

VAJRAM NEWTOWN

2 & 3 BHK PREMIUM APARTMENTS

THANISANDRA MAIN ROAD

RERA NO: PRM/KA/RERA/1251/309/PR/190913/002885

VAJRAM NEWTOWN

100% Fresh Lifestyle - The perfect statement that sums up the lifestyle on offer at Vajram Newtown. The location is at the heart of one of the real estate hot spots in Bangalore and just 4 Km from Manyata Tech Park on Thanisandra main road. Spread across 3 acres, the project comprises of 272 units consisting of 2 towers with 18 floors each and 3 levels of parking. The triple height podium landscape and amenities provide grandeur to the building at the entrance level. The units have very good spatial quality. Designed in such a manner so that it opens up on 3 sides and provides good ventilation. The corridors connecting the units on each floor are very efficient and well ventilated. A central clubhouse acts as a connection between the 2 towers at the 18th floor. Intricate spaces carved out in the landscape with many play courts adds on to premium living.



VAJRAM NEWTOWN

100% FRESH LIFESTYLE



Luxurious
Sense Of Arrival



Community Living
Spaces



Pedestrian
Pathways



70% Open
Spaces



Minimized
Vehicular Movement



Well Ventilated
Lobbies



Experiential
Landscapes



Sky Lounge



New Edge
Construction



Roof Top
Swimming Pool



2 Balconies
Per Unit



Vaastu
Compliant



Bay
Windows



Good Spatial
Quality



Walk In
Wardrobes



Well Crafted
Spaces



Good
Ventilation



Inside - Out
Visuals



Walkway



Seating Alcoves



Flower Garden



Outdoor Gym



Sand Bed Walking Track



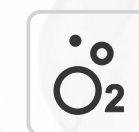
Plantation



Reflexology Walkway



Feature Wall



Oxygen Plaza



Library



Multi Sport Court



Skating Rink



Children Play Area



Basketball Hoop



Roof Top Swimming Pool



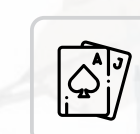
Indoor Gym



Cricket Net



Outdoor Chess



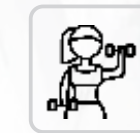
Indoor Games



Toddler Play Area



Traditional Games



Aerobics



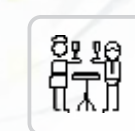
Multi-pupose
Hall



Party Lawn



Barbeque
Area



Sky Lounge



Open Air
Theatre



Hobby
Pavilon



1. Entry
2. Driveway
3. Plantation
4. Entrance To Podium
5. Feature Wall
6. Arrival Court
7. Skating Rink
8. Oxygen Plaza
9. Toddler's Play Area
10. Outdoor Chess
11. Outdoor Gym
12. Party Lawn
13. Reflexology Walkway
14. Traditional Games
15. Library
16. Walkway
17. Transformer Yard
18. Ramp - Entry/Exit
19. Children's Play Area
20. Seating Alcoves
21. Hobby Pavilion
22. Basket Ball Hoop
23. Multi Sport Court
24. Open Air Theatre
25. Barbeque Area
26. Flower Garden
27. Cricket Net
28. Sand Bed Walking Track





