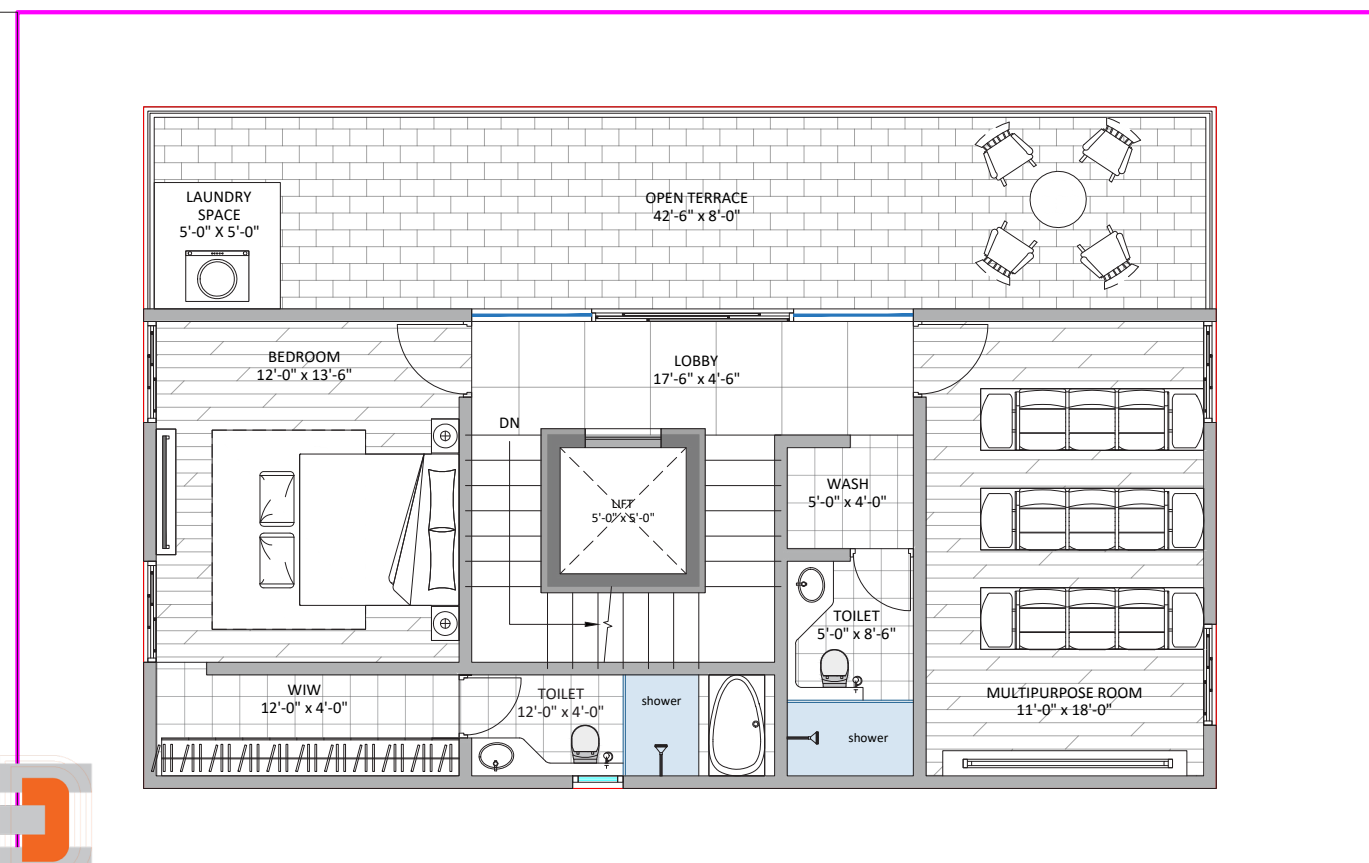




GROUND FLOOR PLAN

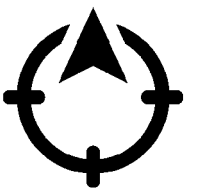


FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plot Size (in Feet)	54'0" x 34'0"
