

Cityscapes

Villas | Row Houses | Apartments

ARATT
Changing the way you live



**WE BUILT A PARK FIRST.
THEN WE PUT HOMES IN IT.**

ABOUT CITYSCAPES

Aratt Cityscapes – We built a park first. Then we put homes in it!!!

The design has taken into account a few important criterion's to craft livable spaces. The project has been designed with some creative ideas that make the client go 'WOW' about the design. Imagine an 11 acre land (first phase) with 350 units that is 'devoid of cars'. Yes, Aratt Cityscapes is a comprehensive design planned to accommodate 350 families and allow children to play without any hindrances. i.e, 11 acres of greenery that blends with finely crafted residences. The tagline 'We built a park first. Then we put homes in it' is completely true to the design philosophies implemented in the project.

Concept

In simple words, the project is a minimalist design with maximum functional benefits. The most critical and non-negotiable factor is a complete Vastu compliant design. The land is a traffic-free zone with only lush green garden spaces, walkways, cycling/jogging tracks and play areas. The golf-carts are the only means of transport allowed on ground. The driveways and the parking facilities have been provided at the basement level. The program includes the design of Villas, Row houses and Apartments with a building for communal facilities on an 11 acre land.

Villas - 104 units

Each Villa is beautifully crafted with 4 bedrooms, 2 car parks, a gym ,home theater and a comfortable living space. The building is endowed with private garden spaces. Since Vastu plays an important role, the rooms are placed sensitively to accommodate the ideologies perfectly in the villa. The living spaces have large windows that overlook the greenery and the bar-cum-deck space creates a balance between the inside and the outside. The rooms have been well lit and ventilated with openings proportionate to the room sizes. The aesthetics of the building has been kept simple and modern. The design style is a pragmatic gesture of balance between function and practicality.

Row Houses – 107 units

The Row house is an expression of functionality and it has 4 bedrooms with attached toilets, 2 car parks, living cum dining space; opening into a private garden and a kitchen. The thoughtful designing resulted in a cent percent Vastu compliant proposal. The bedroom on the ground floor opening into the lush green landscape is a pure luxury. The fourth bedroom is a complete suite with spacious bedroom, dress and toilet with a terrace and a balcony attached to it.

Apartments – 152 units

Stilt, Ground + 3 floor comprising 2 & 3 BHK's.

Forming part of an exclusive new development set within a tranquil, tree-lined urban setting, Aratt Cityscapes design is Vastu compliant and is both spacious and well ventilated.

VILLAS



ROW HOUSES



APARTMENTS



STREET VIEW



MASTER PLAN

LILAC
Row Houses-08 Nos
Villas- 44 Nos

ARCADIA
Row Houses- 26 Nos
Villas- 16 Nos

FERN DALE
3BHK- = 40 Nos
2BHK- = 16 Nos



AMENITIES

Table Tennis | Squash Court | Badminton Court | Swimming Pool with Toddler Pool
Gym | Amphitheater | Children's Play Area | Jogging Track | Beautifully Landscaped and
Manicured Gardens | Party Hall

- 1 . Main Entrance
- 2 . Marketing Office
- 3 . Club House
- 4 . Future Expansion

- LEGENDS**
- VILLA (E) TYPE - 1
 - VILLA (N) TYPE - 2
 - ROW HOUSE (N) TYPE - 1
 - ROW HOUSE (E) TYPE - 2
 - ROW HOUSE (N) TYPE - 3

PALM GROVE
3BHK = 36 nos
2BHK = 12 nos

WILLOW
Row Houses- 60 Nos
Villas- 12 Nos

ASHTON
Row Houses- 13 Nos
Villas- 32 Nos

MAY FLOWER
3BHK- = 36 Nos
2BHK- = 12 Nos



Design in concept stage
subject to change*

VILLA TYPE -1
(EAST FACING)

BASEMENT PLAN



- 1. Car Park 2 Nos
- 2. Study 11'-11" X 10'-10"
- 3. Home Theater 14'-11" X 15'-2"
- 4. Gym/Indoor Games 17'-2" X 8'-2"

GROUND FLOOR PLAN
(EAST FACING)



- 5. Living 10'-11" X 13'-5"
- 6. Kitchen 10'-11" X 6'-11"
- 7. Dining 9'-4" X 9'-1"
- 8. Bedroom-1 11'-8" X 13'-0"
- 9. Toilet -1 8'-7" X 5'-2"
- 10. Private Garden

SUPER BUILT UP AREA : 2312 -2624 Sq.Ft.

