



Sang

Gathered homes.....

LUXURIOUS 1, 2 & 3 BHK VILLAMENTS
NAVEEN PARK, HUBBALLI

RERA Reg. No. :
PRM/KA/RERA/1259/479/PR/190204/002333

The family, that prays together, stays together

ABOUT US

WHO WE ARE

We, at **Poorvi Housing Development Company Pvt. Ltd.** celebrate excellence through our work. Our commitment towards modern development and architecture has paved the road for us to create homes with the same passion. We have paved our way with sheer dedication and passion for what we do.

Mr. Prakash Subraya - our founder, had an idea in 1995 - the idea to reinvent building and construction. His thought was put into action in 1996; in 2002 we were known to be one of the most renowned construction companies in Bengaluru. The prime mission of **Poorvi Developers** is to develop high quality, customer oriented properties with added value. We take immense pride in having a team of experts, excelling in their respective fields of architecture and technology. A joyful, safe and healthy environment is no more a myth.

Today **Poorvi Housing Development Company Pvt. Ltd.** has developed more than 5 million square feet in prime properties, completed five residential properties, 5 upcoming apartment complexes and 3 ongoing luxury project all situated in and around Bengaluru.

In all this, our customers and our incredible team have been instrumental in making us successful. With us by your side, you have a partner for life.

OUR PHILOSOPHY

Our foundation is built on two solid principles - Quality and Value. This is our secret to our success. Since our inception, we have always maintained Quality in our projects coupled with Value for our esteemed clients. We have always maintained a reputation of integrity, honesty and superior, and this continues in the way we work within the organization as well as in the way we treat our customers. This is our way of life that guides us in our daily work and acts as a compass to direct us in our mission. We want to create worlds where people and children are safe and secure everyday.

WHY POORVI ...

What makes us the best in the industry is, we invest time to know our clients and their requirements.

- We maintain a panel of experts just dedicated to research on the demand of the market. We like to know what's in trend stay ahead of the game.
- We have vast experience and knowledge in the field of construction and an excellent customer support team.
- We also believe that our clients deserve the best, so we use the best of materials and products. We use in-house construction materials and provide the best design and infrastructure.
- All our properties are vastu compliant, so our clients needn't be in the dilemma about such aspects.
- We also provide complete walk-through over the legal and admissible structure of our projects to our clients because we believe in complete transparency.
- We also help our clients with bank loans and legal advice.

VISION

Poorvi Housing Development Company Pvt. Ltd. is dedicated to growing and expanding its horizons that we believe can only be achieved by meeting customer needs based upon trust, transparency and efficiency. We believe all this can be achieved by responding effectively to the changing market trends, inducing a performance driven culture, using effective job controls to improve job site productivity, maintaining a safe work place, utilizing the latest technologies and by creating a conducive environment that fosters growth and development of our people.

MISSION

- To establish long-lasting relationships with our customers and gain their trust and exceed their expectations through exceptional performance by our construction team.
- Providing our customers with the highest level of quality construction services at fair and competitive prices. But never compromising in the quality or standards of our deliverables.

POORVI HOUSING

MD's MESSAGE

At **Poorvi Housing Development Company Pvt. Ltd.** We believe in delivering exactly what we commit to our customers. Driven by the unwavering motive of serving our customers & changing the face of the real estate sector with concerted emphasis on high quality, we have come a long way since the year 1995. Today the **PHDCPL** is an exemplary name in the Real Estate World.

I express my earnest gratitude towards our customers and associates for entrusting their faith upon us and believing in the potential of **PHDCPL**. We started small but today with all your unmediated & bountiful support, **PHDCPL** has completed numerous projects across Bengaluru. The focus of **PHDCPL** has always been to ensure that all our associates be benefited and grow along with us.

This will in turn help the Real Estate Sector grow on the whole - this unique approach has helped us carve a niche in the Real Estate World.



This is an artistic impression and not a site photograph.



Modern spaces blend with traditional heritage living

ABOUT PROJECT

Site Area: 30606 Sq.ft.

