

UNIT 3



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Navami, a venture which started more than 3 Decades ago delivers top quality services with the help of its management, corporate culture, work - friendly infrastructure, highly professional design team, board of qualified Engineers & Architects.

Navami has yet again envisioned Navami Landmaark - 2 & 3 BHK Luxury Apartments adjacent to Bangalore University Metro Station on Mysore road, Bangalore.

Strategically located Apartments on Mysore road lets you connect to all Key Infrastructure in Bangalore. The Apartments complement your life style with luxury Amenities and specifications.





### ASSOCIATES & PARTNERS

**Developer** Navami Builders

Deliver

Principal Architect
Design Forum International,
New Delhi

**Structure Consultant**Manohar Consultants,
Bangalore

Develop

**Electrical Consultant** Alpha Engineers, Bangalore

esign

PHE Consultant Indus Consultants, Bangalore

Landscape Consultant Zero Grey, Bangalore



#### ABOUT THE DEVELOPER

A venture that started more than 3 decades ago has blossomed into one of Bangalore's robust infrastructure companies. The name Navami is synonymous with reliable and top quality services in the areas of Civil & Building Construction. Navami with its eye for detail and accuracy has built a niche in the market of construction companies in Bangalore with an impressive clientèle throughout the whole region.

Navami as a company is also known for its management, corporate culture, work-friendly infrastructure, highly professional design team, board of qualified engineers and architects, panel of legal advisers and chartered accountants, skilled work force and advanced machineries.

At Navami, it has always been our tradition to treat each of our projects as a jewel. Our rich experience has allowed us to successfully complete a large number of innovative projects. Navami Builders in Bangalore holds 9½ million sqft of construction area. This quantum of building activity speaks volumes about our strong influential existence. This has been possible due to complete faith and trust reposed by our valued customers.

We being proud of our accomplishments will continue to add further value to our capabilities and commitments in the construction industry while emphasizing the topmost international standards of quality and safety.



PRINCIPAL ARCHITECT

Three young architects from IIT Kharagpur in 1995 christened an architecture practice which specialized and excelled in developing individual family homes. Initially called Tevatia Chauhan & Sharma Architects, the practice rechristened as Design Forum International (DFI) in 2003 with a clear intention of fostering an egalitarian organizational ethos where distinctive architectural talent finds self-expression and can contribute in a democratic and collaborative work environment.

The practice has since grown from strength to strength and is currently marching ahead with a vibrant team of over 100 professionals, each pursuing a distinctive value based architectural spirit. We execute each piece of work undertaken with a deep sense of optimism, excellence and integrity keeping in mind that each project is a legacy for our future generations. While we play the role of an agent of change, its efforts are rooted in the principles of responsiveness to local context and sustainable architecture.

Our prime objective is to achieve excellence in design, perfectly in balance to both time and cost. Our team is committed to emphasize communication and design for the people and environment. Having won many accolades for our works, we have emerged as an institution which attracts great design minds, who love to thrive in a professionally charged environment focusing on every detail and exploring new design methodology for every project.