Plot Area (in Sq.Yds)	204.00
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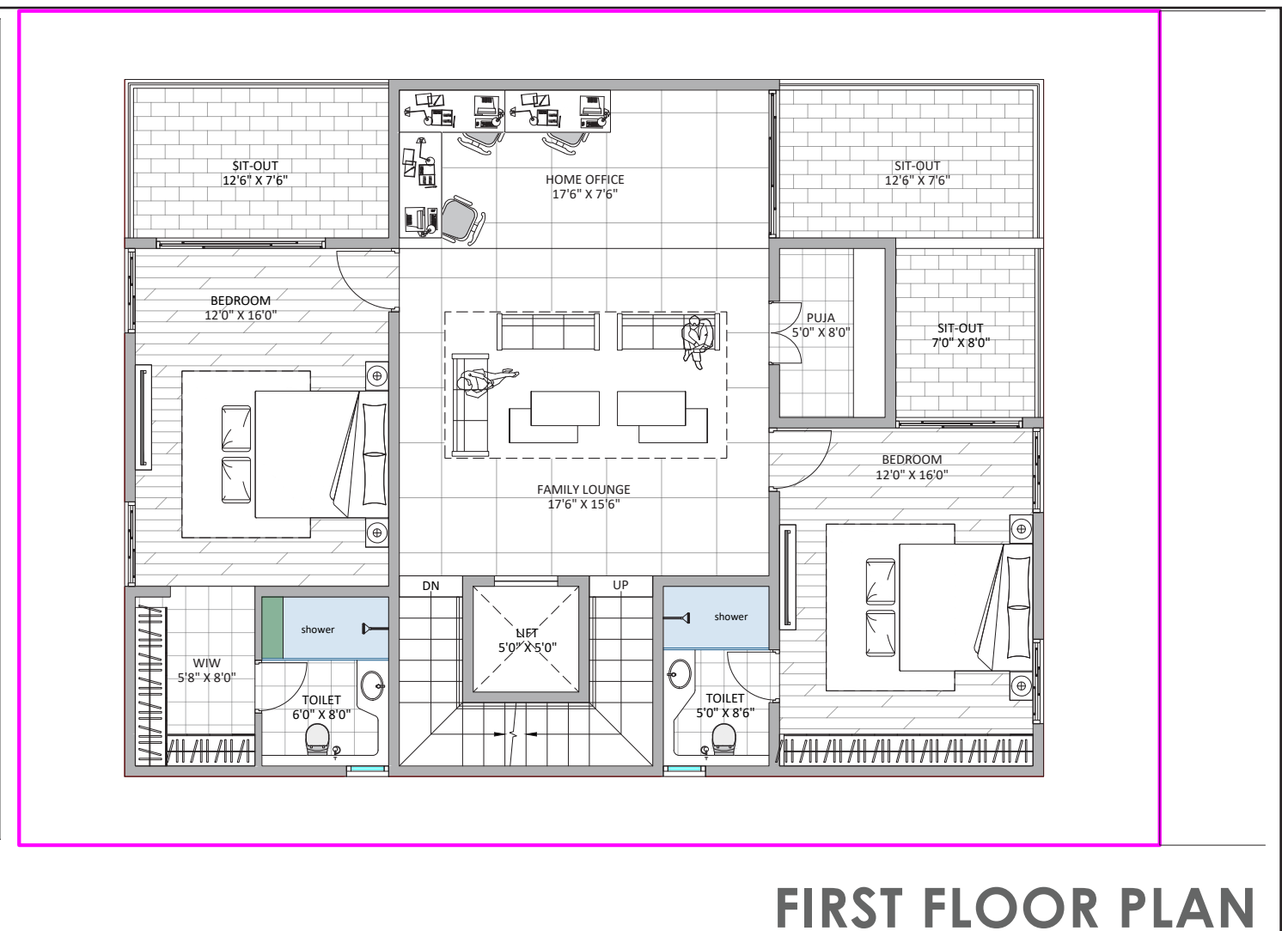
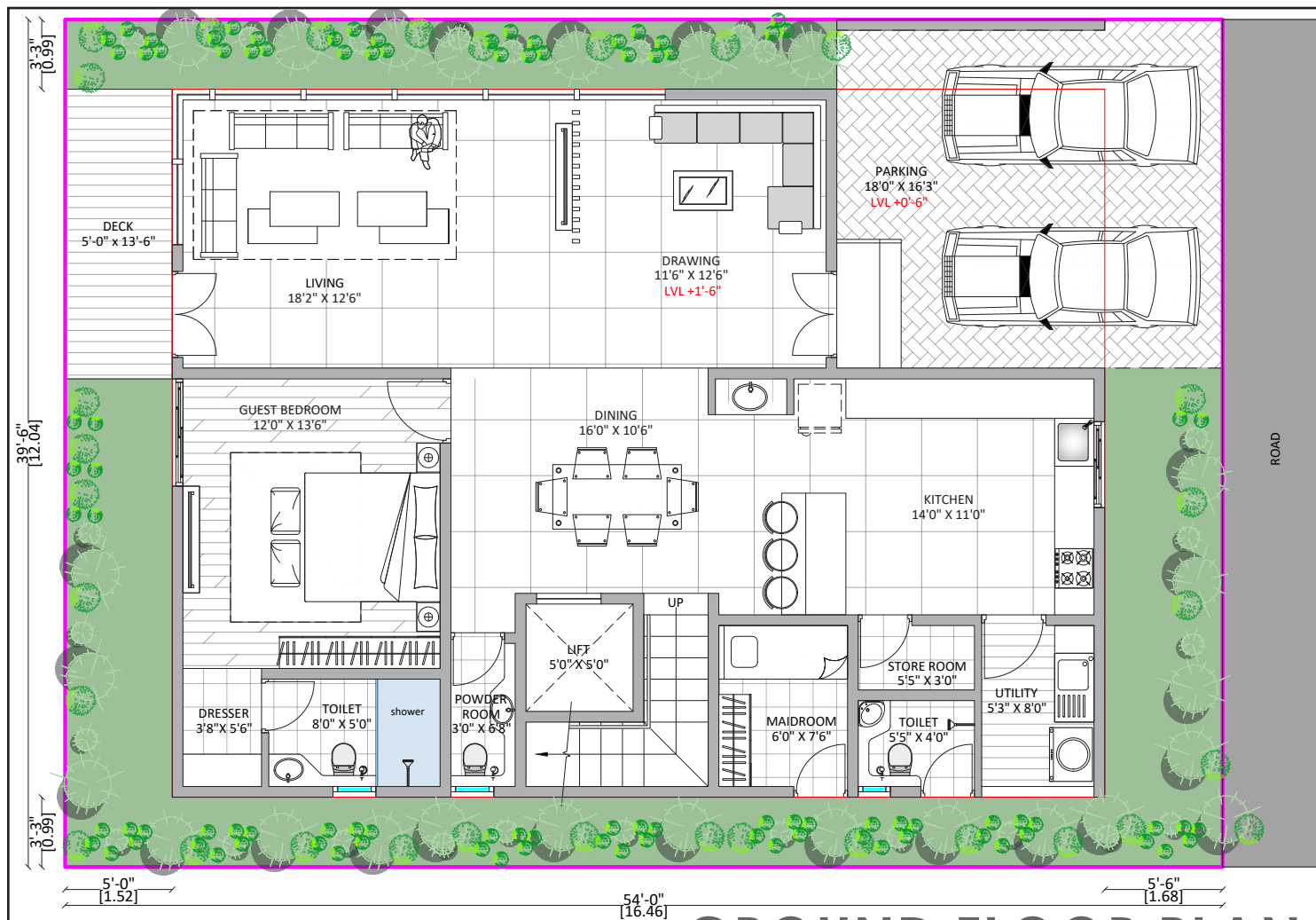


