



63°  
EAST

LUXURY ECO HOMES



# The Full Life.

A residential space designed for a wholesome community lifestyle that includes healthy living and social activities combined with luxury eco-friendly homes; caring not just for your family, but also for the environment.



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Elevation - Aerial View

CGI Artist's Impression



# Master Plan

**26**  
ACRES



**68%**  
OPEN SPACE



**1850**  
NO. OF UNITS



**~40,000 SQ FT\***  
CLUBHOUSE

\*Includes the main block and the extended block.





CGI Artist's Impression

#### LEGEND:

- |                          |                              |                         |
|--------------------------|------------------------------|-------------------------|
| ① Entry & Exit           | ⑤ Clubhouse (Extended Block) | ⑨ Volleyball Court      |
| ② Clubhouse (Main Block) | ⑥ Tennis Court               | ⑩ Yoga Deck             |
| ③ Swimming Pool          | ⑦ Skating Rink               | ⑪ Organic Farming Space |
| ④ Basketball Court       | ⑧ Futsal Court               |                         |





Elevation - Dusk View

CGI Artist's Impression



# Floor Plans

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TOWERS - B, C & D

Homes at 63° East have been designed to incorporate optimal use of space to offer efficiently planned areas that are luxurious and filled with natural light and healthy air circulation. The specifications of the homes are high quality with international/ European fixtures.



