

GRAND  
WEST

APART [ ] MENT



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## APART( )MENT

Souls with true ardour in life leaps on the back of every opportunity,  
he dips his wings in the sun's rays to obfuscate all by sea terms with impunity.  
And dares to claim a home in the sky to live a life apart, an independent life  
less ordinary. For you passionate souls, Grand West presenting you that  
grand opportunity.

"An INDEPENDENT home in the sky, amongst the clouds."

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## Late! Never

Grand West occupies one of the best locations in western Bangalore, YESHWANTHPUR. Metro, public transport and roads like Tumkur road and West of chord road binding the hub together and makes its intra-city movement faster. Its just half an hour drive to Electronic city, Whitefield and Majestic from Grand West homes.





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# Reach

Intercity conveyance from Yeshwanthpur is easy with the propinquity of Central Bangalore Railway Station(Yeshwanthpur), National Highways and Airport which is just an hour drive away via Hebbal.

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## Yeshwanthpur, The Hub

Yeshwanthpur, where Grand West is located is a business, spiritual, educational and entertainment hub. World Trade Centre stands as the modern business icon in the city. Iskcon Temple, aggrandizing the vedic culture and spiritual learning is also one of the most desired tourist destinations in the state. World class malls like WTC and Orion Mall are the pivot of entertainment in the city. The Presence of Colombia Asia Hospital, Indian Institute of Science, M.S. Ramaiah Medical College and a good number of world class schools makes Yeshwanthpur an ideal location for those who are seeking quality educational and healthcare facilities.







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## Futuristic Architecture

Standing tall and proud on the city's western skyline, Grand West is an icon of modern minimalistic architecture. Created by acclaimed international architects KGD, Grand West is home for its residents who expect style and stature at its best. City's wide panoramic view, unique seamless bands embracing the two towers, homes that offer wide spaces and complete privacy are the highlights of the architecture. It's not an Apartment, It's Apart ( ) Ment!!







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## The Grand Variants

Placing space & privacy on top priority, Grand West offers luxurious 2, 3 Bedroom Homes, Duplex, Penthouse and Simplex Units ranging from 1,471 - 3,753 sq feet, 185 homes making 4-5 homes per floor tower that have premium specifications, excellent lighting, good ventilation, advanced technology and spacious living spaces.





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## The Lifestyle

Resonating with style and elegance, living at Grand West is indeed a resplendent experience. Heralding a new episode in independent and luxury living, Grand West's superbly appointed entrance lobby provides a germane welcome to your lifestyle experience. A concierge desk helps fulfil your needs. The amenities enrich resort like environment of Grand West enables you to move at will from activity to leisure and solitude to social anytime you want with a vast range of leisure and rejuvenations options at its sprawling club house. A private world, Grand West's idyllic landscaped environment shuts out the world and literally slows down time, allowing you to enjoy your environment and your home like never before.







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## The Elite Circle

Grand West Premium and Ultra-Premium Apartments come with private gardens that overlook the exquisite landscaping to take your living experience to a new level of luxury and privacy. Grand West's duplex penthouse apartments offer truly elevated living with their spectacular panoramic views and super luxury specifications and finishes.