WEST FACING VILLA

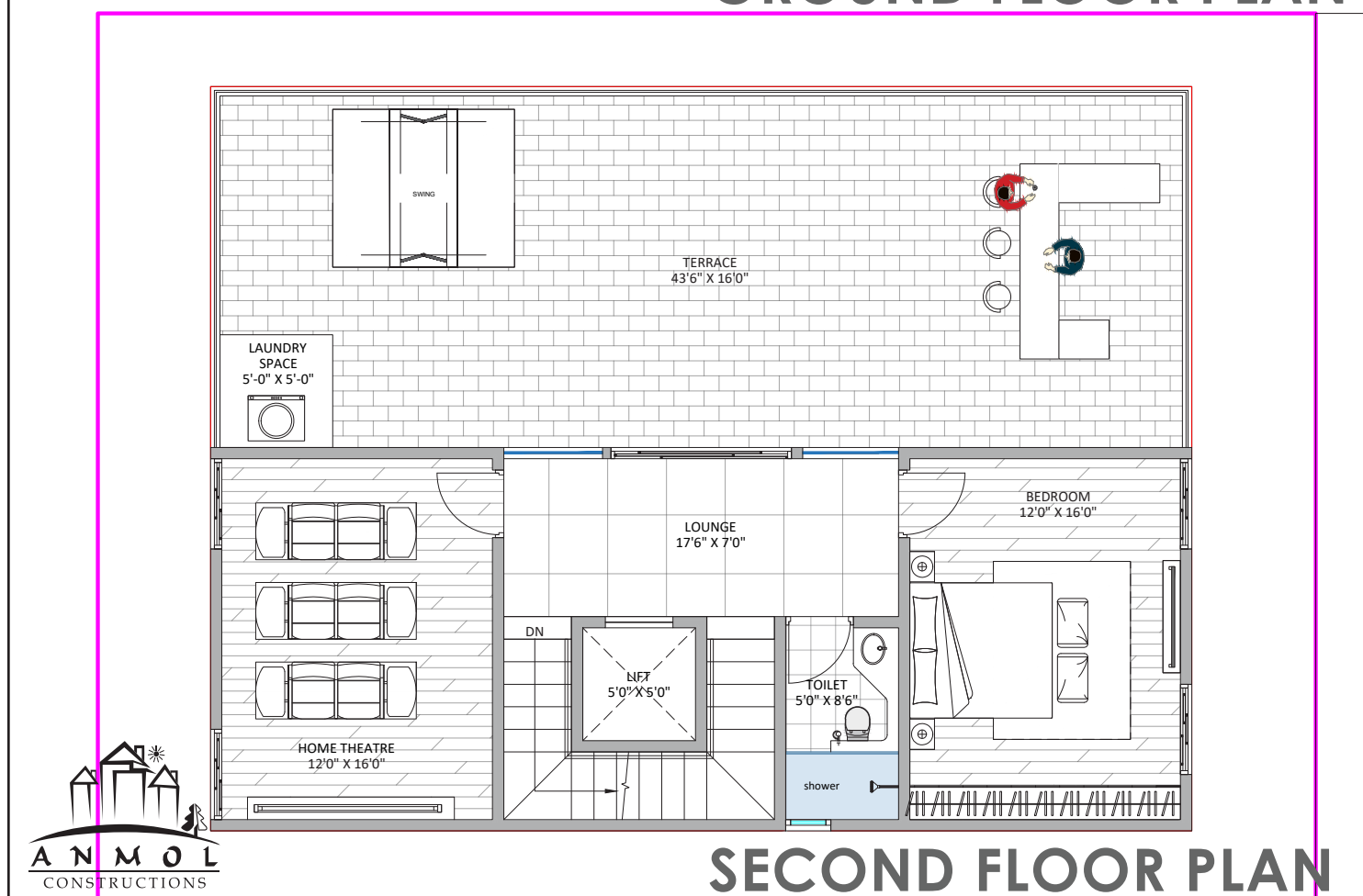
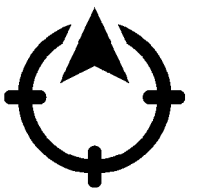