Structure: B+G+4 Floors

Total No. of Units: 84 units

Number of 1 BHK: 10 units

Number of 2 BHK: 36 units

Number of 3 BHK: 38 units

YOUR IDEAS OF COMFORT, LUXURY AND GOOD TASTE.
STAND PERSONIFIED RIGHT IN FRONT OF YOU.
ENCOMPASSING EVERYTHING THAT YOU STAND FOR.

POORVI HOUSING is coming up with an villament at Naveen Park (Mariya Nagar) in Hubballi to meet the growing housing needs of the investment savvy generations eyeing on the huge opportunities City has been throwing.

These spacious, Roman style architecture homes letting in adequate natural light and pure air plus plenty of happiness are ideal for families that have been celebrating togetherness of all for over generations.

An exclusive villaments (Villas on floors), with no common wall and 360° open space that offers Beautifully Handcrafted homes. Homes surrounded by lush green spaces and is loaded with high-end amenities reeking off exclusivity in all aspects. All the houses are designed with vastu compliance.

Superbly laid out one, two, three bedroom homes offering you a convenient choice of sizes, planned with care and intelligence, so you can enjoy abundance of natural light and refreshing air through your home. **POORVI SANG** is designed in classical style highlighted with Corinthian columns and with stunning cornice details thus enhancing the royal outlook of the building.



Your ADDRESS need to be this!

HUBBALLI is the commercial hub of Karnataka, it has a wide cluster of industries and has more than a lakh small and medium industries. The Govt. Of India has set up a Software Technology Park of India - STPI in Hubballi. The establishment of new generation diesel locomotive shed in the city by Indian railways was another major boost for development of industries in this region as this was first of its kind in Indian railways history. It is also a house of largest number of Govt. Offices other than Bengaluru.

Hubballi – Dharwad is now growing at a faster phase due to all around developmental activities. **INFOSYS** the leading software company kept its promise to north Karnataka by opening its much-awaited Hubballi campus is fiscal 2018, thus resulting in people moving in for both business and living. With excellent connectivity with major cities of north Karnataka, employment opportunities are on the rise locally and with the tag line of '**SMART CITY**'; Hubballi-Dharwad is one of the best options to buy a property; be it residential or commercial for the investor.

The importance of twin cities even more especially the field of education after the setting up of Indian Institute of Information Technology [**IIIT**] by the central govt. Last year. Due to this the people who opt for higher studies has doubled. Dharawad, a land of legendary poets and writers is well-established as the Education Capital of the State due to the reputed Karnataka University based in the city, recognized for its 'Potential for Excellence' by University Grands Commission (UGC).

Under **UDAAN** one of the most ambitious project of Govt. of India, Hubballi airport has been upgraded to international level and thus the air connectivity between Hubballi to various other cities of India was made possible. A Bus Rapid-Transit System [BRTS] has been started to improve the connectivity between the cities of Hubballi and Dharwad. HDBRTS named "CHIGARI - Metro On Road" are air conditioned buses. It is the first of its kind in Karnataka.

The Indian Institute of Technology [**IIT**] is approved to be set up in a 500 acres land at Dharawad. It will be the first ever green campus in the country.

With the influence of all the above matter, Hubballi is also called as 'Chota MUMBAI' and it is understood that this is one of the fastest growing cities in Karnataka and even in South India.



MASTER PLAN (Ground Floor)

