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Nitesh
—
CHELSEA
HOSUR MAIN ROAD

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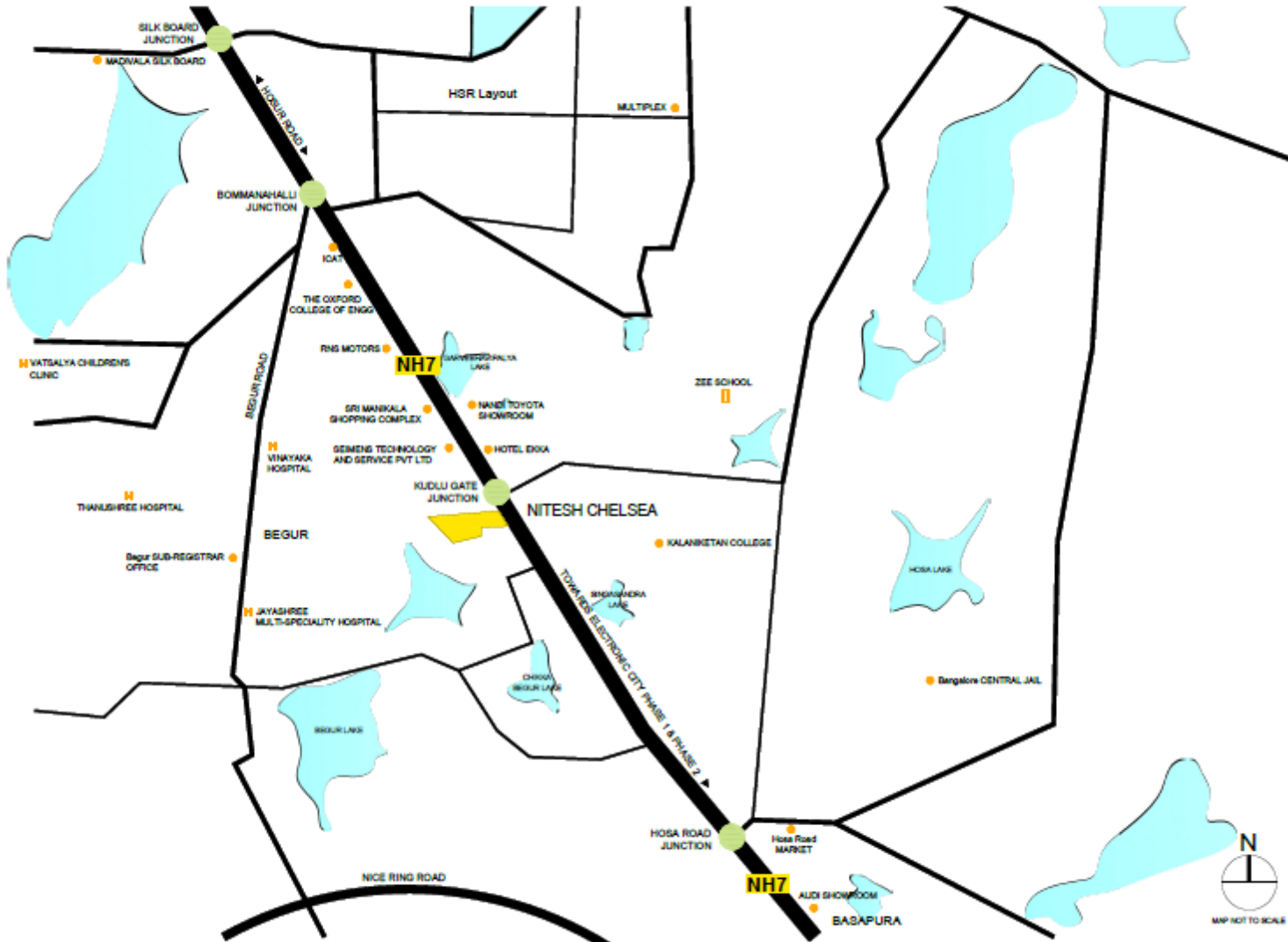
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LOCATION MAP

