

All  
you need  
is

space.

A black and white photograph of a single, full-canopied tree standing on a grassy hill. The sky is filled with soft, wispy clouds. The overall mood is serene and minimalist.

*Y*OUR SPACE IS  
A REFLECTION OF YOU.  
YOUR CHERISHED VALUES.  
YOUR PERSONALITY.  
AND YOUR DREAMS.  
VILLAS AT DEVANAHALLI BY  
THE HOUSE OF HIRANANDANI.  
A WELCOMING OASIS.

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*Y*OUR IDEAS OF COMFORT, LUXURY AND GOOD TASTE.  
STAND PERSONIFIED RIGHT IN FRONT OF YOU.  
ENCOMPASSING EVERYTHING THAT YOU STAND FOR.

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*W*hen the ambience is welcoming,  
happiness walks in.

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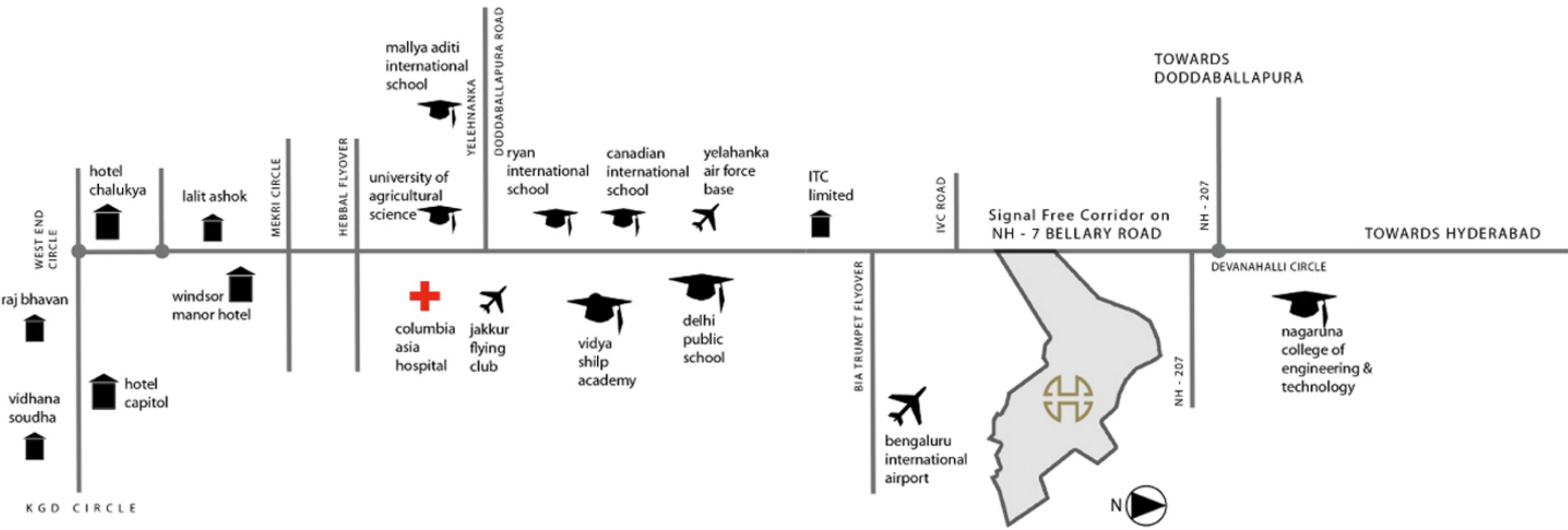


*B*egin a lifelong romance  
with yourself.



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NOT TO SCALE

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MASTER PLAN

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**LAYOUT PLAN  
PHASE I&IA**

PH - I LAYOUT PLAN

TYPE	60 X 80	50 X 80	40 X 60	60 X 70	50 X 60
REGULAR	389   370   371 374   375   376   368	316   443   444   445   446 449   450   451   452   476 479   482   483	347   406   409   488 409   470   473   474 475		403   404   405   410 411   412
LARGER					
CORNER	447   448			407   408	
CORNER LARGE	377	315   480   481   485	336   337   346   471 472		402
CORNER LANDSCAPE	372   373   477   484			467   476	
CORNER LANDSCAPE LARGE		485			

PH - IA LAYOUT PLAN

TYPE	50 X 80	50 X 60
LARGE	348   349	366   367
CORNER LARGE	365	350

PH - II LAYOUT PLAN

TYPE	60 X 80	60 X 80 DOUBLE HEIGHT	50 X 80	60 X 70	50 X 60	40 X 60
REGULAR	115			109   112   121   126	122   125	129   130   131   132 133   134
LARGER		137   138   139	116			
CORNER	108   114   120	119   127		110   111	123   124	135
CORNER LARGE		102   136   140	118   113	106	107   128	
LARGE LANDSCAPE		103   104   105				
CORNER LARGE LANDSCAPE		101	117			



  
**LAYOUT PLAN  
PHASE II**



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



VILLA TYPE - 40 X 60

AREA STATMENT	
GROUND FLOOR	: 1559.00 SQ.FT.
FIRST FLOOR	: 1155.00 SQ.FT.
TERRACE FLOOR	: 136.00 SQ.FT.
TOTAL AREA	: 2850.00 SQ.FT.
TOTAL BUILT UP AREA	: 2850.00 SQ.FT.
PLOT AREA (40X60)	: 2400.00 SQ.FT.



