

A black and white photograph of a single, full-canopied tree standing on a grassy hill. The sky is filled with soft, wispy clouds. The overall mood is serene and minimalist.

*Y*OUR SPACE IS  
A REFLECTION OF YOU.  
YOUR CHERISHED VALUES.  
YOUR PERSONALITY.  
AND YOUR DREAMS.  
VILLAS AT DEVANAHALLI BY  
THE HOUSE OF HIRANANDANI.  
A WELCOMING OASIS.



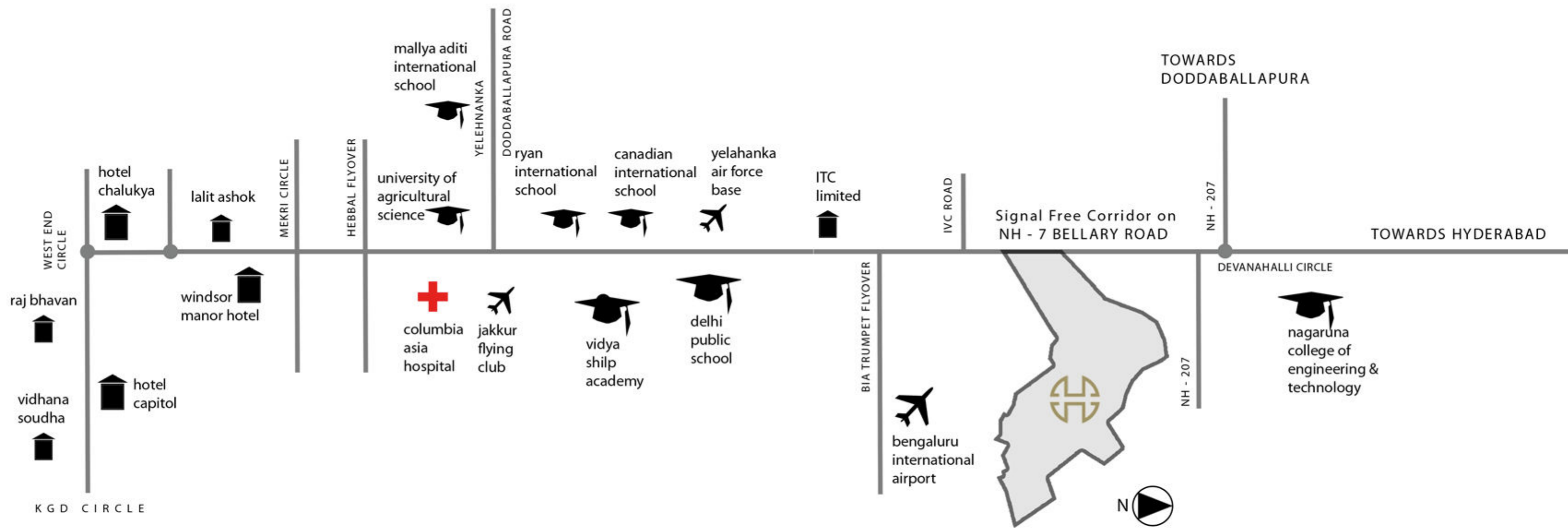
*Y*our ideas of comfort, luxury and good taste.  
Stand personified right in front of you.  
Encompassing everything that you stand for.



*W*hen the ambience is welcoming,  
happiness walks in.

*B*egin a lifelong romance  
with yourself.





NOT TO SCALE





MASTER PLAN



PH-I LAYOUT PLAN

TYPE	60X80	50X80	40X60	60X70	50X60
REGULAR	369   370   371 374   375   376	316   443   444   445   446   449 450   451   452   478   479 482   483	347   406   409   468   469 470   473   474   475		403   404   405 410   411   412
LARGER	368				
CORNER	447   448			407   408	
CORNER LARGE	337	315   480   481   486	336   337   346   471   472		402
CORNER LANDSCAPE	372   373   477   484			467   476	
CORNER LANDSCAPE LARGE		485			

PH-I A LAYOUT PLAN

TYPE	50X80	50X60
LARGE	348   349	366   367
CORNER LARGE	365	350

PH-II LAYOUT PLAN

TYPE	60X80	50X80	60X70	50X60
REGULAR	115   129   130   131 132   135   136   137		109   112 126	121   122   125
LARGER	128	116		
CORNER	108   113   114   119 120   127   133   134		110   111   123   124	
CORNER LARGE	102   138	118		107
LARGE LANDSCAPE	103   104   105			
CORNER LANDSCAPE LARGE	101	117	106	





GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 40 X 60

AREA STATMENT	
GROUND FLOOR	: 1559.00 SQ.FT.
FIRST FLOOR	: 1155.00 SQ.FT.
TERRACE FLOOR	: 136.00 SQ.FT.
TOTAL AREA	: 2850.00 SQ.FT.
TOTAL BUILT UP AREA	: 2850.00 SQ.FT.
PLOT AREA (40X60)	: 2400.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 60

AREA STATMENT	
GROUND FLOOR	: 1716.00 SQ.FT.
FIRST FLOOR	: 1510.00 SQ.FT.
TERRACE FLOOR	: 164.00 SQ.FT.
TOTAL AREA	: 3390.00 SQ.FT.
TOTAL BUILT UP AREA	: 3390.00 SQ.FT.
PLOT AREA (50X60)	: 3000.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 50 X 80

AREA STATMENT	
GROUND FLOOR	: 2135.00 SQ.FT.
FIRST FLOOR	: 1830.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4100.00 SQ.FT.
TOTAL BUILT UP AREA	: 4100.00 SQ.FT.
PLOT AREA (50X80)	: 4000.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60X 70

AREA STATMENT	
GROUND FLOOR	: 2194.00 SQ.FT.
FIRST FLOOR	: 1678.00 SQ.FT.
TERRACE FLOOR	: 183.00 SQ.FT.
TOTAL AREA	: 4055.00 SQ.FT.
TOTAL BUILT UP AREA	: 4055.00 SQ.FT.
PLOT AREA (60X70)	: 4200.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60 X 80

AREA STATEMENT	
GROUND FLOOR	: 2330.00 SQ.FT.
FIRST FLOOR	: 1815.00 SQ.FT.
TERRACE FLOOR	: 135.00 SQ.FT.
TOTAL AREA	: 4280.00 SQ.FT.
TOTAL BUILT UP AREA	: 4280.00 SQ.FT.
PLOT AREA (60X80)	: 4800.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA TYPE - 60 X 80  
DOUBLE HEIGHT

AREA STATMENT	
GROUND FLOOR	: 2630.00 SQ.FT.
FIRST FLOOR	: 1935.00 SQ.FT.
TERRACE FLOOR	: 205.00 SQ.FT.
TOTAL AREA	: 4770.00 SQ.FT.
TOTAL BUILT UP AREA	: 4770.00 SQ.FT.
PLOT AREA (60X80 DH)	: 4800.00 SQ.FT.

## INTERNAL SPECIFICATIONS

### Flooring

- Marble in Living and Dining Rooms
- Wood Laminated flooring in all Bedrooms

### Doors

- Flush doors with wood frames, veneer finish for main door with peep hole
- All doors with high quality hardware of stainless steel / brass finish

### Windows

- Aluminum windows

### Kitchen

- Base Cabinets
- Provision for Washing Machine in Utility area
- Stainless steel sink
- 2ft dado above platform area with ceramic / vitrified tiles
- Provision for Dishwasher
- Dedicated space for stacking gas cylinders
- Provision for Water Purifier

### Toilets (excluding maid's toilet)

- Tiles for flooring & dado up to door height
- Imported toilet fittings with hot & cold water mixers in wash basin & shower
- Imported EWC with health faucet & wash basin