UNIT A1

UNIT TYPE : 3BHK
 SALEABLE AREA : 1756 SFT
 EAST FACING



UNIT A2

UNIT TYPE : 3BHK
 SALEABLE AREA : 1756 SFT
 EAST FACING



UNIT D1

UNIT TYPE : 2BHK
 SALEABLE AREA : 1244 SFT
 EAST FACING



UNIT D2

UNIT TYPE : 2BHK
 SALEABLE AREA : 1178 SFT
 WEST FACING



UNIT C2

UNIT TYPE : 2BHK
 SALEABLE AREA : 1334 SFT
 WEST FACING



UNIT C1

UNIT TYPE : 2BHK
 SALEABLE AREA : 1334 SFT
 WEST FACING



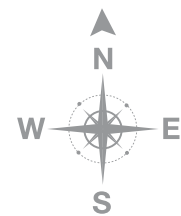
UNIT B2

UNIT TYPE : 2BHK
 SALEABLE AREA : 1244 SFT
 NORTH FACING



UNIT B1

UNIT TYPE : 2BHK
 SALEABLE AREA : 1323 SFT
 NORTH FACING





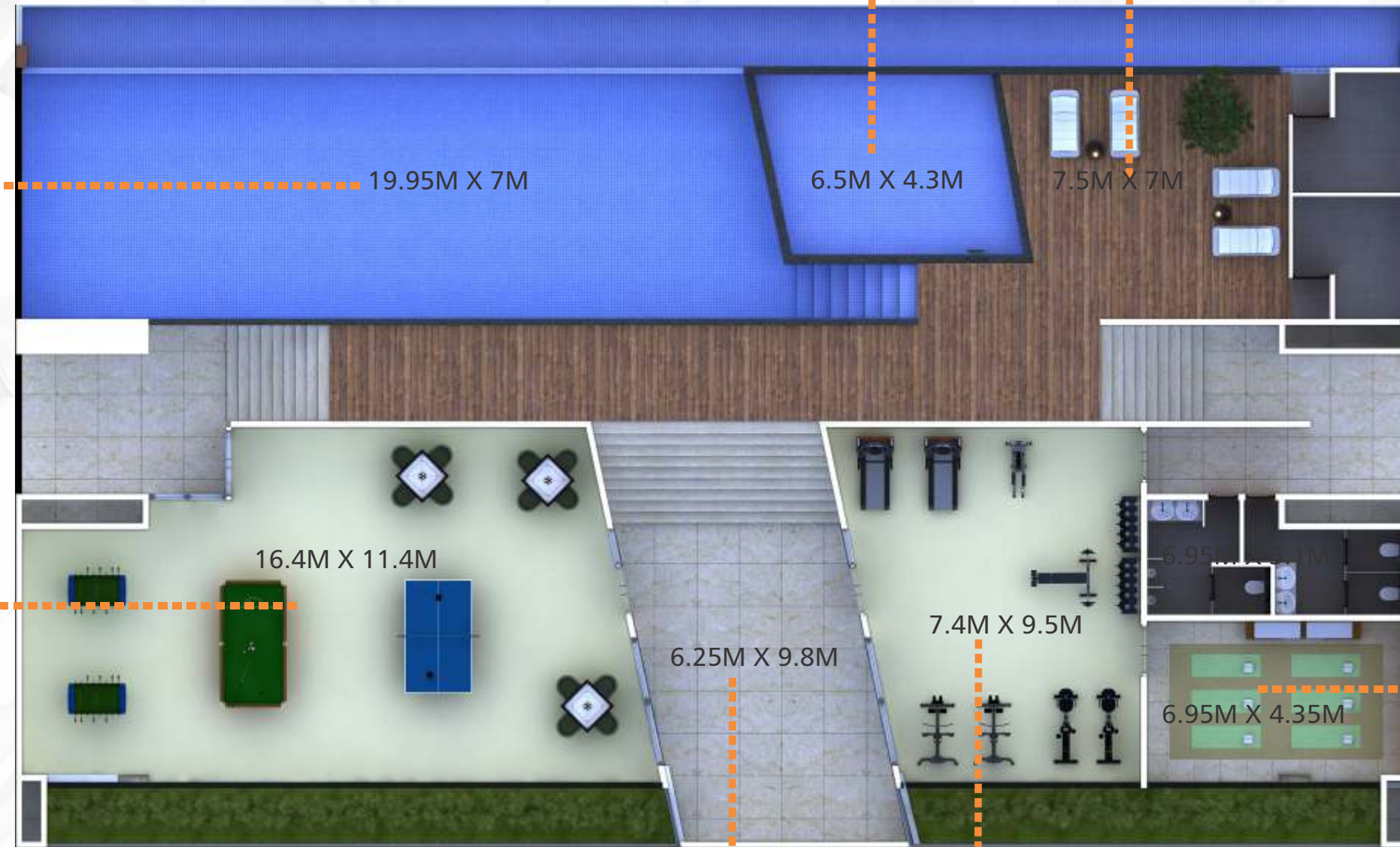
ROOF TOP SWIMMING POOL



BABY POOL



POOL DECK



INDOOR GAMES ROOM



CLUBHOUSE LOBBY AREA



GYM

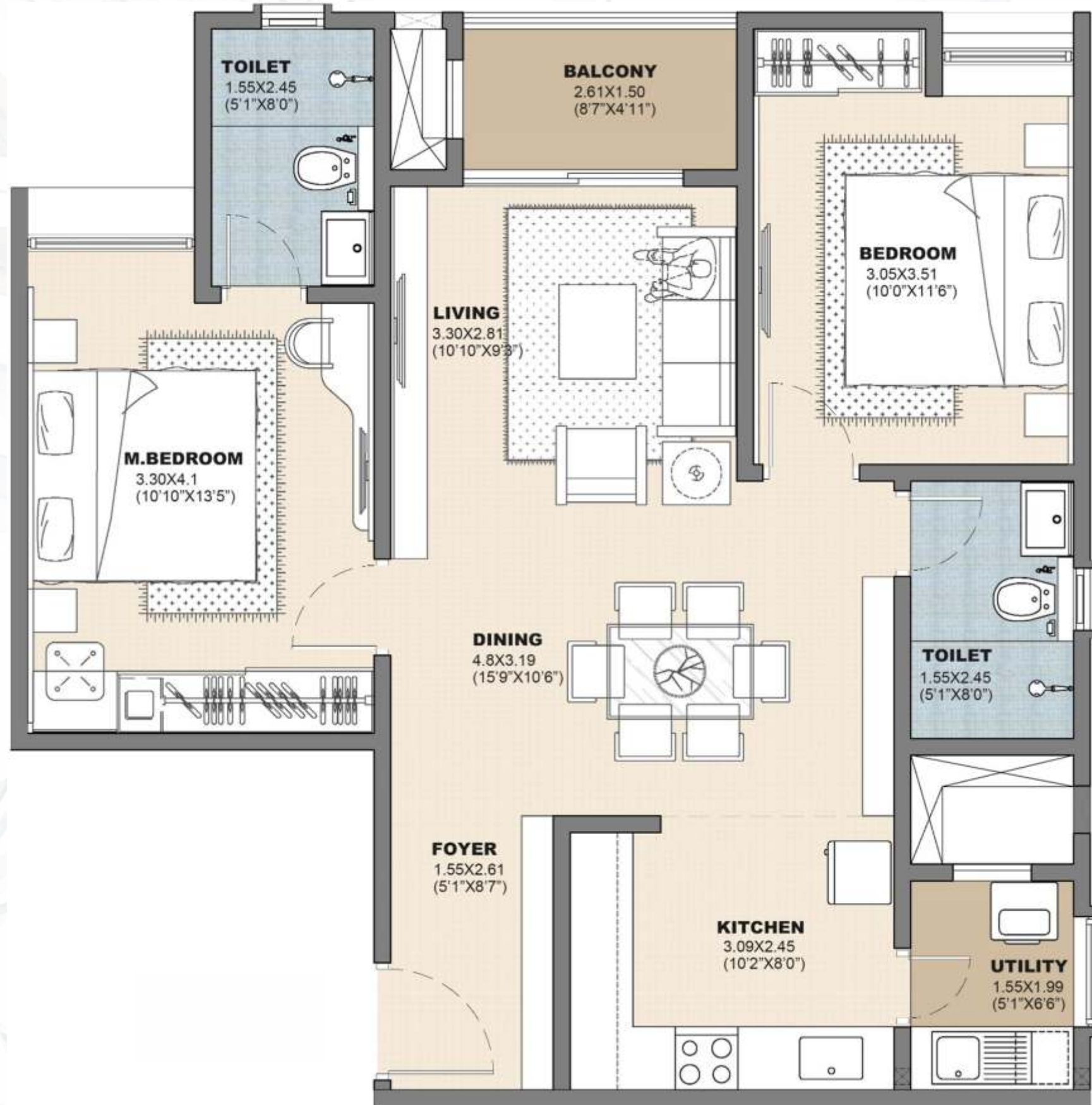


AEROBICS / YOGA



T2 - D2 - 2BHK

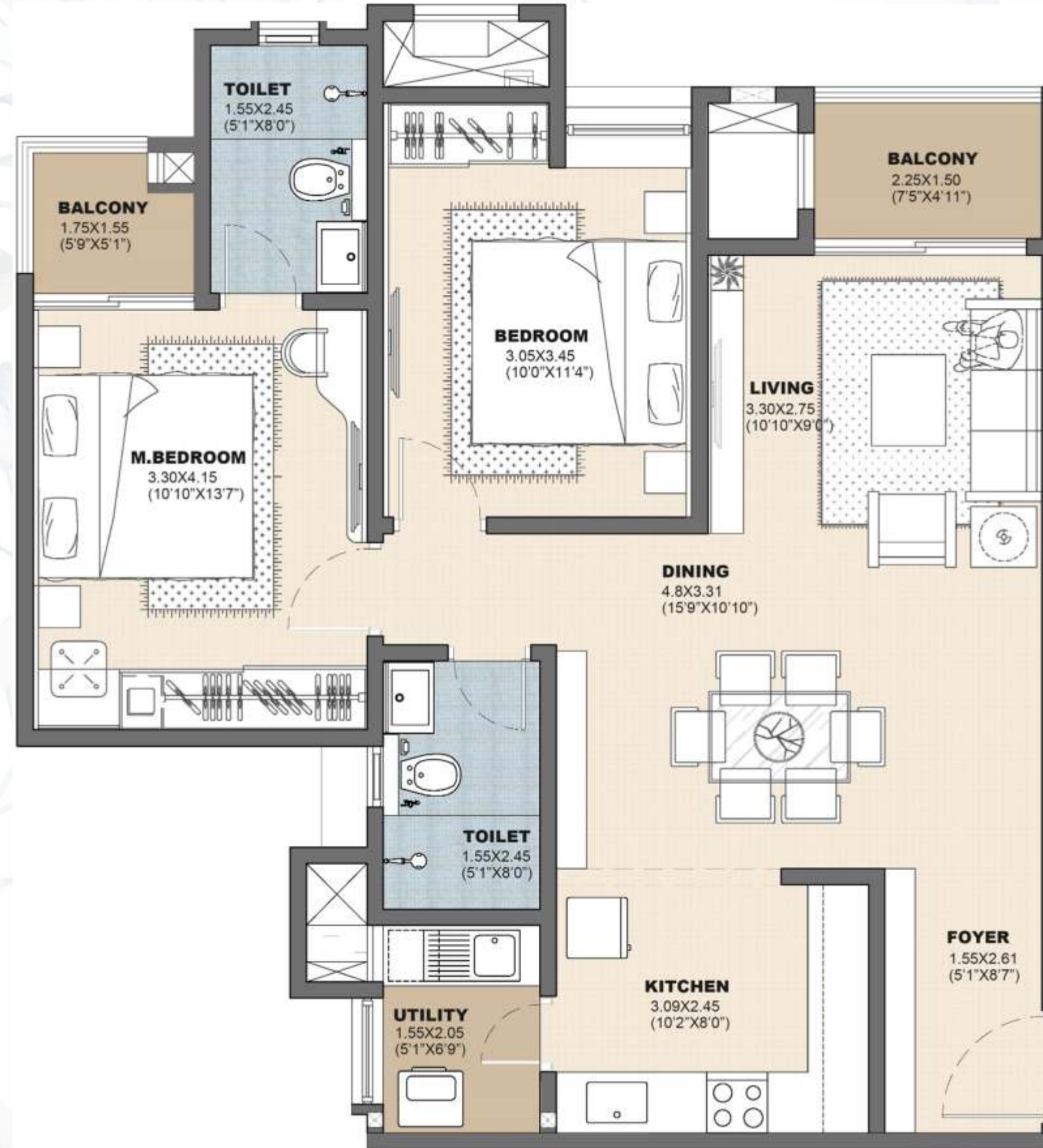
SBA : 1178 Sft
RERA CARPET : 835 Sft



AREA STATEMENT	
UNITS	SALEABLE AREA (In Sft)
TOWER 2	
D- 102	D- 1402
D- 202	D- 1502
D- 302	D- 1602
D- 402	D- 1702