# Master Plan



## LEGEND:

- |                     |                       |                                  |                                 |                                     |                            |
|---------------------|-----------------------|----------------------------------|---------------------------------|-------------------------------------|----------------------------|
| 01. ENTRANCE & EXIT | 07. VISITORS PARKING  | 13. FRESH AIR INTAKE VENT        | 18. SHRUB PLANTATION            | 23. FEATURE WALL WITH WATER CASCADE | 28. HALF BASKET BALL COURT |
| 02. SECURITY CABIN  | 08. TOWER ENTRY       | 14. JOGGING / WALKING PATH       | 19. POOL ACCESS – RAISED PODIUM | 24. MULTIPLAY UNIT                  | 29. ORGANIC CONVERTOR      |
| 03. D.G YARD        | 09. CLUBHOUSE ENTRY   | 15. GRASS CRETE PAVED FIRE DRIVE | 20. KIDS POOL                   | 25. KIDS PLAY AREA                  | 30. GAS BANK               |
| 04. RAMP ENTRY      | 10. TRANSFORMER YARD  | 16. STAGE                        | 21. MAIN SWIMMING POOL          | 26. INTERACTIVE PLAY NET            | 31. FEATURE PAVING         |
| 05. RAMP EXIT       | 11. TREE COURT GARDEN | 17. MINI OAT                     | 22. POOL DECK                   | 27. BADMINTON COURT                 | 32. PLANTING               |
| 06. PAVED DRIVEWAY  | 12. EXHAUST AIR SHAFT |                                  |                                 |                                     |                            |



Ground Floor - Floor Plan



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type A GF	1578	1176	965	North
Type B GF	1471	1088	952	North
Type C GF	1510	1119	970	East
Type D GF	1582	1175	1060	East

Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type A GF	1492	1103	926	North
Type D GF	1588	1176	1060	East
Type E GF	1905	1424	1262	North



First Floor Plan



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1396	1193	North
TYPE-B	1471	1088	952	North
TYPE-C	1510	1119	970	East
TYPE-D	1582	1175	1060	East

Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1394	1193	North
TYPE-D	1588	1176	1060	East
TYPE-E	1906	1424	1262	North



# Second Floor Plan



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1396	1193	North
TYPE-B	1471	1088	952	North
TYPE-C	1510	1119	970	East
TYPE-D	1583	1177	1060	East
TYPE-F	2160	1647	1107	West

Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1395	1193	North
TYPE-G	1838	1396	1035	East
TYPE-D	1588	1176	1060	East
TYPE-E	1906	1424	1262	North



Floor plan 3<sup>rd</sup>-4<sup>th</sup>, 6<sup>th</sup>-9<sup>th</sup>, 11<sup>th</sup>-14<sup>th</sup>, 16<sup>th</sup>-18<sup>th</sup>



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type A	1872	1396	1193	North
Type B	1471	1088	952	North
Type C	1510	1119	970	East
Type D	1583	1177	1060	East
Type F	1691	1260	1107	West

Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type A	1872	1395	1193	North
Type G	1546	1149	1035	East
Type D	1588	1176	1060	East
Type E	1906	1424	1262	North



Floor plan 5<sup>th</sup>, 10<sup>th</sup> & 15<sup>th</sup>



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type A	1872	1396	1193	North
Type B	1471	1088	952	North
Type C	1510	1119	970	East
Type D	1588	1177	1060	East
Type F	1691	1260	1107	West

Unit Type	SBA	Carpet Area (RERA)	RERA AREA	Facing
Type A	1872	1395	1193	North
Type G	1546	1149	1035	East
Type D	1588	1176	1060	East
Type E	1906	1424	1262	North



# Floor Plan 19<sup>th</sup>



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1396	1193	North
TYPE-B	1471	1088	952	North
TYPE-C	1510	1119	970	East
TYPE-D	1583	1177	1060	East
TYPE-F	2259	1722	1250	West

Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
TYPE-A	1872	1395	1193	North
TYPE-G	1932	1463	1175	East
TYPE-D	1588	1176	1060	East
TYPE-E	1906	1424	1262	North



Floor Plan 20<sup>th</sup>



Unit Type	SBA	Carpet Area	Carpet Area (RERA)	Facing
Type-B	952	1417	1088	North
Type-C	970	1510	1119	East
Type PH A	3385	2494	2048	North
Type PH D	2945	2849	1860	East

Unit Type	SBA	Carpet Area (RERA)	RERA AREA	Facing
Type PH D	2945	2164	1940	North
Type PH E	3753	2780	2342	East
Type PH A	3383	2493	2048	North