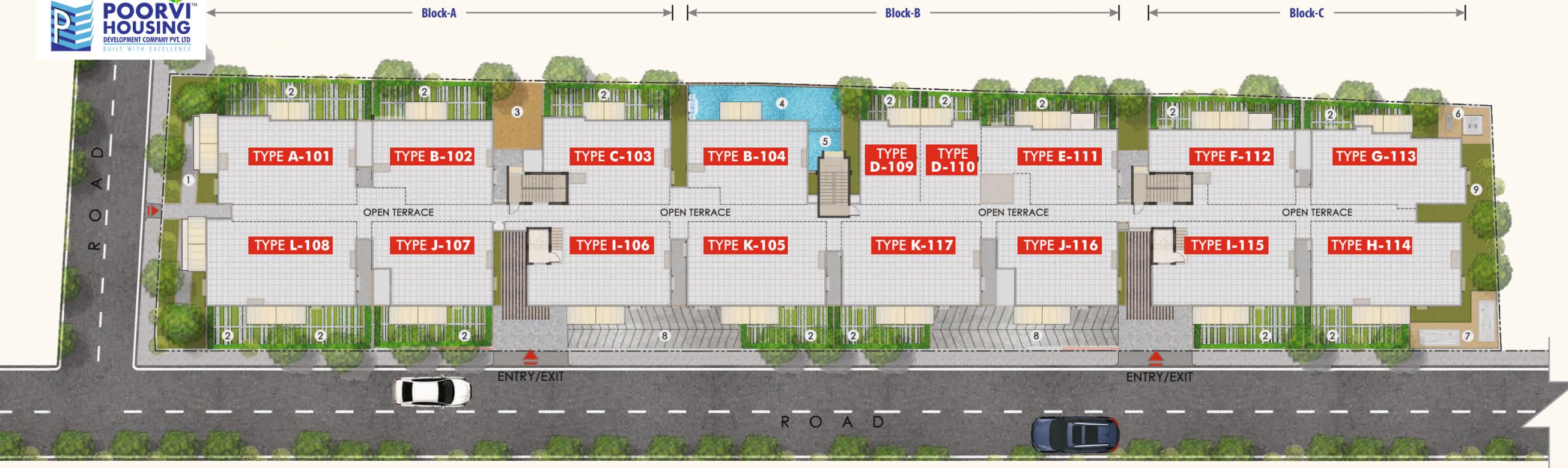
APPROVED BY:



HDW-BL-801-2018-19

LEGENDS:

- | | | |
|--------------------------|----------------------|----------------------|
| 01) Jogging track | 05) Kid's pool | 09) Landscape area |
| 02) Private garden | 06) Wooden deck | 10) DG Yard |
| 03) Children's play area | 07) Gymnasium | 11) Ramp to basement |
| 04) Swimming pool | 08) Transformer yard | |



SITE PLAN
(Typical Floor)

SPECIFICATIONS

STRUCTURE

RCC Framed Structure

WALLS

6" and 4" concrete block.

PLASTERING

Sponge finish for external walls, Neeru finishes for internal Walls.

DOORS

Main door and Pooja room door frames are teak wood & shutters are veneer finish with brass fittings, others door frames with red sol with flush shutters.

WINDOWS

Aluminum sliding windows with mosquito mesh.

FLOORING

2 X 2 quality Vitrified tiles (colours and design should be uniform) for entire apartment, Granite for corridors lobby, balconies with anti skid/rustic tiles.

KITCHEN

Granite counter with glazed tile dado up to 4 feet height and stainless steel single bowl drain board. Water & electrical provision for Aqua guard point.

WATER SUPPLY

HDWS / Bore well

TELEPHONE POINTS

Living and master bed room

TOILETS

Anti skid tiles for flooring, Glazed tiles for walls up to fall sealing height, concealed plumbing lines with quality CP fitting of Jaguar sanitary ware of hind ware or Parry ware dado up to ceiling height with wall mixture and wash basin should be provided for all Bathrooms.

PAINTING

Plastic emulsion for internal walls, with putty finish, emulsion for ceiling, Apex and stucco or equivalent for exterior walls.

ELECTRIFICATION

Concealed conduits wiring (Finolex V Guard) with copper wiring modular switches of Anchor Roma, or Havells, AC points in all Bedrooms, TV points in master bedroom and hall, geyser points in all bath rooms

LIFT

2 No. of 6 passengers with DG backup.

UTILITY AREA

3 feet height tile should be provided, electrical point & tap point provision for washing machine.

GRILL WORK

Grill work shall be made based on the request of the developers and owner at their cost and the owner shall pay the cost of the grill work to the developers at the time of handing over the possession.