FIRST FLOOR PLAN



- 11. Family Room 8'-11" X 11'-7"
- 12. Toilet-2 5'-11" X 6'-11"
- 13. Balcony-1 5'-0" X 6'-11"
- 14. Bedroom-2 10'-11" X 13'-5"
- 15. Balcony-2 9'-4" X 5'-0"
- 16. Bedroom-3 11'-8" X 13'-0"
- 17. Toilet -3 8'-7 X 5'-2"

SECOND FLOOR PLAN



- 18. Bedroom-4 15'-0" X 13'-0"
- 19. Walk-in -Wardrobe 5'-7" X 13'-0"
- 20. Toilet-4 8'-7" X 5'-2"
- 21. Terrace-1

TERRACE PLAN



22. Terrace-2

ROW HOUSE
TYPE-1
(NORTH FACING)

BASEMENT PLAN



- 1. Car park 2 Nos
- 2. Store
- 3. Home Theater 18'-11" X 9'-6"

SUPER BUILT UP AREA : 2052 -2120 Sq.Ft.

GROUND FLOOR PLAN
(NORTH FACING)



- 4. Foyer 3'-6" X 4'-5"
- 5. Living 15'-1" X 9'-7"
- 6. Bedroom-1 12'-2" X 10'-1"
- 7. Toilet -1 8'-6" X 6'-0"
- 8. Dining 8'-5" X 9'-4"
- 9. Kitchen 8'-5" X 9'-0"

FIRST FLOOR PLAN



- 10. Bedroom-2 12'-2" X 12'-11"
- 11. Toilet -2 6'-7" X 8'-6"
- 12. Balcony 6'-1" X 5'-8"
- 13. Bedroom-3 12'-2" X 10'-1"
- 14. Toilet -3 8'-6" X 6'-0"

SECOND FLOOR PLAN



- 15. Bedroom-4 10'-8" X 9'-0"
- 16. Toilet -4 6'-7" X 5'-0"
- 17. Dresser 6'-1" X 5'-4"
- 18. Utility 10'-0" X 6'-0"
- 19. Terrace-1

TERRACE PLAN



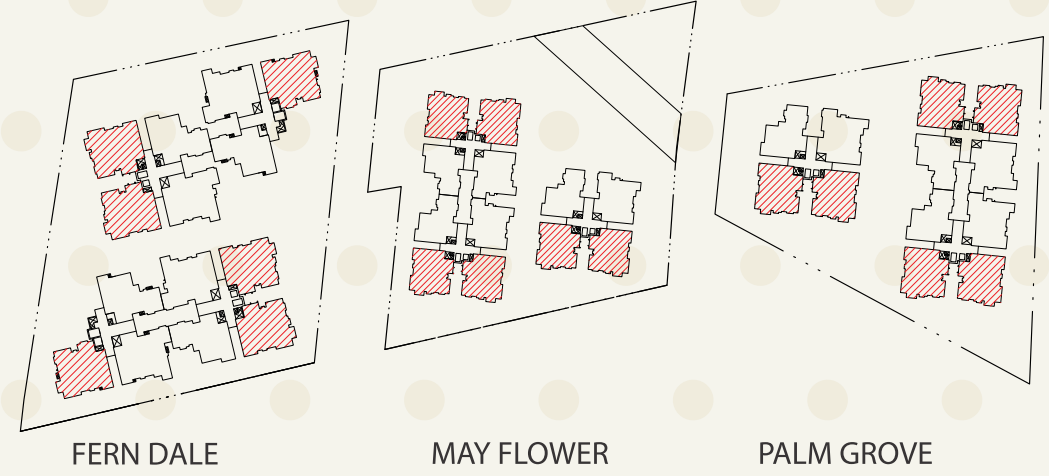
- 20. Terrace-2

APARTMENTS
3 BHK
(TYPE -1)