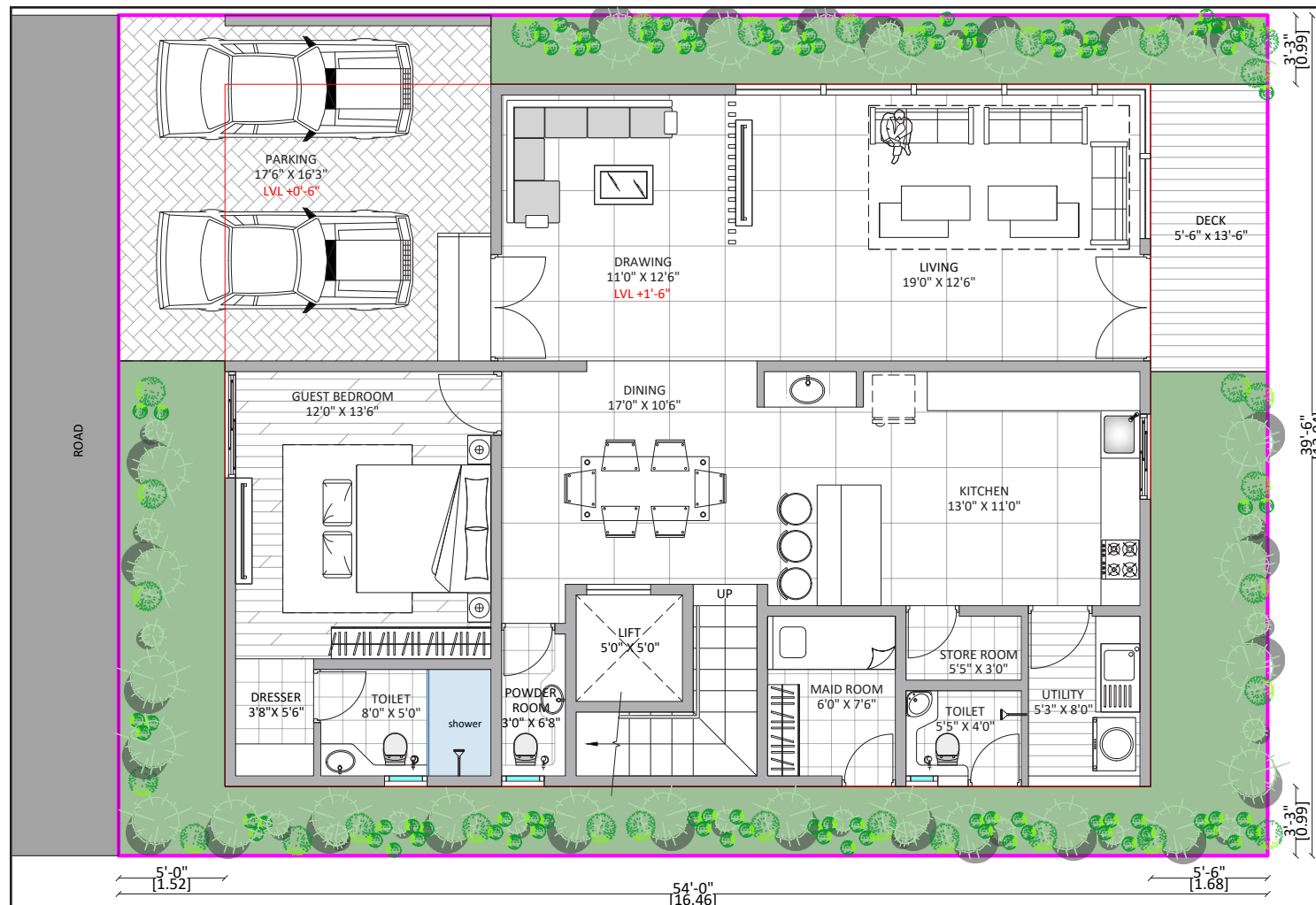
EVODE
studios



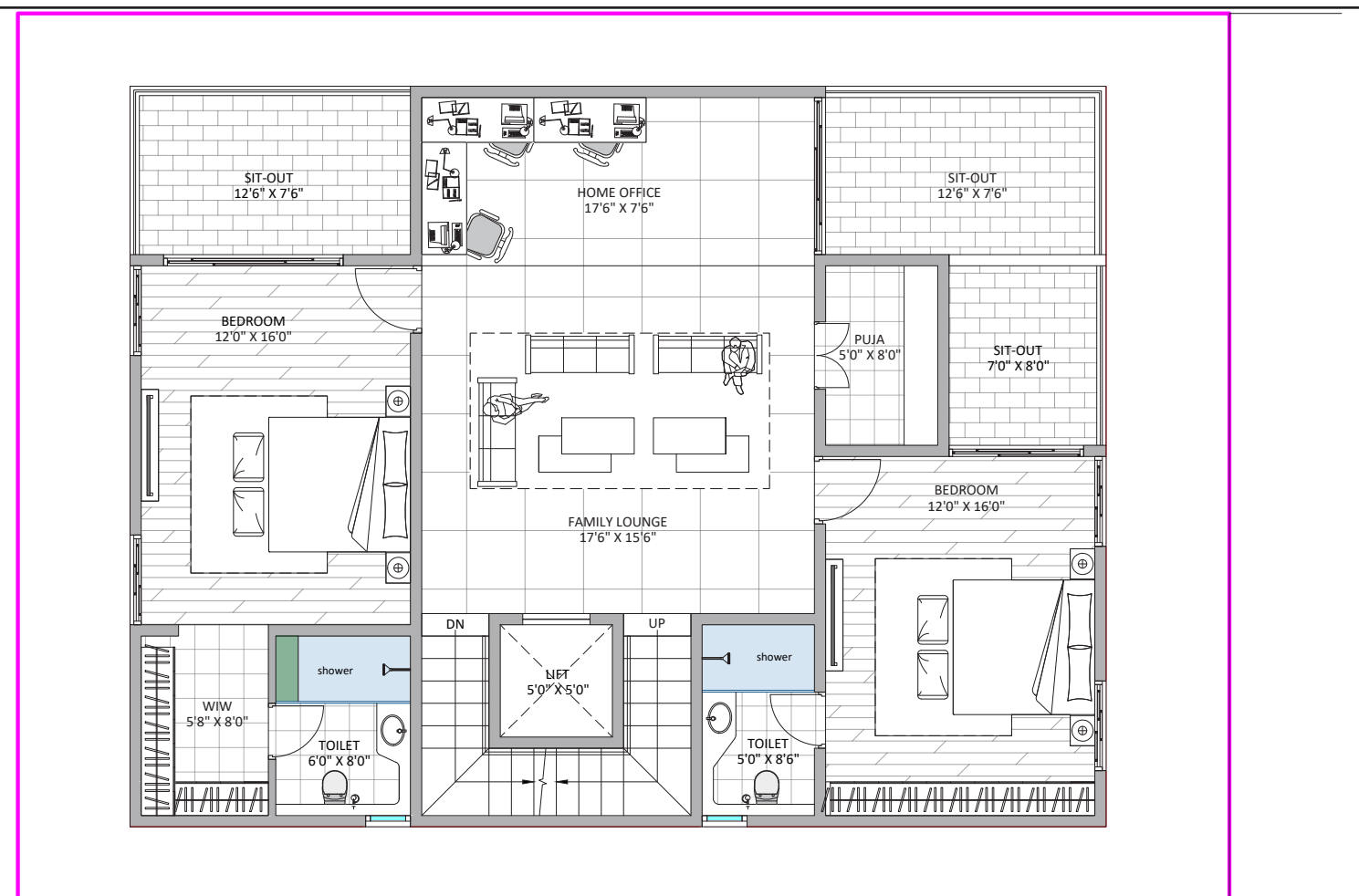


Plot Size (in Feet)	54'0" x 39'6"
Plot Area (in Sq.Yds)	237.00
FLOOR	AREA(Sq.ft)
Ground Floor	1430
First Floor	1410
Second Floor	715
Total Built-Up Area	3555