D- 502	D- 1802
D- 602	1178
D- 702	
D- 802	
D- 902	
D- 1002	
D- 1102	
D- 1202	
D- 1302	
UNIT : D-02 2BHK	
CARPET AREA : 78.68 sqm (847 sft)	
PLINTH AREA : 88.37 sqm (951 sft)	
SALEABLE AREA : 109.5 sqm (1178 sft)	
RERA CARPET AREA : 77.61 sqm (835 sft)	
BALCONY AREA : 3.915 sqm (42 sft)	
KEY PLAN :	
SALES PLAN	
SALES AREAS ARE SUBJECT TO CHANGE AS PER SANCTION / STRUCTURAL / SERVICES / SITE CONDITIONS. NOTE: ALL DIMENSION TO BE READ IN MM BEFORE PLASTERING.	
SHEET TITLE : T2-D-02-UNIT 2BHK TYP 1ST - 18TH FLOOR	
PROJECT : VAJRAM NEW TOWN PHASE - 01	
DEVELOPED BY : VAJRAM VAJRAM ESTATES PVT LTD SY NO. 61, SHRI VEJAYARAJA ESTATE, CHOKKANAHALLI, THANEGANDRA MAIN ROAD, YELAHANKA HOBLI, BANGALORE - 560064 PHONE : +91-9099-998-998 E-MAIL: info@vajramgroup.com	
ARCHITECTS : URBANFRAME A Space Matrix Group Company	
<small>No. 06, 3RD FLOOR, 3RD BLDG, 1ST MAIN ROAD, NEXT TO KODDER CANAL, WINDMILL PARK Bangalore - 560022 © URBANFRAME PRIVATE LIMITED retains copyright on this drawing.</small>	