- 1. Foyer 5'-6" X 6'-1"
- 2. Living 15'-1" X 13'-6"
- 3. Balcony -1 7'-7" X 7'-8"
- 4. Dining 10'-7" X 14'-11"
- 5. Bedroom-1 13'-5" X 12'-1"
- 6. Toilet-1 8'-7" X 5'-4"
- 7. Bedroom-2 12'-1" X 12'-2"
- 8. Toilet-2 5'-0" X 8'-4"
- 9. Bedroom-3 11'-7" X 12'-2"
- 10. Toilet-3 5'-1" X 8'-4"
- 11. Balcony-2 8'-7" X 3'-8"
- 12. Kitchen 10'-1" X 10'-5"
- 13. Utility 5'-0" X 5'-4"

SUPER BUILT UP AREA : 1492 Sq.Ft.
CARPET AREA : 1193 Sq.Ft.
EFFICIENCY : 80%

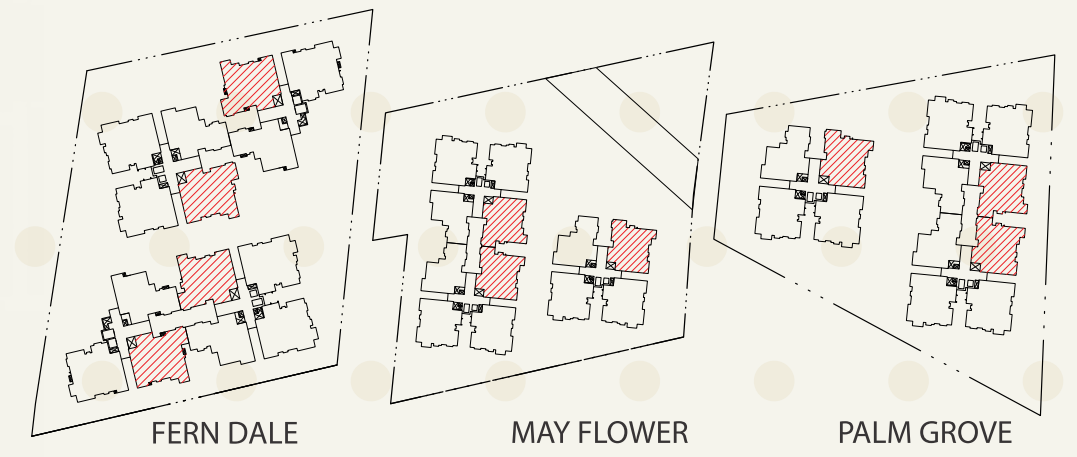


APARTMENTS
3 BHK
(TYPE-2)



- 1. Lobby 5'-0" X 6'-1"
- 2. Living 15'-1" X 13'-6"
- 3. Balcony 7'-7" X 7'-8"
- 4. Dining 14'-2" X 14'-11"
- 5. Bedroom-1 13'-5" X 12'-1"
- 6. Toilet-1 5'-0" X 9'-2"
- 7. Bedroom-2 10'-11" X 14'-1"
- 8. Toilet-2 5'-0" X 8'-4"
- 9. Bedroom-3 11'-7" X 12'-2"
- 10. Toilet-3 5'-1" X 8'-4"
- 11. Balcony 3'-8" X 7'-7"
- 12. Kitchen 10'-1" X 10'-5"
- 13. Utility 5'-0" X 5'-4"

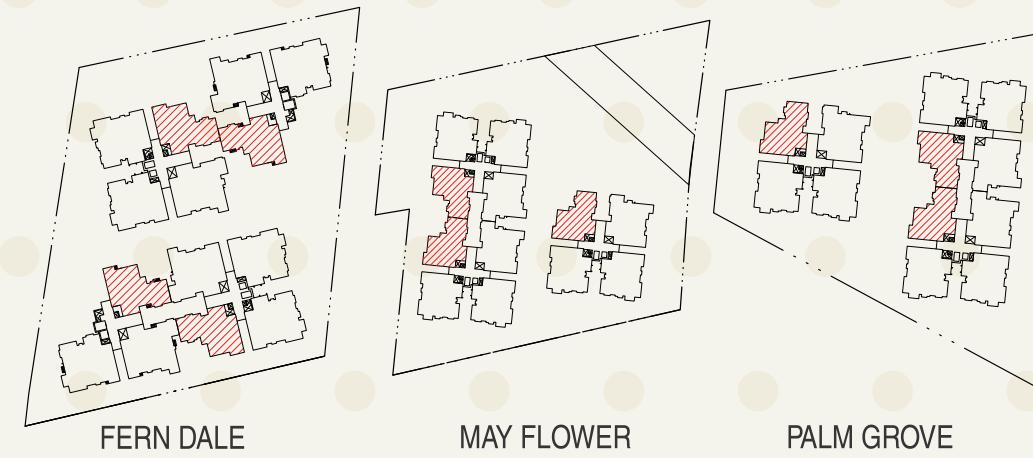
SUPER BUILT UP AREA : 1536 Sq.Ft.
CARPET AREA : 1228 Sq.Ft.
EFFICIENCY : 80%





