

JHANVI SKYLINE ■ SQUARE ■ A RESIDENTIAL APARTMENT

Building Homes that transform lives



Sri. Durga Developers & Promoters: Managing Director Sri Venkatesh N. Undi is the Founder and Promoter, he has started his own Real Estate firm since a decade. Today a highly reputed entity in the real estate arena of Karnataka and Maharashtra.

The Resident of Apartments, Commercial & Layouts by Sri Durga Developers & Promoters is appreciated not just for foresight and attention to details, but also for the perfection in Construction & Layout development. We have earned a enviable track record in Excellence, Innovation, Growth, Focus on Quality & Punctual Deliveries.

We have highly qualified Architects and Engineers to meet the requirements of the Customers and to provide the latest upgraded technology. The firm is formally assessed by the International Certification & Inspection by UK ICS. The firm is awarded with ISO Certificate (ISO 9001:2015) for its Quality in Construction of Project and Management System.

Our Group Of Companies

Sri Durga Sports Academy : Mr. Venkatesh N. Undi who is passionate about sports infrastructure. Unleashing the spirit of Sports Academy by Sri Durga Sports Academy for the best player in Karnataka in the name of "Sri Durga Sports Academy".

Shambhavi Tech City LLP: Mr. Venkatesh N. Undi is Managing Director of the firm "Shambhavi Tech City LLP", which is Mumbai based company and is into Real Estate Business.

Shambhavi Lifestyle LLP: Mr. Venkatesh N. Undi is a Managing Director of the firm "Shambhavi Lifestyle LLP", which is Mumbai based company and is into Real Estate Business.

REWARDS



Awarded by Achievers of Karnataka-2019



North Karnataka Business Award-2021

**IT'S TIME TO INVEST
IN YOURSELF
BY INVESTING IN
YOUR HOME.**



JHANVI
SKYLINE
SQUARE
A RESIDENTIAL APARTMENT

LIVE TOGETHER,
REJOICE TOGETHER !



We welcome you to Hubli's Royal Residential Address **Shri Durga** Developers & Promoters in association with **Shambhavi** Twin City LLP presents "**Jhanvi SKYLINE SQUARE**"- architectural masterpiece from Shri Durga Developers & Promoters that redefines a regal lifestyle. "**Jhanvi SKYLINE SQUARE**" a **four storey** structure is a royal ambience with a select set of luxurious homes for 40 Happy families.

Living life large as people may say it, is the kind of lifestyle to yearn for, Your dream to make it big and enjoy the finest things in life ends here. Everyone has a dream home in their mind - somewhere that will fulfill their needs, bring peace to their soul. A dream home is one that ensures security and at the same time grants freedom while you are in the lap of absolute luxury...

4

FLOORS

4

NORTH FACING
FLATS

36

EAST FACING
FLATS

Well planned & Welcoming...

JHANVI
SKYLINE
SQUARE

A RESIDENTIAL APARTMENT

Near Koliki Apt. Behind Splash Swimming Pool,
Shirur Park Road, Vidyanagar, Hubli.



Architecture Here are some of the key planning highlights:

- 4 Side Open for Maximum Light / Ventilation for Each Flat
- Every Flat gives you a feeling of the bungalow
- The interiors are just as enchanting as the surroundings.
- Spacious Flat with negligible wastage of area
- Quality has been the primary focus of every detailing

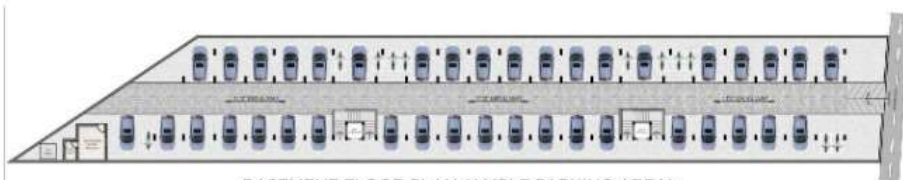
Building **HOMES** that transform **LIVES !**

TYPICAL FLOOR PLAN

FEEL FREE TO CHOOSE THE BEST !