#### Jnanabharathi Metro Station less than 400m away

#### Infinity pool at about 400ft above the ground

### WORKPLACE & CONNECTIVITY

Global Village Tech Park 3.6 Km

Gopalan Legacy Mall 900 Meters

Kengeri Railway Station 4.1Km

Mysore Road Satellite Bus Station 5.5 Km

G.S.S. Institute of Technology 5 Km

Kempegowda International Airport 45 km

G Corp Mall 7.9 km

Yeshwanthapura railway station 16.2 km

#### **HOSPITAL**

BGS Global Hospital 5.5 Km

Adarsh Multi Specialty Hospital 3.8 Km

Jaydeva memorial Rashtrotana Hospital 4.2 Km

Shreya Hospital 4.4 km

Akshaya Nethralaya 4 km

Rajarajeshwari Medical College & Hospital 8.4 km

SK Hospital 4.1 Km

### SCHOOLS & EDUCATIONAL INSTITUTION

Bangalore University Campus 2.2 km

University Law college 2.8 km

University Visveshwaraya college of Engineering : 1.4 Km

R.V. College of Engineering: 2.3 Km

Panchavati Biological Park: 1.8 Km

PES University: 4.7 Km

BMS College of Engineering: 8 km

Global Academy: 3.1 Km

Mount Carmel English School: 2.5 Km

ORCHIDS The International School 6 KM

### TEMPLES & SPIRITUALS

Raja Rajeshwari Temple 3 Km

Shri Nimishamba Temple 2.4 Km

### An Unparalleled Experience Awaits you

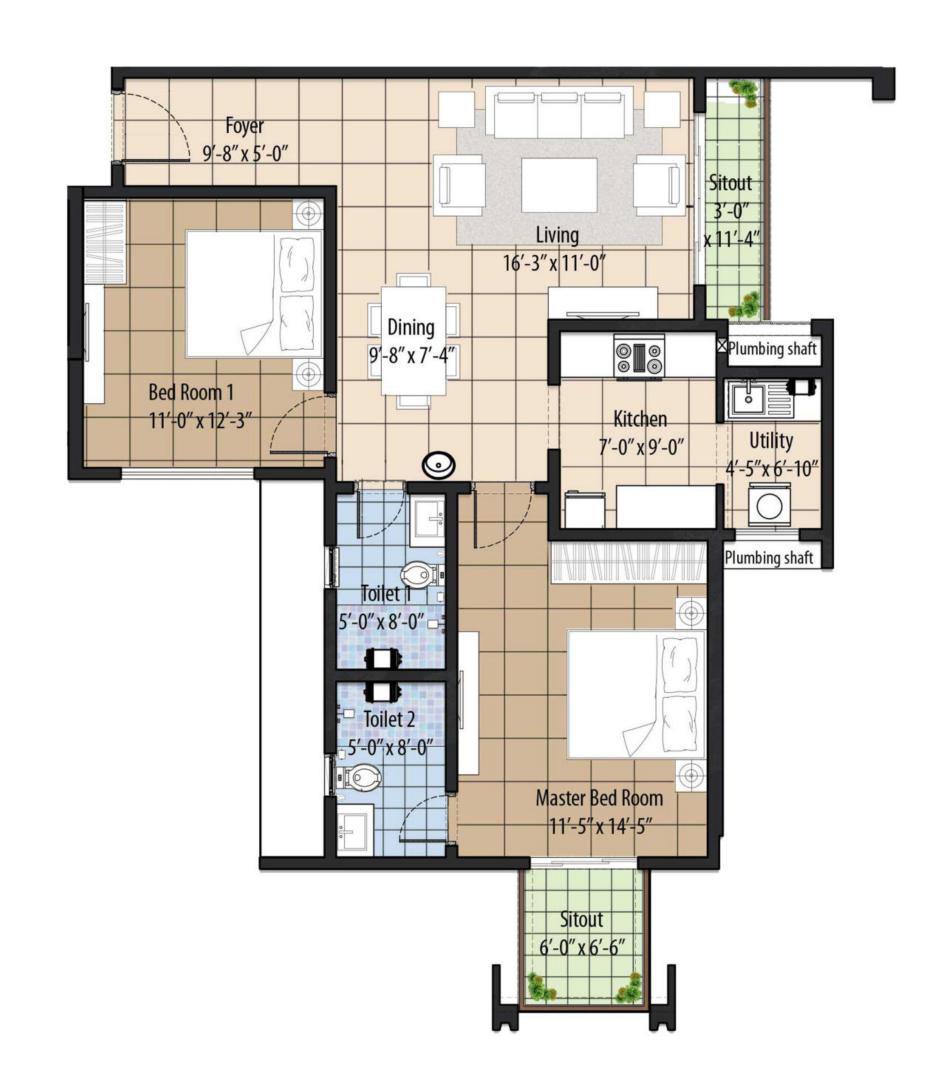




