

# VAJRAM Orchid



Luxury villas near rajankunte

# VAJRAM Orchid



## VAJRAM GROUP

Vajram Group forayed into residential property development in 2009 under the leadership of Mr. Pavan Vajram, a technocrat with a proven track record in the Information Technology space.

Vajram Group develops high-quality residential and commercial projects in select markets in Bangalore and other parts of South India. The focus is on identifying locations with excellent growth potential considering demographics, present and future trends, policy and growth factors. The company ensures all mandatory clearances and approvals are in place to ensure clear titles.

RELATIONSHIPS FOUNDED ON  
INTEGRITY, TRUST, DEDICATION,  
AND PROFESSIONALISM



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## Vajram Orchid

Walk in to your home and experience a great sense of space. Enjoy the feeling of luxury, quality and workmanship. Vajram Orchid, a completely self-contained gated luxury residential villa project near Yellahanka on Dodabalapur Main road, is aimed at the discerning customers who knows and recognizes the true quality and luxury. Truly a lifestyle unlike any other.

Each of the independent villa is designed to give you an environment to grow and flourish in thriving community. How is it possible? With Just 64 Villas, spread across 8 acres of land, more than 1.47 lakhs square feet area is earmarked for parks, roads and amenities, making Vajram Orchid a truly spectacular area to live and indulge in community activities.

The villas have been designed keeping in mind customers looking for truly contemporary designs created with international standards using world-class materials. The villa's contemporary decor is elegant, combining rich teak doors and the refreshing tone of large rooms.

## Approvals

The Vajram Orchid residential township is approved by BIAAPA as per master plan. The land has been converted for residential use with approval from the competent authorities. Exhaustive legal and procedural process has been followed to ensure legal title of the entire project. The project has been approved by leading financial institutions for loans.



1.47 LAKHS SQUARE FEET OF THE  
AREA IS allocated to PARKS , ROADS ,  
AND AMENITIES



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## Infrastructure

Every effort has been made to ensure that Vajram Orchid conforms to international specifications. The project's utilities are all laid underground including PVC sewage pipes, electrical and power back up cables, NP3 storm water pipes and schedule 80 UPVC drinking water pipes. The 40 foot and 30 foot wide roads have been laid to commercial grade standards. Sewage treatment plant and rain water harvesting system has been designed to conform with current environmental standards. For security, a barbed wire-topped seven-foot high concrete compound wall surrounds the entire project. The main entrance is guarded round-the-clock.

## Community

Vajram Orchid project has been created with the intention of establishing an exclusive, self-contained, gated community that can experience a high quality of living. The proposed club house contains a gymnasium, health club, yoga/aerobics room, outdoor swimming pool, tennis court, children's play area, and jogging track. The extensive landscape contains palm trees, flowering plants, lush green lawns, and parks to provide a pristine natural atmosphere for the residents.

## Strategic Location

North Bangalore, with infrastructure impetus given by state and central governments, is poised to change dramatically with a slew of big infrastructure projects to improve connectivity from all parts of Bangalore. The proposed IT/ITES, hardware park, apparel park, aerospace and multi-product SEZs coming up around North Bangalore are likely to accelerate growth of the area. The state government, on its part has set up the Bangalore International Airport Area Planning Authority (BIAAPA) to facilitate planned development in residential, commercial and industrial activities. North Bangalore will soon become a preferred self-contained destination to work and live.

Vajram Orchid is located on the Doddaballapura Main Road, 26 km from Vidhana Soudha and 11 km from Yelahanka hub. While existing connectivity is good, this will improve considerably with the new six-lane Doddaballapura highway and proposed internal ring road to the international airport.



**INFRASTRUCTURE AND AMENITIES  
CONFORM TO INTERNATIONAL  
STANDARDS**

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Children's Play Area

A BIRD EYE VIEW

Water Park

Garden Area

Gazebo

Jogging Track

Club House

Main Entrance

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## Design

- Exclusive gated master-planned community
- Contemporary styled architecture
- Designed by reputed planners and architects
- Green areas & tree lined streets
- Segregation of pedestal & vehicular movement
- Environment friendly planning
- Efficient floor plans
- Exclusive walking & jogging tracks
- Professional landscaping with palm trees, flowering plants, lush green lawns and parks

## Comfort

- Perimeter Security
- Multiple Parks for recreation
- Kid's playground & jogging tracks
- Clubhouse with lounge and party hall
- Sports facilities - swimming pool, table tennis, badminton and lawn tennis court
- Gym & health facilities
- Meditation and Yoga halls
- International standard sanitation & maintenance
- Backup Power Supply
- Grundfos Hydro Pneumatic System for water supply and pressure boosting

## Villas Specifications

### Structure:

Concrete block with cement mortar with RCC columns where required.

### Doors:

Main Door Shutters: Teak wood door (32mm thick) shutter with TW frame.

Bedroom Doors: HDF molded design shutter (32mm thick) with hardwood frame.

Toilet Doors: Flush shutters/HDF molded design shutter with hardwood frame.

Hardware: SS hardware for hinges, tower bolts, locking systems, handles and door stoppers.

### Windows:

Branded UPVC Glazed Windows with locking accessories.





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Mosquito mesh shutter for bedrooms for open able shutters.

Glazing: Premium brand 5mm-thk-float/textured glass.

## Flooring:

AC5 grade Laminated wood finish flooring in master bedroom.