T2 - D1 - 2BHK

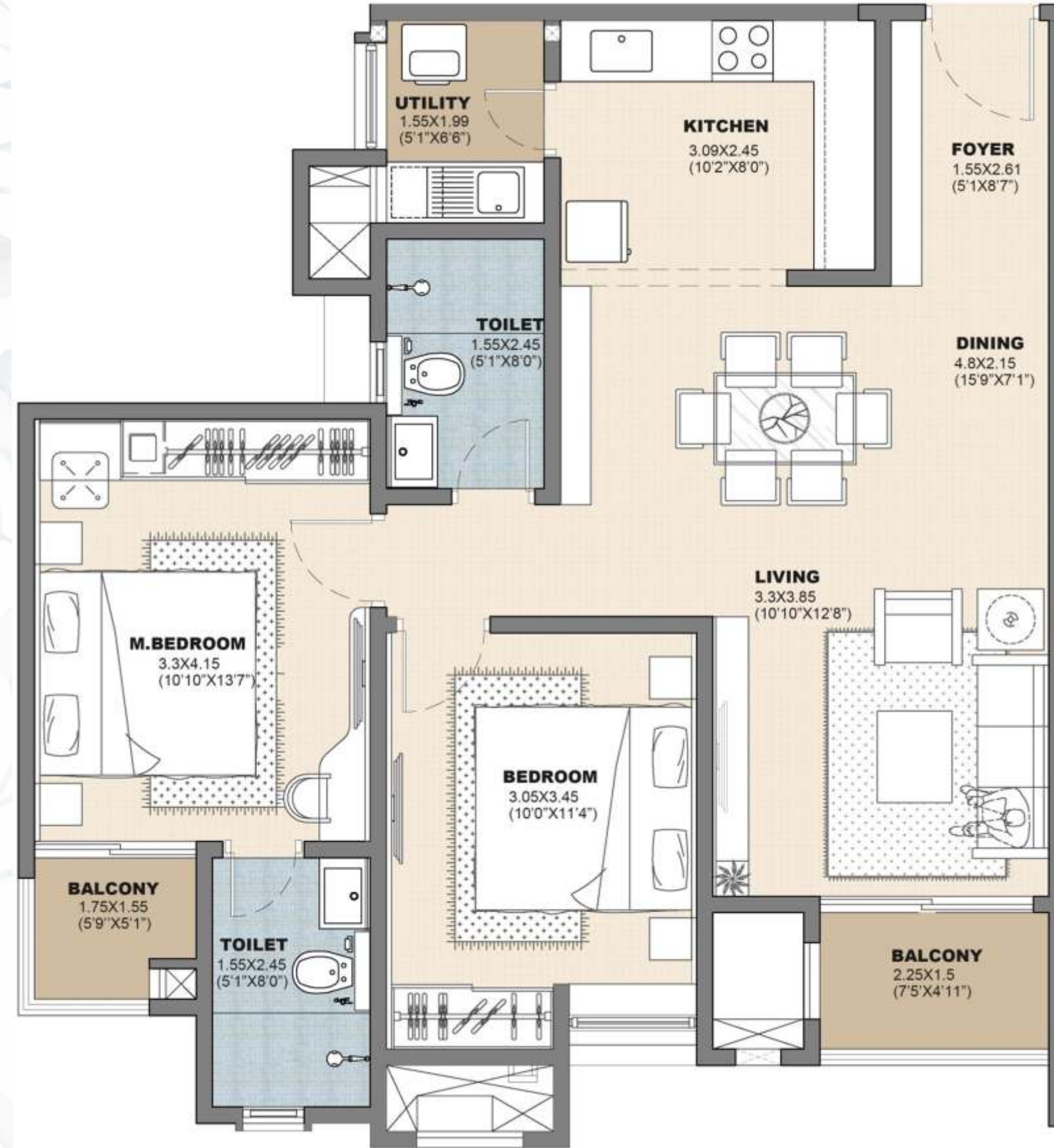
SBA : 1244 Sft
RERA CARPET : 858 Sft



AREA STATEMENT		
UNITS	SALEABLE AREA (In Sft)	
TOWER 2		
D- 101	D- 1401	
D- 201	D- 1501	
D- 301	D- 1601	
D- 401	D- 1701	
D- 501	D- 1801	
D- 601	1244	
D- 701		
D- 801		
D- 901		
D- 1001		
D- 1101		
D- 1201		
D- 1301		
UNIT : D-01 2BHK		
CARPET AREA : 81.42 sqm (876 sft)		
PLINTH AREA : 92.21 sqm (993 sft)		
SALEABLE AREA : 115.58 sqm (1244 sft)		
RERA CARPET AREA : 79.7 sqm (858 sft)		
BALCONY AREA : 5.79 sqm (62 sft)		
KEY PLAN :		
SALES PLAN		
SALES AREAS ARE SUBJECT TO CHANGE AS PER SANCTION / STRUCTURAL / SERVICES / SITE CONDITIONS. NOTE: ALL DIMENSION TO BE READ IN MM BEFORE PLASTERING.		
SHEET TITLE : T2-D-01-UNIT 2BHK TYP 1ST - 18TH FLOOR		
PROJECT : VAJRAM NEW TOWN PHASE - 01		
DEVELOPED BY : VAJRAM ESTATES PVT LTD BY NO. 61, SHRI VEJAYARAJA ESTATE, CHOKKANAHALLI THANISANDRA MAIN ROAD, VELAHANKA HOBLI BANGALORE - 560064 PHONE : +91-8088-998-998 E-MAIL: info@vajramgroup.com		
ARCHITECTS : URBANFRAME A Space Matrix Group Company		
<small>No. 61, SHRI VEJAYARAJA ESTATE, CHOKKANAHALLI, THANISANDRA MAIN ROAD, VELAHANKA HOBLI, BANGALORE - 560064. PHONE: +91-8088-998-998. E-MAIL: info@vajramgroup.com.</small> <small>URBANFRAME PRIVATE LIMITED retains copyright on this drawing.</small>		