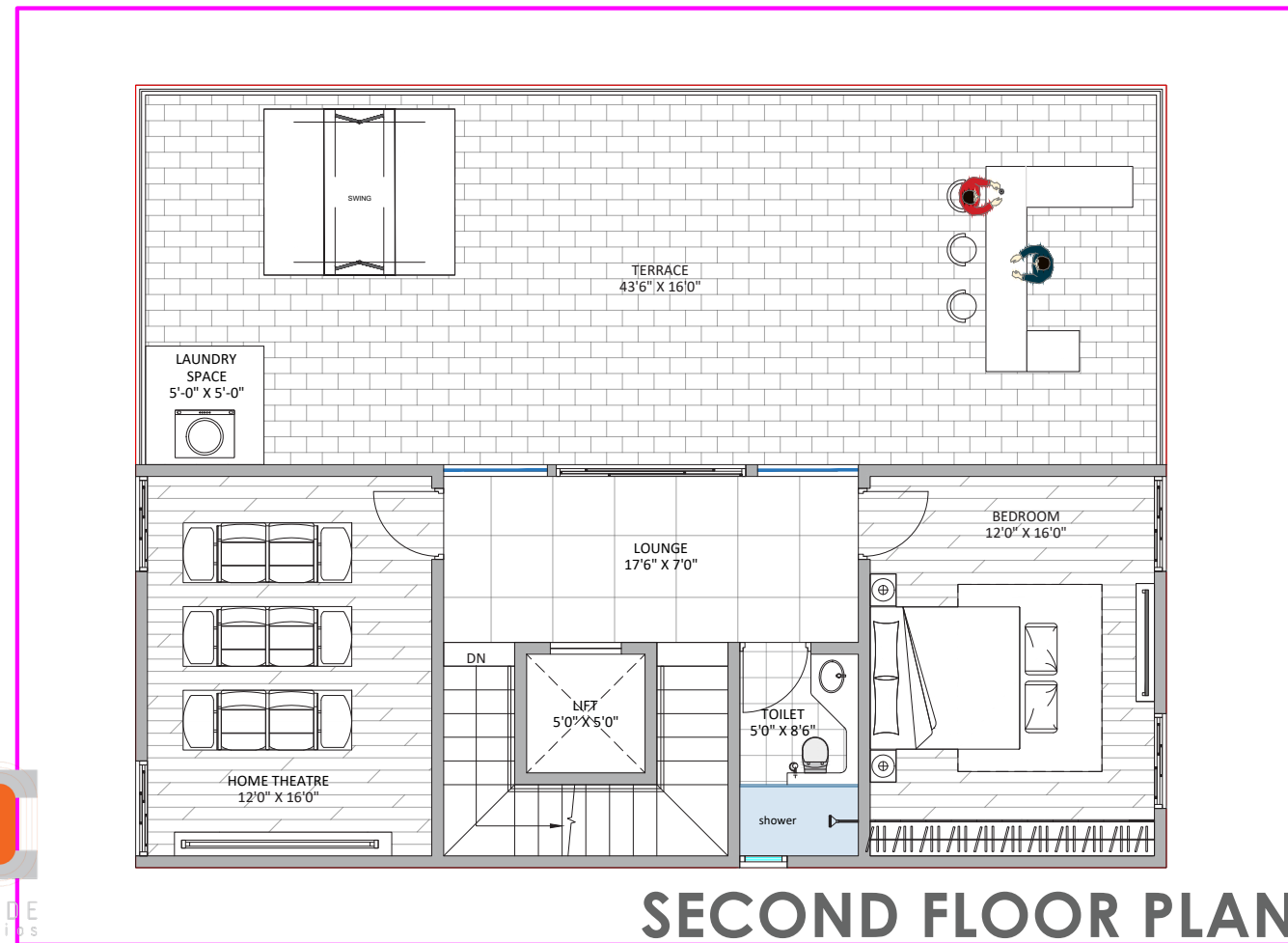




GROUND FLOOR PLAN

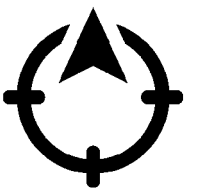


FIRST FLOOR PLAN

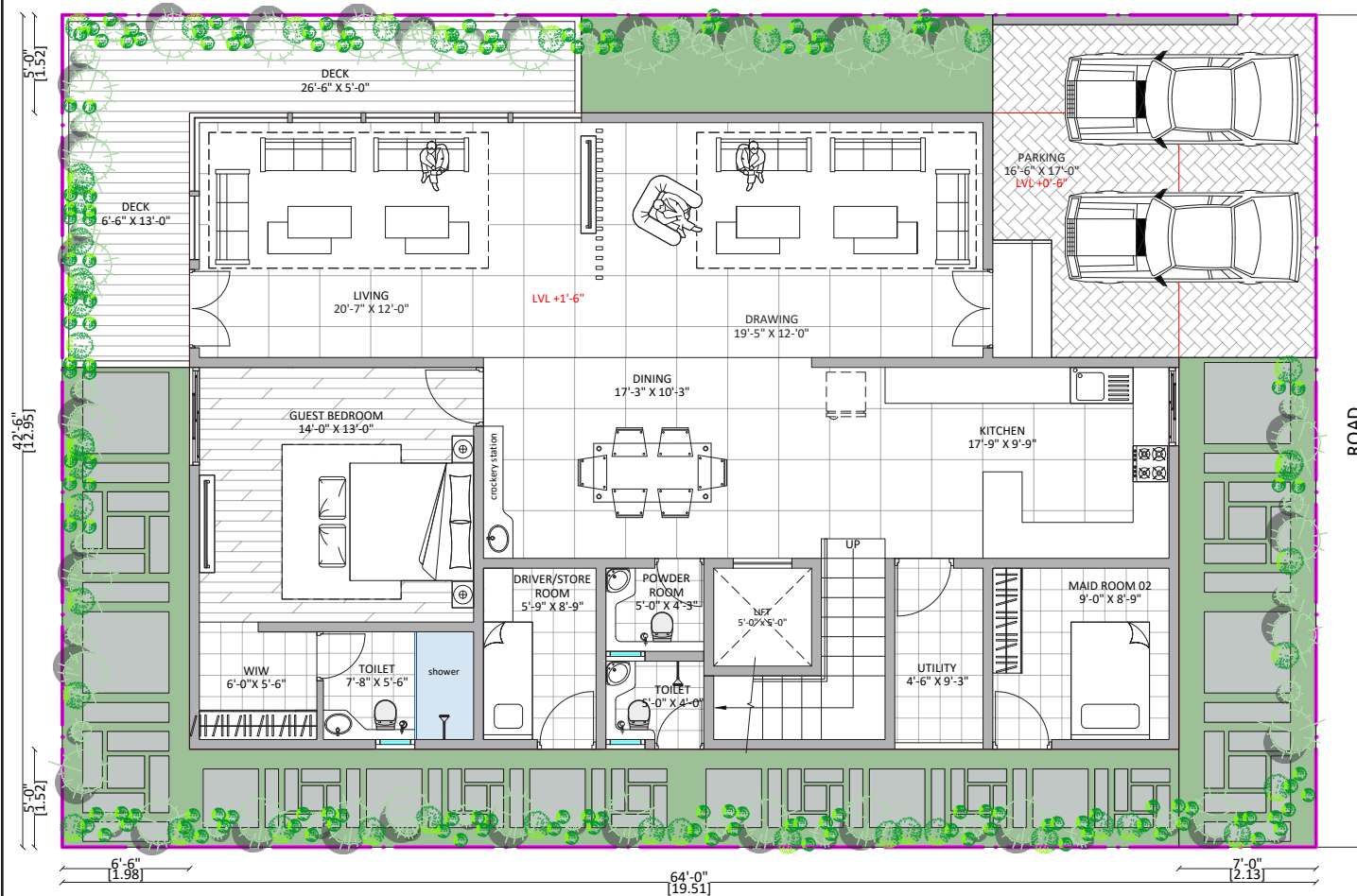


