

# Comfort Gardenia

Defining the Luxury and Felicity with  
Contemporary Design



*Feel Good*

**Comfort**  
**Shelters** Pvt. Ltd.

# Comfort Gardenia with Luxurious 3 & 4 BHK Flats



# Route Map to Reach **Comfort Gardenia**



# Amenities of Comfort Gardenia



- Gym
- Swimming Pool
- Party Hall / Function Room
- One Carparking for Each Flats
- Separate Toilets for Labours/servants/drivers
- Round the Clock Security
- Intercom Facility
- Standby Generator for Common Areas
- Partial Power Backup for Every Individual Apartment
- CCTV Camera

# Complete Floor Elevation View of Gardenia Block A and Block B



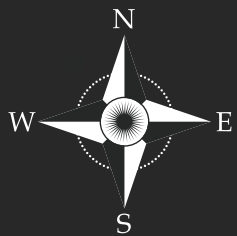
Flat 1 - 1763 SFT

Flat 2 - 1694 SFT

Flat 3 - 1694 SFT

Flat 4 - 2136 SFT

Flat 5 - 1790 SFT



# Block A & B Flat Nos - 101, 201, 301, 401



## 3 BHK Total Area - 1763 SFT

1	- Living	25'5" X 11'0"
2	- Dining	11'6" X 22'0"
3	- Kitchen	9'7" X 7'2"
4	- Pooja Room	5'6" X 6'0"
5	- Bed Room	13'6" X 13'0"
6	- Toilet Room	9'5" X 5'0"
7	- Bed Room	14'9" X 11'6"
8	- Toilet Room	5'0" X 8'0"
9	- Balcony	15'7" X 3'6"
10	- Toilet	5'0" X 8'0"
11	- Bed Rooms	14'9" X 11'6"
12	- Balcony	13'5" X 4'0"
13	- Balcony	13'5" X 4'0"

# Block A & B Flat Nos - 102, 202, 302, 402



## 3 BHK Total Area - 1694 SFT

1	- Living	21'5" X 11'6"
2	- Dining	11'6" X 11'0"
3	- Kitchen	9'7" X 10'6"
4	- Pooja Room	5'0" X 5'0"
5	- Bed Room	11'6" X 12'0"
6	- Toilet Room	9'7" X 5'0"
7	- Utility	10'1" X 6'8"
8	- Bed Room	13'6" X 12'0"
9	- Toilet Room	9'0" X 5'0"
10	- Balcony	13'5" X 4'0"
11	- Toilet	9'0" X 5'0"
12	- Bed Rooms	13'6" X 11'6"
13	- Balcony	12'3" X 4'0"

# Block A & B Flat Nos - 103, 203, 303, 403



## 3 BHK Total Area - 1694 SFT

1	- Living	21'5" X 11'6"
2	- Dining	11'6" X 11'0"
3	- Kitchen	9'7" X 10'6"
4	- Pooja Room	5'0" X 5'0"
5	- Bed Room	11'6" X 12'0"
6	- Toilet Room	9'7" X 5'0"
7	- Utility	10'1" X 6'8"
8	- Bed Room	13'6" X 12'0"
9	- Toilet Room	9'0" X 5'0"
10	- Balcony	13'5" X 4'0"
11	- Toilet	9'0" X 5'0"
12	- Bed Rooms	13'6" X 11'6"
13	- Balcony	12'3" X 4'0"



# Block A & B Flat Nos - 104, 204, 304, 404



## 4 BHK Total Area - 2136 SFT

1	- Living	21'5" X 11'6"
2	- Dining	11'6" X 11'0"
3	- Kitchen	9'7" X 10'6"
4	- Pooja Room	5'0" X 5'0"
5	- Bed Room	11'6" X 12'0"
6	- Toilet Room	9'7" X 5'0"
7	- Utility	10'1" X 6'8"
8	- Bed Room	13'6" X 12'0"
9	- Toilet Room	9'0" X 5'0"
10	- Balcony	5'0" X 4'0"
11	- Toilet	9'0" X 5'0"
12	- Bed Rooms	13'6" X 11'6"
13	- Toilet	8'0" X 5'0"
14	- Bed Rooms	19'10" X 11'6"
15	- Balcony	13'5" X 4'0"