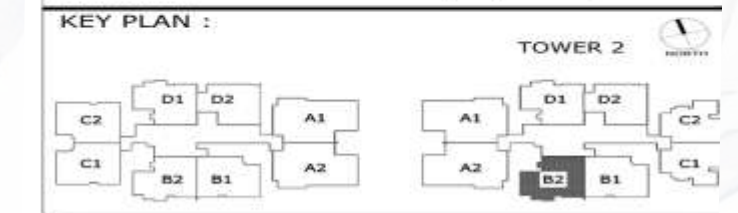
T2 - B2 - 2BHK

SBA : 1244 Sft
RERA CARPET : 858 Sft



AREA STATEMENT	
UNITS	SALEABLE AREA (In Sft)
TOWER 2	B- 1402
B- 102	B- 1502
B- 202	B- 1602
B- 302	B- 1702
B- 402	B- 1802
B- 502	1244
B- 602	
B- 702	
B- 802	
B- 902	
B- 1002	
B- 1102	
B- 1202	
B- 1302	

UNIT : B-02 2BHK
 CARPET AREA : 81.51 sqm (877 sft)
 PLINTH AREA : 92.23 sqm (993 sft)
 SALEABLE AREA : 115.61 sqm (1244 sft)
 RERA CARPET AREA : 79.71 sqm (858 sft)
 BALCONY AREA : 5.79 sqm (62 sft)



SALES PLAN
 SALES AREAS ARE SUBJECT TO CHANGE AS PER SANCTION / STRUCTURAL / SERVICES / SITE CONDITIONS
 NOTE: ALL DIMENSION TO BE READ IN MM BEFORE PLASTERING

SHEET TITLE :
T2-B-02-UNIT-2BHK
 TYP 1ST - 18TH FLOOR

PROJECT :
VAJRAM NEW TOWN
PHASE - 01

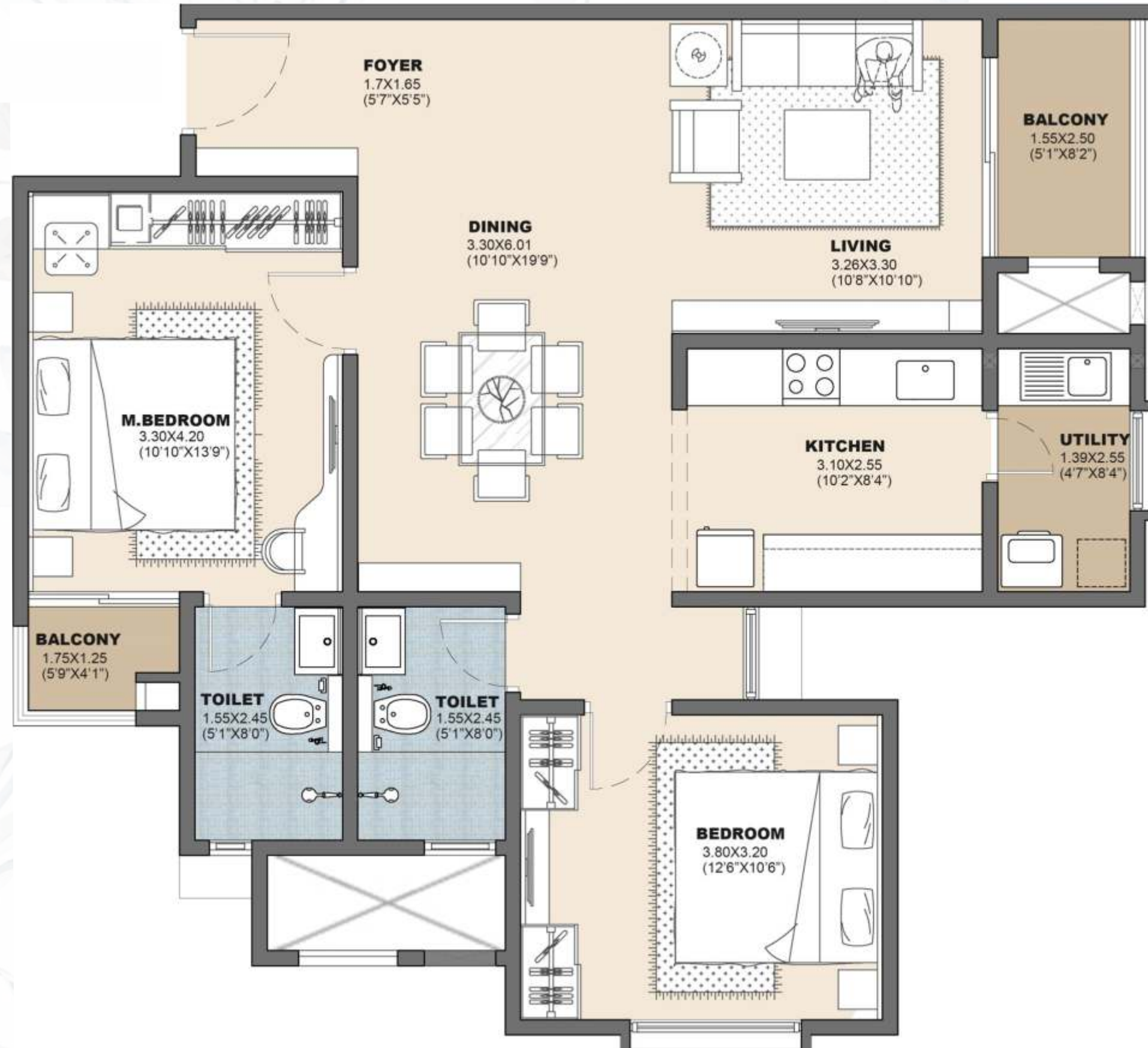
DEVELOPED BY :