SECOND FLOOR PLAN

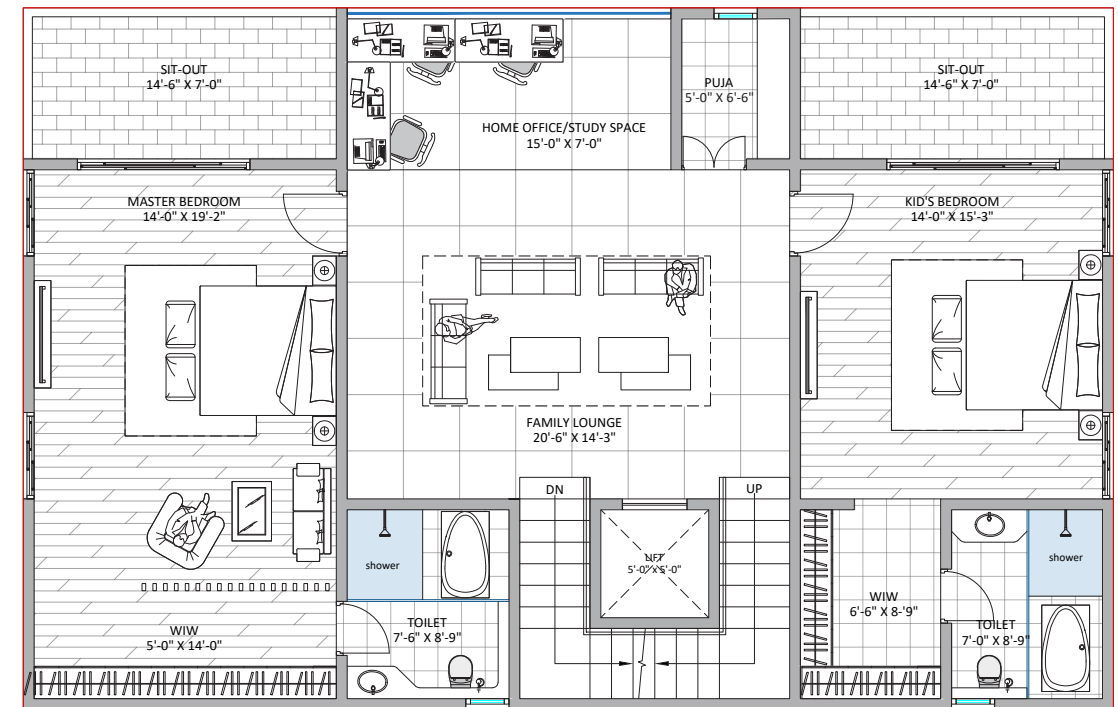
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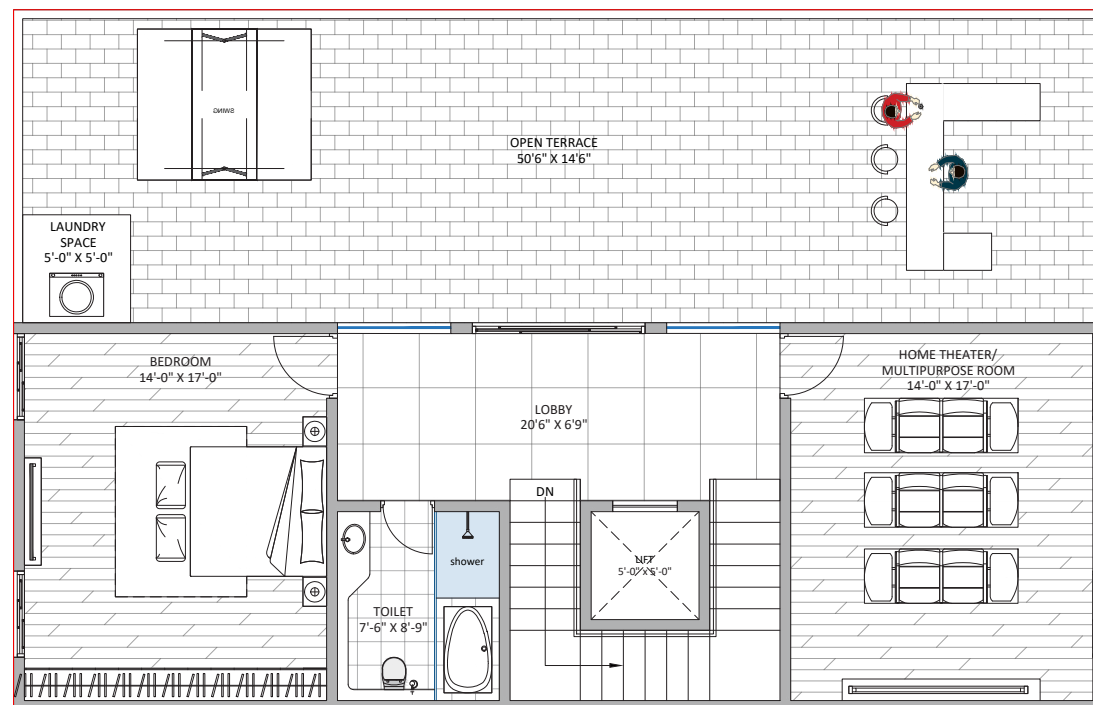
WEST FACING VILLA