1-4 LANDSCAPE AREA







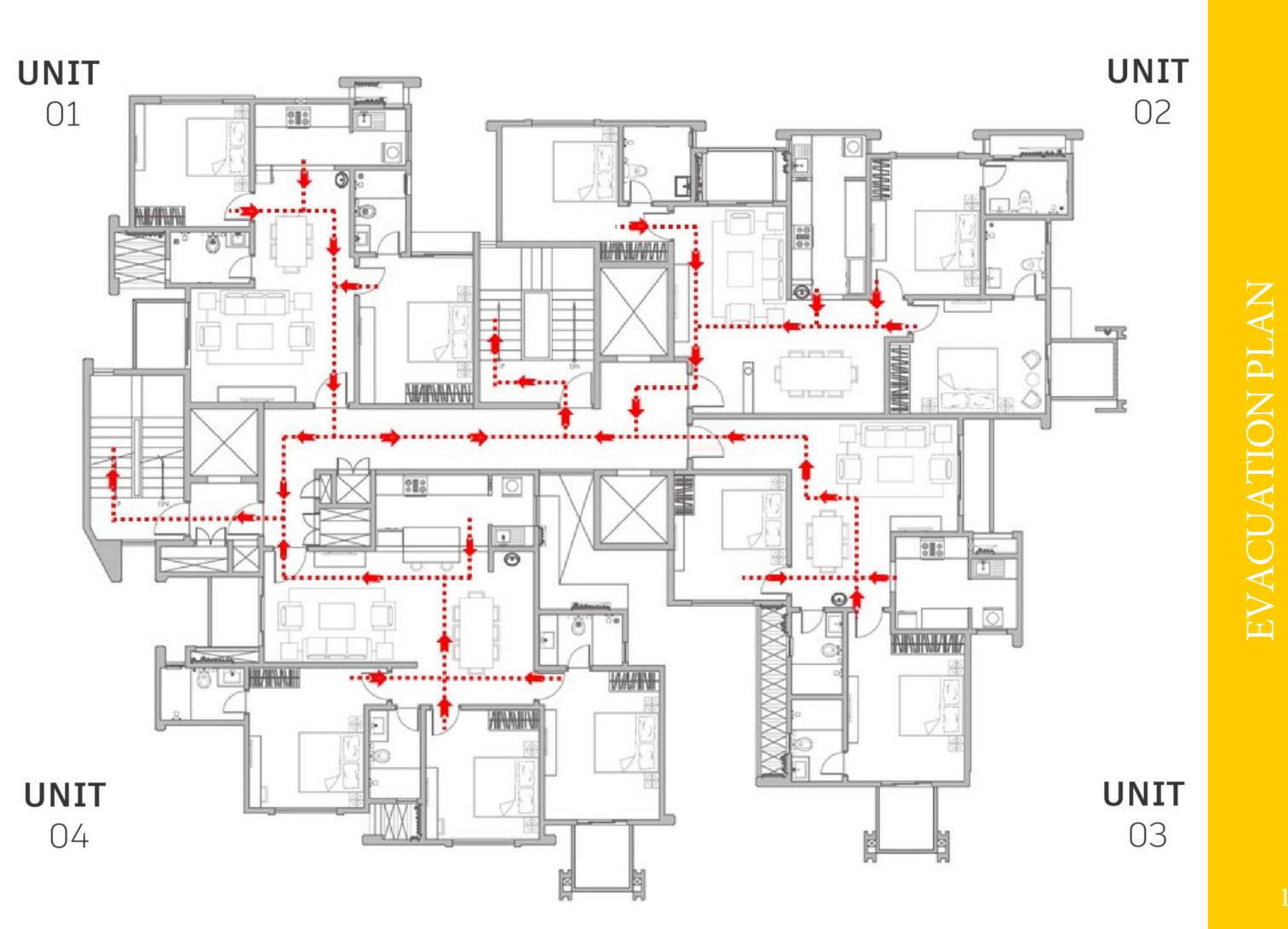


# FIRE DRAWING

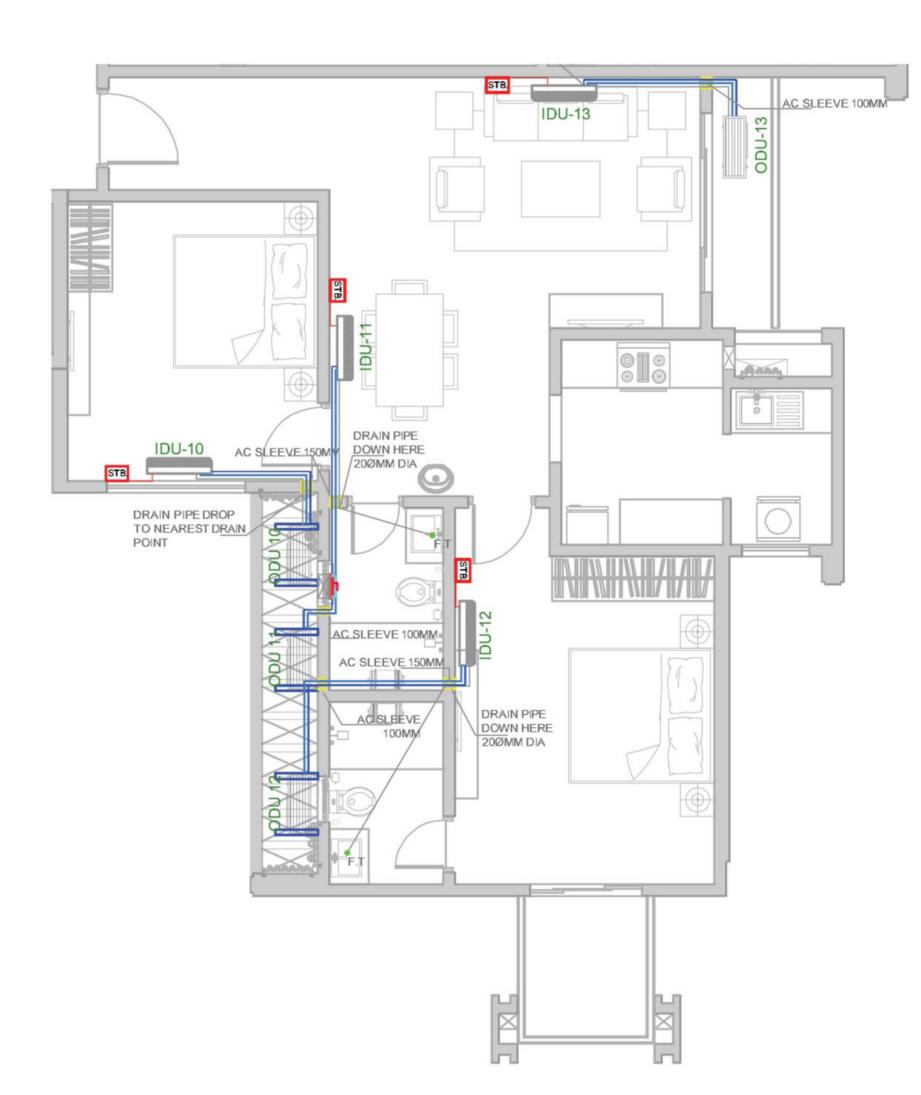
LEGEND: (ONE FLOOR QTY'S)				
SYMBOL	DESCRIPTION			
	PHOTO ELECTRIC SMOKE DETECTOR	18Nos		
H	HEAT DETECTOR	04Nos		
	MCP,HOOTER CUM STROBE & TALK BACK SPEAKER (6WATTS) (3 IN 1 BOX)	02Nos		
CM	CONTROL MODULE	01No		
MM	MONITOR MODULE	01No		
FM	FAULT ISOLATOR MODULE	01No		
7	2RUNS OF 1.5SQMM FRLS COPPER WIRE RUNNING IN 1 CONCEALED CONDUIT FOR FIRE ALARM & DETECTION	THE STREET STREET, STREET		
	2RUNS OF 1.5SQMM FRLS COPPER WIRE RUNNING IN 19MMØ CONCEALED CONDUIT FOR HOOTER CUM STROBE & POWER SUPPLY (CONTROL MODULE)			
	2RUNS OF TWISTED PAIR 40 STRAND WIRE RUNNING IN 19MMØ CONCEALED CONDUIT FOR FOR TWO WAY TALK BACK SYSTEM (PUSH TO TALK TYPE)			
	2RUNS OF 1.5SQMM FRLS COPPER WIRE FOR FLOW CONNECTION	SWITCH		



# EVACUATION PLAN

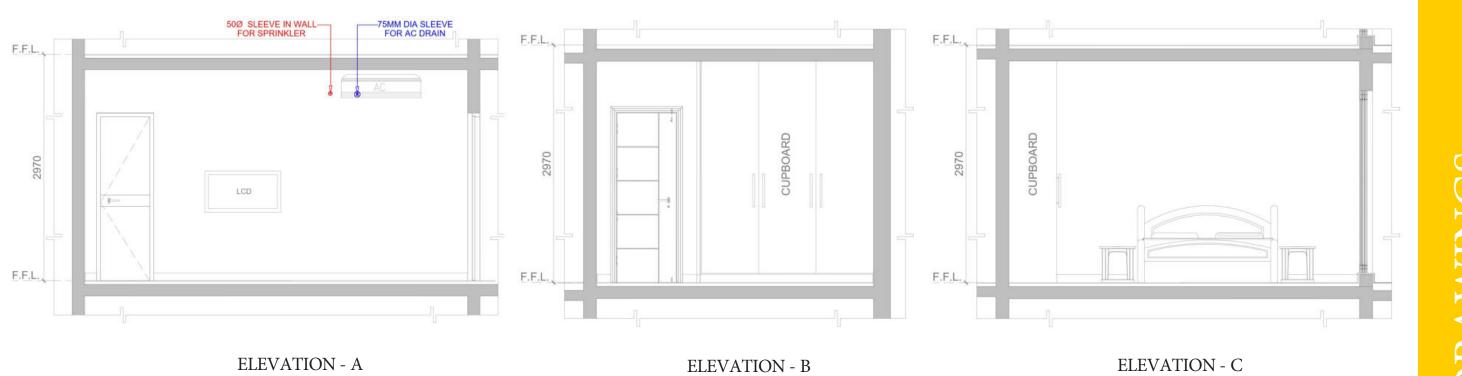


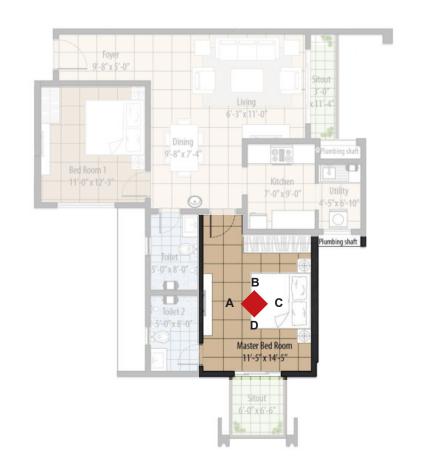
# HVAC DRAWINGS

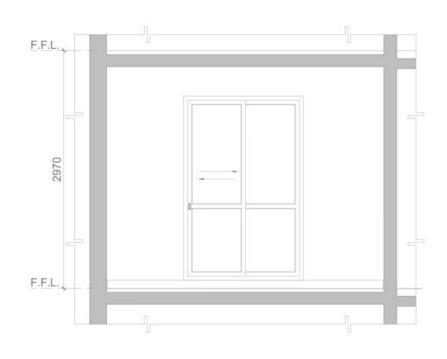


	H	VAC LEGEND
S.NO.	SYMBOL	DISTRIBUTION
01	<u> </u>	HI-WALL-1125(W)315(D)400(H)
02	ODU	OUT DOOR-960(W)395(D)770(H)
03		PROPELLER FAN
04		REFRIGERANT & DRAIN PIPE
05	STB.	AC STABILIZER
05		REF. & DRAIN PIPE SLEEVE

