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Member of **CREDAI** Gulbarga



Bharat Pride Park



BHARAT DALL AND OIL INDUSTRIES

Humnabad Road, Gulbarga - 585104, Karnataka.
Tel.: 08472 - 255611 | Email : info@bharatprojects.com | www.bharatprojects.com

Own your dream home

The luxurious gated community project in Gulbarga

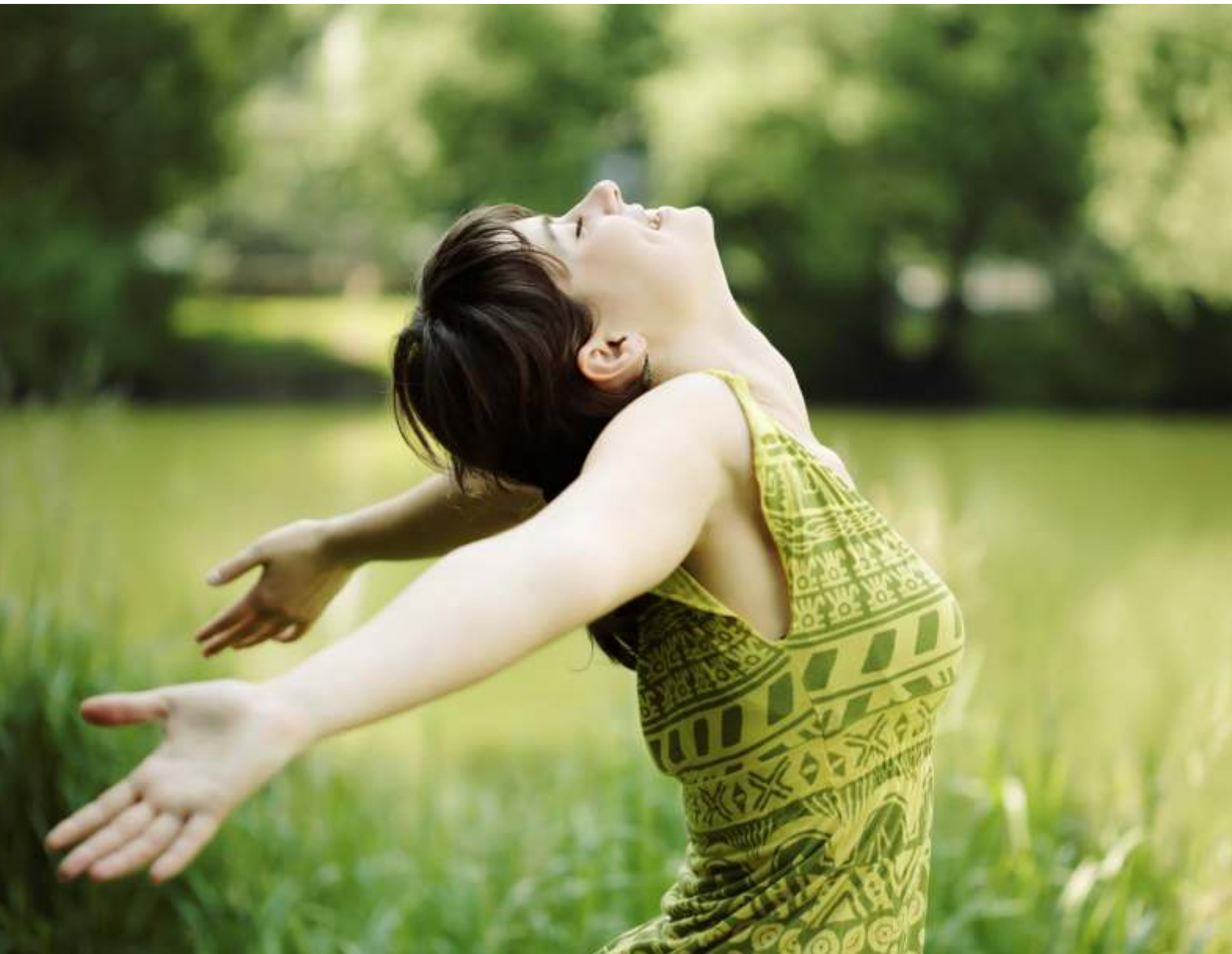
Graciously Crafted

A breathtaking view, consisting of innovative architecture and planning, with a concept that matches the present work culture and goes beyond just the business strategy. The epic is situated in the heart of Gulbarga, giving you the lifestyle which you were long awaiting for. It is vastu approved zone imparting serene, contented and delightful living with your family.