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 BY NO. 61, SHRI VEJAYARAJA ESTATE,
 CHOKKANATHALLI
 THANISANDEKA MAIN ROAD, YELAHANKE HOBLI
 BANGALORE - 560064
 PHONE : +91-8888-998-998
 E-MAIL: info@vajramgroup.com

ARCHITECTS :
URBANFRAME
 A Space Matrix Group Company
 No. 08, 3RD FLOOR, VISTA BUILDING, 1ST MAIN ROAD, NEXT TO KODAVA SA
 VASANTH NAGAR | Bangalore-560 052 |
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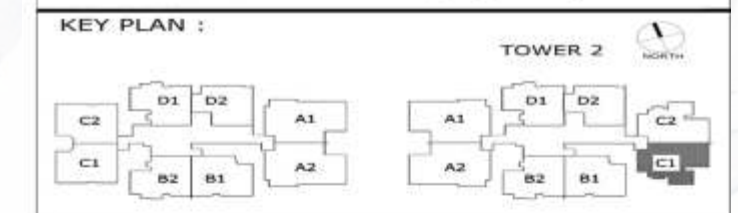
T2 - C1 - 2 BHK

SBA : 1334 Sft
RERA CARPET : 925 Sft



AREA STATEMENT	
UNITS	SALEABLE AREA (In Sft)
TOWER 2	
C- 101	C- 1401
C- 201	C- 1501
C- 301	C- 1601
C- 401	C- 1701
C- 501	C- 1801
C- 601	1334
C- 701	
C- 801	
C- 901	
C- 1001	
C- 1101	
C- 1201	
C- 1301	

UNIT : C-01 2BHK
 CARPET AREA : 87.80sqm (945 sft)
 PLINTH AREA : 98.89 sqm (1064 sft)
 SALEABLE AREA : 123.96 sqm (1334 sft)
 RERA CARPET AREA : 85.98 sqm (925 sft)
 BALCONY AREA : 5.77 sqm (62 sft)



SALES PLAN
 SALES AREAS ARE SUBJECT TO CHANGE AS PER SANCTION / STRUCTURAL / SERVICES / SITE CONDITIONS.
 NOTE: ALL DIMENSION TO BE READ IN MM BEFORE PLASTERING.

SHEET TITLE :
T2-C-01-UNIT-2BHK
 TYP 1ST - 18TH FLOOR

PROJECT :
VAJRAM NEW TOWN
PHASE - 01

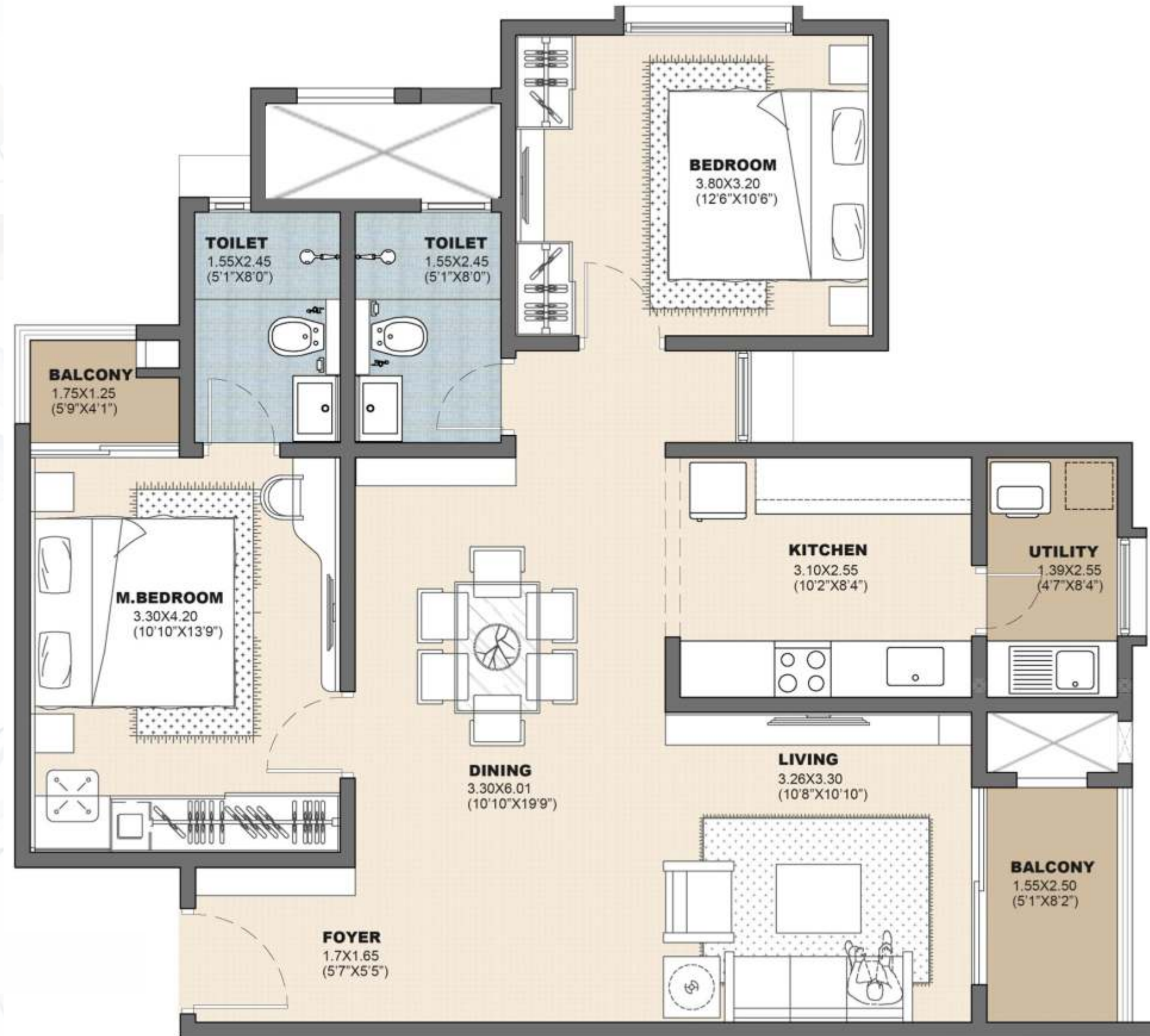
DEVELOPED BY :