Master Bedroom

CGI Artist's Impression

TOWER - B

## STUDIO UNIT

TYPE A

RERA CARPET AREA

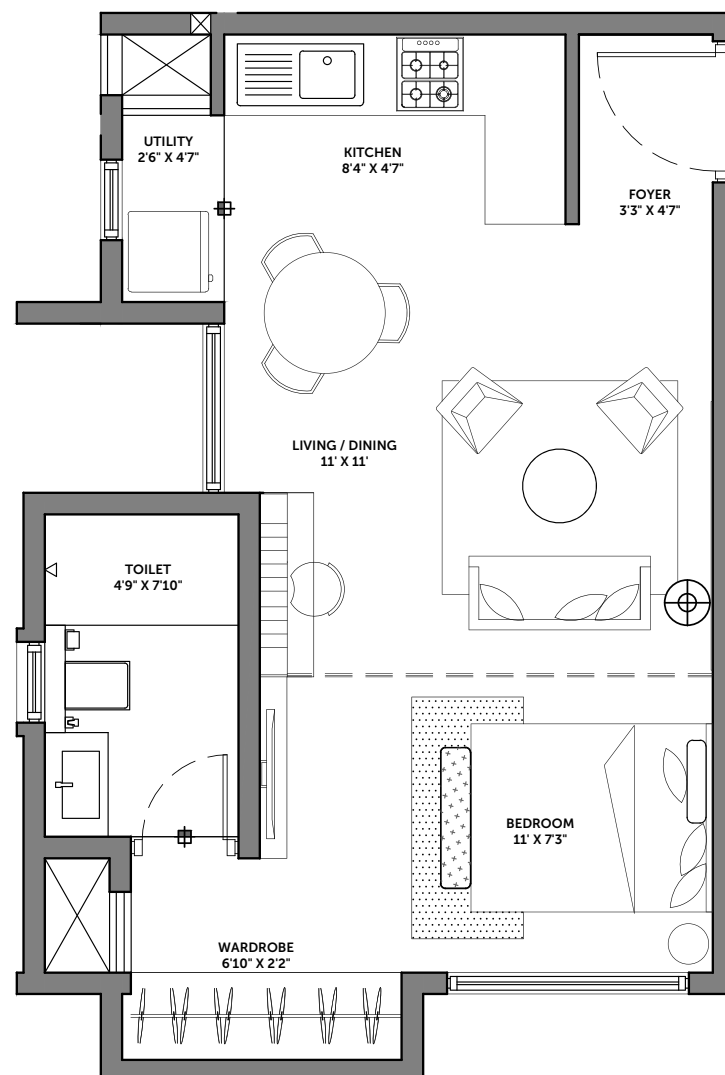
**345 SQ FT**

CREDAI CARPET AREA

**336 SQ FT**

SUPER BUILT UP AREA

**474 SQ FT**





TOWER - B

## 2 BHK

TYPE E

RERA CARPET AREA

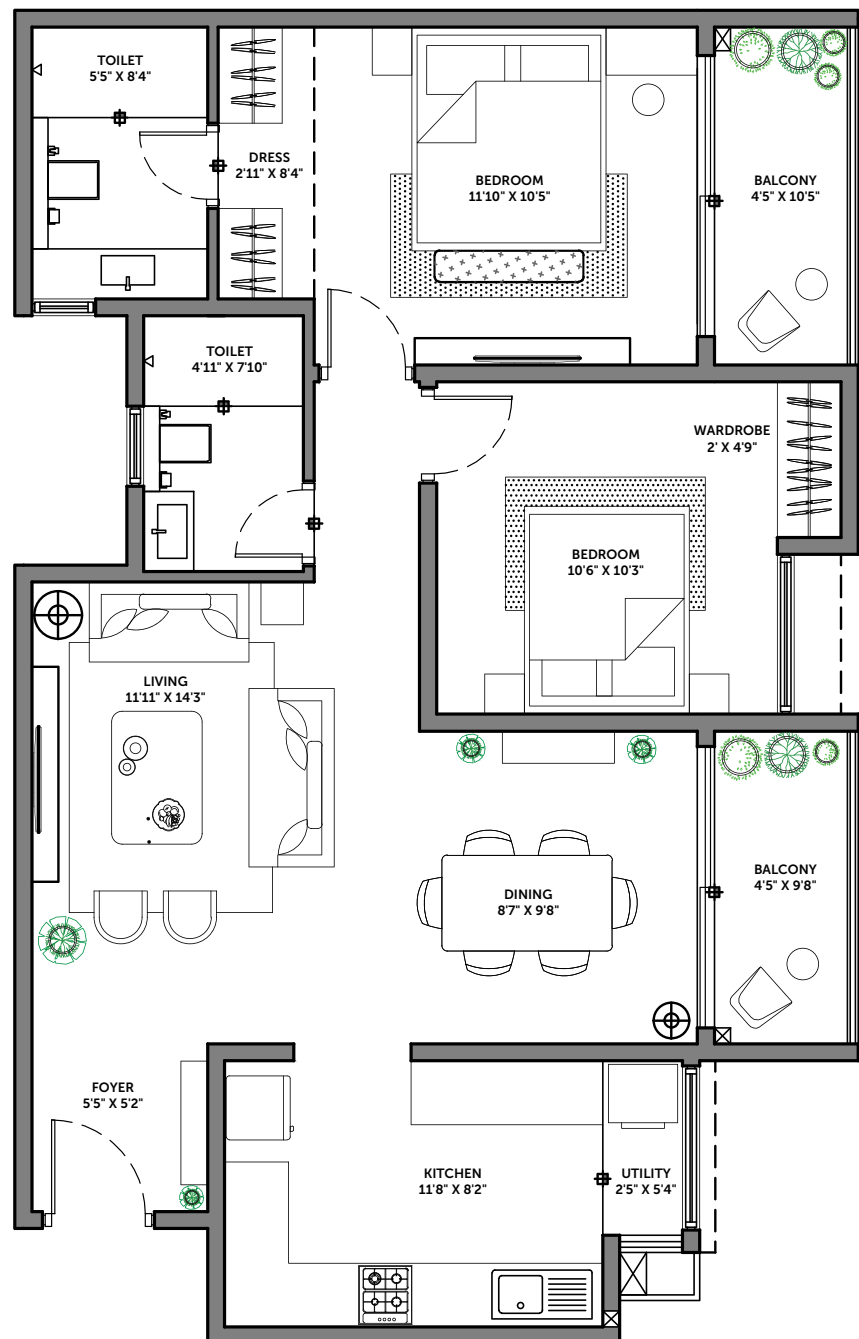
**794 SQ FT**

CREDAI CARPET AREA

**857 SQ FT**

SUPER BUILT UP AREA

**1159 SQ FT**



TOWER - B

**3 BHK**

TYPE J

RERA CARPET AREA

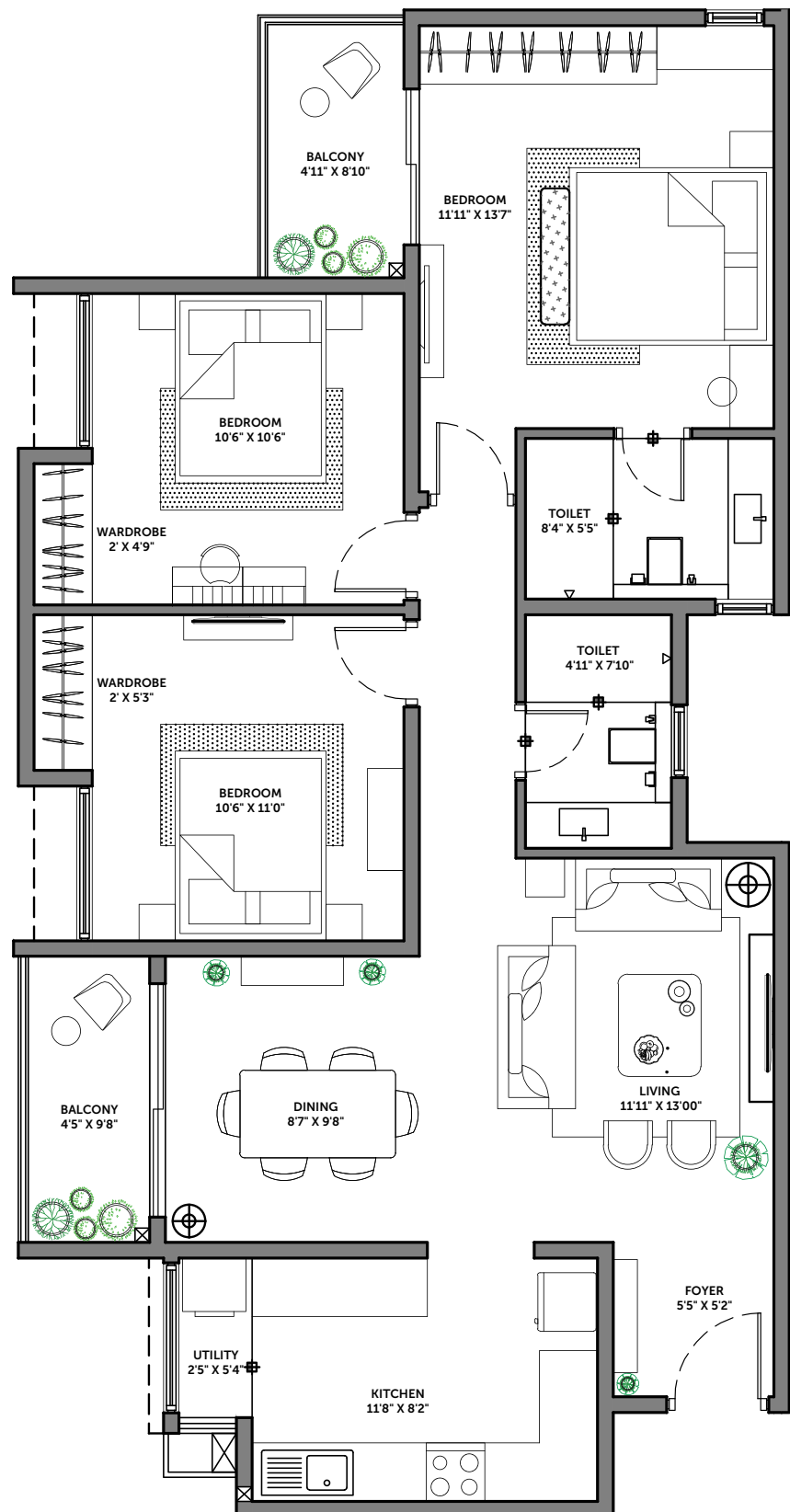