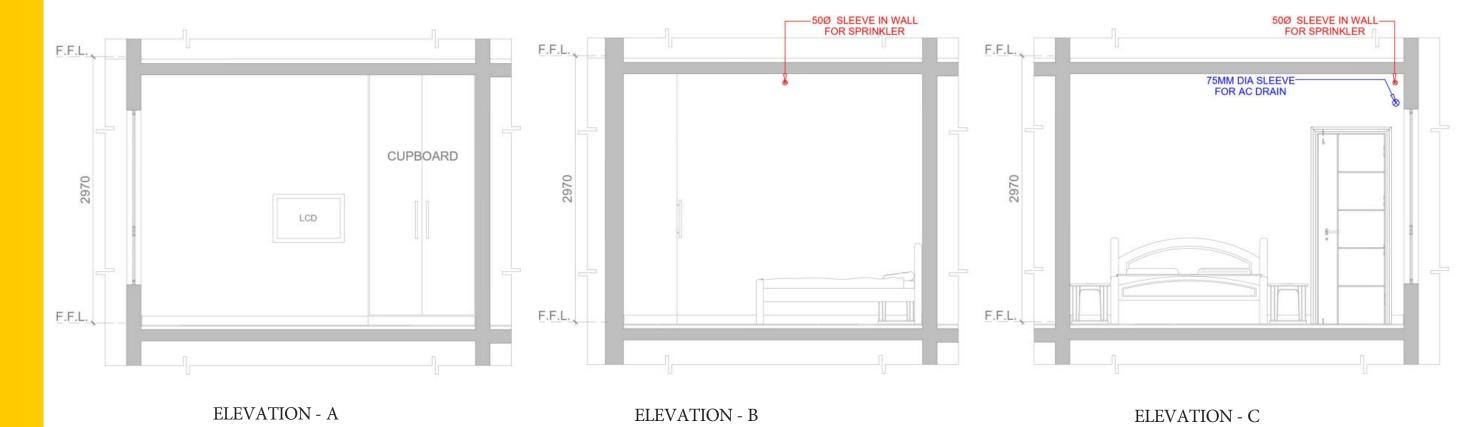
# PLUMBING DRAWINGS

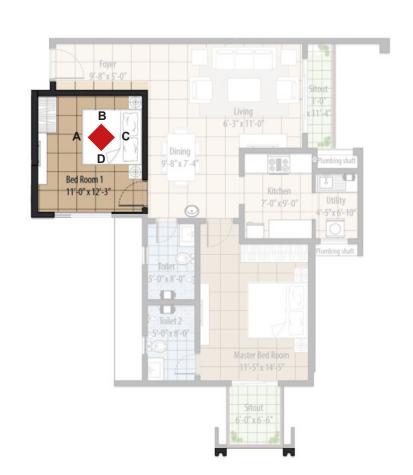


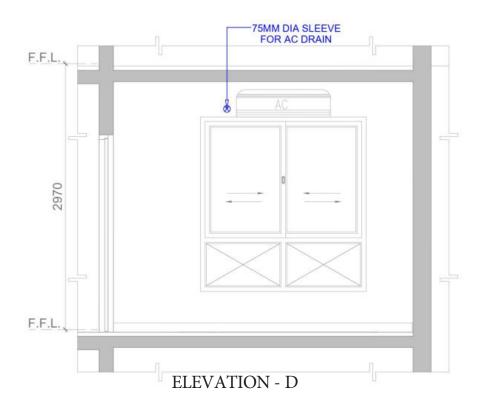


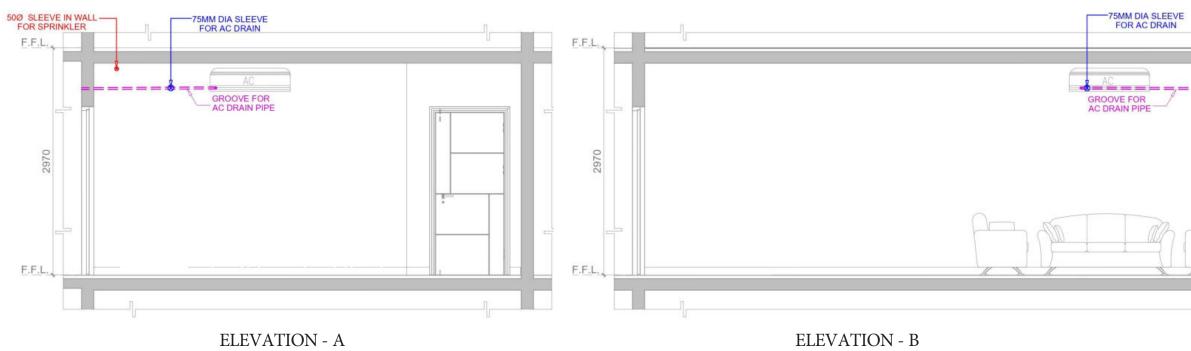


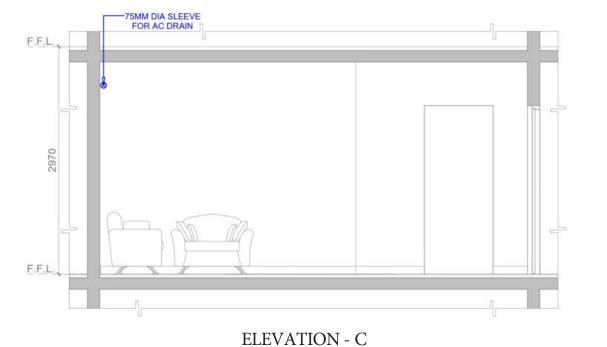
ELEVATION - D



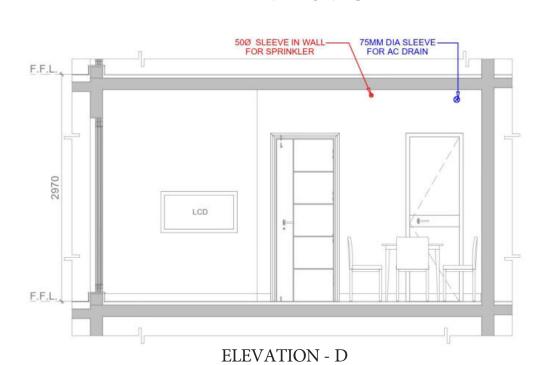


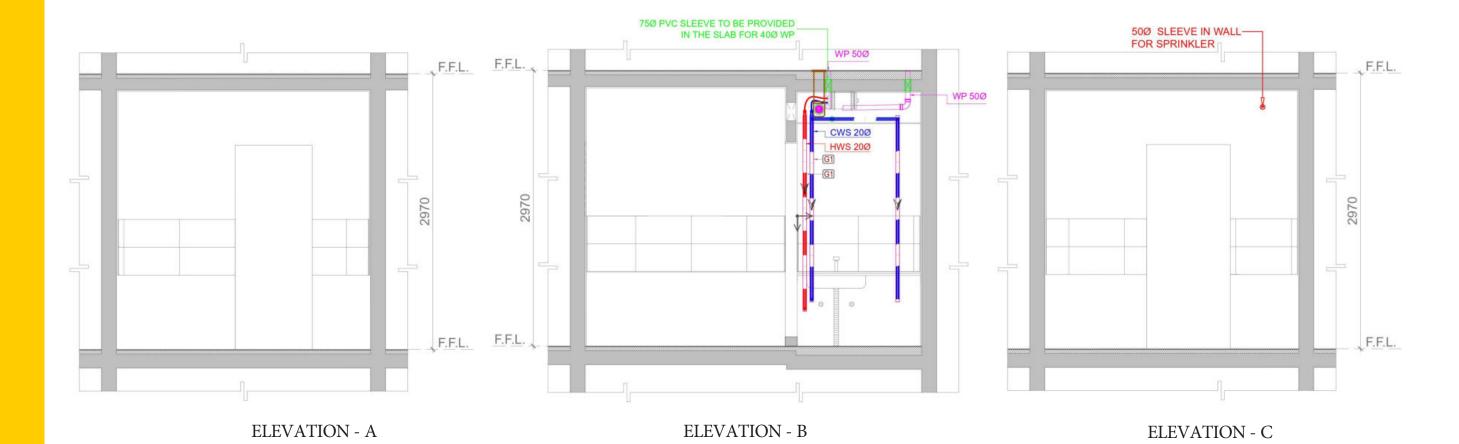




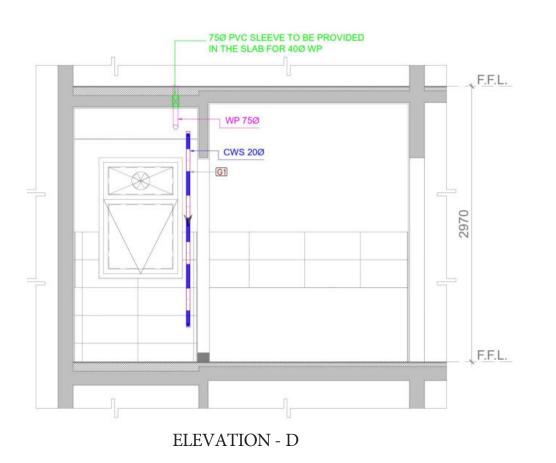


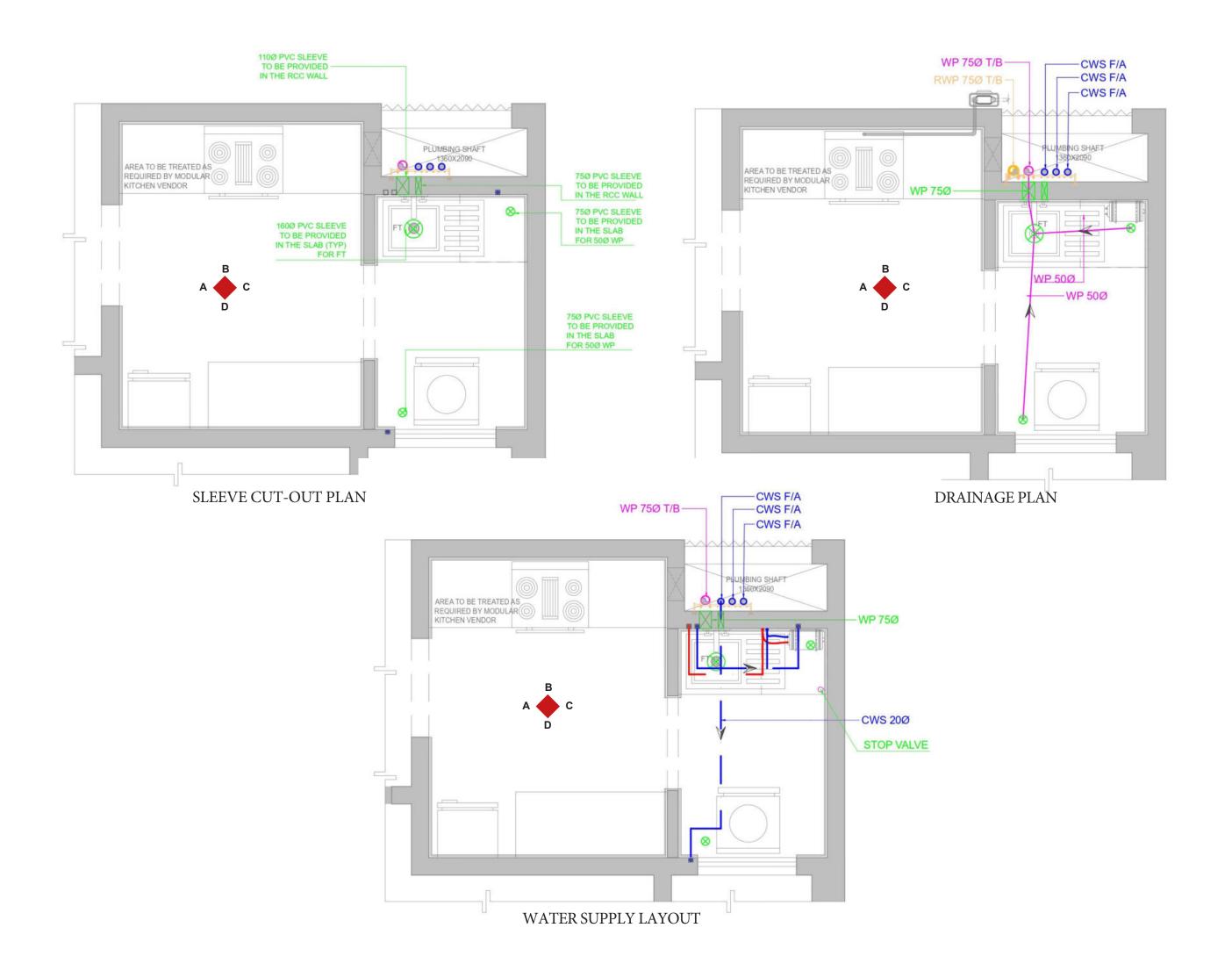
Foyer 9'-8" x 5'-0" Living 6'-3" x 11'-0" D 9'-8" x 7'-4" Kitchen 7'-0" x 9'-0" 0 Toilet 2 5'-0"x 8'-0" Sitout 6'-0" x 6'-6"