TYPICAL FLOOR PLAN
(GROUND, FIRST, SECOND, THIRD FLOOR)



BASEMENT FLOOR PLAN (AMPLE PARKING AREA)

CUTTING

GROUND FLOOR SL No: 1				FIRST FLOOR SL No: 2				SECOND FLOOR SL No: 3				THIRD FLOOR SL No: 4			
Flat No.	Unit Type	Saleable Area (Sq.Ft)		Flat No.	Unit Type	Saleable Area (Sq.Ft)		Flat No.	Unit Type	Saleable Area (Sq.Ft)		Flat No.	Unit Type	Saleable Area (Sq.Ft)	
1	2BHK	1250.76		101	2BHK	1250.76		201	2BHK	1250.76		301	2BHK	1250.76	
2	2BHK	904.21		102	2BHK	904.21		202	2BHK	904.21		302	2BHK	904.21	
3	3BHK	1560.18		103	3BHK	1560.18		203	3BHK	1560.18		303	3BHK	1560.18	
4	2BHK	893.06		104	2BHK	893.06		204	2BHK	893.06		304	2BHK	893.06	
5	2BHK	916.89		105	2BHK	916.89		205	2BHK	916.89		305	2BHK	916.89	
6	2BHK	998.99		106	2BHK	998.99		206	2BHK	998.99		306	2BHK	998.99	
7	3BHK	1289.19		107	3BHK	1289.19		207	3BHK	1289.19		307	3BHK	1289.19	
8	2BHK	1017.51		108	2BHK	1017.51		208	2BHK	1017.51		308	2BHK	1017.51	
9	2BHK	1035.31		109	2BHK	1035.31		209	2BHK	1035.31		309	2BHK	1035.31	
10	3BHK	1266.84		110	3BHK	1266.84		210	3BHK	1266.84		310	3BHK	1266.84	

CUTTING



SPECIFICATIONS



GENERAL :

- Basement parking. ● 2 passenger lifts (1 lift is optional) of 6 persons capacity.
- Provision for exhaust fan, drinking water purifier, dishwasher/washing machine in the utility area, additional sink in the utility area.
- Children's Play Area.
- 100% power 200 KW generator backup provided for all flats, common areas and services with fully automatic change-over switch and ACCL switch.



MAIN STRUCTURE :

- Earthquake resistant RCC framed structure - walls with Mivan / similar Technology.
- Reinforcement details as per structural drawing provided by the consultant.



BRICK WORKS & PLASTERINGS :

- Internal & external walls as per the structural requirement. All external walls will be 8" thick with 1:6 cement mortars cement plastered.
- All 4" thick brick works well with 1:4 cement mortars cement plastered.



PAINTING :

- All walls & surfaces with two coats of wall care putty & one coat of primer.
- Internal walls: Plastic Emulsion Paint/ Royal/Acrylic or equivalent.
- POP: Plastic Emulsion Paint.
- External: Weatherproof paint with textured finish.
- Paints from Birla Opus/ Asian/ Berger or Equivalent.



FLOORING/TILES/GRANITE

- Hall, Living, Dining, Bedroom : 4'x2' Vitrified Tiles
- Toilet: 1'x1' Anti-skid, Ceramic Tiles
- Bathroom Dado: 4'x2' Glazed wall tiles for 7' Height or equivalent up to door
- Kitchen Wall: 2'x1' Ceramic wall tiles, Above kitchen katta, up to window height
- Common area Floorings: For passage/corridor-steel grey Granite flooring will be provided
- Utility area flooring And Balcony Area: For utility area 16'x16' ceramic anti-skid tiles will be provided



SECURITY SYSTEM AND HOME AUTOMATION :

- CCTV Camera at entry/ exit, Children play area & other vantage points.



RAILINGS & GRILLS :

- MS Grills for all windows with 1.25" flat and 10mm square bar.