### Electrical

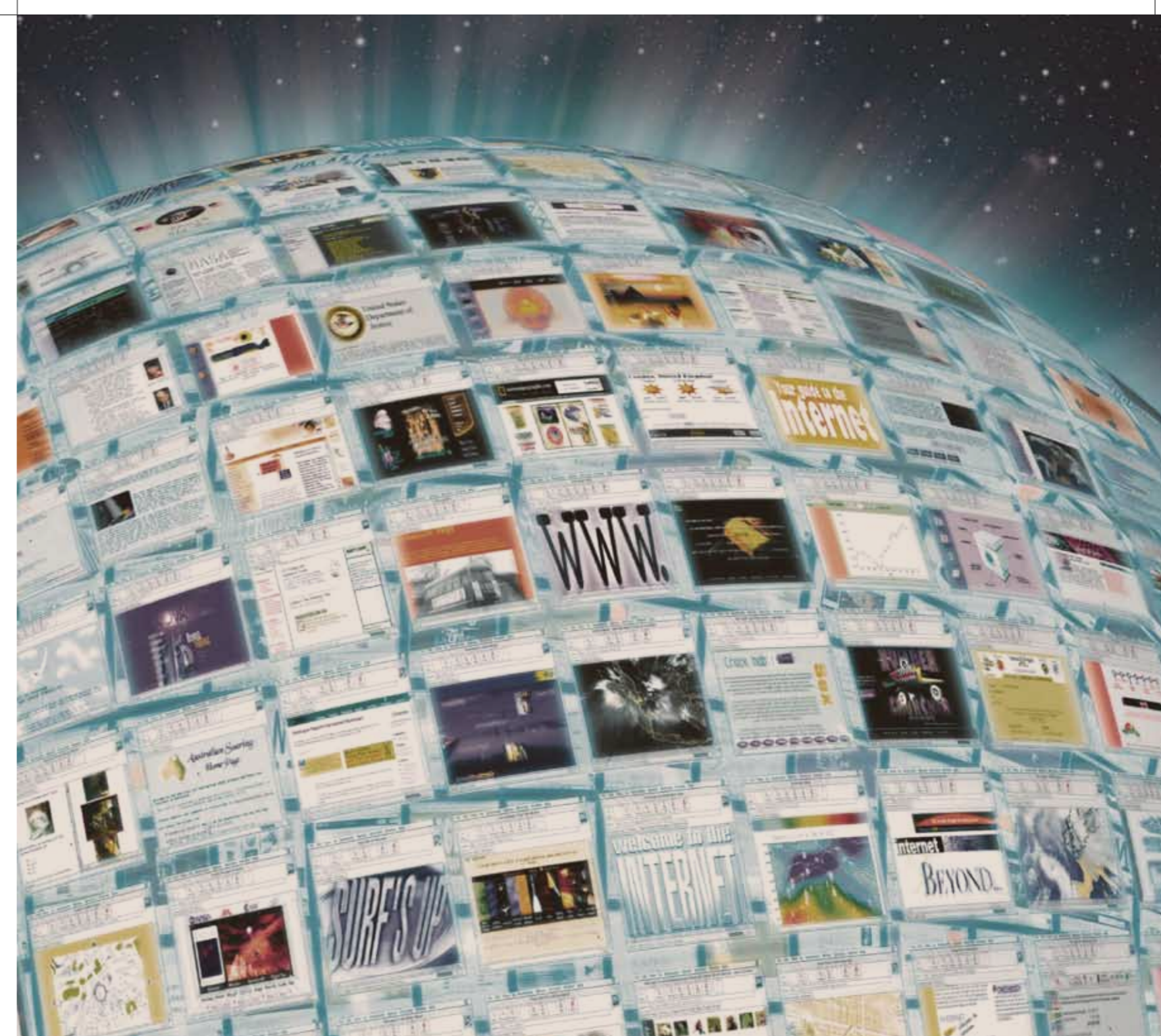
- Ample points with modular switches & concealed conduits for power, lighting & fans
- Split A/C point in Living/Dining & Bedrooms
- Good quality copper wiring
- ELCB & circuit breakers of suitable capacity

### Power Backup

- Additional power back up for Villas at cost
- Power backup for common facilities & Club house