**955 SQ FT**

CREDAI CARPET AREA

**1007 SQ FT**

SUPER BUILT UP AREA

**1370 SQ FT**





TOWER - B

**3 BHK**

**TYPE H**

RERA CARPET AREA

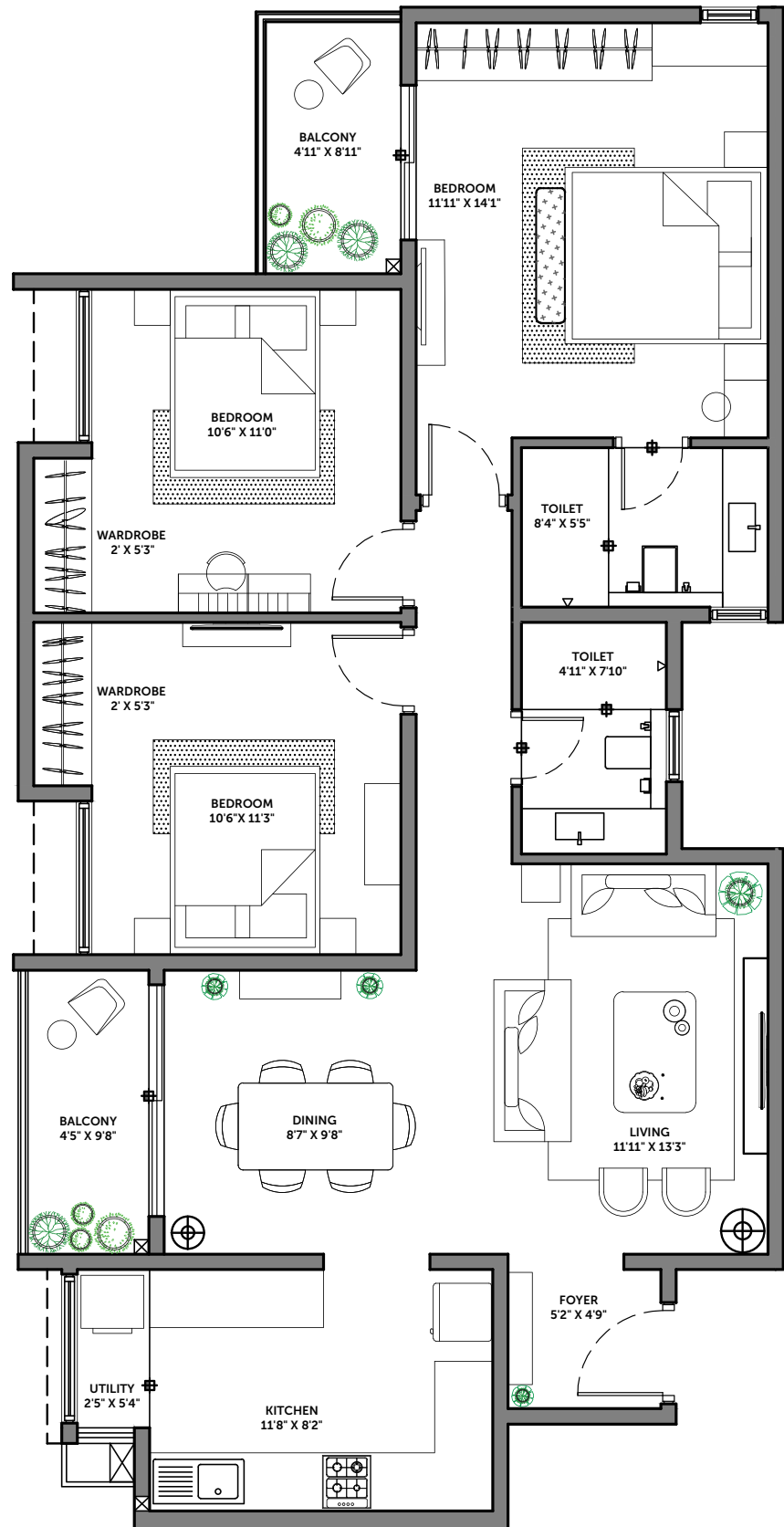
**972 SQ FT**

CREDAI CARPET AREA

**1025 SQ FT**

SUPER BUILT UP AREA

**1396 SQ FT**









TOWERS - C & D

## 1 BHK

TYPE F

RERA CARPET AREA

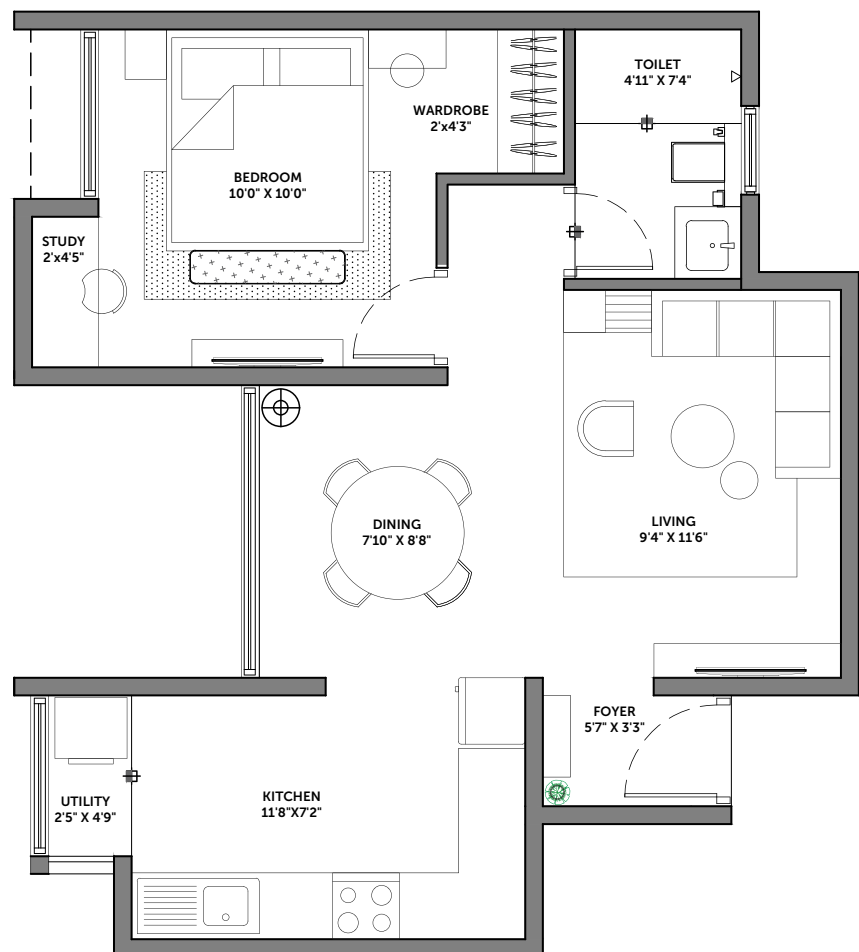
**485 SQ FT**

CREDAI CARPET AREA

**475 SQ FT**

SUPER BUILT UP AREA

**685 SQ FT**



TOWERS - C & D