GROUND FLOOR PLAN

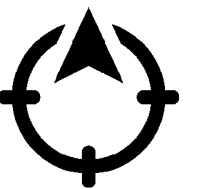


FIRST FLOOR PLAN

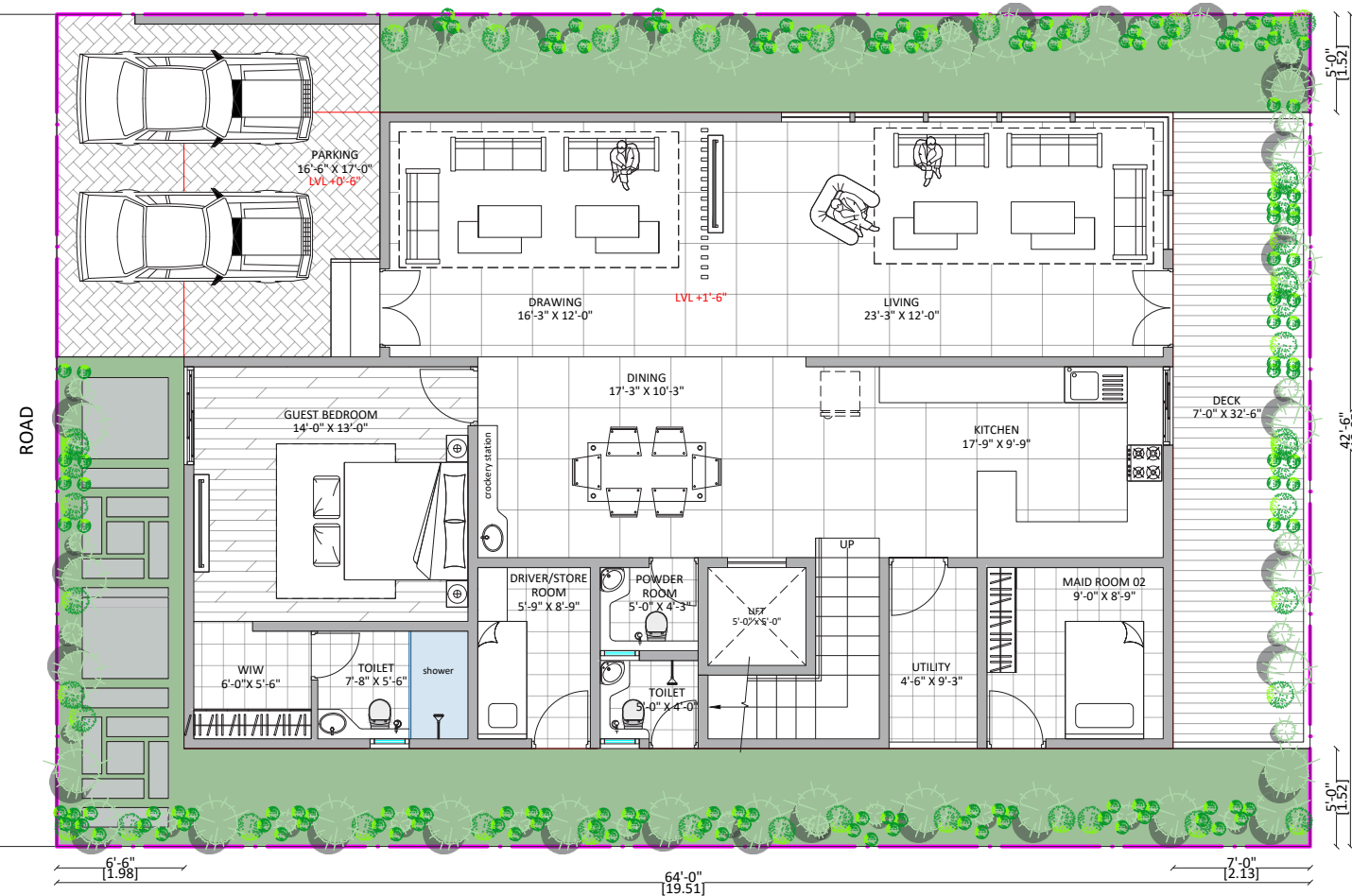


SECOND FLOOR PLAN

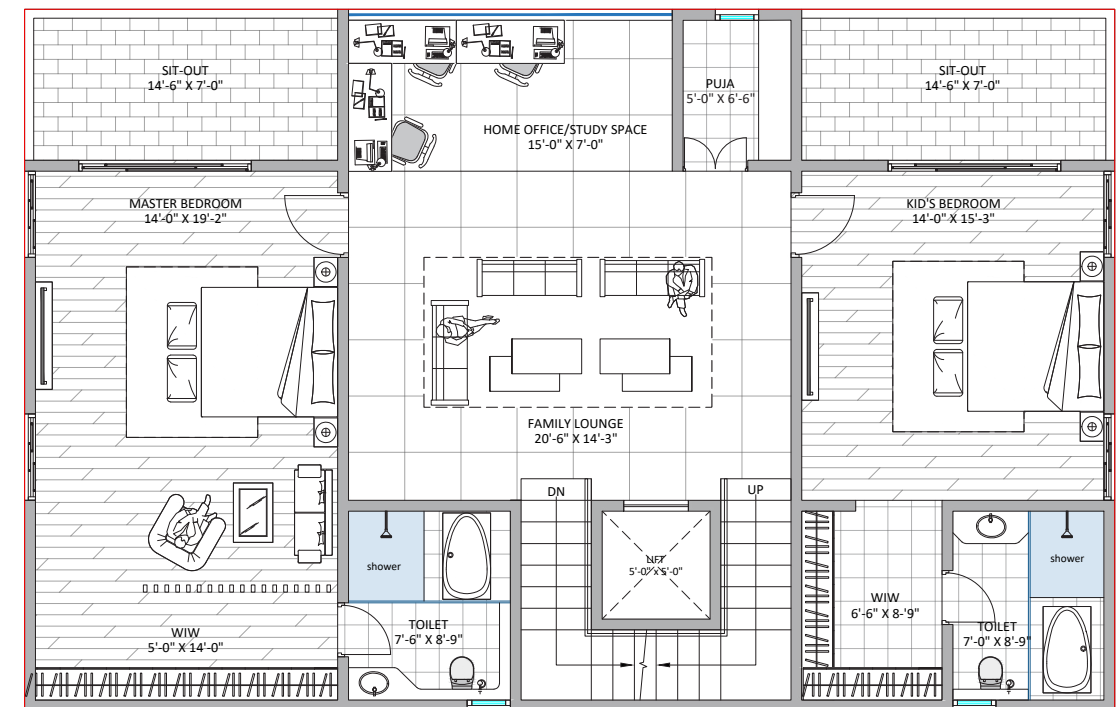
Plot Size (in Feet)	64'0" x 42'6"
Plot Area (in Sq.Yds)	300.00
FLOOR	AREA(Sq.ft)
Ground Floor	1850
First Floor	1715
Second Floor	935
Total Built-Up Area	4500