- | | |
|---------------|------------------|
| 1. Foyer | 4'-1" X 4'-0" |
| 2. Living | 13'-5" X 14'-8" |
| 3. Dining | 14'-2" X 14'-4" |
| 4. Bedroom-1 | 15'-1" X 13'-6" |
| 5. Toilet-1 | 7'-8" X 5'-4" |
| 6. Balcony-1 | 5'-0" X 7'-8" |
| 7. Kitchen | 10'-1" X 10'-5" |
| 8. Bedroom-2 | 10'-11" X 14'-1" |
| 9. Toilet-2 | 5'-0" X 8'-4" |
| 10. Balcony-2 | 5'-6" X 5'-6" |
| 11. Balcony-3 | 5'-7" X 9'-2" |

SUPER BUILT UP AREA : 1352 Sq.Ft.
CARPET AREA : 1081 Sq.Ft.
EFFICIENCY : 80%



SPECIFICATIONS (Villas and Row Houses)

STRUCTURE

Basement, Ground + 2 floors in RCC structure with aluminum form work system.
Two car parks in the Basement level.

FOYER

Flooring and skirting :
Superior quality 800 x 800 vitrified tile for flooring and skirting.
Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.
Doors:
Main door frame shall be in seasoned hard wood and shutter shall be veneer finished with tubular chip board core.

LIVING

Flooring and skirting:
Superior quality 800 x 800 vitrified tile for flooring and skirting.
Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.
Sliding Windows:
Aluminum sliding windows.
Railing:
M.S railing as per design.

DINING

Flooring and skirting:
Superior quality 800 x 800 vitrified tile for flooring and skirting.
Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.

BEDROOM 1,2,3 & 4

Flooring and skirting:
Superior quality 800 x 800 vitrified tile for flooring and skirting.
Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.
Doors:
Bedroom door frame shall be in hardwood with painted skim engineered panel shutters.

TOILET 1, 2, 3 & 4

Flooring and dado:
Superior quality 300 x 300 ceramic tile for flooring, 375 x 250 ceramic tile for dado.
Doors:
Toilet door frame shall be in hardwood with water proof moulded panel shutter with enamel paint on both sides.
Ventilators:
Aluminum ventilators.
Plumbing & Sanitary:
All Sanitary fixtures shall be from Jaquar or equivalent.
Electrical:
Provision for horizontal Geyser in all toilets.

KITCHEN & UTILITY

Flooring and skirting:
Superior quality 800 x 800 vitrified tile for flooring and skirting, 450 x 300 ceramic tile as dado in kitchen.
Superior quality 300 x 300 ceramic tile for flooring and skirting in utility.
L shaped /parallel black granite kitchen platform.
Painting:

Plastic Emulsion paint of reputed make for walls and ceiling.
Plumbing & Sanitary:
Stainless steel sink as per ISI Standards in kitchen and provision for sink in utility.
Provision for washing machine in utility.

ELECTRICAL

Provision for Split A.C in all bedrooms in Villa and only at Master Bedroom in Row House.
Providing light point, Ceiling Fan point, Call Bell Point, 5A & 15A Socket point, Distribution board in respective area. (Only point is provided, no fixture is included).
Provision of exhaust fan in Toilets & Kitchen utility.
Telephone point in Living and Master bedroom
T.V point in Living and all bedrooms in Villa and living and only at Master Bedroom in Row House.
BESCOM Single Phase Power supply: 3KW
Switches shall be from Anchor, Roma or equivalent.
Generator back up for all common areas.