Comprising of 2-3 BHK spacious well designed, cross-ventilated apartments with double basement parking, a swimming pool, a club house with greenery spanning across 3 acres you are welcomed to a complex adjoining commercial mall with shops, food court, game area and four screen multiplex on the top floor.

The project also embraces itself with 24 hrs power backup for lifts, fire-safety equipments delivering apartments compliant with the most latest fire-safety and environmental norms.

This is definitely panache to live and let live in the top most amenities to fulfill your unfulfilled desires.



Master Plan



Residential Area: 9 Acres & 29 Guntas

Commercial Area: 2 Acres & 28 Guntas

Ground Coverage Area: Residential - 34% | Commercial - 42% | Landscape - 29%

Location of the Project: Humnabad Road, Gulbarga - 585104, Karnataka

Elevation



Elegant Apartments at Gulbarga

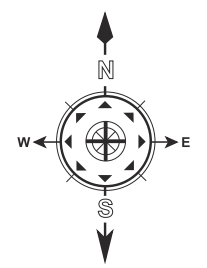


Presenting lush garden view home



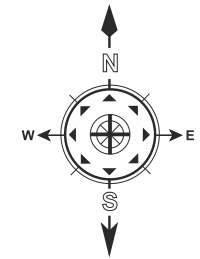
Internal Courtyard View





*Block-1
Wing A, B, C and D*

Ground Floor

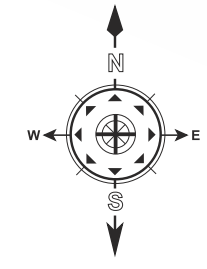
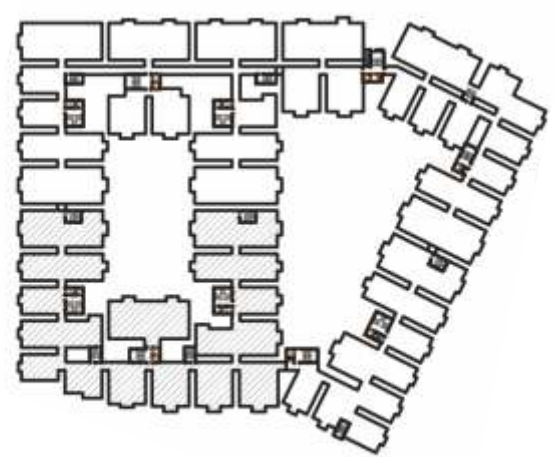


Block-1

Typical Floor



Wing A

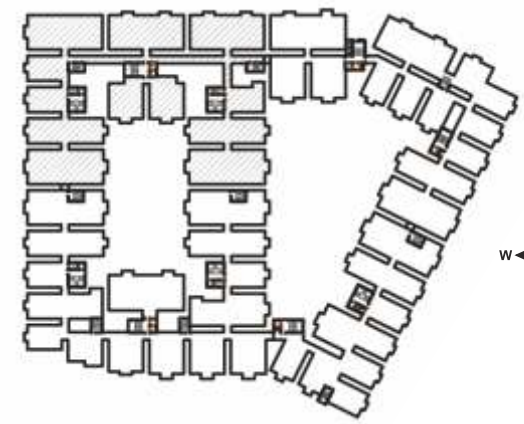


Block-1



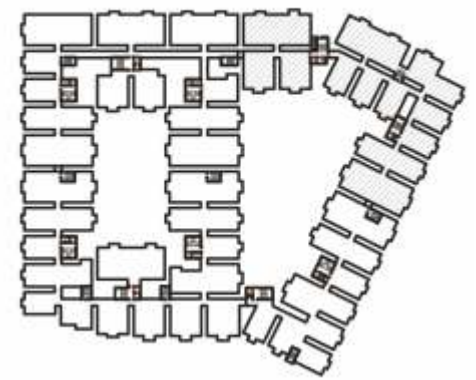
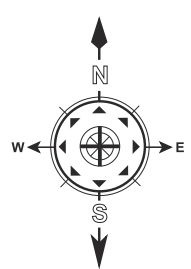