SPECIFICATIONS

DOORS & WINDOWS :

- Frame: Nandi Wood or equivalent, (5' X 3", 4" X 2").
- Entrance doors - (3'6" x 7') opening with polished teakwood frame and shutter to match interior scheme. * Door Shutter : Flush door with PVC door in toilet.
- UPVC or equivalent windows 2 track. * Laminated pine wood Flush Doors for all internal doors or equivalent. * Windows : Aluminum channel frame with glass panel with grill covered. * Main Door - Timber/ Engineered Door Frames with teak veneered flush doors with Polish. * All Other Doors - Timber/ Engineered WPC Door Frames with flush/ WPC door with enamel paint.
- Stainless Steel Hardware or equivalent for all Doors. * Aluminum Ventilators with Translucent Glass. * MS Security grill (where ever applicable).



ELECTRICAL :

- Wire : Concealed wiring (Copper wire). * Electrical modular switches of Legrand make or equivalent. * Fire resistant electrical wires of reputed make.
- One earth leakage circuit breaker for each flat. * Concealed conduits with good quality fire-resistant copper wires. * Good Quality modular electrical switches & sockets. * Geyser points in Bathrooms. * Washing machine, dishwasher, refrigerator and microwave points in kitchen.
- Wire - LAPP/ Finolex or Equivalent make. * Cable - RR cable/Polycab/KEI or Equivalent make. * Modular switches & sockets - Schneider/ Legrand/ Crabtree or Equivalent make.



SANITARY AND PLUMBING FITTINGS :

- Kitchen : One sink with tap and one bibcock at ground. * CP fittings and sanitary fixtures of Kohler make or equivalent. * Hot and cold mixer with under-counter wash basin of Kohler make or equivalent. * Geysers in all bathrooms.
- UPVC ventilators for bathrooms with provision for exhaust fan. * Provision for Solar water heating system for shower. * Sanitary ware & CP Fittings from Grohe/ Kohler/ Vitra/ Jaguar or Equivalent make. * Plumbing material from Astral/ Suprema/ Ashirvad/ Prince or Equivalent make. * Provision for washing machine, dishwasher and gas cylinders in the utility area. * Stainless steel sink of make Carysil, Frankie, Niral or Equivalent make.