### Television

- Internal wiring for cable or DTH TV in all rooms

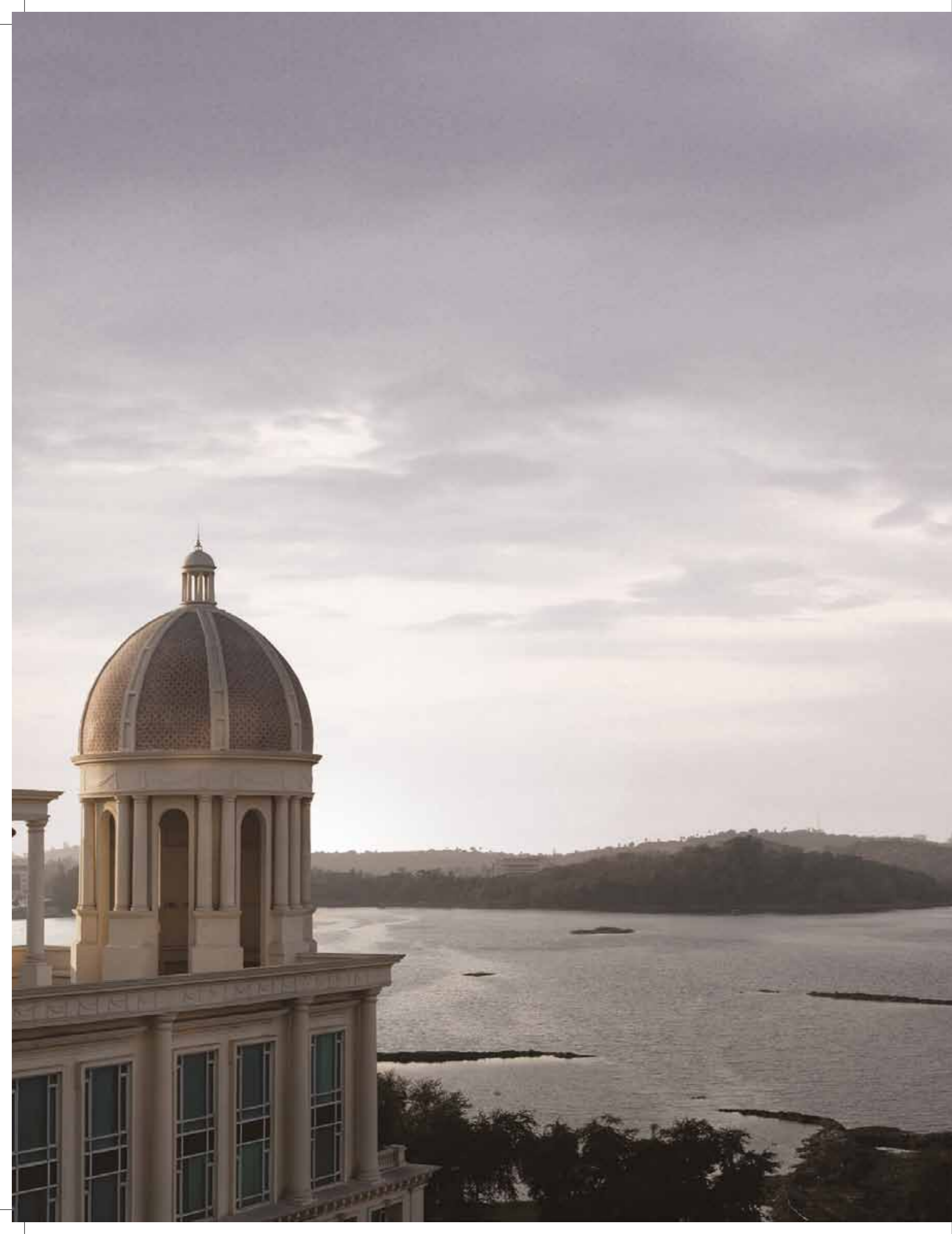


### FIBRE TO THE HOME TECHNOLOGY- FTTH:

The next generation FTTH - Fibre to the home telecom infrastructure meets all requirements of communication, entertainment, security and automation

FTTH Provides access to -

- Broadband internet
- IPTV and DTH TV
- Video on demand
- Video/ IP telephony
- Visitor video message
- Building management services
- Home automation
- Video IP 24/7 surveillance
- Triple play with voice, video and data on fibre with huge bandwidth



## PREMIER LIFESTYLE DEVELOPER

For the last three decades, the Hiranandani's have been single-handedly altering the ethos and aesthetics of real estate in India. The group has built multi-use developments in India on a large scale and have introduced retail, hospitality, healthcare, education and entertainment into their developments. With a unique approach to engineering, planning and design, the Hiranandani's invest heavily in research and development to ensure they remain at the forefront of value engineering and design.

Through the environmentally friendly concepts of New Urbanism, their focus has been on converting suburban sprawls into well-planned urban communities such as the Powai and Thane townships which have won several awards for outstanding urban development. These self-sufficient, integrated communities have become aspirational addresses for Mumbaiites. The group has established various schools, colleges, institutions and hospitals through trusts. Their clubhouses and community spaces have earned international repute and success.

All these experiences and expertise are encompassed under the House of Hiranandani, a conglomerate that is set to create new benchmarks for the real estate industry by continuing to break new ground and incorporate path-breaking technology into their design, to create future-ready and intelligent spaces. The House of Hiranandani brings to its customers and stakeholders the benefit of years of experience under one roof, thereby creating a platform from which it will continue its pioneering innovations and set the standard for real estate development in India.





## *I*nternational Teamwork

Developer	:	House of Hiranandani
Landscape Consultant	:	CPG Peridian (Singapore)
Lighting Consultant	:	Lighting Concepts (Mumbai)
Liaison Consultant	:	Alay Design (Bangalore)
Structural Consultant	:	WSP Cantor Seinuk (USA)
Sewage Treatment & Drainage	:	Clearford (Canada)