# Typical Floor Plan 21<sup>st</sup>



Unit Type	SBA	Carpet Area (RERA)	RERA AREA	Facing
Simplex - C	1740	1311	999	North
Simplex - B	1620	1210	1003	East
Type PH A	3385	2494	2048	North
Type PH D	2945	2849	1860	East

Unit Type	SBA	Carpet Area (RERA)	RERA AREA	Facing
Type PH D	2945	2164	1940	North
Type PH E	3753	2780	2342	East
Type PH A	3383	2493	2048	North



Healing Garden 20<sup>th</sup> Floor Plan



Legend

- 01. Meditation And Yoga Hut
- 02. Entry
- 03. Tree Pit
- 04. Vegetable Garden
- 05. Shrubs
- 06. Lawn
- 07. Stepping Stone
- 08. Pathway
- 09. Seating
- 10. Pergola



Ground Floor Club house Plan



First Floor Club house plan





# Amenities:

A host of alluring and exclusive amenities will reflect and embellish the lifestyle of the discerning few who will call Grand West home.



## Unique Features:

Beautifully designed landscape, Solar powered street lights, Visitor's parking, Admin office, Fire alarm system, STP & OWC, Car wash area - one for each Tower, Open air theatre, Access ramp for the physically challenged people, Excellent ventilation with natural light for each flat, Excellent privacy, Spacious rooms, Ample basement parking, Water softening plant, Rain water harvesting.



## Ground level:

Basket Ball Hoop, Swimming Pool, Toddler Pool, Jogging Track, Kids Play Area, and Refreshing Landscape.

## Sky Deck:

Yoga Hall, Meditation Room and Organic Terrace Garden.

## Association Room :

Fully air conditioned and furnished association room.

## Coliseum :

Foosball, Billiards, Table Tennis, Open Air Theatre and more..

## Club house :

Reception Lounge, Well-equipped Gym, Multi purpose / Banquet hall, Library / Reading room, Jacuzzi, Steam & Sauna, Shower & Changing rooms, Game area -Chess / Carrom / Cards / Scrabble / Quoits, Air Hockey, Dart Board, etc.



## Specifications:



### Painting

#### Premium and Ultra premium units :

- Interior : Standard Acrylic Emulsion from Asain paints / equivalent with roller finish.
- Exterior : Weather proof Apex paint / equivalent.

### Flooring

#### Premium units (2BHK / 3BHK) :

- High end vitrified tiles for all Bedrooms / Kitchen / Living / Dining / Foyer.
- Anti skid, acid resistant ceramic tiles for Toilets / Utility / Balconies.
- Ceramic Tile dadoing for the Toi walls upto 2100mm from FFL.
- Ceramic Tile cladding for the Kitchen walls above counter upto 450mm from counter top.
- Granite Counter for the Kitchen as per designed layout.

#### Ultra Premium Units (Duplex and SIMPLEX) :

- Imported Marble for Foyer / Living / Dining.
- High end vitrified tiles for all Bedrooms.
- Engineered Wooden flooring for MBR.
- Anti skid, acid resistant ceramic tiles for Toilets / Utility / Balconies.
- Ceramic Tile dadoing for the Toi walls upto 2100mm from FFL.
- Ceramic Tile cladding for the Kitchenwalls above counter upto 450mm.
- Granite Counter for the kitchen as per designed layout.

#### Common areas :

- Granite flooring and lift wall cladding as per the designed layout.

### Lift

- 2 Passanger and 1 Service lift for each Tower.



### Security System

- Round the clock security.
- CCTV will be provided in the premises & will be controlled / monitored at security room.
- Intercom to each flat from Security room.

### Electrical

#### Premium and Ultra premium units :

- Switches of Anchor / Equivalent make.
- Fire Resistant Electrical wires of Finolex / Anchor / Equivalent make.
- Modular Electrical switches.
- One MCB for each room provided at the main DB for each flat.
- For safety, one ELCB (Earth Leakage Circuit breaker) for each flat.
- Video Door Phone & Monitor for Ultrapremium units.
- Individual water metre for Individual units.