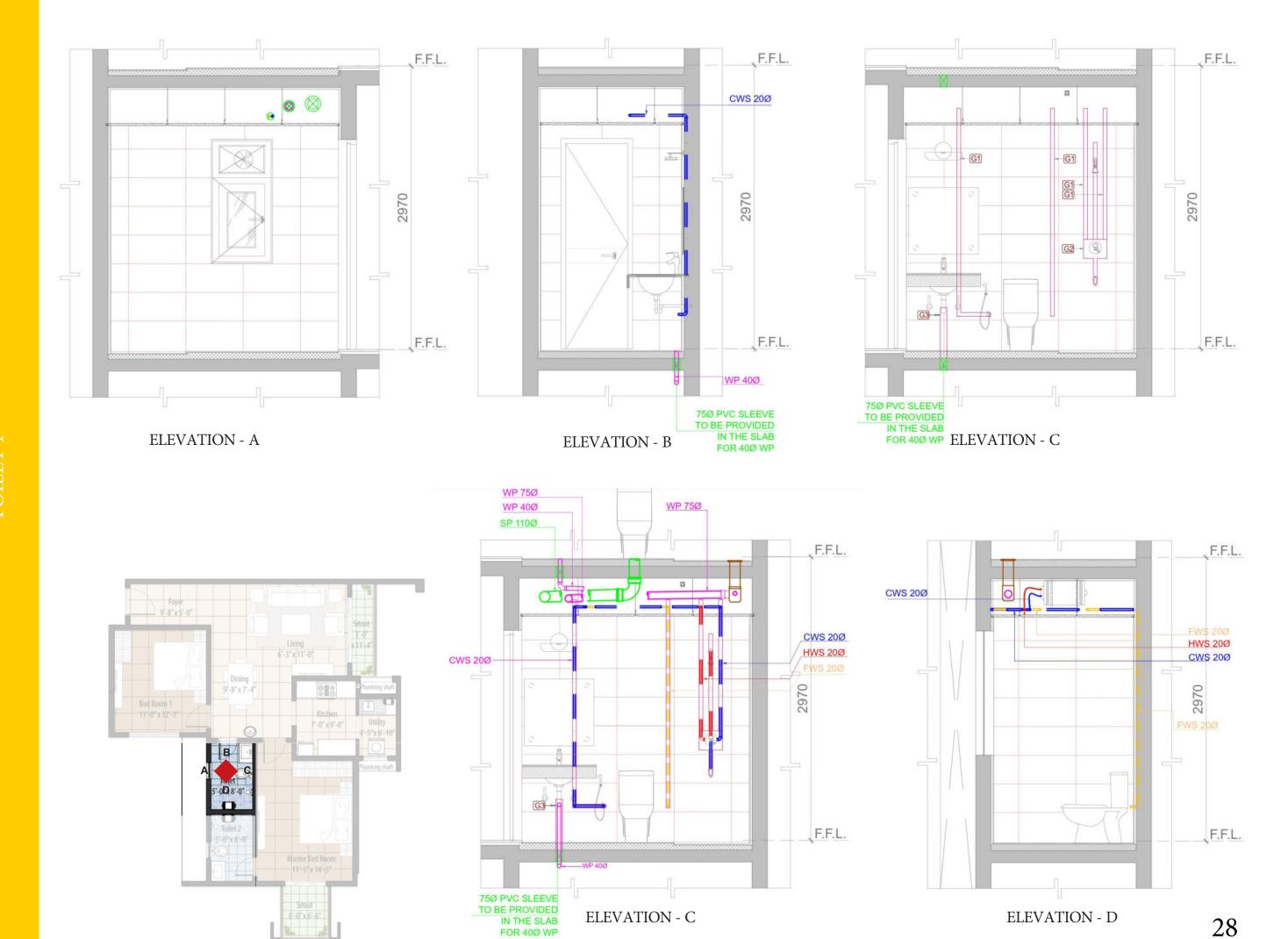


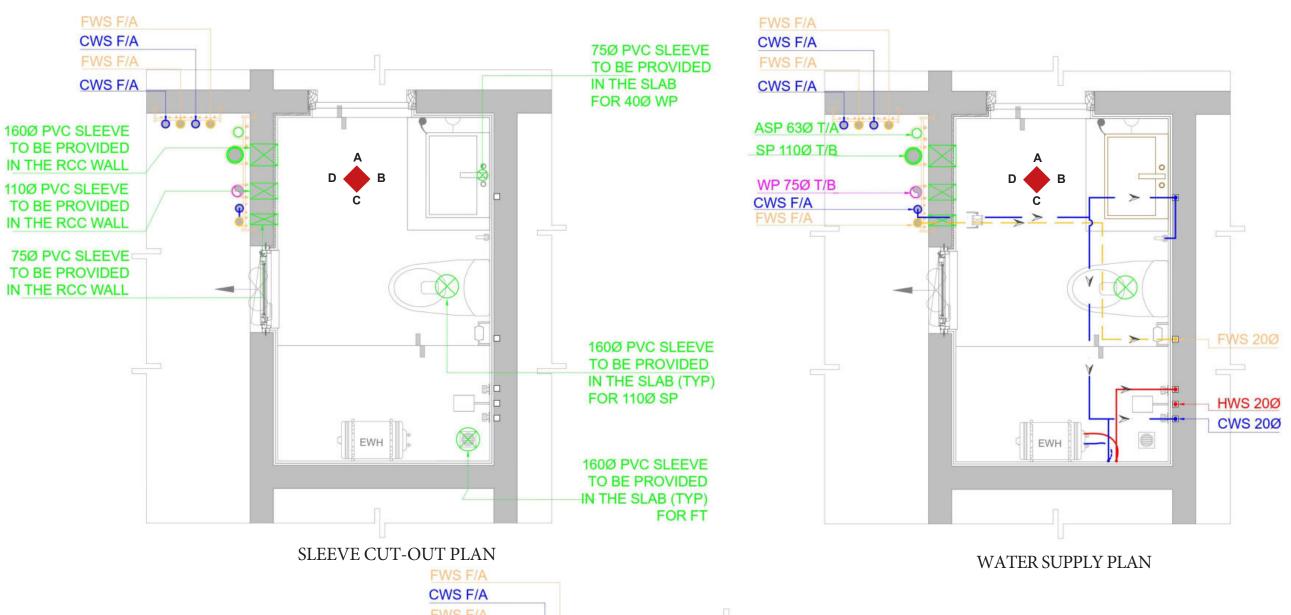


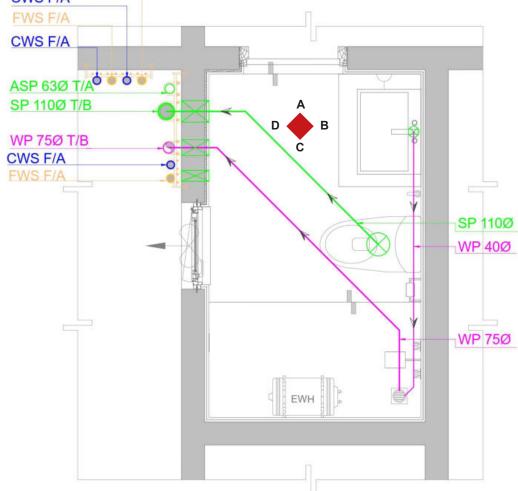




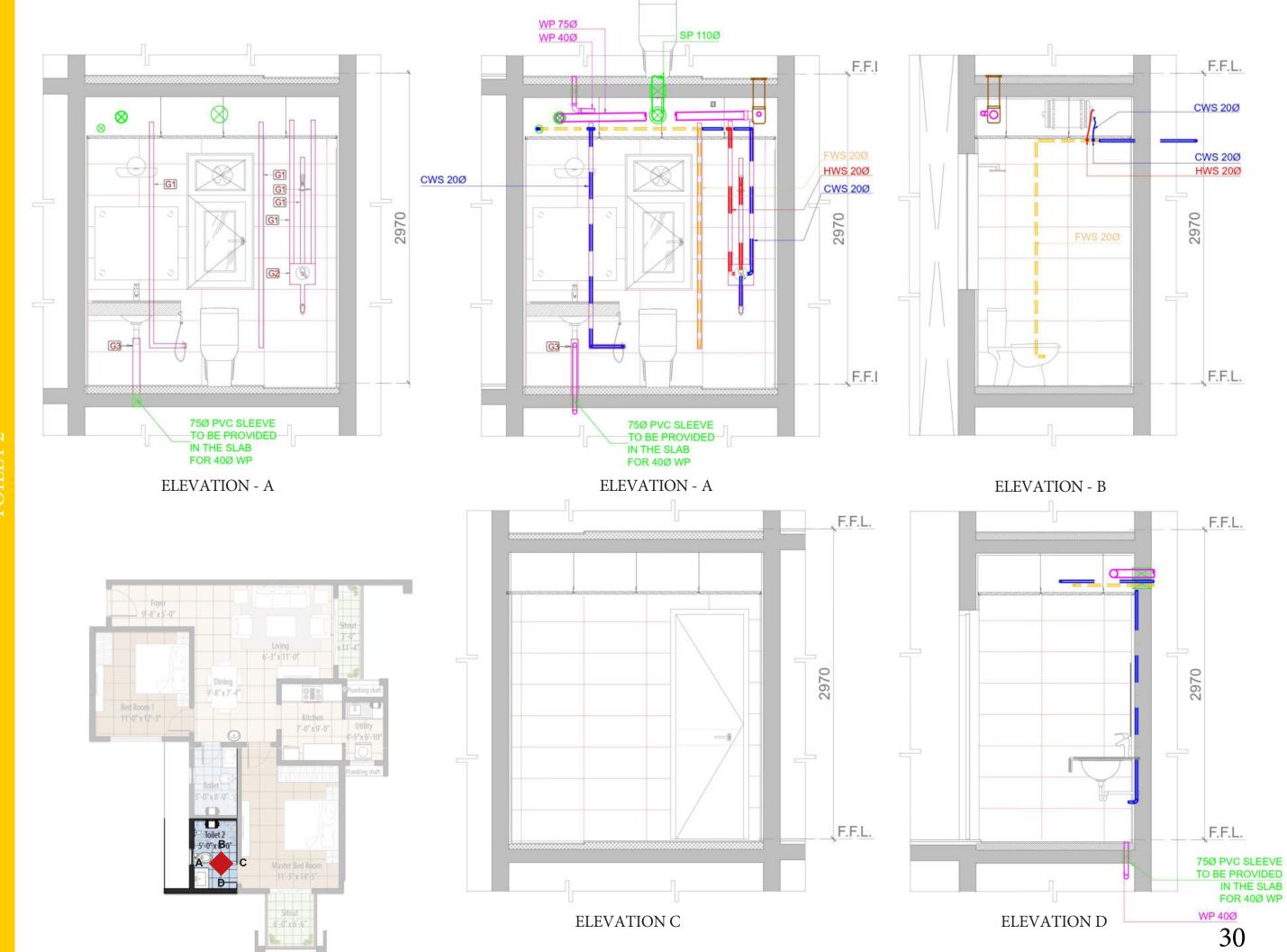


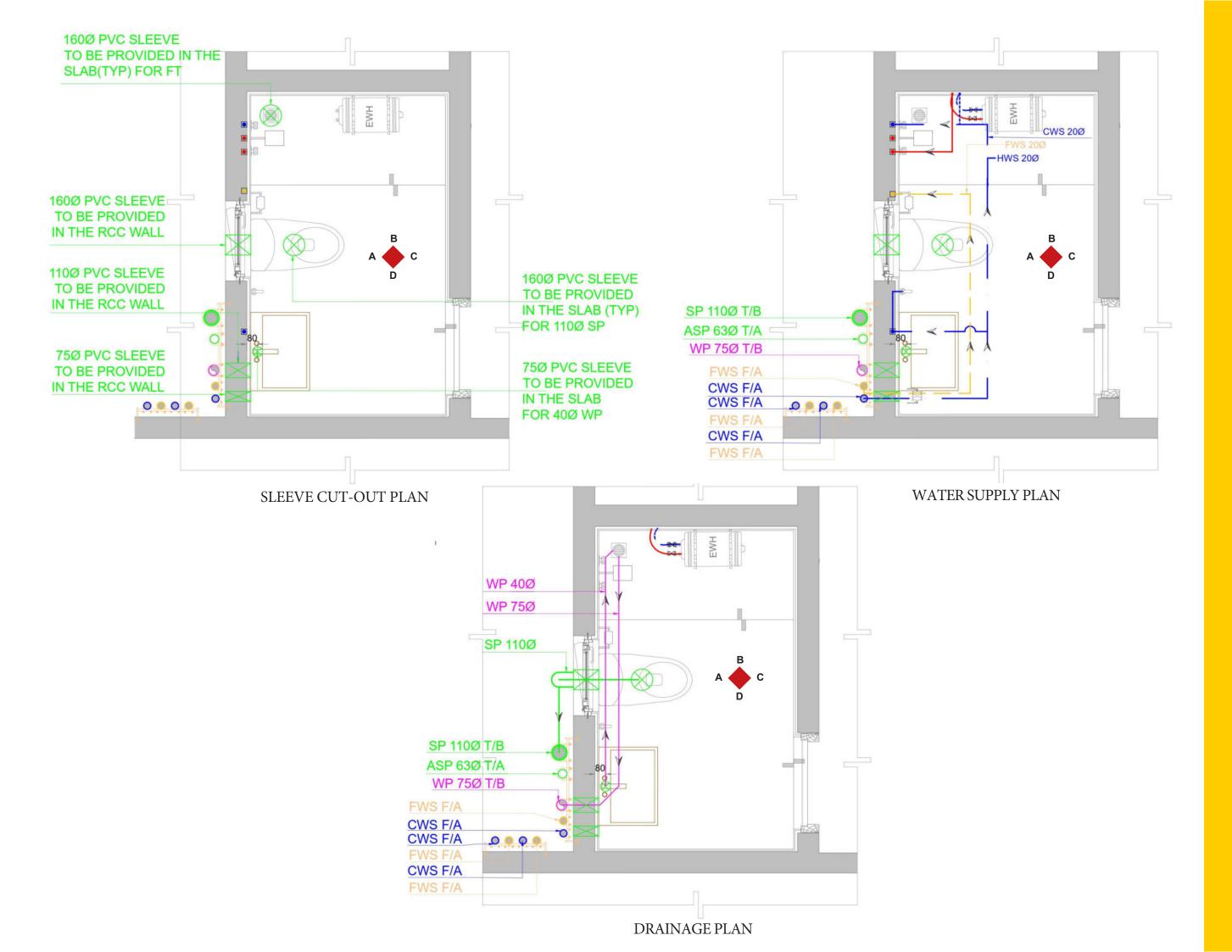






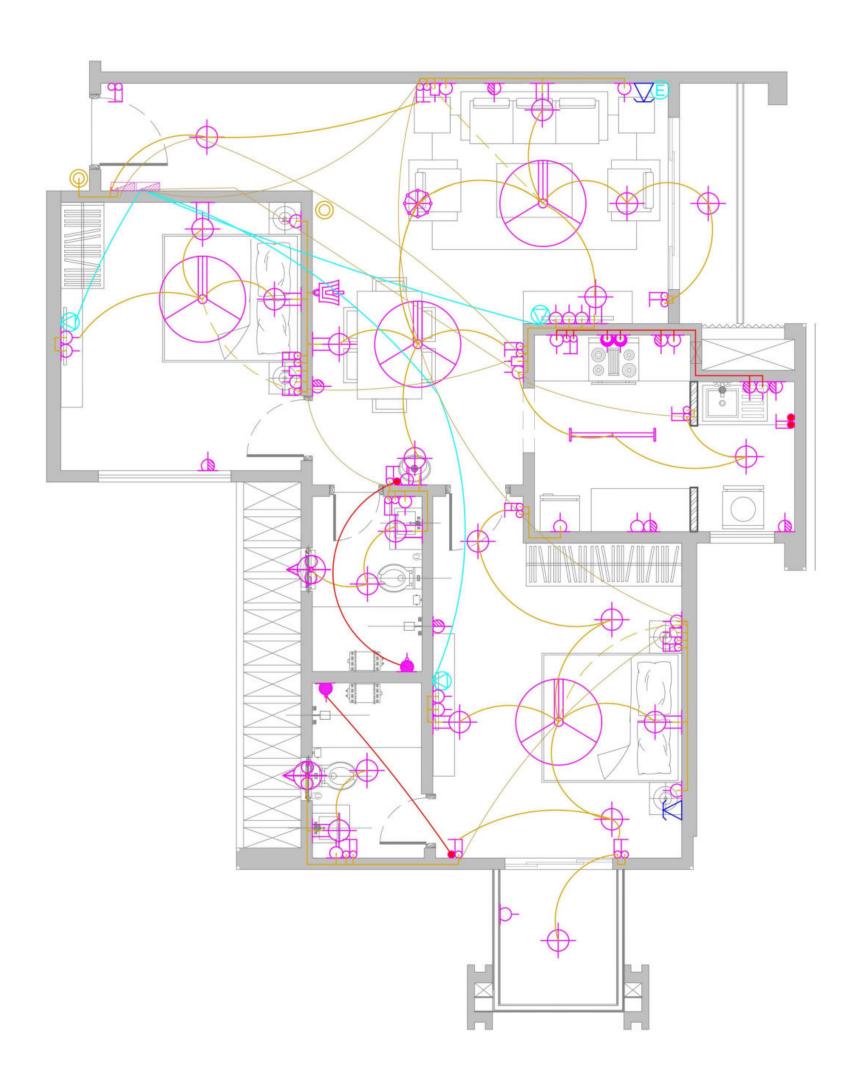
DRAINAGE PLAN

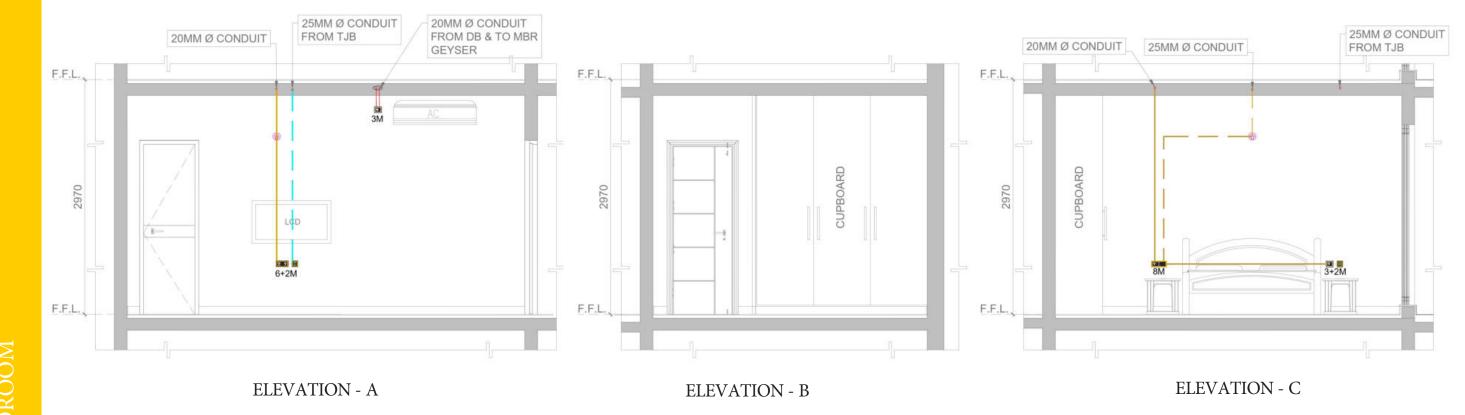


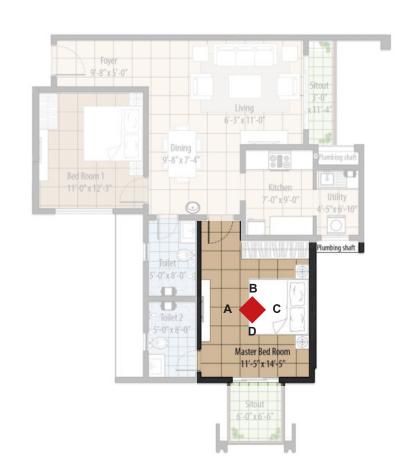


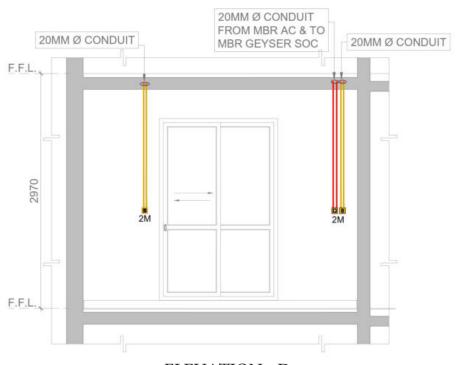
# ELECTRICAL DRAWINGS

LEGEND				
<b>——</b>	TUBE LIGHT POINT			
<b>+</b>	CEILING LIGHT POINT			
<b>+</b>	EMERGENCY LIGHT POINT			
⊕ SL	SENSOR LIGHT POINT			
	WALL LIGHT POINT			
	FAN POINT			
	CHANDILIER POINT			
8	EXHAUST FAN			
J	6A SWITCH			
	6A TWO WAY SWITCH			
	FAN REGULATOR			
$\Delta$	6A, 3/5 PIN SWITCHED SOCKET			
$\dot{\bullet}$	6/16A, 3/5 PIN SOCKET			
	16A SWITCH			
	16A, 3/5 PIN SWITCHED SOCKET			
	16A, 3/5 PIN SOCKET			
<b>O</b>	VDM			
	INTERCOM			
	TELEVISION			
	DATA OUTLET			
⊚BP	BELL PUSH			
	CCTV POINT			
₫ CB	CALLING BELL			
ΔH	6/16A, 3/5 PIN HOB POINT			
Q	6A, 3/5 PIN AQUA GUARD POINT			
F	6A, 3/5 PIN FRIDGE POINT			
→ <sup>C</sup>	6/16A, 3/5 PIN CHIMINY POINT			
A	16A, 3/5 PIN AC POINT			
G	16A, 3/5 PIN GEYSER POINT			
W	16A, 3/5 PIN WASHING POINT			
IG	16A, 3/5 PIN INSTANT GEYSER POINT			
DW	16A, 3/5 PIN DISH WASHER POINT			
P	16A, 3/5 PIN SOCKET POINT IN KITCHEN			
DB DISTRIBUTION BOARD				
TJB	TJB TV,TEL JUNCTION BOX			