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MASTER PLAN

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- 01) RESIDENTIAL ENTRANCE & SECURITY
- 02) RAMP TO BASEMENT
- 03) BASKETBALL HOOP
- 04) CRICKET PRACTICE NET
- 05) MULTIPURPOSE HALL
- 06) CLUB HOUSE
- 07) SWIMMING POOL
- 08) ENTRY COMMERCIAL
- 09) COMMERCIAL
- 10) EXIT COMMERCIAL

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MASTER PLAN



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SL NO	PARTICULARS	DESCRIPTION
1	Project Name	NITESH CHELSEA
2	Location	Hongasandra village, Hosur main road (NH-7), Begur hobli, Bangalore South
3	Site Address	Sy no. 49, Hongasandra village, Hosur main road (NH-7), Begur hobli, Bangalore South
4	Nearby Prominent Landmarks	Kudlu Junction, Ozone Manay Tec-park, Hotel Ekka
5	Extent Of Land Area	2.9 Acres
6	Development Type	High-rise Residential units
7	Number Of Blocks	4
8	Number Of Floors:- Residential blocks :	Residential: 2 Basements + Ground + 19 upper floors Club house: Stilt + 1 upper floor Commercial: Ground + 3 upper floors
9	Club House	14,325 sqft.

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CONCEPT BRIEF

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Master plan

- A high rise residential development is designed on 2.9 acres of plot designed to create iconic built form. While designing the master plan, utmost importance is given to achieve maximum open space by maintaining relation between built forms. Commercial space in front is well identified and separate out by design.
- Vehicular and pedestrian movements are carefully segregated in planning, which enhance quality of overall experience.
- Grand entrance gate and drop off's to individual buildings, dense boundary plantation along compound with peripheral car park adds ambiance. Covered parking accommodated in basements.
- The master plan is a combination of 4 types of units 2bhk, 3bhk-small, 3bhk-big and Penthouse. Units on ground floor with front and back yard adds unique flavor to scheme.
- A 14,325 sq. ft. of State of Art Club House with modern amenities is designed with a beautiful swimming pool and recreational areas that caters to all age groups. Vehicle free pedestrian zones are designed with vehicular movements on the periphery. The State of Art security systems are planned for the entire complex.

Gated Community

- A pedestrian friendly gated community is designed with adequate vehicular movements at the periphery. The security cabins are strategically positioned at the entrance gates with the CCTV facilities.

Club House

- A 14,325 sq. ft. ground + 1 storey club house accommodates indoor facilities such as fitness center, billiards room, card / chess room, table tennis court, banquet facility, library, steam sauna, Jacuzzi, swimming pool with toddlers pool, crèche, facility manager room etc. The outdoor facilities such as basketball court, badminton court are also provided.

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CONCEPT BRIEF

Character to dwellings

- Each type of unit be it 2bhk, 3bhk-small, 3bhk-big and Penthouse, each unit has a unique character. On upper floors provided with balconies of varied in the size and location, thereby giving a cross ventilation and feeling of openness.
- Corner apartments are open on three side and rest all apartment is open on 2 sides. Both are with beautiful balconies to step in. The balconies are attached to the drawing room and the bedrooms which bring in the beautiful serene nature within the apartment. Water connections are planned on these terraces for ease of providing greenery.

Ground Floor Apartments

- The apartments on the ground floor have beautiful private gardens secured with compound walls / hedges.

Unit Plan

- Unit Plan - Each unit has an entrance lobby to allow the much needed pause before entering the apartment.
- Kitchen - The kitchen is designed with a wet platform, preparation platform and a breakfast bar is provided to give an urban character. The utility area of adequate size accommodates a dishwasher, washing machine etc.
- Master Bedroom - The master bedroom of apartments are designed with beautiful balconies and allocated space for wardrobe.
- Mechanical balcony - Each apartment has a mechanical balcony to accommodate the outdoor units of the air conditioning units. These areas are carefully planned with Architectural louvers on the external surface that provides adequate daylight and ventilation but filters the views of these units. These areas can be alternatively used for drying clothes.

Vastu Compliant

- The entry to each apartment and the gas burner location as planned considering the Vastu criteria. The apartments designed are Vastu Compliant.

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CONCEPT BRIEF

Landscape

- The landscape will include different hardscaped and softscaped areas with exquisite tropical native plantation. These will provide an aesthetically appealing variance to the residents. The landscaped areas will act niches for social interaction of all ages. These areas can be designated as vehicle free pedestrian zone, with dedicate bicycle tracks promoting the ambiance of vacation.