Wing B



Block-1





Wing C

Block-1

Wing D



Block-1

Schedule of areas and Flat nos

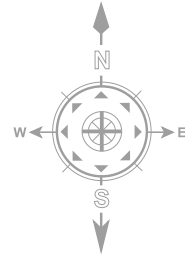
Flat	Ground Floor	First Floor	Area (in Sft)	TYPICAL FLOORS					Area (in Sft)
				2nd	3rd	4th	5th	6th	
Wing A									
A1	AG1	A101	1715	A201	A301	A401	A501	A601	1750
A2	AG2	A102	1530	A202	A302	A402	A502	A602	1530
A3	-	-	-	A203	A303	A403	A503	A603	1280
A4	-	-	-	A204	A304	A404	A504	A604	1280
A5	AG5	A105	1250	A205	A305	A405	A505	A605	1280
A6	AG6	A106	1250	A206	A306	A406	A506	A606	1280
A7	AG7	A107	1280	A207	A307	A407	A507	A607	1280
A8	AG8	A108	1225	A208	A308	A408	A508	A608	1250
A9	AG9	A109	1185	A209	A309	A409	A509	A609	1185
A10	AG10	A110	1620	A210	A310	A410	A510	A610	1655
A11	AG11	A111	1750	A211	A311	A411	A511	A611	1750
A12	AG12	A112	1750	A212	A312	A412	A512	A612	1750
A13	AG13	A113	1750	A213	A313	A413	A513	A613	1750
A14	AG14	A114	1750	A214	A314	A414	A514	A614	1750
A15	AG15	A115	1845	A215	A315	A415	A515	A615	1845
A16	AG16	A116	1280	A216	A316	A416	A516	A616	1280
A17	AG17	A117	1655	A217	A317	A417	A517	A617	1655
A18	AG18	A118	1280	A218	A318	A418	A518	A618	1280
A19	AG19	A119	1280	A219	A319	A419	A519	A619	1280
A20	AG20	A120	1280	A220	A320	A420	A520	A620	1280
A21	AG21	A121	1750	A221	A321	A421	A521	A621	1750
A22	AG22	A122	1530	A222	A322	A422	A522	A622	1530

Flat	Ground Floor	First Floor	Area (in Sft)	TYPICAL FLOORS					Area (in Sft)
				2nd	3rd	4th	5th	6th	
Wing C									
C1	CG1	C101	1750	C201	C301	C401	C501	C601	1750
C2	CG2	C102	1750	C202	C302	C402	C502	C602	1750
C3	CG3	C103	1715	C203	C303	C403	C503	C603	1750
C4	-	C104	1715	C204	C304	C404	C504	C604	1750
C5	CG5	C105	1280	C205	C305	C405	C505	C605	1280
C6	CG6	C106	1280	C206	C306	C406	C506	C606	1280
C7	CG7	C107	1280	C207	C307	C407	C507	C607	1280
C8	-	C108	1715	C208	C308	C408	C508	C608	1750
C9	CG9	C109	1715	C209	C309	C409	C509	C609	1750
C10	CG10	C110	1230	C210	C310	C410	C510	C610	1260
C11	CG11	C111	1250	C211	C311	C411	C511	C611	1280
C12	CG12	C112	1250	C212	C312	C412	C512	C612	1280
C13	CG13	C113	1250	C213	C313	C413	C513	C613	1280
C14	CG14	C114	1280	C214	C314	C414	C514	C614	1280
C15	CG15	C115	1250	C215	C315	C415	C515	C615	1280
C16	CG16	C116	1750	C216	C316	C416	C516	C616	1750
C17	CG17	C117	1715	C217	C317	C417	C517	C617	1750

Flat	Ground Floor	First Floor	Area (in Sft)	TYPICAL FLOORS					Area (in Sft)
				2nd	3rd	4th	5th	6th	
Wing B									
B1	BG1	B101	1715	B201	B301	B401	B501	B601	1750
B2	BG2	B102	1750	B202	B302	B402	B502	B602	1750
B3	BG3	B103	1250	B203	B303	B403	B503	B603	1280
B4	BG4	B104	1280	B204	B304	B404	B504	B604	1280
B5	BG5	B105	1250	B205	B305	B405	B505	B605	1280
B6	BG6	B106	1250	B206	B306	B406	B506	B606	1280
B7	BG7	B107	1715	B207	B307	B407	B507	B607	1750
B8	BG8	B108	1715	B208	B308	B408	B508	B608	1750
B9	BG9	B109	1715	B209	B309	B409	B509	B609	1750
B10	-	B110	1715	B210	B310	B410	B510	B610	1750
B11	BG11	B111	1750	B211	B311	B411	B511	B611	1750
B12	BG12	B112	1750	B212	B312	B412	B512	B612	1750
B13	BG13	B113	1715	B213	B313	B413	B513	B613	1750
B14	BG14	B114	1715	B214	B314	B414	B514	B614	1750
B15	BG15	B115	1280	B215	B315	B415	B515	B615	1280
B16	BG16	B116	1280	B216	B316	B416	B516	B616	1280
B17	BG17	B117	1280	B217	B317	B417	B517	B617	1280
B18	BG18	B118	1750	B218	B318	B418	B518	B618	1750
B19	BG19	B119	1750	B219	B319	B419	B519	B619	1750