Vitrified tile in the Foyer, Living, Dining, Corridor, Family and other bedrooms

Anti skid ceramic tiles in Balconies and Terraces.

Ceramic tiled flooring and dado for the servant room and toilet.

Polished granite slab for staircase tread & riser.

## Kitchen & Utility:

Ceramic tile Flooring.

Ceramic tile dado of 2 feet above the granite top.

Ceramic tile flooring and ceramic tile dado in the utility.

Double bowl single drain steel sink with CP tap.

Water outlet provision for water purifier.

Provision for Range Hood and exhaust

## Toilets:

Walls: Premium design tile dado up to 7' 0" height in wet areas.

Sanitary Ware: Designer EWC & Wash Basin. Glass Shower enclosure for Master Toilet.

Fixtures: Branded CP fittings. Hot and cold mixer for the wash basin. CP diverter with overhead shower.

Servant's room and toilet -White IWC.

## Electrical:

Premium branded/ISI grade- concealed PVC conduits with copper wiring.

Premium quality / ISI-grade, MCBs in panel board. Meter as per KPTCL norms.

Modular switches with metal boxes.

Telephone, TV and Internet outlet to all bedrooms.

## Plumbing:

Premium branded PVC/UPVC/CPVC pipes, and CI concealed fittings.

Floor traps with stainless steel grating and proper drainage.

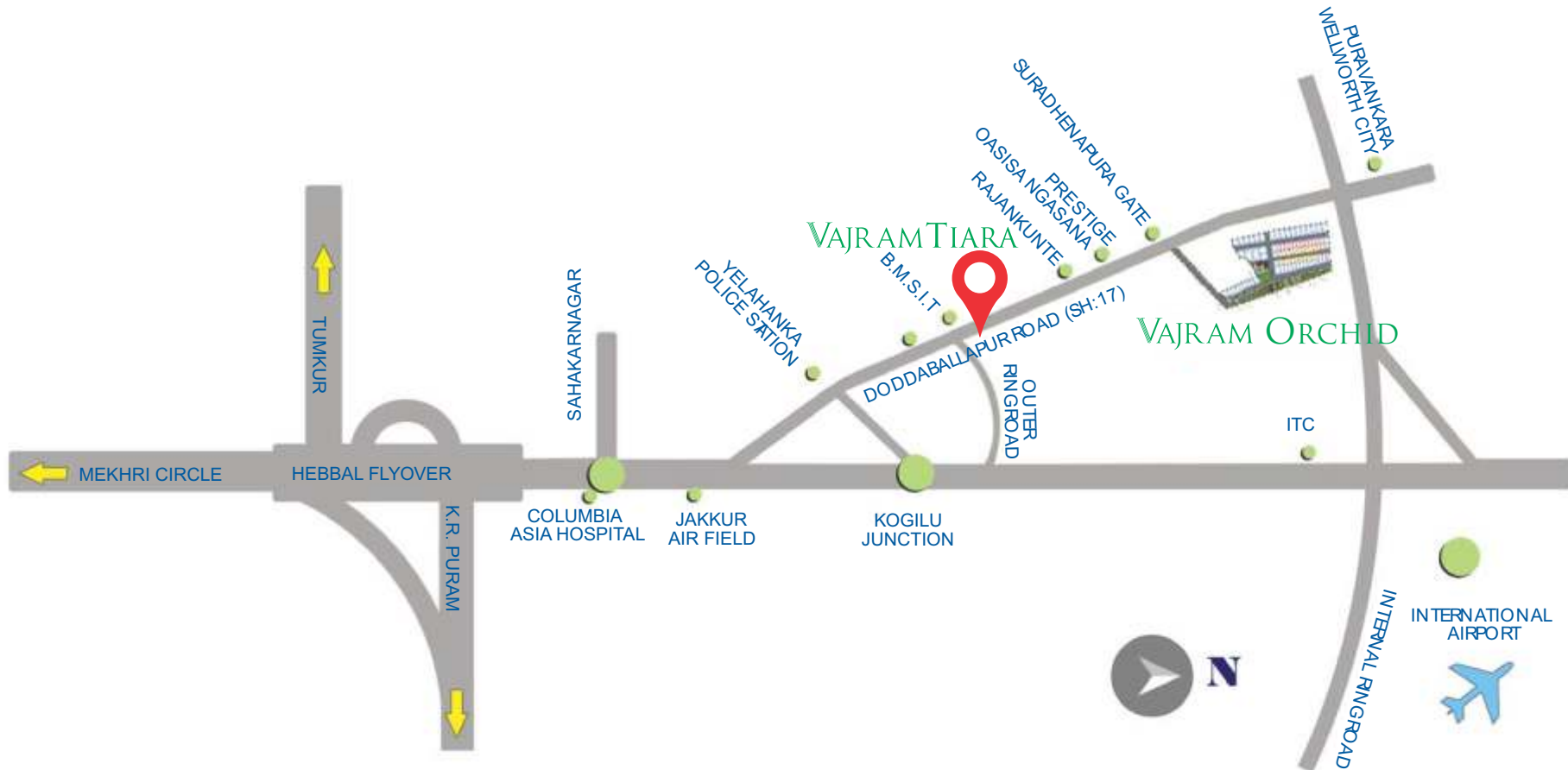
## Other Finishes:

Walls: Interiors - Smooth plastering finish. Exteriors - sponge finish.

Internal Painting: Plastic emulsion on interiors walls and ceilings with putty.

External wall painting: Exterior grade acrylic emulsion painting.





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