Elevation

- An elegant iconic elevation is designed that provides a contemporary ambiance. A micro climate responsive envelope is designed with adequate shading device.

Plumbing and electrical shafts

- The plumbing, electrical, Data Service shafts are designed at floor level for easy access and maintenance.

Video Door Phone

- Video door phone of reputed company will be provided with 4 built in facilities.
- Viewing and intercom facility with visitors.
- The video door phone facility can be upgraded for smart home automation whereby the motorized curtains, home theatre etc. can be operated. This up gradation can be done by the end user if required.

State of Art Infrastructure

- State of Art Infrastructure is provided with a grand entrance gate and two main drop of plazas with adequate security systems.

Common utilities

- A common utility service such as DG Back up is provided.

Parking

- Adequate parking is designed in the basement. The basement is provided with force ventilation system with natural day light and well planned parking stalls ensures smooth vehicle movement and smooth transition of occupants to their apartments.

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EXCELLENT CONNECTIVITY

- Koramangala - 5 KMs
- Electronic City - 6 KMs
- Madivala Central Silk board - 3 KMs
- NICE Road - 3 KMs
- Jayanagar - 5.5 KMs
- M.G Road - 10 KMs
- Sarjapur Road - 7 KMs
- Proposed Metro Station - 500 meters.

HOSPITALS nearby

- St.Johns Hospital, 100 Lives Hospital, Agarwal Eye Hospital, Narayana Hrudayalaya and many more

SCHOOLS & COLLEGES nearby

- DPS, Bethany School, Green Wood High International, Cambridge Public School, Lawrence School, PES international, Christ College, Jyothi Nivas College, Oxford College, NIFT and more

SHOPPING & MULTIPLEX nearby

- Metro Cash & Carry, Forum Mall, Life Style, Coupon Store, Total Mall, Shoppers Stop and more

HOTELS & ACCOMODATIONS nearby

- IBIS, KEYS, Crowns Plaza, Lords Plaza, and many more

Corporate ZONE nearby

- Electronic City, Ozone Many tech park, Infosys, Wipro and many more.

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BLOCK - A



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BLOCK - B



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BLOCK - C



BUILDING C : TYPICAL FLOOR 2
FLOORS : 4, 5, 7, 8, 10, 11, 13, 14, 15, 17, 18

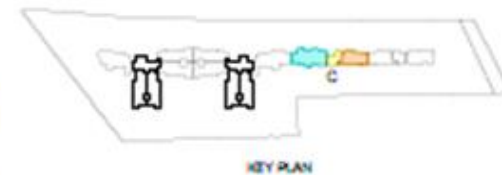


BUILDING C : TYPICAL FLOOR 1
FLOORS : 3, 6, 9, 12, 16



LEGENDS

- 2 BHK APARTMENT
- 3 BHK SMALL APARTMENT
- 3 BHK LARGE APARTMENT
- COMMERCIAL



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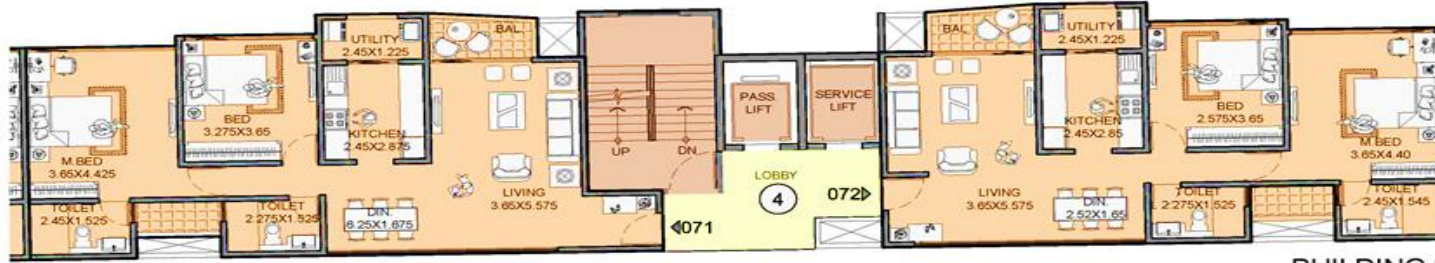
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BLOCK - D