Allocated Car Parking



Security Cabin



GYM



Children's Play Area



Fire Fighting System



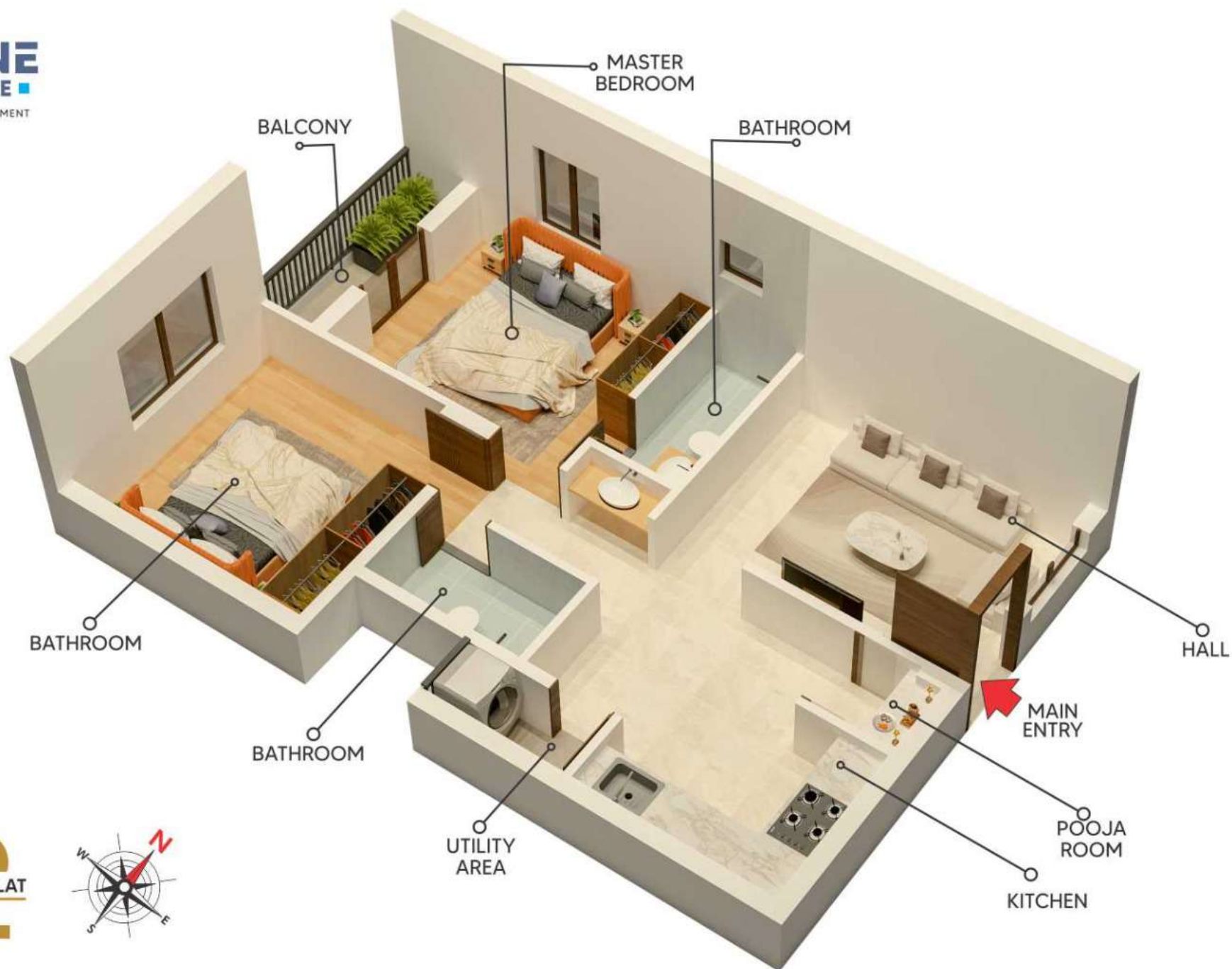
LANDSCAPE GARDEN



PARTY HALL



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2
2
2 BHK FLAT





3 BHK FLAT



This Little Sky Gardens Holds More Life Than The Streets Below.

A beautiful private terrace garden is a peaceful rooftop retreat filled with greenery, cozy seating, and soft lighting. With a pergola, a fresh-air rooftop gym, it's a perfect space to relax, rejuvenate.





AERIAL VIEW **2**
2 BHK FLAT



3 AERIAL VIEW
3 BHK FLAT



Feel Free To Choose The One That Suits You Best.

Discover a charming selection of 2 BHK and 3 BHK residences offered in a variety of spacious layouts, allowing you the freedom to choose the perfect home that best reflects your lifestyle, comfort, and dreams.



Location Map

(Not to scale)



Architect

CHIA

#8, Aum Shree Apartment
Opp. IBMR College, Phase-4,
Akshay Colony, Hubli.

Structural

Sohan Meharwade
**Build Sq.Ft
Engineering Consultant**
#226, 2nd floor, Madhura Centre,
Dajibanpeth, Hubballi.

Architecture

Surendra
**Architecture Studio
Architects & Interior**
403, Kalap Arcade 19, Church Street,
MG Road, Bengaluru - 560 001.

Legal

**Mahendra B.K.
Advocate & Legal Consultant**
Office : #2A, Upper Ground Floor,
Gurudev Landmark, Shirur Park,
Hubballi - 580 021.



Corporate Office : #401, Bhaveshwar Kutir, 19 Rajwadi Road,
Near Sanyas Ashram, Mumbai - 400 077 Maharashtra.

Branch Office: #2A, Upper Ground Floor, Gurudev Landmark,
Shirur Park, Vidyanagar, Hubballi - 580 021 Tel: 0836- 3552773



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