## 2 BHK

TYPE C

RERA CARPET AREA

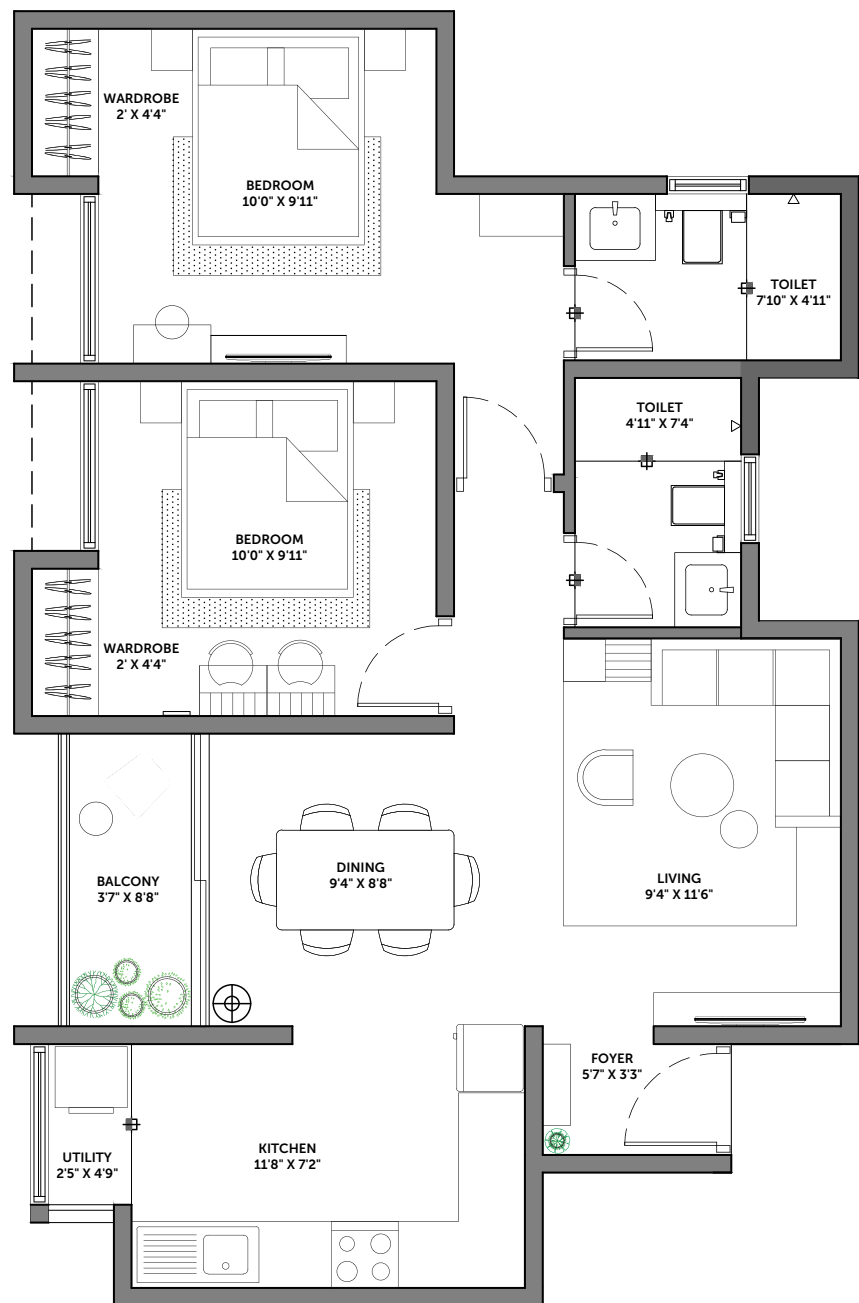
**675 SQ FT**

CREDAI CARPET AREA

**689 SQ FT**

SUPER BUILT UP AREA

**984 SQ FT**





TOWERS - C & D

## 3 BHK

TYPE A

RERA CARPET AREA

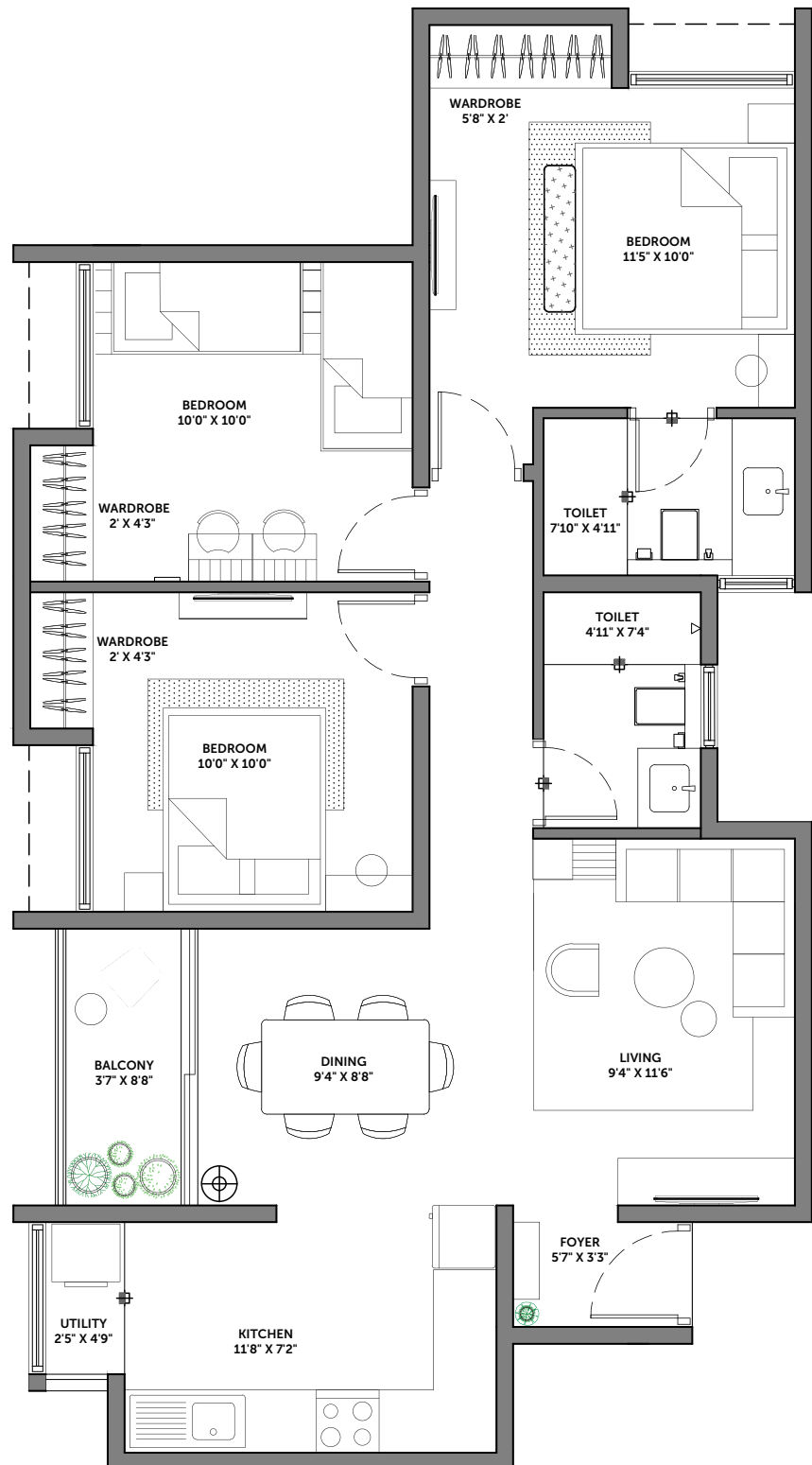
**808 SQ FT**

CREDAI CARPET AREA

**816 SQ FT**

SUPER BUILT UP AREA

**1157 SQ FT**



# Specifications

## CIVIL



### STRUCTURE

Seismic resistant RCC structure using system formwork with concrete walls in main building & RCC framed structure using concrete blocks for basements, clubhouse & other amenities.

## ARCHITECTURE



### DOORS

#### TOWER B

##### **All Doors**

Engineered wooden doors with tubular core.  
Dorset or equivalent hardware for all wooden doors with hinges.  
Acoustic EPDM gasket (for noise reduction) for all doors.

##### **Main Door**

8 feet height engineered wooden doors with architrave in polished veneer.

##### **Internal & Toilet Doors**

Engineered wooden doors with architrave in laminate finish.

#### TOWER C & D

##### **Main Door**

8 feet height engineered wooden doors with veneer and polish.

##### **Internal & Toilet Doors**

Engineered wooden doors with laminate finish.  
• Yale/ European or equivalent hardware's for all doors.  
• Acoustic EPDM gasket (for noise reduction) for all doors.



### WINDOWS

3 track UPVC windows with SS mosquito mesh.



### FLOORING AND WALL CLADDING

Vitrified tiles or equivalent flooring.