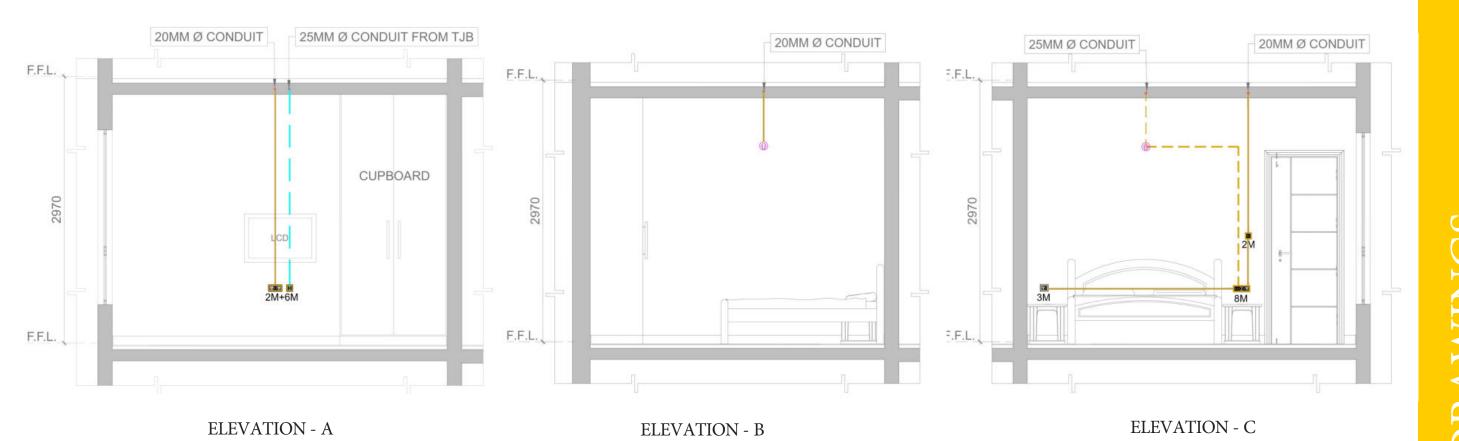




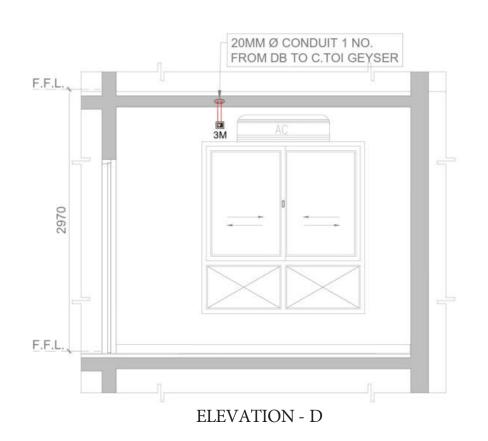


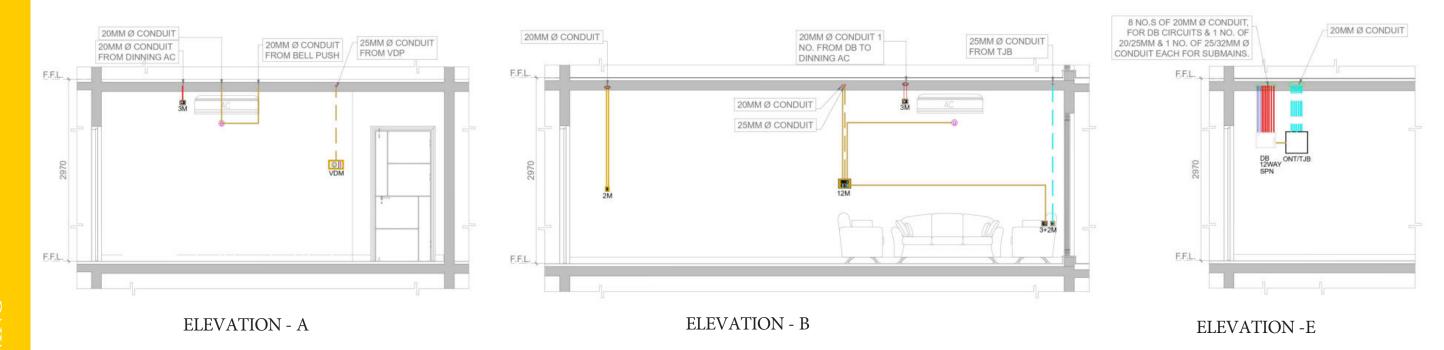


ELEVATION - D

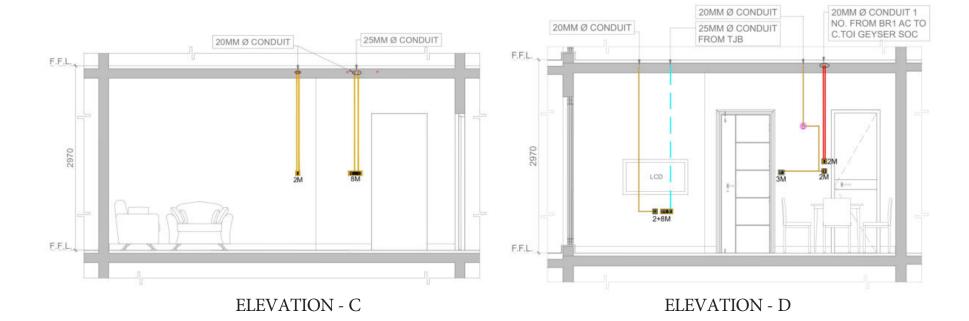


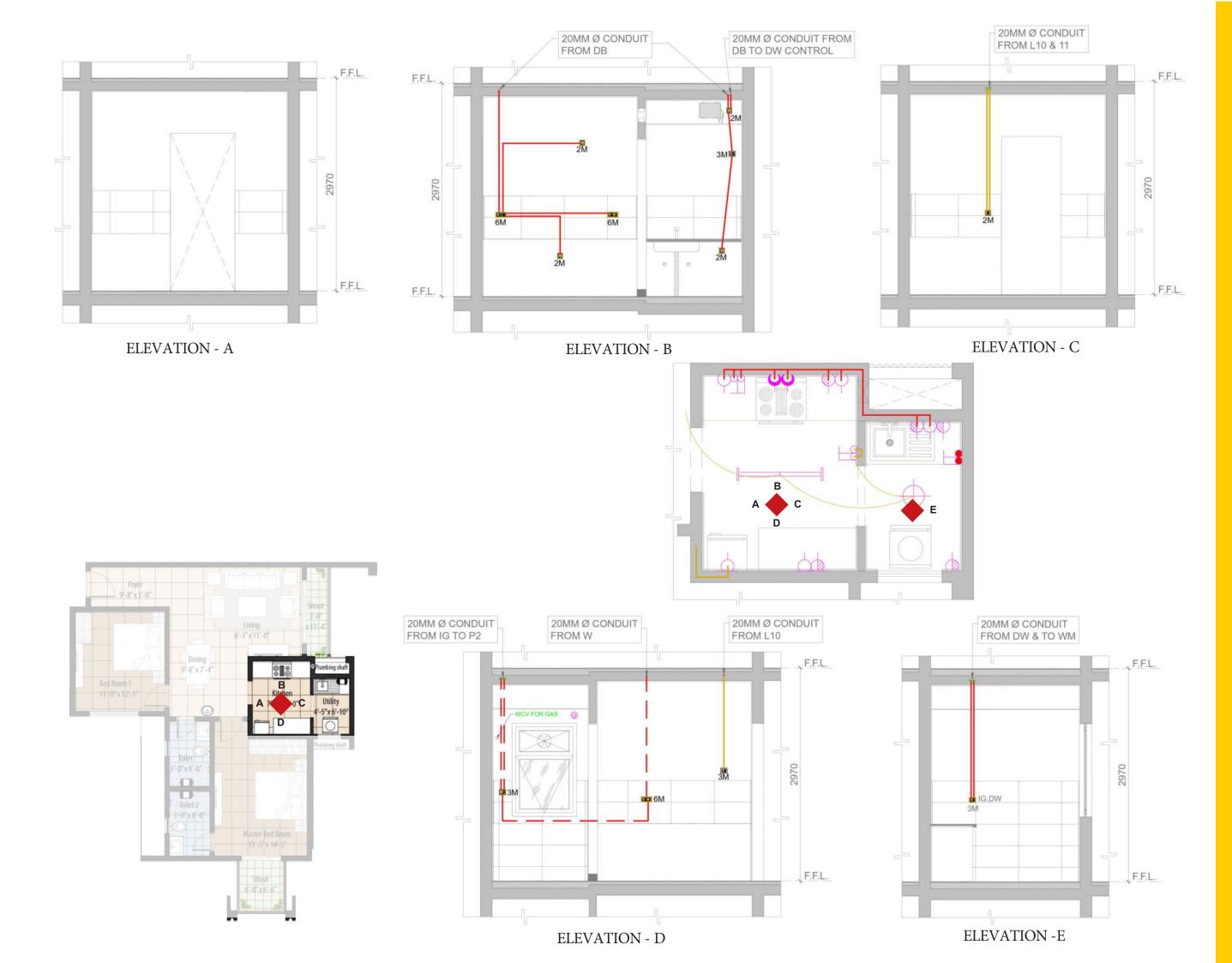


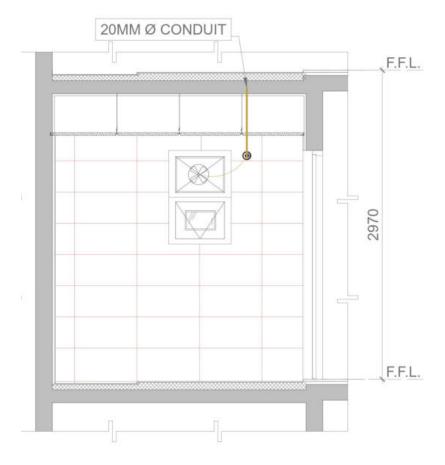




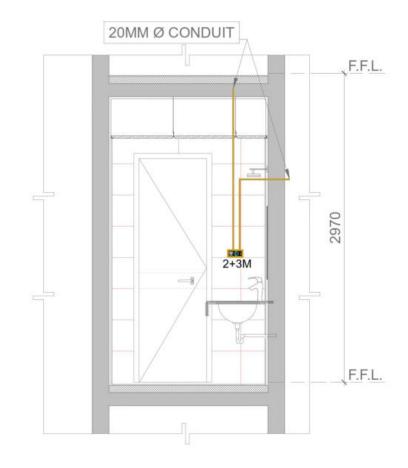




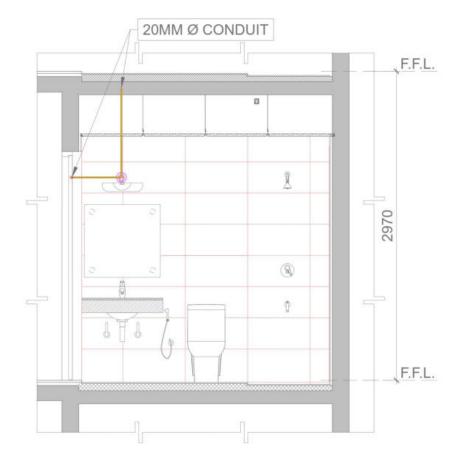




ELEVATION - A

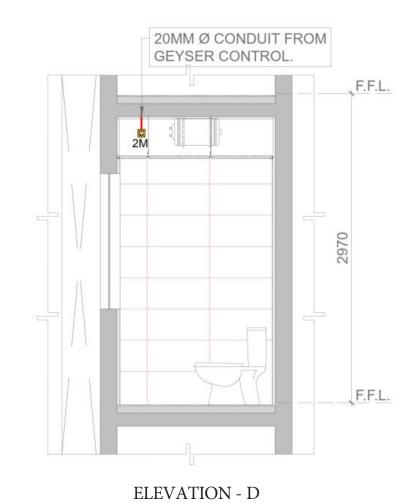


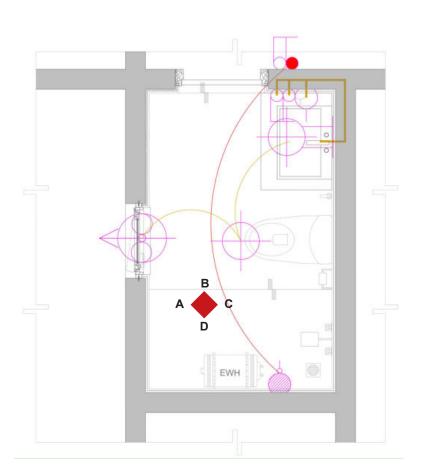
ELEVATION - B



ELEVATION - C

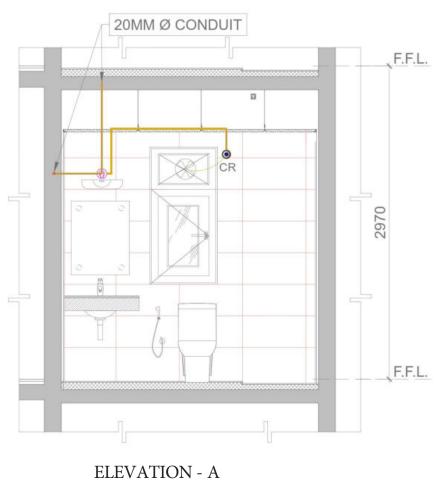


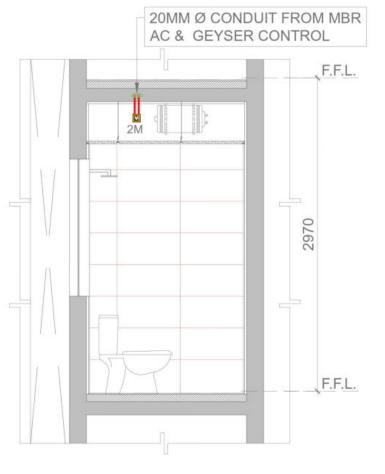


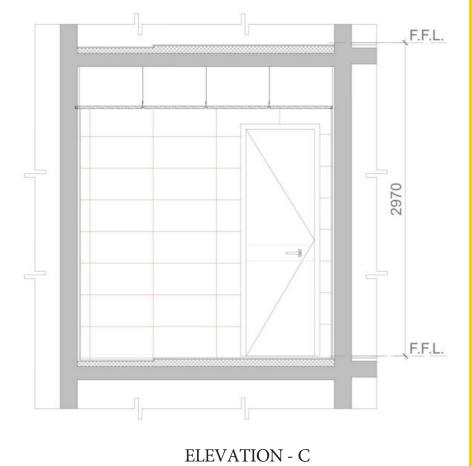


**PLAN** 

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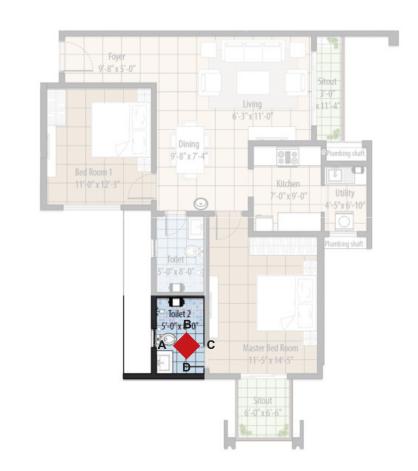