LEGENDS

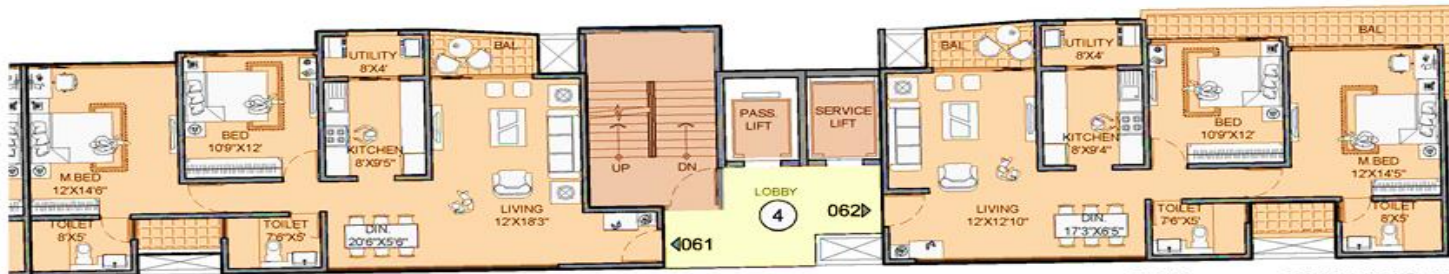
- 2 BHK APARTMENT
- 3 BHK SMALL APARTMENT
- 3 BHK LARGE APARTMENT
- COMMERCIAL



2 BHK
TYPE IV

2 BHK
TYPE II

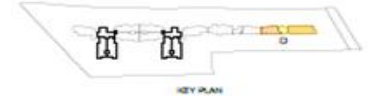
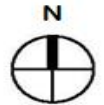
BUILDING D : TYPICAL FLOOR 2
FLOORS : 4, 5, 7, 8, 10, 11, 13, 14, 15, 17, 18



2 BHK
TYPE IV

2 BHK
TYPE III

BUILDING D : TYPICAL FLOOR 1
FLOORS : 3, 6, 9, 12, 16



2 BHK
TYPE IV

COMMERCIAL

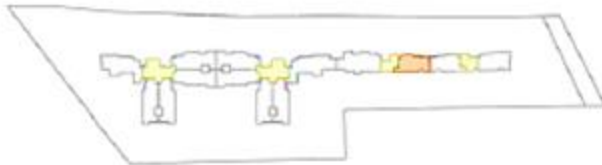
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FLOOR PLAN – 2BHK

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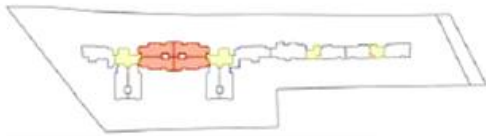
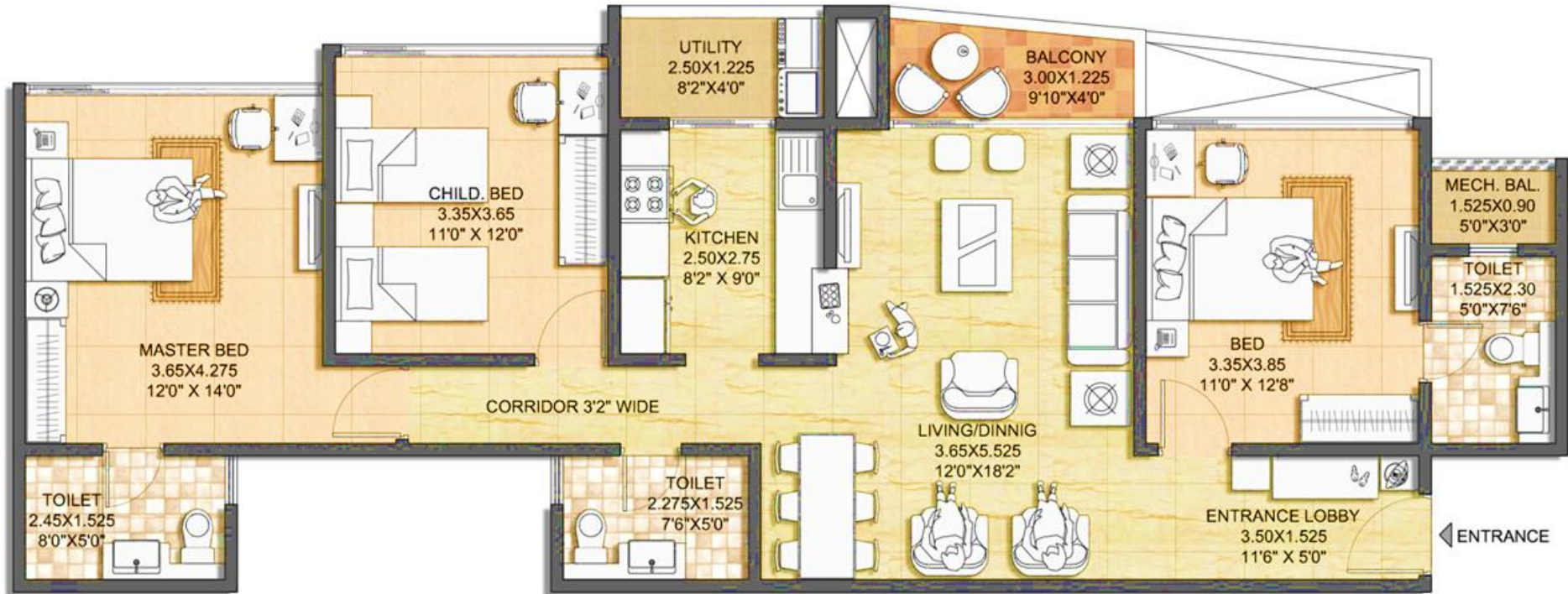
SBA - 1277 Sqft.