 VAJRAM ESTATES PVT LTD
 SY NO. 61, SHRI VJAYARAJA ESTATE,
 CHOKKANAHALLI
 THAKKANDRA MAIN ROAD, YELAHANNA HOBLI
 BANGALORE - 560064
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 E-MAIL : info@vajramgroup.com

ARCHITECTS :
URBANFRAME
 A Space Matrix Group Company
 No. 08, 3RD FLOOR, VISTA BUILDING, 1ST MAIN ROAD, NEXT TO KODAVA SAMAJ
 VASANTH NAGAR | Bangalore-560 052 |
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T2 - C2 - 2 BHK

SBA : 1334 Sft
RERA CARPET : 925 Sft



AREA STATEMENT	
UNITS	SALEABLE AREA (In Sft)
TOWER 2	
C- 102	C- 1402
C- 202	C- 1502
C- 302	C- 1602
C- 402	C- 1702
C- 502	C- 1802
C- 602	
C- 702	1334
C- 802	
C- 902	
C- 1002	
C- 1102	
C- 1202	
C- 1302	
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SHEET TITLE :	
T2-C-02-UNIT-2BHK	
TYP 1ST - 18TH FLOOR	
PROJECT :	
VAJRAM NEW TOWN PHASE - 01	
DEVELOPED BY :	
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STRUCTURE

- Two Basements + Ground Floor + 18 Upper Floor, compliance to seismic zone II.
- Walls – RCC / Blockwork.

FOYER / LIVING / DINING / BEDROOMS

- Superior quality 600 X 600 double charge vitrified tiles by leading brands.
- Premium Emulsion paint finish for walls.

KITCHEN

- Provision for chimney exhaust in kitchen
- Reticulated Gas provision

BALCONY & UTILITY AREA

- Superior quality 300 X 300 anti-skid ceramic tiles for balcony & utility areas.
- MS handrail with paint finish as per design in all balconies.
- Utility with parapet wall and UPVC window as per design.

TOILETS

- Superior quality 300 X 450 / 300 X 600 ceramic tile wall dadoing up to false ceiling.
- Superior quality 300 X 300 anti-skid ceramic flooring.
- False ceiling with grid panels.
- Granite counter for master bedroom wash basin.

DOORS AND WINDOWS

- Main Door – Engineered wood frame with veneer finish shutter with architrave.
- Internal Door – Engineered wood frame with laminate finish shutter with architrave.

- Windows – 2.5 track UPVC sliding with mosquito mesh provision.
- Superior quality door hardware accessories.
- Balcony – 2.5 track UPVC sliding with mosquito mesh provision.

ELECTRICAL

- BESCOM power supply – 2 BHK 4 KW & 3 BHK 5 KW
- Generator power backup – 1 KW for each apartment.
- 100 % Power backup for common facilities.
- Superior quality modular switches from reputed brands.
- Television points in living and bedrooms.
- Telephone points in living and master bedroom.
- Intercom facility from security cabin to individual apartment.
- Split AC provision in living and bedrooms.

PLUMBING & SANITORY

- CP Fittings and sanitary wares from reputed brands.
- Water supply & drainage pipes from reputed brands.

COMMON AREA

- Flooring – Granite / Vitrified
- Premium emulsion paint finish.
- MS Handrail as per design.

LIFTS

- 2 – Passenger lifts for each tower.
- 1 – Service lift for each tower.

VAJRAM NEWTOWN

COLLEGES

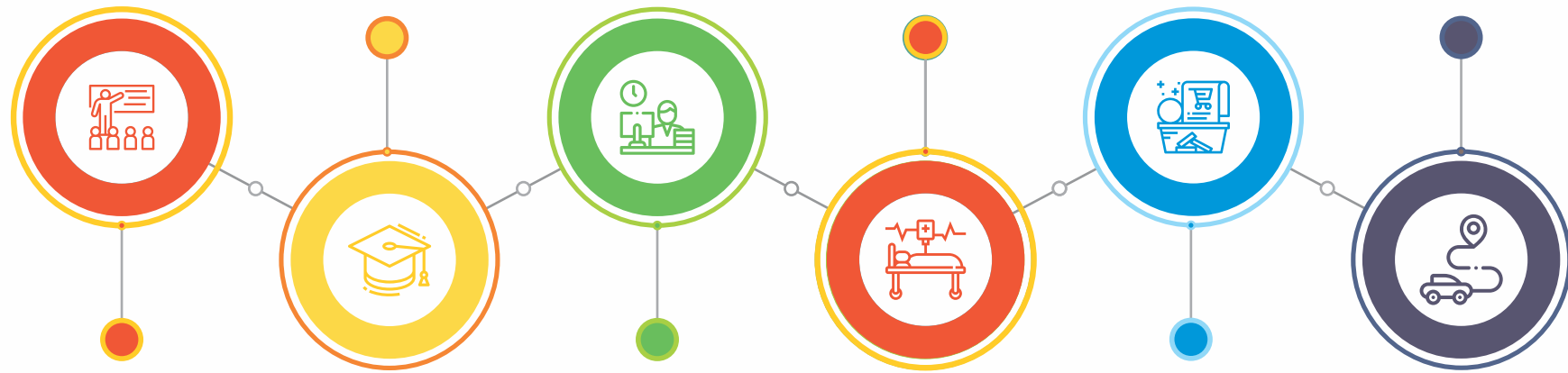
- KNS Institute of Technology: **1.5 km**
- Karnataka College of Management: **2 km**
- Reva University: **4 km**
- Manipal Academy of Higher Education: **1 km**