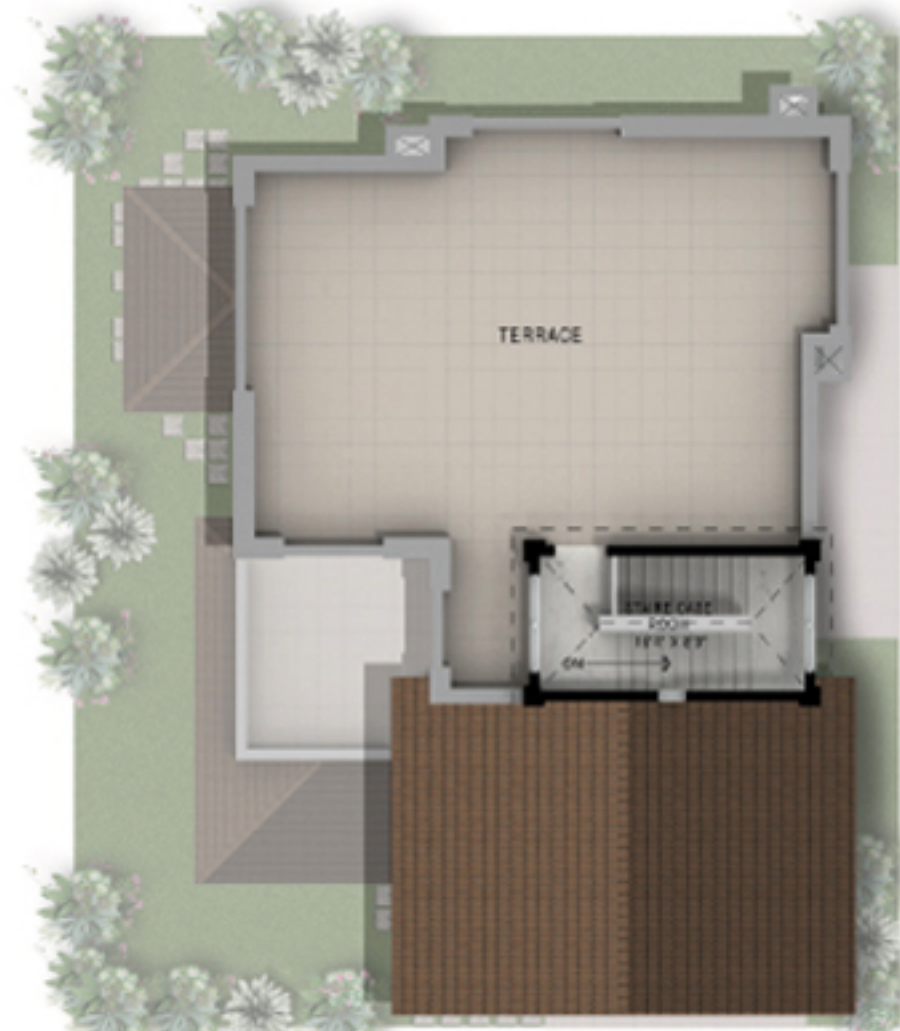
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 60

AREA STATMENT	
GROUND FLOOR	: 1716.00 SQ.FT.
FIRST FLOOR	: 1510.00 SQ.FT.
TERRACE FLOOR	: 164.00 SQ.FT.
TOTAL AREA	: 3390.00 SQ.FT.
TOTAL BUILT UP AREA	: 3390.00 SQ.FT.
PLOT AREA (50X60)	: 3000.00 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 80

AREA STATMENT	
GROUND FLOOR	: 2135.00 SQ.FT.
FIRST FLOOR	: 1830.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4100.00 SQ.FT.
TOTAL BUILT UP AREA : 4100.00 SQ.FT.	
PLOT AREA (50X80)	: 4000.00 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60X 70

AREA STATEMENT	
GROUND FLOOR	: 2194.00 SQ.FT.
FIRST FLOOR	: 1678.00 SQ.FT.
TERRACE FLOOR	: 183.00 SQ.FT.
TOTAL AREA	: 4055.00 SQ.FT.
TOTAL BUILT UP AREA	: 4055.00 SQ.FT.
PLOT AREA (60X70)	: 4200.00 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60 X 80

AREA STATMENT	
GROUND FLOOR	: 2330.00 SQ.FT.
FIRST FLOOR	: 1815.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4280.00 SQ.FT.
TOTAL BUILT UP AREA	: 4280.00 SQ.FT.
PLOT AREA (60X80)	: 4800.00 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60 X 80  
DOUBLE HEIGHT

AREA STATMENT	
GROUND FLOOR	: 2630.00 SQ.FT.
FIRST FLOOR	: 1935.00 SQ.FT.
TERRACE FLOOR	: 205.00 SQ.FT.
TOTAL AREA	: 4770.00 SQ.FT.
TOTAL BUILT UP AREA	: 4770.00 SQ.FT.
PLOT AREA (60X80 DH)	: 4800.00 SQ.FT.