STAIRCASE

Flooring and skirting:
Granite flooring and skirting as per design
M.S. Railing as per design.

SECURITY

CCTV surveillance in outdoors common areas.

SPECIFICATIONS

(Apartments)

STRUCTURE

Stilt, Ground + 3 floors in RCC structure with aluminum form work system.
Car park at Stilt level.

FOYER

Flooring and skirting :
Superior quality 600 x 600 vitrified tile for flooring and skirting.

Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.

Doors:
Main door frame shall be in seasoned hard wood and shutter shall be veneer finished with tubular chip board core.

LIVING

Flooring and skirting:
Superior quality 600 x 600 vitrified tile for flooring and skirting.

Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.

Sliding Windows:
Aluminum sliding windows.

Railing:
M.S Railing as per design.

DINING

Flooring and skirting:
Superior quality 600 x 600 vitrified tile for flooring and skirting.

Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.

BEDROOM 1,2 & 3

Flooring and skirting:
Superior quality 600 x 600 vitrified tile for flooring and skirting.

Painting:
Plastic Emulsion paint of reputed make for walls and ceiling.

Doors:
Bedroom door frame shall be in hardwood with painted skim engineered panel shutters.

TOILET 1, 2 & 3

Flooring and dado:
Superior quality 300 x 300 ceramic tile for flooring, 375 x 250 ceramic tile for dado.

Doors:
Toilet door frame shall be in hardwood with water proof moulded panel shutter with enamel paint on both sides.

Ventilators:
Aluminium ventilators.

Plumbing & Sanitary:
All Sanitary fixtures shall be from Jaquar or equivalent.

Electrical:
Provision for horizontal Geyser in all toilets.

KITCHEN & UTILITY

Flooring and skirting:
Superior quality 600 x 600 vitrified tile for flooring and skirting, 450 x 300 ceramic tile as dado in kitchen.

Superior quality 300 x 300 ceramic tile for flooring and skirting in utility.
L shaped /parallel black granite kitchen platform.

Painting:

Plastic Emulsion paint of reputed make for walls and ceiling.

Plumbing & Sanitary:
Stainless steel sink as per ISI Standards in kitchen and provision for sink in utility.

Provision for washing machine in utility.

ELECTRICAL

Provision for Split A.C in Master Bedroom only.
Providing light point, Ceiling Fan point, Call Bell Point, 5A & 15A Socket point, Distribution board in respective area. (Only point is provided, no fixture is included).

Provision of exhaust fan in Toilets & Kitchen utility.

Telephone point in Living and Master bedroom
T.V point in Living and Master bedroom
BESCOM Single Phase Power supply: 3KW

Switches shall be from Anchor, Roma or equivalent.

Generator back up for all common areas.

STAIRCASE

Flooring and skirting:
Granite flooring and skirting as per design
M.S. Railing as per design.

SECURITY

CCTV surveillance in outdoors common areas.

On Going Projects



VILLA PLOTS
Aratt Christ Nagar
Jigani Anekal Road,
Near Electronic City



Aratt Vivera
BTM Extension, Begur Road



Aratt Milano
Off Sarjapur Road



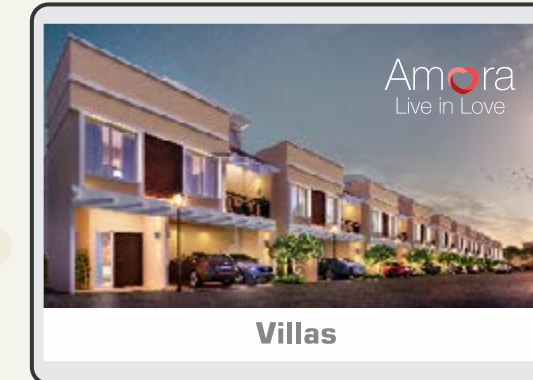
Aratt Requizza
Electronic City



The Aeris Residences
Indiranagar



Aratt Premier ITPL
Whitefield



Aratt Amora
Jigani Anekal Road,
Near Electronic City




Aratt Firenze
Electronic City




Aratt Rolling Whites
Jigani Anekal Road,
Near Electronic City




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