#### **Living, Dining, Kitchen & Bedrooms**

Vitrified tiles

#### TOWER B

##### **Bathroom & Balcony**

Ceramic tiles

##### **Master Bedroom**

Laminated wooden flooring

#### TOWERS C & D

##### **Bathroom**

Floor - Slip resistant ceramic tiles

Walls - Ceramic tiles

##### **Balcony**

Wooden finish ceramic tiles



### INTERNAL RAILINGS

##### **Balcony**

MS railings with enamel paint finish.



### PAINT

#### TOWER B

##### **Internal Walls & Ceiling**

Acrylic emulsion

##### **External Walls**

Exterior grade acrylic emulsion

#### TOWERS C & D

##### **Internal Walls**

Acrylic emulsion

##### **External Walls**

Exterior grade acrylic emulsion

##### **Ceiling**

Finished with oil bound distemper



### FALSE CEILING

Grid false ceiling with PVC coated tiles and shadow channels in all bathrooms.



## PLUMBING, ELECTRICAL & SERVICES



### CP AND SANITARY FITTINGS & FIXTURES

#### TOWER B

Jaquar or equivalent water efficient CP fixtures and sanitary fittings.  
Soft close seat covers for EWC.

#### TOWERS C & D

Jaquar or equivalent water efficient CP fixtures and sanitary fittings.  
Anti-bacterial coated soft close seat covers for EWC.  
Corian or equivalent monolithic one-piece sink.



### GRID POWER AND BACKUP POWER

#### TOWER B

##### **EB Power**

Studio unit - 2 KW, 2 BHK - 4 KW & 3 BHK - 5 KW

##### **DG Power Backup**

Studio unit - 1 KW, 2 BHK - 1.5 KW, 3 BHK - 2 KW &  
common areas - 100% backup for lighting circuits, lifts and utilities.

#### TOWERS C & D

##### **EB Power**

1 BHK - 3 KW, 2 BHK - 4 KW, 3 BHK - 5 KW

##### **DG Power Backup**

1 BHK - 1 KW, 2 BHK - 1.5 KW, 3 BHK - 2 KW &  
common areas - 100% backup for lighting circuits, lifts and utilities.



### SERVICES

Provision for piped natural gas (PNG).  
Water treatment plant.  
Sewage treatment plant.  
Organic waste convertor.



### ELEVATORS

#### TOWER B

Two elevators of 10 passenger capacity & one elevator of 13  
passenger capacity per core.

#### TOWERS C & D

Two elevators per core - 13 & 10 passenger capacity.



### SAFETY AND SECURITY

Common area surveillance.  
Fire rated doors at fire escape staircases.

## GREEN FEATURES



### WATER CONSERVATION

Dual piping system & dual flush system for sanitary.  
All landscape maintained through recycled water.  
Water efficient fixtures.  
Rainwater harvesting.  
Groundwater recharge.



### ENERGY CONSERVATION

Solar heated water provision for select unit bathrooms(top two floors).  
Energy efficient lights in common areas.  
Timer adjusted street lights.



### SOLID WASTE MANAGEMENT

Segregation at source.  
Organic waste convertor room.

# Amenities

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At 63° East, there are over 25 amenities that follow global standard facilities along with design sensibilities to make sure you wake up to a healthy life.

———— ~ **40,000 SQ FT Clubhouse** (Main block + Extended block)



Yoga Deck

CGI Artist's Impression



## GO SOCIAL



Futsal Court



5 Swimming Pools



Squash Court



3 Badminton Courts



Tennis Court



Steam Room & Changing Rooms



Pool Tables



Volleyball Court



2 Gymnasiums



Basketball Court



Table Tennis



Dedicated Cycling Path



Dedicated Walking Path



Skating Rink



Yoga Deck



Aerobics Studio



Billiards

## CONVENIENCE



Space For Laundromat



Amphitheatre



Workspace (Indoor & Outdoor)



Library



Organic Farming Space



Provision For Spa



Provision For Café



Game Room



Kids Play Area



Party Hall With Pantry



Terrace With Seating & Provision For Barbeque



Provision For Salon



Bus Bays For Children



Space For Department Store



Crèche



Space For ATM

NOTE: Amenities will be completed phase wise.