#### Electrical Point Provisions :

- Water Purifier, Mixer, Grinder, Chimney / Hob, Microwave point in the Kitchen.
- Washing Machine point and Dish Washer point in Utility.
- Geyser point in the Toilets.
- Telephone points in all Bedrooms & Living area.
- AC points in all Bedrooms & Living area.
- TV points in all Bedrooms & Living area.
- Video Door Phone point for all premium units.
- Instant Geyser point in the Kitchen.
- Internet connection.



### CP & Sanitary Fittings

#### Premium and Ultra premium units :

- Single bowl SS sink with drain board in Kitchen.
- Single bowl SS sink without drain board in Utility.

#### Toilet fittings contain :

- Wall hung water closet with Health Faucet.
- Counter top wash basin with Pillar Cock.
- Rain shower (Larger for MBR to Premium units) + medium for other to + Hot and Cold Mixer unit.

#### Premium units (2BHK / 3BHK) :

- Standard CP fittings from Jaquar / Equivalent.
- Standard sanitaryware fittings from Hindware / Equivalent.

#### Ultra Premium Units (Duplex and SIMPLEX) :

- High end CP fittings from Kohler / Equivalent.
- High end sanitaryware fittings from Hindware / Equivalent.
- Shower Cubical in MBR attached to.
- Glass partition for the shower area for all to except MBR to.

### Fire Safety

#### Designed as per NBC norms :

- Fire safety system in each Tower including External Hydrant.
- Heat Detector in the Kitchen.
- Smoke Detector in all Bedrooms, Living / Dining.
- Sprinkler Facility for the entire Tower.
- Fire Extinguishers.



### Doors & Windows

#### Premium and Ultra premium units :

- Teak Wood Door for the Main door.
- Designer Doors / Skin doors for all Internal doors.
- 2-Track UPVC Sliding doors for Balconies / Sitout + Mosquito mesh.
- 2-Track UPVC Sliding windows + Mosquito mesh.
- UPVC Toilet ventilators with exhaust fan + Translucent glass.
- Standard hardware fittings for all Doors and Windows.

### DG - Back Up Power

- 100% back up for Common areas.
- 2 KVA for 2 BHK units.
- 3 KVA for 3 BHK units.
- 5 KVA for Duplex units.

### Gas Supply System

- Centralised.

### Structure

- Seismic Zone II & Wind Speed of 33m/sec complaint RCC framed structure.
- Cement Concrete block masonry.

### EPABX System

- An EPABX will be installed with cabling done upto each floor.



## Jain Heights Advantage

When you reside in Grand West you just don't enjoy luxury, but you are entitled to The Jain Heights Advantage. Jain Heights, experienced property developers, have made sure to meet all your needs and specifications, keeping luxury and punctuality on top priority. Properties developed by Jain Heights are located in Bangalore's finest and safest neighborhoods. The architecture incorporated are modern and futuristic. Luxurious homes, like minded neighbors, ideal location and punctuality are the highlights when you are a part of Jain Heights.