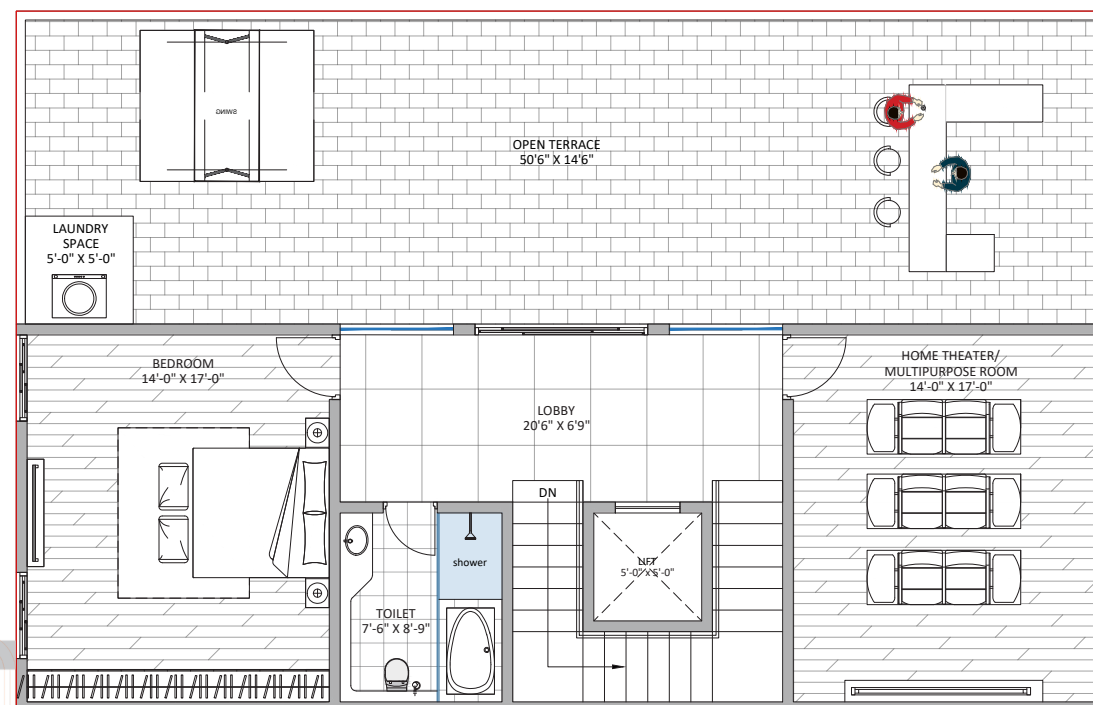
EAST FACING VILLA



GROUND FLOOR PLAN

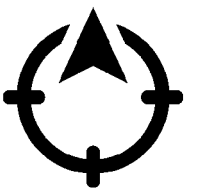


FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Total Built-Up Area	4500



WEST FACING VILLA

SPECIFICATIONS

STRUCTURE

- RCC framed structure designed for seismic and wind loads
- 9" thick red brick external walls.
- 4.5" thick red brick internal walls.
- Two layers of cement plaster.

FLOORING

- Drawing, living, and dining, kitchen and foyer areas with
- GVT800x800mm.
- Bedrooms and home theatre with wooden laminated/Vitrified flooring 800x800mm.
- Bathrooms with premium vitrified tiles 8' feet height on walls and floor.
- Staircase with Italian marble flooring.

KITCHEN

- Provision for municipal/softener water.
- Provision for fixing of water purifier & chimney.
- Provision of hot water near the sink.
- Provision for modular kitchen.



TOILETS

- Wash basin in bathrooms of Duravit/Kohler or equivalent make.
- EWC with concealed flush tank of Duravit/Kohler or equivalent make.
- Single lever fixtures with wall mixer-cum-shower of Grohe/Kohler or equivalent make.
- All CP fittings are chrome plated of Grohe/Kohler or equivalent make.

DOORS

- Main Door: 8-feet height Engineered Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.
- Internal Doors: 8-feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine.
- Digital lock for main entrance.

PAINTING & PUTTY

- External: Combination of texture finish with top coats of exterior emulsion.
- Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.



SPECIFICATIONS

ELECTRICAL

- Concealed copper wiring of Finolex/Polycab or equivalent.
- Power outlets for air-conditioners in all rooms and geyser point in bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area.
- Plug points for T.V. & Audio systems etc.
- 3-Phase supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Elegant designer Modular electrical switches of Legrand or equivalent.

TELECOM, CABLE TV/INTERNET

- Video door phone for each villa.
- Provision for cable connection in all bedrooms.
- Internet provision in each villa.

RAILING

- Balcony and staircase railing will be of SS/Glass.

LIFT

- Provision for lift is given.
- The cost of lift and its structure is at additional cost.

WINDOWS

- French doors & windows: Aluminium sections for frames and shutters with tinted float glass of reputed make with mesh.

WTP/STP

- Domestic water made available through an exclusive water softening plant with water meters for each unit. (Not RO Plant)
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for the landscaping.





EVODE
Studios



THANK YOU



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