Flat	Ground Floor	First Floor	Area (in Sft)	TYPICAL FLOORS					Area (in Sft)
				2nd	3rd	4th	5th	6th	
Wing D									
D1	DG1	D101	1750	D201	D301	D401	D501	D601	1750
D2	DG2	D102	1490	D202	D302	D402	D502	D602	1530
D3	-	-	-	D203	D303	D403	D503	D603	1280
D4	-	-	-	D204	D304	D404	D504	D604	1280
D5	DG5	D105	1250	D205	D305	D405	D505	D605	1280
D6	DG6	D106	1750	D206	D306	D406	D506	D606	1750
D7	DG7	D107	1250	D207	D307	D407	D507	D607	1280
D8	DG8	D108	1250	D208	D308	D408	D508	D608	1280
D9	DG9	D109	1250	D209	D309	D409	D509	D609	1280
D10	DG10	D110	1280	D210	D310	D410	D510	D610	1280
D11	DG11	D111	1280	D211	D311	D411	D511	D611	1280

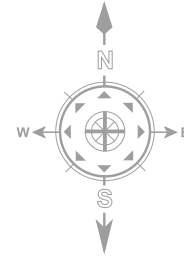
2 Bed Flat - East Facing



Flat Area 1280 Sft.



2 Bed Flat - West Facing

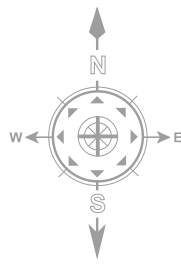


Flat Area 1280 Sft.



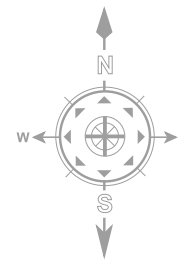
3 Bed Flat - East Facing

Flat Area 1750 Sft.



3 Bed Flat - West Facing

Flat Area 1750 Sft.



Specifications



Approvals & Clearance

- ❖ All approvals have been obtained
- ❖ Approval also accorded by Karnataka State Pollution Control Board
- ❖ SEIAA Clearance granted by the SEAC Board (Constituted by MOEF, Govt. of India)
- ❖ Project approved by Karnataka fire and emergency services
- ❖ Approval also accorded by Gulbarga Development Authority and City Corporation Gulbarga

Framed Structure

- ❖ Earthquake resistant R.C.C. framed structure

Super Structure

- ❖ Solid Clay brick /aerated Block work -9" thick for external walls & 4" thick for internal walls

Plastering

- ❖ Internal: Double coat CM plastering with sponge finish
- ❖ External: Double coat CM plastering

Painting

- ❖ External: Double coat of Exterior Emulsion paint
- ❖ Internal: Smooth Putty finish with two coats of premium acrylic emulsion paint

Doors

- ❖ Main Door: Aesthetically designed Indian Teak - wood frame & door with Melamine polish & designer hardware
- ❖ Internal Doors: Indian Teak wood frames with factory made water proof solid flush doors with standard fittings
- ❖ French Doors: Aluminum powder-coated doors with float glass of 5 mm thickness and mosquito net shutters
- ❖ Windows: Aluminum powder-coated doors with float glass of 4 mm thickness and mosquito net shutters
- ❖ Grill: Aesthetically designed, Mild Steel grills with enamel paint finish

Tile Cladding

- ❖ Dadoing in kitchen: Glazed ceramic tiles dado up to 2 feet above kitchen platform

Flooring

- ❖ Bedroom, Kitchen, Living & Dining: 600mmx600mm Vitrified tiles
- ❖ Bathrooms: Anti-skid ceramic tiles
- ❖ Living Balconies: Rustic vitrified tiles
- ❖ Corridors & Staircase: Green Marble / Granite