### Upcoming Projects

- Revanta
- Palaash

### Ongoing Projects

- East Parade
- Grand West
- Solus 2

### Completed Projects

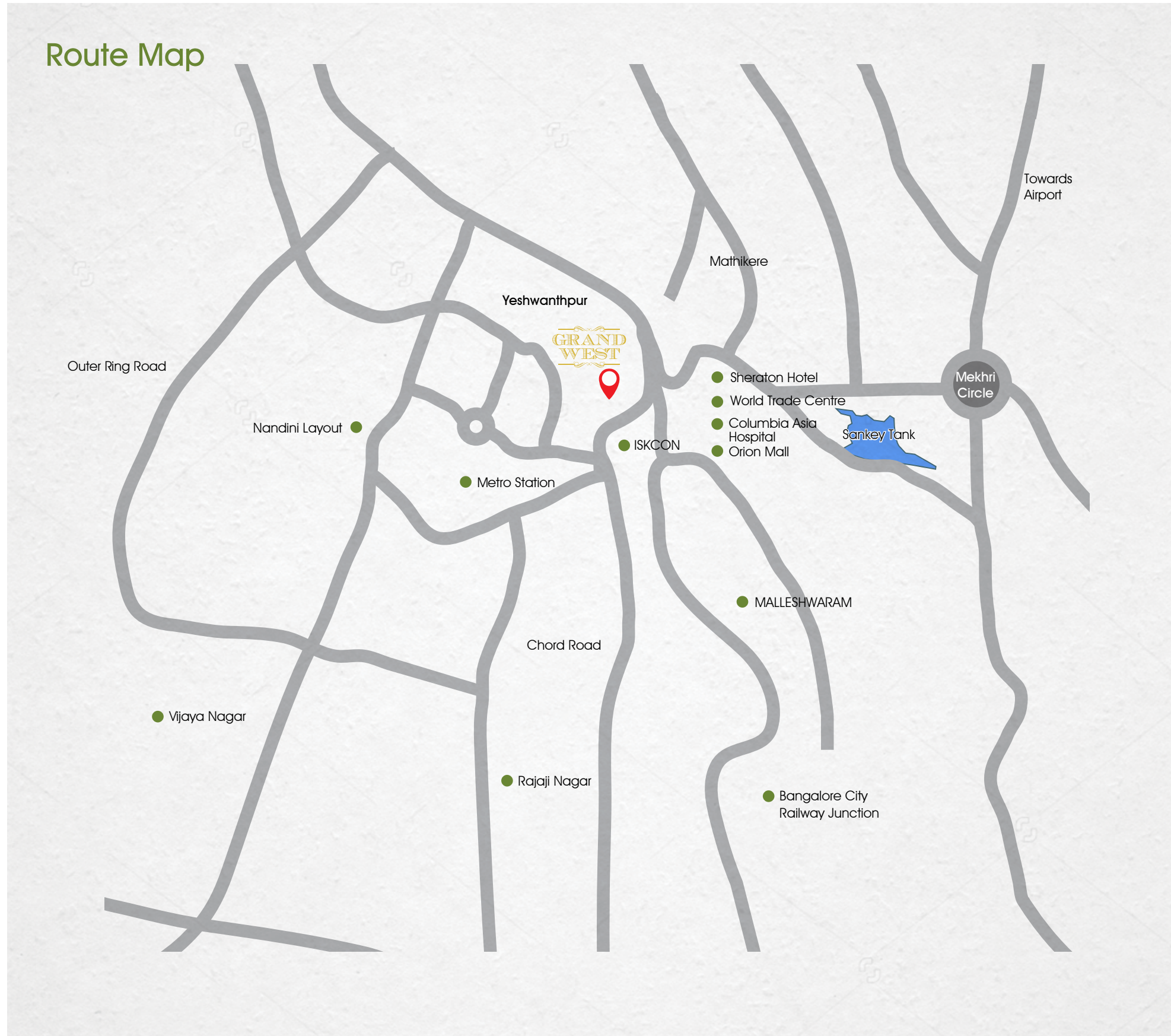
- Corona
- Altura
- Solus
- Avalon
- Jain Heights

## Other Projects





# Route Map



Towards Airport

Mathikere

Yeshwanthpur

GRAND WEST

Outer Ring Road

Nandini Layout

Metro Station

ISKCON

- Sheraton Hotel
- World Trade Centre
- Columbia Asia Hospital
- Orion Mall

Sankey Tank

Mekhri Circle

MALLESHWARAM

Chord Road

Vijaya Nagar

Rajaji Nagar

Bangalore City Railway Junction



# JAIN HEIGHTS™

STYLE & STATURE

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