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FLOOR PLAN – 3BHK SMALL

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SBA - 1534 Sqft.

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FLOOR PLAN – 3BHK LARGE

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SBA - 1720 Sqft.

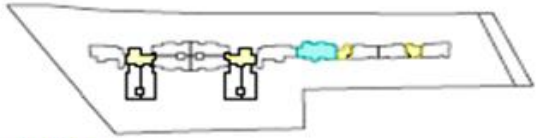
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FLOOR PLAN – 3BHK LARGE

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SBA - 1800 sqft.

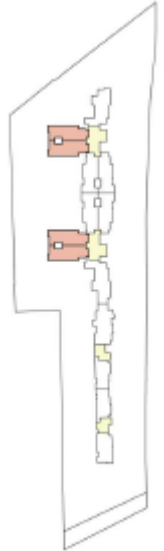
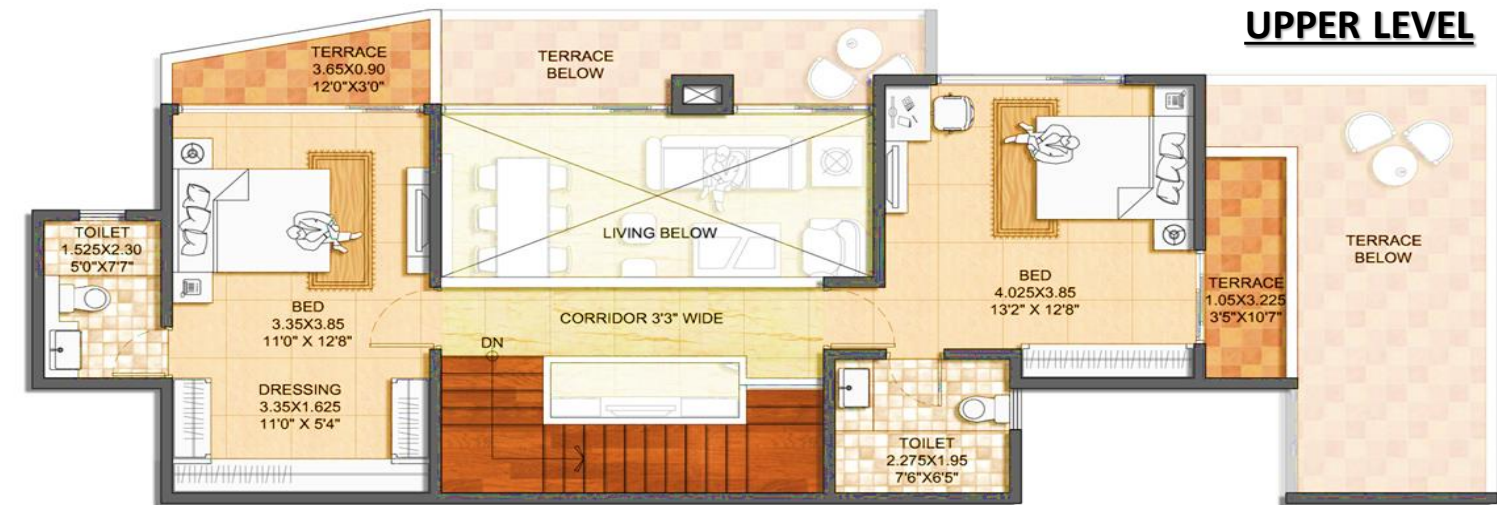
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PENT HOUSE