PROPOSED RESIDENTIAL BUILDING AREA STATEMENT

Site Area 30606.00Sft

GROUND FLOOR			
FLAT NO	UNIT TYPE	SALEABLE AREA	REMARKS
001	3BHK	1453 Sft	Private Garden
002	2 BHK	1186 Sft	Private Garden
003	2 BHK	1187 Sft	Private Garden
004	Swimming pool, Deck & gym.		Pool, deck & gym
005	3BHK	1387 Sft	Private Garden
006	2 BHK	1058 Sft	Private Garden
007	2 BHK	1127 Sft	Private Garden
008	3 BHK	1506 Sft	Private Garden
009	1 BHK	642 Sft	Private Garden
010	1 BHK	642 Sft	Private Garden
011	2 BHK	1178 Sft	Private Garden
012	2BHK	1181 Sft	Private Garden
013	3 BHK	1334 Sft	Private Garden
014	3 BHK	1508 Sft	Private Garden
015	2 BHK	1127 Sft	Private Garden
016	2 BHK	1060 Sft	Private Garden
017	3 BHK	1384 Sft	Private Garden

TYPICAL FLOORS
(1st - 4 th FLOOR)

FLAT NO	UNIT TYPE	SALEABLE AREA
101	3 BHK	1490 Sft
102	2 BHK	1175 Sft
103	2 BHK	1177 Sft
104	2 BHK	1185 Sft
105	3 BHK	1409 Sft
106	3 BHK	1348 Sft
107	2 BHK	1146 Sft
108	3 BHK	1624 Sft
109	1 BHK	637 Sft
110	1 BHK	637 Sft
111	2 BHK	1189 Sft
112	2 BHK	1191 Sft
113	3 BHK	1344 Sft
114	3 BHK	1534 Sft
115	3 BHK	1347 Sft
116	2 BHK	1147 Sft
117	3 BHK	1409 Sft

SERVICES

- Water treatment plant (Softener)
- Rain water harvesting system
- Sewage treatment plant (STP)
- 24/7 Power back-up for all flats
- Intercom facility
- 24/7 Security

HIGHLIGHTS OF THE PROJECT

- No common walls with 360° lighting and ventilation
- Spacious 1, 2, & 3 BHK to choose from
- Swimming pool with toddlers pool
- Garden with sitting benches
- All living, dining room open to the exteriors for proper light & ventilation
- Cloth drying area at terrace floor
- All flats open to spacious balconies with spectacular views
- Basement car parking
- Elite neighborhood
- Excellent connectivity to key destination in and around
- Sustainable eco-friendly design
- Daylight reaches all condos at various times throughout the day
- Master design based on **VAASTU**
- Contemporary architecture
- Overall CCTV Surveillance for building
- 2 high speed elevators from basement to 4th floor

Premium brands associated with the project



SWIMMING POOL WITH TODDLERS POOL

Visit a fall. Splash in a pool. Have a picnic at a rugged terrain. Laze in the greenery. Do many a thing you always wanted to. Without stepping out of your apartments, of course! After all, we have recreated all these indoors for you. More than realistic life like props with light and sound effects for that heightened feel.

AMENITIES

CHILDREN'S PLAY AREA

PRIVATE GARDENS

LANDSCAPE AREA

GYMNASIUM

SWIMMING POOL

KIDS POOL

24/7 SECURITY

BASEMENT CAR PARKING

MULTIPURPOSE HALL (TERRACE FLOOR)

POWER BACKUP FOR COMMON AREAS



One of the secrets of a happy life is discovering the small joys of life together