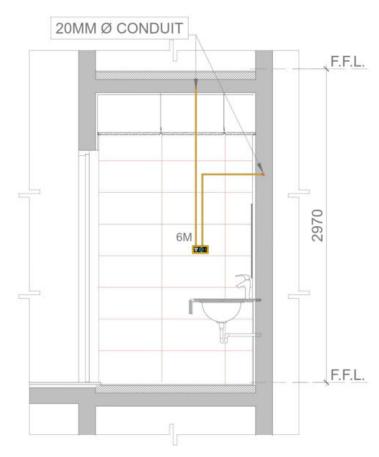




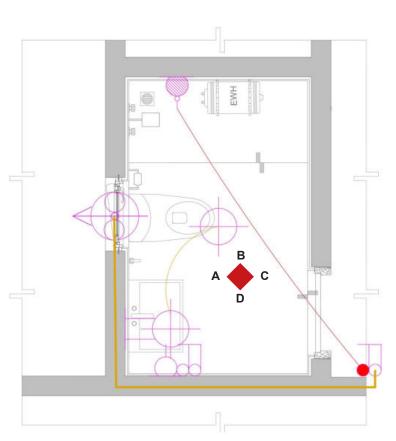
VATION - A ELEVATION - B

ELEVATION - B





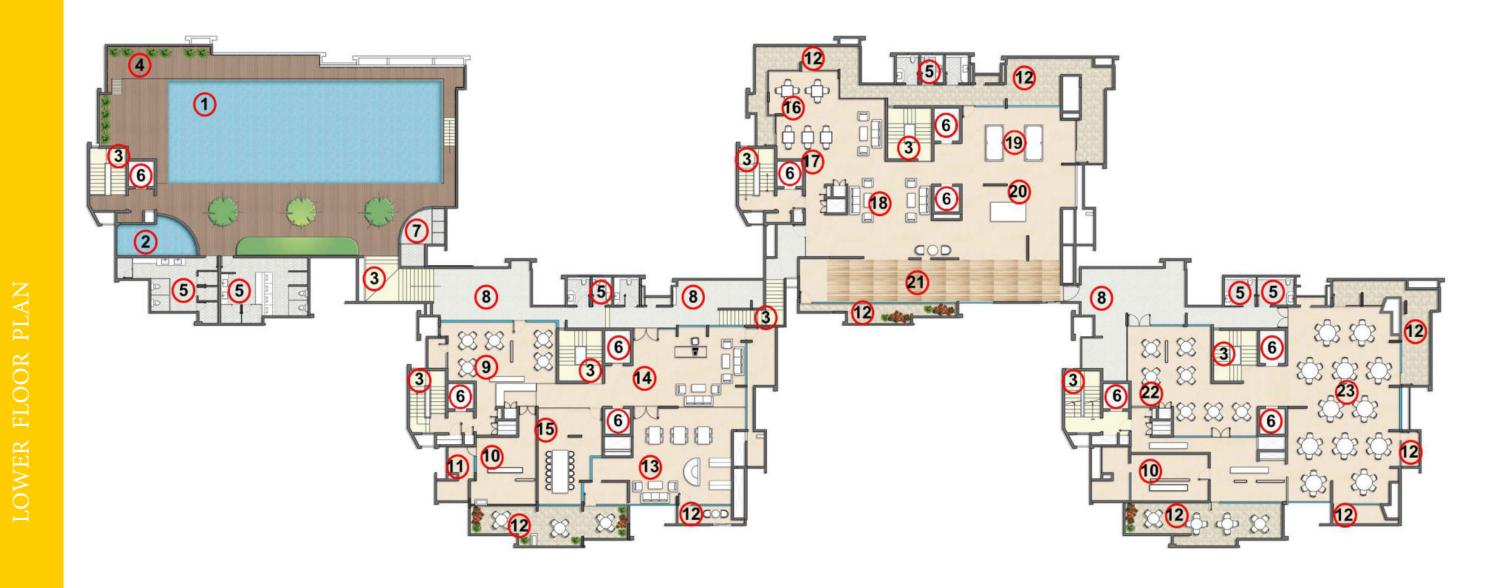
ELEVATION - D



PLAN

## CLUB HOUSE





- 1. SWIMMING POOL
- 2. KIDS POOL
- 3. STAIRCASE
- 4. LANDSCAPE
- 5. TOILET
- 6. LIFTS

- 7. SHOWER
- 8. LOBBY AREA
- 9. COFFEE SHOP
- 10. KITCHEN
- 11. TERRACE
- 12. TERRACE WITH SITTING

- 13. LIBRARY
- 14. RECEPTION
- 15. BOARD ROOM
- 16. CARROM SECTION
- 17. CHESS SECTION
- 18. WAITING AREA

- 19. POOL TABLE
- 20. TABLE TENNIS
- 21. BOWLING ALLEY
- 22. DINING AREA
- 23. BANQUET HALL



- 1. STAIRCASE
- 2. LIFT
- 3. TERRACE
- 4. WORKING OFFICE PLUG AND PLAY

- 5. GYM AREA
- 6. YOGA HALL
- 7. DANCE STUDIO
- 8. HOME THEATRE

## SPECIFICATIONS (WHICH ARE PART OF THE APARTMENT)

STRUCTURE	Seismic zone Il compliant shear wall RCC structure comprising of basement + GF + 34 floors.
DOORS	Main door / Bedroom doors  • Frame- Timber  • Architrave - Timber  • Shutter - With both sides Masonite skin Toilet Doors  • Frame- Timber  • Architrave - Timber  • Shutter - With Masonite outside & Laminate Inside
WINDOWS	Three track UPVC Windows with clear glass & Mosquito mesh.
FLOORING	Double charged vitrified tiles flooring with Nano finish for foyer, living, dining, kitchen and bed rooms. Anti skid ceramic flooring in toilets, balcony, utility, servants room and toilet.
TOILET DADOING	Toilets: Premium wall tiles up to 7'0" height. Kitchen: Premium wall tiles up to 2'0" height above platform. Utility: Premium wall tiles up to 4'0" height.
PLUMBING	Provision for water filter, Instant geyser point in kitchen. Single lever hot and cold water diverter unit for shower. Health faucet provided for all toilets. High quality ISI mark CPVC & PVC pipes for plumbing. CP fittings - Jaquar/Hindware or Equivalent.

## SPECIFICATIONS (WHICH ARE PART OF THE APARTMENT)

SANITARY	Floor mounted European water closet and wash basin of high quality, white colour sanitary wares of Hindware make or equivalent.
ELECTRICAL	<ul> <li>One TV point in the living room and all bed rooms.</li> <li>Fire resistant electrical copper wiring, one miniature circuit breaker for each room provided at the main distribution box within each flat.</li> <li>Telephone point shall be provided in living and dining rooms and intercom to security.</li> <li>Power load provision of 4 KW for 3 BHK and 3 KW for 2 BHK</li> <li>Concealed conduit type electrical works with quality ISI cables &amp; modular switches - ABB or Anchor make</li> </ul>
PAINTING	Exterior. Waterproof cement paint Interior: OBD with pleasing colors MS Railings and Grills: Enamel
STAIRCASE, LIFT &LOBBY FLOORING	Corridor: Vitrified flooring and skirting. Staircase: Vitrified tiles. Lift Lobby. Full height granite dadoing
CAR PARK	1 car park per flat.
AIRCONDITIONING	Provision for split A/C in living and bed rooms

AMENITIES	
OUT DOORS	Entrance plaza , entrance water feature
	Wooden deck , 70% landscaped and open spaces
	Infinity pool @ about 400 feet above the ground
	Dense planting with tree house
	Basket ball practice court (half)
	Badminton court, kids play area & sports zone
IN DOORS	Multipurpose hall , library, reading room
	Gym on the sky deck , crèche for kids
	Coffee shop , yoga & dance floor, home theatre
	Indoor games section with chess, carom and table tennis
GENERAL	Security room with intercom facility
	24x7 security cameras
	Provision for power backups
	Basement,ground,1st floor & 2nd floor parking
	Servants toilet
PLUMBING	Lift facility-3 fully automatic passenger lifts for each tower
	Rain water harvesting for recharging ground water
	Water treatment plant
	Fire detection and fire fighting systems as per fire norms in common areas.
BACK UP POWER	D.G. For common areas and 0.5 kw dg power for each flat

## **Protocol and General Instructions:-**

- The Owners shall take Special care of the inside walls of the lift, outside walls and edges, fixtures, door hard wares at the lobbies, common passages and stair ways at the time of movement of material and labour for interior works.
- Flooring should be protected by 6mm plywood during any interior works.
- Do not allow heavy objects to fall on the flooring.
- · Special care shall be taken of the door frames and shutters, door hardware and window panes of your flat.
- Keep the door and window shutters always closed to avoid crashing of the shutters into the walls.
- AC pipelines / Gas Connection lines / Electrical lines / water lines layout should be properly understood before starting of works.

  They should be avoided from getting damaged while executing any works.
  - ( Please refer drawings for Electrical and PHE conduits in the walls, AC electrical connection, AC drainage pipe connection and position of the AC Outdoor unit.)
- While fixing the light fixture in the false ceiling of the bath room take care to not soil and damage the false ceiling.
- Do not climb on to EWC, angle valves, spouts and wash basins in order to work at heights.
- Keep the fire doors of stairways always closed.
- · All internal walls and edges of your flat shall be maintained properly without any damages or touching with greased hands.
- All switches and power points should be handled with care.
- Care should be taken so that all CP fittings and sanitary fixtures are in good and clean condition. Usage of Angle cocks and Gate valves should be properly understood before use.

- Extra care is to be taken while fixing the water heater so that the false ceiling is not damaged. Refer the drawing for the exact position of the water heater above the toilet false ceiling. Use horizontal water heater of 15" dia. Check the inlet and outlet of the water heater properly before connecting to the water lines (Inlet is cold water and is marked in BLUE, outlet is hot water which is marked in RED.)

  (These are the general points that the Flat Owner may over look and invariably all the good work may get spoilt by the unprofessional workers)
- While drilling / driving nails into the walls and especially in the bath room care should be taken to not damage the water and sanitary lines. Reckless work leading to damage of water / sanitary lines may cause severe leakages demanding the replacement of tiles and re-arranging of water and sanitary lines. This has to be executed by breaking the concrete wall which is a difficult task. The tile of the same shade and size may not be available for replacement.

( Drawings are provided in each bath / water closet to show the water and sanitary lines )

- Grouting of all floor areas, especially bathrooms and balcony tiles has to be done once in two years to avoid leakage.
- Turn off the flush tank water connections when going out on vacations.
- In case of power failure and you are stuck in an Elevator, DO NOT PANIC, wait for a few seconds and the elevator will reach the nearest floor and open. In case of any other emergency in the Elevator, call the help line number displayed insider the elevator for help.
- Ceramic and Vitrified tiles are manufactured at a very high temperature due to which there may be warping, shade and/or size variation.
- Regular maintenance of your flat is essential so as to get a good life of the building and value for your investment.
- Kindly feel free to contact the Site Engineers at the Site Office to understand any points or drawings.



