



This wonderful paradise
on earth is
created just for you...

UV GURU 
Nilayam
2 BHK LUXURY FLATS

TYPICAL FLOOR PLAN



UNIT # - 001, 101, 201 & 301
SBA-1058 SFT
NORTH FACING - 2 BHK

- A** LIVING 11'6"X10'0"
- B** DINING 14'4"X9'0"
- C** KITCHEN 7'2"X9'0"
- D** M.BEDROOM 10'8"X11'6"
- E** TOILET 4'0"X7'0"
- F** BEDROOM 10'0"X11'6"
- G** TOILET 6'0"X4'6"
- H** BALCONY 3'0" WIDE
- I** UTILITY 4'0" WIDE



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SPECIFICATIONS



FRAMED STRUCTURE:
RCC framed structure with seismic compliance resistance.



SUPER STRUCTURE:
6" Hollow blocks for external walls,
4" Solid blocks for internal walls.



PLASTERING:
Internal wall: 1:5 C.M. with lime rendering smooth finish,
External wall: smooth sponge finish cement plastering.



DOOR:
Main Door:
Teak wood frame & shutter teak finishing door Malaysian skin with outside brass fitting,
Internal Doors:
Sal wood frame for bedrooms with Flush door shutters.



WINDOWS:
Three Track Aluminium powder coated windows with mosquito Mesh and M.S. Grills with enamel paint.



FLOORING:
24"X24" Vitrified tiles flooring tiles in all rooms with 4" skirting.



TOILET:
7 feet height glazed tile (good quality) dadoing and Ceramic tiles flooring,
European commode and washbasin,
Parryware fittings and taps.



KITCHEN:
Granite kitchen platform with Stainless steel sink and 2 feet height glazed tiles dadoing above the platform, Provision for washing machine, Provision for water purifier, Chimney and electrical hub.



WATER SUPPLY:
24 hrs water deep tube well, Sump & Over head tank.



PAINTING:
Inside: one coat of primer with two coats tractor emulsion paints,
outside: one coat of primer with two coats Asian apex paints,
Enamel paints to doors and window grills.



ELECTRICAL:
Concealed copper wiring (Anchor/similar wire) with Anchor/similar plate switches & necessary points in each room,
15 amps power plug points in kitchen and toilets,
ELCB (Earth leakage circuit breakers)
Individual TV & Telephone points in Main Hall & master bed room,
AC points in master bedroom.



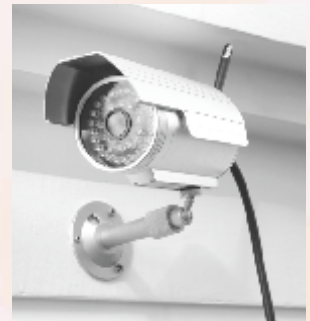
CAR PARKING:
Covered car parking.



LOBBY & LIFT:
Entrance lobby finished with granite flooring,
One lift of reputed make and 6 passenger capacity.



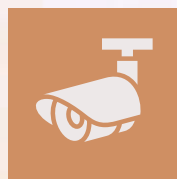
GENERATOR:
Power back-up to each apartment,
Additional power back-up for lift, water pumps & common area lightings.



AMENITIES



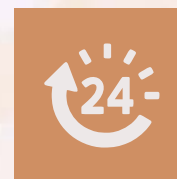
RAIN WATER HARVESTING



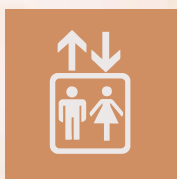
CCTV SURVEILLANCE



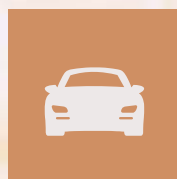
INTERCOM FACILITY



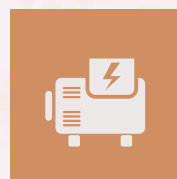
ROUND THE CLOCK SECURITY



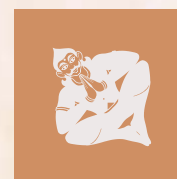
ONE LIFT OF 6 PASSENGERS



COVERED CAR PARKING



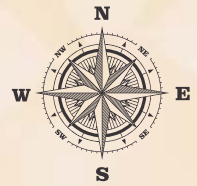
GENERATOR POWER BACK UP



VASTHU COMPLIANCE

LOCATION MAP

NOT TO SCALE



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