INDIVIDUAL FLOOR PLANS



FLAT No. : 101 | TYPE : A-3 BHK
 AREA : 1490 Sft | FACING: WEST



FLAT No. : 102/104 | TYPE : B-2 BHK
 AREA : 1175 Sft | FACING: NORTH



INDIVIDUAL FLOOR PLANS



FLAT No. : 103 | TYPE : C-2 BHK
AREA : 1171 Sft | FACING: NORTH



FLAT No. : 105/117 | TYPE : K-3 BHK
AREA : 1409 Sft | FACING: EAST



INDIVIDUAL FLOOR PLANS



FLAT No. : 106/115 | TYPE : I-3 BHK

AREA : 1348 Sft | FACING: EAST



FLAT No. : 107/116 | TYPE : J-2 BHK

AREA : 1146 Sft | FACING: EAST



INDIVIDUAL FLOOR PLANS



FLAT No. : 108 | TYPE : L-3 BHK
AREA : 1624 Sft | FACING: EAST



FLAT No. : 109/110 | TYPE : D-1 BHK
AREA : 637 Sft | FACING: WEST



INDIVIDUAL FLOOR PLANS



FLAT No. : 111 | TYPE : E-2 BHK
 AREA : 1119 Sft | FACING: NORTH



FLAT No. : 112 | TYPE : F-2 BHK
 AREA : 1191 Sft | FACING: NORTH



INDIVIDUAL FLOOR PLANS



FLAT No. : 113 | TYPE : G-3 BHK
AREA : 1344 Sft | FACING: WEST



FLAT No. : 114 | TYPE : H-3 BHK
AREA : 1534 Sft | FACING: EAST





AS PER
VASTHU

RERA
COMPLIANCE

WITH
OCCUPANCY
CERTIFICATE

NO COMMON
WALLS

40%
OPEN SPACE

- COMPLETED PROJECTS -



SHREENIKETANA
Bengaluru



POORVI ROYAL NEST
Bengaluru



POORVI TOWERS
Bengaluru



SHREEPRADHA
Bengaluru



VASUPRADHA
Bengaluru



AIRAVATHA
Bengaluru

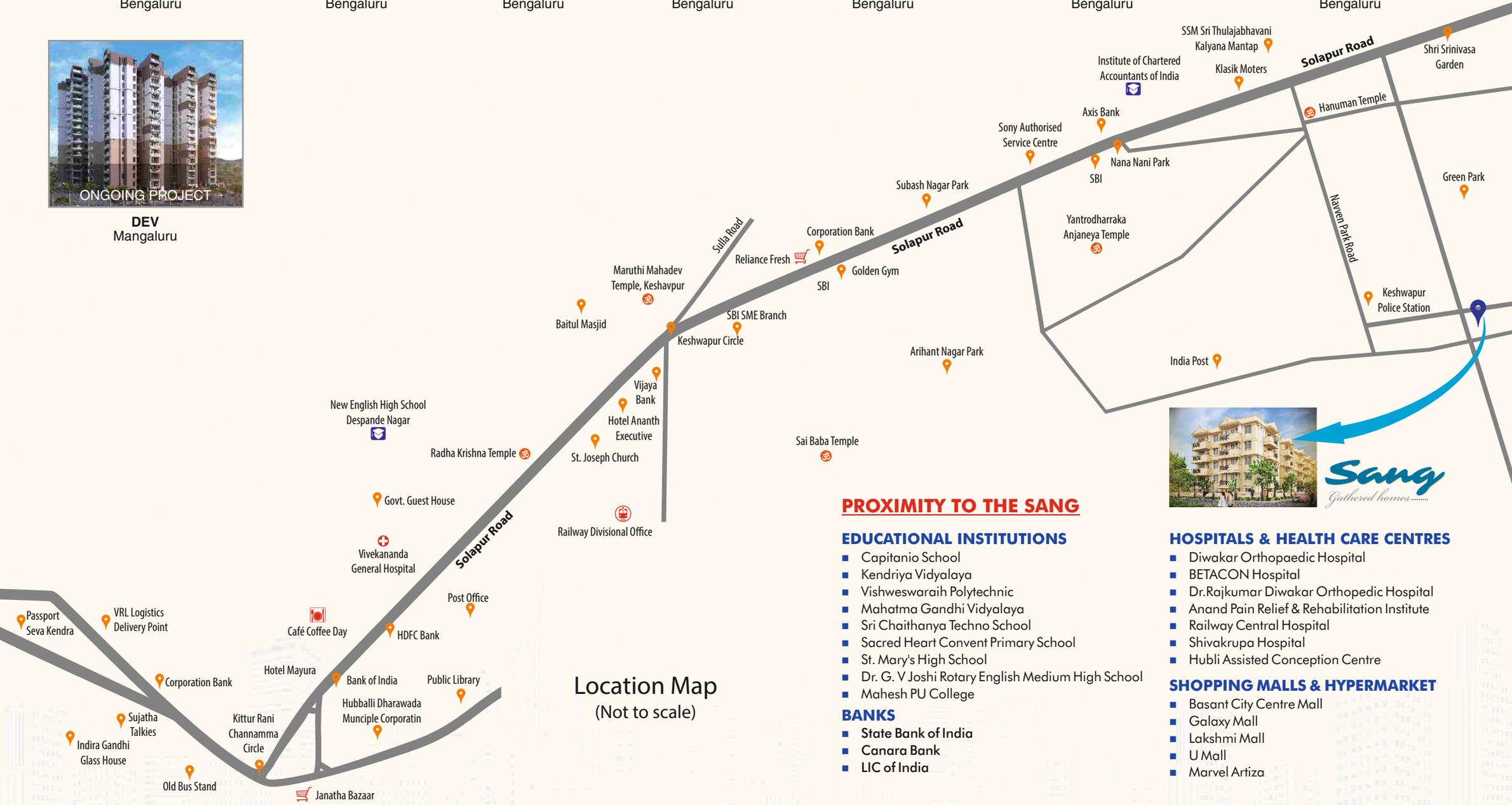


SREENIVASA GRAND
Bengaluru



ONGOING PROJECT

DEV
Mangaluru



Location Map
(Not to scale)

PROXIMITY TO THE SANG

EDUCATIONAL INSTITUTIONS

- Capitanio School
- Kendriya Vidyalaya
- Vishweswaraih Polytechnic
- Mahatma Gandhi Vidyalaya
- Sri Chaithanya Techno School
- Sacred Heart Convent Primary School
- St. Mary's High School
- Dr. G. V Joshi Rotary English Medium High School
- Mahesh PU College

BANKS

- State Bank of India
- Canara Bank
- LIC of India

HOSPITALS & HEALTH CARE CENTRES

- Diwakar Orthopaedic Hospital
- BETACON Hospital
- Dr.Rajkumar Diwakar Orthopedic Hospital
- Anand Pain Relief & Rehabilitation Institute
- Railway Central Hospital
- Shivakrupa Hospital
- Hubli Assisted Conception Centre

SHOPPING MALLS & HYPERMARKET

- Basant City Centre Mall
- Galaxy Mall
- Lakshmi Mall
- U Mall
- Marvel Artiza



Sang
Gathered homes.....