## INTERNAL SPECIFICATIONS

### Flooring

- Marble in Living and Dining Rooms
- Wood Laminated flooring in all Bedrooms

### Doors

- Flush doors with wood frames, veneer finish for main door with peep hole
- All doors with high quality hardware of stainless steel / brass finish

### Windows

- Aluminum windows

### Kitchen

- Base Cabinets
- Provision for Washing Machine in Utility area
- Stainless steel sink
- 2ft dado above platform area with ceramic / vitrified tiles
- Provision for Dishwasher
- Dedicated space for stacking gas cylinders
- Provision for Water Purifier

### Toilets (excluding maid's toilet)

- Tiles for flooring & dado up to door height
- Imported toilet fittings with hot & cold water mixers in wash basin & shower
- Imported EWC with health faucet & wash basin

### Electrical

- Ample points with modular switches & concealed conduits for power, lighting & fans
- Split A/C point in Living/Dining & Bedrooms
- Good quality copper wiring
- ELCB & circuit breakers of suitable capacity

### Power Backup

- Additional power back up for Villas at cost
- Power backup for common facilities & Club house

### Television

- Internal wiring for cable or DTH TV in all rooms



### FIBRE TO THE HOME TECHNOLOGY- FTTH:

The next generation FTTH - Fibre to the home telecom infrastructure meets all requirements of communication, entertainment, security and automation

FTTH Provides access to -

- Broadband internet
- IPTV and DTH TV
- Video on demand
- Video/ IP telephony
- Visitor video message
- Building management services
- Home automation
- Video IP 24/7 surveillance
- Triple play with voice, video and data on fibre with huge bandwidth

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## PREMIER LIFESTYLE DEVELOPER

For the last three decades, the Hiranandani's have been single-handedly altering the ethos and aesthetics of real estate in India. The group has built multi-use developments in India on a large scale and have introduced retail, hospitality, healthcare, education and entertainment into their developments. With a unique approach to engineering, planning and design, the Hiranandani's invest heavily in research and development to ensure they remain at the forefront of value engineering and design.

Through the environmentally friendly concepts of New Urbanism, their focus has been on converting suburban sprawls into well-planned urban communities such as the Powai and Thane townships which have won several awards for outstanding urban development. These self-sufficient, integrated communities have become aspirational addresses for Mumbaiites. The group has established various schools, colleges, institutions and hospitals through trusts. Their clubhouses and community spaces have earned international repute and success.

All these experiences and expertise are encompassed under the House of Hiranandani, a conglomerate that is set to create new benchmarks for the real estate industry by continuing to break new ground and incorporate path-breaking technology into their design, to create future-ready and intelligent spaces. The House of Hiranandani brings to its customers and stakeholders the benefit of years of experience under one roof, thereby creating a platform from which it will continue its pioneering innovations and set the standard for real estate development in India.







## *I*nternational Teamwork

Developer	:	House of Hiranandani
Landscape Consultants	:	CPG Peridian (Singapore)
Lighting Consultants	:	Lighting Concepts (Pune)
Design & Liaison Consultants	:	Alay Design (Bangalore)
Structural Consultant	:	K.S. Arunachala (Bangalore)
PHE Consultants	:	H M Nagesh (Bangalore)





**HOUSE OF  
HIRANANDANI**

Bengaluru Office:

House of Hiranandani,

757/B, 100 Feet Road, HAL 2nd Stage, Indiranagar, Bangalore-38.

Tel.: 1800 121 1234 Fax: +91 80409 29377

email: bangalore@houseofhiranandani.com

Corporate Office:

Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400 076.

Tel.: +91 22 2576 3600 Fax: +91 22 2576 3660

email: info@houseofhiranandani.com

website: [www.houseofhiranandani.com](http://www.houseofhiranandani.com)

**Disclaimers:**

The layout details, amenities and facilities mentioned/ shown are subject to change/ relocation within the composite development/ are subject to modification, amendment, changes and revocable, without any notice, at the discretion of the Developer. Any location plans given are only indicative in nature and may not depict actual locations. The plans are subject to approval and confirmation by relevant authorities. Changes may therefore be effected in the plans as may be required/ suggested by relevant statutory authorities, and such changes will be duly intimated to the purchasers. All layouts of kitchen cabinets are subject to architect's sole discretion & final decision. The choice of brand and model fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor. Air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of a filter and cleaning the condensate pipes to ensure good working condition of the system. Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. Granite slabs are pre-polished before laying and care has been taken for installation. However, granite cannot be re-polished after installation being a much harder material than marble, hence some differences can be felt at the joint. Where warranties are given by manufacturers and/or suppliers of the above installations, the vendor shall assign the purchaser such warranties at the time the possession of the unit is delivered to the purchaser. PROVIDED ALWAYS that the vendor shall not be liable nor be answerable or responsible to the purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair any defects occurring thereto. FTTM infrastructure will be done up to each unit. FTTM will make available the services mentioned, but the Developer will not be providing these services.