# Block A & B Flat Nos - 105, 205, 305, 405



## 3 BHK Total Area - 1790 SFT

1	- Living	25'5" X 11'6"
2	- Dining	10'4" X 11'10"
3	- Kitchen	13'6" X 8'0"
4	- Pooja Room	5'0" X 5'0"
5	- Bed Room	14'9" X 11'6"
6	- Toilet Room	5'0" X 8'2"
7	- Utility	8'10" X 4'0"
8	- Bed Room	14'9" X 11'6"
9	- Toilet Room	5'0" X 8'2"
10	- Balcony	14'3" X 4'6"
11	- Toilet	9'5" X 5'0"
12	- Bed Rooms	13'6" X 11'6"
13	- Balcony	15'0" X 4'0"

# Specifications



## Structure

- R.C.C Framed Seismic 11 Compliant Structure
- Solid Concrete block masonry (internall\External)

## Security System

- 24/7 security with the camera in the security room
- Security will screen the visitors by camera and confirm the resident by forwarding the image of the visitor through dedicated channel

## Plastering

- All internal walls are plastered with smooth lime rendering
- External walls plastered with sponge finish

## Painting

- Internal: Oil Bound Distemper
- External: Acrylic Emulsion

## Back-up- Generator

- Stand by generator for lights in common areas, lifts and pumps
- Provision for one light in all flats withstand by generator

## Elevator

- Passenger elevator of ISI Make

## Kitchen

- Black Shaped granite kitchen platform with stainless steel with drain board
- Dado in glazed tiles above “T”
- Shaped granite kitchen platform
- Provision for Aqua-guard point
- Provision for washing machine in utility area

## Electrical

- One TV point in the living room and in the master bedroom
- Anchor\Finolex are the electrical wires used
- Modular electrical switches of Anchor\Manikchand make or similar
- One Miniature circuit Breaker [MCB] for every individual Flat
- Distribution box provided within each flat
- Telephone points in living room and master
- Bedroom with adjacent power point

## Toilet: Fittings & Accessories

- Ceramic glazed tiles dado upto 7' Height
- White sanitary ware of Hindustan Paryware or equivalent make in all toilets
- Hot and Cold water mixer in toilets
- Make or equivalent for shower area
- Concealed master control cock for toilets from inside provision for exhaust fan

## Group EP ABX System

- An exclusive group EPABX will be installed with Cabling in each flats
- This will be operated by a franchisee intercom facility to receive direct incoming calls as dial Outside Local/STD/ISD calls from group EPABX

## Doors & Windows

- Teak wood door frame with threshold, for main Door flush type teak veneered from both side and finished with melamine polish
- All other door frames in sal/hone wood in bedrooms
- Balcony door shutters shall be commercial with enamel paint
- Brass hardware for main door and all other doors
- Aluminium powder coated mortise
- Locks used for toilets doors, baby mortise handle and baby latch from inside
- Aluminium type windows in Translucent glass with mild steel grills from outside toilets ventilators of mild steel [Enamel painted with translucent glass]

## Structural Payments

- Initial Payment : 20%
- Ground Floor : 10%
- 1st Floor : 10%
- 2nd Floor : 10%
- 3rd Floor : 10%
- 4th Floor : 10%
- Masonry Work : 10%
- Flooring : 10%
- Electrical & Plumbing : 5%
- Finishing/Handling over : 5%

## Additional Costs to Borne

- Car Parking
- Sales Tax
- Registration
- BESCOM & BWSSB
- Extra alteration if required apart from the specification



## Comfort Shelters Private Limited

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Note: This Brochure is conceptual and not a legal offering. Promoters reserves the right to change, delete or add any specification to the plan mentioned here in.

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