HUBBALLI :
POORVI HOUSING DEVELOPMENT COMPANY PVT. LTD

No.123,1st Floor, Marvel Artiza,
Vidya Nagar, Hubballi 580 021

SITE :
POORVI SANG

No. 65 B, Mariya Nagar
Keshavapura Main Road, Naveen Park
Behind VRL House, Hubballi 580 023

CORPORATE OFFICE :
POORVI HOUSING DEVELOPMENT COMPANY PVT. LTD

Poorvi Tower, No.1 & 22, 6th 'E' Main, Gaurav Nagar
JP Nagar 7th Phase, Bengaluru 560 078

PROJECT APPROVED BY :



& Leading financial organisations

Contact: +91 97414 71111 / 63668 94777 / 96061 23265 / 96061 23248 / 083 6237 4533 / 080 26851 809

www.poorvihousing.com | Email: sales@poorvihousing.com



ARCHITECT :
SHUBHAM ARCHITECTS PVT. LTD.
#479-C, 6th Cross, 9th Main, 1st Stage
2nd Block, HBR Layout, Bengaluru

Co-promoter: **Johnson Engineering**, Hubballi
Structural: **Manohar Consultants**, Bengaluru
Electrical: **Prism Consultancy**, Bengaluru
Plumbing: **Prism Consultants**, Bengaluru
Shell & Core-Integrity Infrastructure, Hubballi



Member of Confederation of Real Estate
Developers' Associations of India (CREDAI)



The document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. Any interesting party should verify all the information including designs, plans, specifications, facilities, payment schedules, terms of sales etc independently with the company prior to concluding any decision that he/she has not solely relied on this information for making any booking/purchase in any project of the company.

The visual and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals/image/photographs are general images and do not have any co-relation with the project. The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actuals designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy.

While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers/users are requested to make an independent enquiry with the company before relying upon the same. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the company. The company is not responsible for the consequences of any action taken by the viewer relying on such material/information on this brochure without independently verifying with the company.