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GENERIC SPECIFICATIONS

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STRUCTURE	RCC framed structure with solid brick walls	
DOORS	Main Door	Teak wood frame, Masonite shutters with magic eye
	Other Internal Doors	Hardwood frame with flush shutter, finished with enamel paint both sides
	Toilet Doors	Hardwood frame with flush shutter, one side laminate and one side enamel paint
	External Doors	UPVC- 3 track with Mosquito Mesh
WINDOWS	UPVC sliding Windows – 3 Track with Mosquito Mesh	
FLOORING	Main and Staircase Lobby at Ground floor	Combination of Polished granite and vitrified tiles
	Living, Dining & All bedrooms	600mmX600mm Vitrified tiles
	Kitchen	450 mm X 450 mm Anti-skid Vitrified tiles
	Balconies & Utilities	300X300 Anti skid Ceramic tiles
	Toilets	300X300 Anti skid Ceramic tiles
	Common Lobbies & Corridors	Vitrified tiles/Granite
	Common Staircases	Sadarahalli Granite
DADO	Toilet	Ceramic tiles - up to 7 ft height
	Kitchen	Ceramic tiles - up to 2 ft height above kitchen counter
	Main and Staircase Lobby at Ground floor	100mm height - vitrified tiles
	Living, Dining, Common Lobbies & Corridors	100mm height – vitrified Tiles
	All Bedrooms	100mm height –vitrified Tiles/Ceramic tiles
	Staircases	100mm height – Kota stone / Sadarhalli Granite
KITCHEN	<ul style="list-style-type: none"> • Provision for water purifier • Provision for washing machine in utility area • Provision for 18470930121 www.abcbuidcon.in 	



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GENERIC SPECIFICATIONS

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TOILETS	<ul style="list-style-type: none"> Sanitary fittings of hind ware/parry ware CP fittings of Jaquar PVC lines for rain water, soil & waste disposal CPVC lines for water supply 	
PAINTING	Internal Walls & Ceilings	Emulsion & Oil bound distemper
	External finish	Texture Paint
	Basement	<ul style="list-style-type: none"> White-wash for ceiling For all vertical members ACE paint
ELECTRICAL	2 BHK Flat	4 KW Power Supply & 3 KW DG back up
	3 BHK Flat	6 KW Power Supply & 4.5 KW DG back up
	100% DG back up for lifts, pumps & common area lighting.	
	Concealed PVC conduits with Copper wiring	
	Modular Switches of reputed make	
	AC Points	Conduits with wiring, socket and control switch for Living & master bedroom.
	TV point	Conduits with wiring, socket and control switch for Living & master bedroom.
	Telephone & Internet points	Conduits with wiring, socket and control switch for Living & all bedrooms
	Exhaust Fan point	Complete with wiring & outlet in toilets & kitchen
	All other necessary light & other points	Complete with wiring & outlet
SECURITY	24 hr round the clock security Personnel CCTV at strategic locations for security & monitoring.	
LIFTS	Automatic lifts	

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INDOOR AMENITIES:

- Change rooms for Swimming Pool
- Fitness Centre with Yoga/Aerobics room
- Banquet Hall /Party Hall with Toilets / Pantry
- Crèche
- Badminton Court
- Billiards Room/Table-Tennis Court
- Mini-Market
- Indoor Games (Cards, Chess, etc)



OUTDOOR AMENITIES:

- Children's Play Area
- Jogging Track
- Swimming Pool with Toddlers Pool
- Deck Area
- Basketball Court
- Cricket Practice Pitch



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