Kitchen

- ❖ Granite Platform with stainless steel sink
- ❖ Separate municipal water tap (Provided by GMC along with bore well water)
- ❖ Provision for fixing of exhaust fan & chimney
- ❖ Provision for Geyser for hot water near the sink
- ❖ Provision for R.O. system near the sink

Utilities / Wash

- ❖ Ceramic tiles dado up to 4 feet
- ❖ Dish washer & washing machine provision

Power Back up

- ❖ D.G.back up for lifts & common areas

Telecom

- ❖ Telephone points in living room
- ❖ Intercom facility to all the units connecting security

Lifts

- ❖ Adequate number of lifts of 8 passenger capacity
- ❖ Goods Lifts

Elevation

- ❖ Combination of texture, cladding and luppam finish as per architectural design

WTP & STP

- ❖ Water from corporation supply
- ❖ Treated water made available through an exclusive water softening plant
- ❖ Sewage treatment plant of adequate capacity as per KSPCB norms
- ❖ Ample Ground Water

Clubhouse & Amenities

- ❖ Well designed Clubhouse with facilities like Indoor games, Gymnasiums , multi-purpose hall, etc.
- ❖ Eight A.C. guest rooms
- ❖ Swimming-pool with changing rooms
- ❖ Visitors sitting lobby
- ❖ Kids gaming zone

Park(Open area)

- ❖ Exclusive landscape garden - 29%
- ❖ Water Fountain

Security

- ❖ Sophisticated round - the - clock security system
- ❖ Surveillance cameras at the main security & entrance of each block to monitor
- ❖ Intercom facility

Fire & Safety

- ❖ Fire-safety clearance as per National Building Code & KFES norms with adequate water storage

LPG

- ❖ Supply of gas from a centralized gas bank to all individual flats with Pre paid gas meters (subject to permission)

Bathrooms / Sanitary works

- ❖ Glazed ceramic tile dado of reputed make up to door height

All bathrooms consist of:

- ❖ White colour basins
- ❖ Floor mounted white colour EWC with flush tank
- ❖ Hot & Cold wall mixer with shower
- ❖ Chrome Plated fittings

Electrical

- ❖ Concealed copper wiring of reputed make
- ❖ Power outlets for air conditioners in Master Bed Room and provision for all other rooms
- ❖ Power outlets for geysers in all bathrooms
- ❖ Power plugs for chimney, refrigerator, microwave oven, mixer/grinders in kitchen and washing machine & dish washer in the utility area
- ❖ Three phase supply for each unit as well as individual meter boards
- ❖ Miniature circuit breakers for distribution boards of reputed make
- ❖ Elegant designer modular electrical switches of reputed make

Cable TV

- ❖ Provision for cable connection in all Bedrooms & Living room

Internet

- ❖ Internet provision in Living & Master Bedroom

Car Parking & Painting

- ❖ Ample car parking
- ❖ Double coat of cement based water proof paint, parking signage and driveway route indication with radium paints

Car Washing

- ❖ Separate car wash area
- ❖ Driver's Lounge

Highlights & Amenities

- ❖ Prime location
- ❖ Excellent connectivity
- ❖ Independent flats with no common walls
- ❖ Vaastu compliant - 66% of land is open to sky
- ❖ Separate pooja area
- ❖ Enviable exterior and distinctive elevation
- ❖ Adequate number of automatic lifts with 8 passenger capacity / goods lifts
- ❖ Visitors waiting lobby
- ❖ Ample parking space with 2 Level car parking
- ❖ DG back up for lifts & common areas
- ❖ Round-the-clock security and Intercom facility
- ❖ Exclusive drip system enabled landscaped area with lawns & drive ways
- ❖ Tot lot / children play area / skating / sand pit
- ❖ Jogging track, basket ball, badminton & cricket play area, swimming pool and amphitheater
- ❖ Basement, G + 2 level 18000 sq.ft. clubhouse & health club
- ❖ Multi purpose party hall / coffee shop
- ❖ Air conditioned gymnasium, yoga and meditation centre
- ❖ Eight A.C. guest rooms with attached bathroom
- ❖ 2 medical clinics
- ❖ Provision for grocery/ vegetables & fruits
- ❖ Rainwater harvesting



Location Map



Note: The developer reserves the right to change plans, amenities, specifications and features without prior notice or obligation, at their sole discretion. Specifications, write-up, internal layouts, pictures shown are only indicative.