HOSPITALS

- Regal Hospital: **0.5 km**
- Re Live Hospital: **10 km**
- Icon Hospital: **6 km**
- Colombia Asia: **8 km**
- Aster CMI Hospital: **10 km**
- Trinity Hospital: **0.5 Km**
- Baptist Hospital: **08 Km**
- North Side Hospital: **09 Km**

OTHER

- International Airport : **20km**
- MG Road : **15km**
- Bellary Road : **6Km**
- ORR : **5Km**
- Jakkur Aerodrome : **6.5 Km**



SCHOOLS

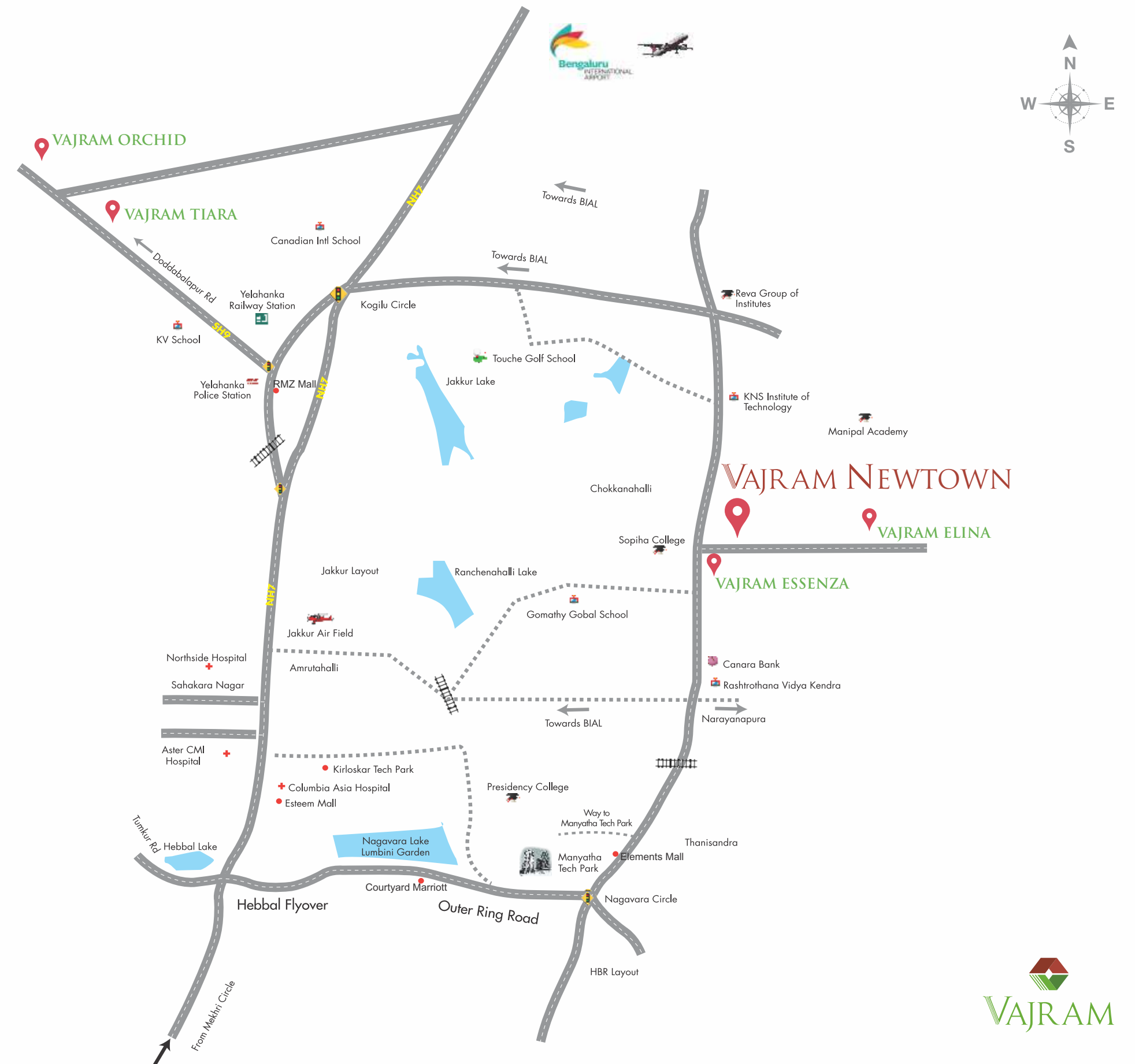
- Rashthrohana Vidya Kendra: **1 km**
- Federal Public School: **1.5 km**
- Bangalore International School: **4.5 km**
- Delhi Public School: **7 km**
- Vidya Shilp Academy: **8 km**
- Aditi Mallya: **9 km**
- Ryan International School: **9 Km**
- Canadian International School: **9 Km**

IT PARKS

- Bharathiya City: **1 km**
- Manyata Tech Park: **4 km**
- Karle SEZ: **6.5 km**
- Kirloskar Tech Park: **8.5 km**

SHOPPING MALLS

- Lulu Shopping Mart: **1.5 km**
- Elements Mall: **4 km**
- Esteem Mall: **9 km**
- RMZ Galleria Mall : **7.5 km**



VAJRAM NEWTOWN



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CORE VALUES



QUALITY



INTEGRITY



COMMITMENT



PROFESSIONALISM



www.vajramgroup.com

Vajram Group is a new generation, Bangalore-based, real-estate development company transcending conventions in design, quality, construction and customer relationships based on its founding principles of Integrity, Quality, Commitment and Professionalism. Vajram's experience in delivering residential, hospitality and commercial projects is built on these four core values that are embedded in us from blueprint to brick. We believe that the key element of all our projects is always the CUSTOMER - a view shared by one of the most dedicated teams in the industry. We're about building more than just concrete structures and buildings – we want to build homes and great working environments that will inspire and last the test of time.

62/1, Shri Vijayaraja Estate, Chokkanahalli,
Thanisandra Main Road, Yelahanka Hobli,
Bengaluru, Karnataka - 560064