Clubhouse + Swimming Pool

CGI Artist's Impression





# Our Green Footprint

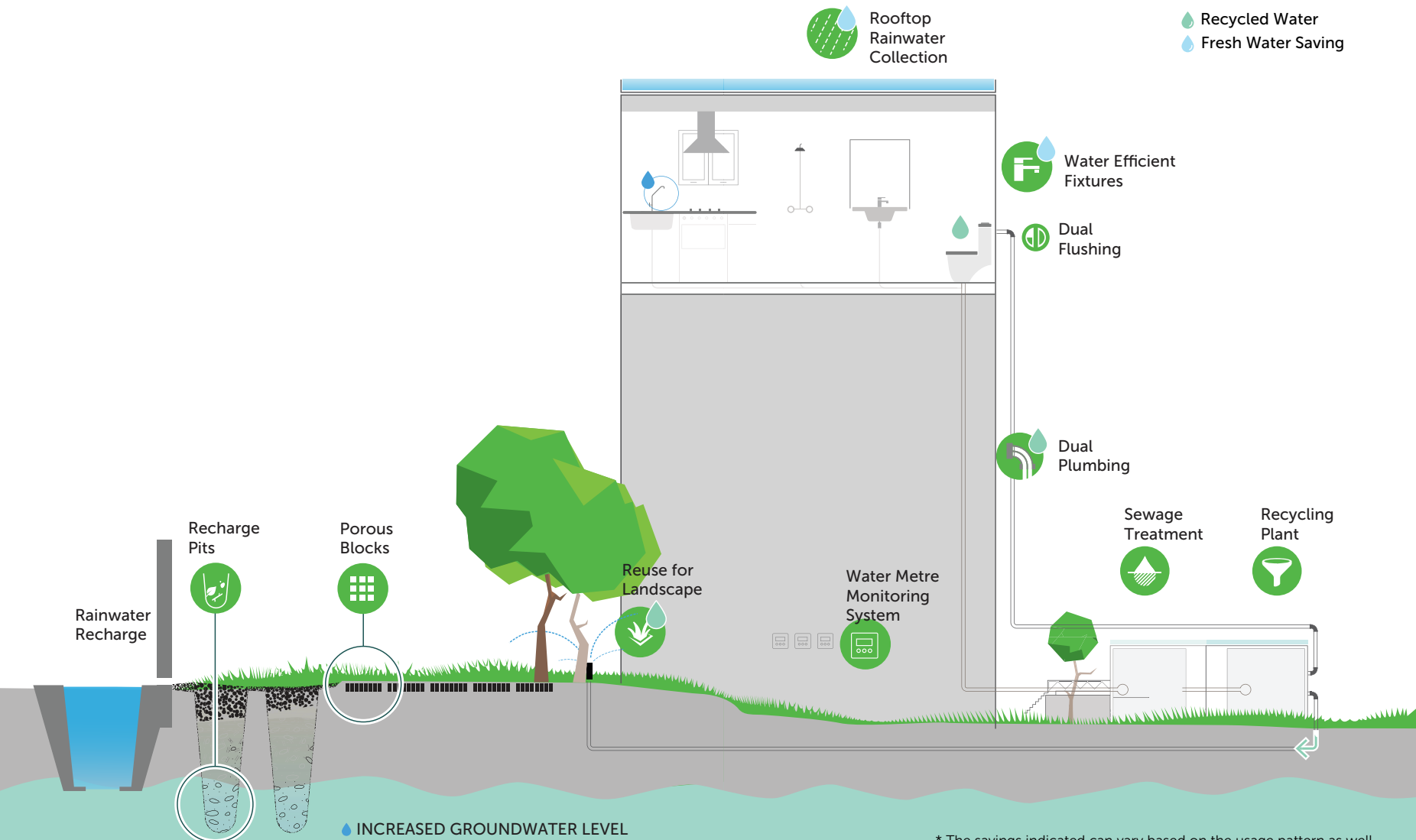
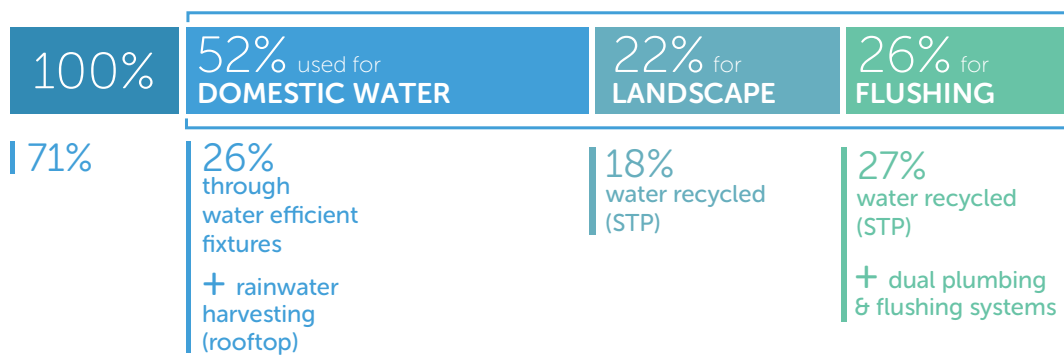
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At 63° East, we take every care to ensure our environment stays well-protected. This means eco-friendly initiatives and conservation systems to protect our shared home.

# Water Conservation

Water is precious, which is why our homes incorporate rainwater harvesting, groundwater collection, dual plumbing and various water replenishment methods, ensuring a sustainable life.

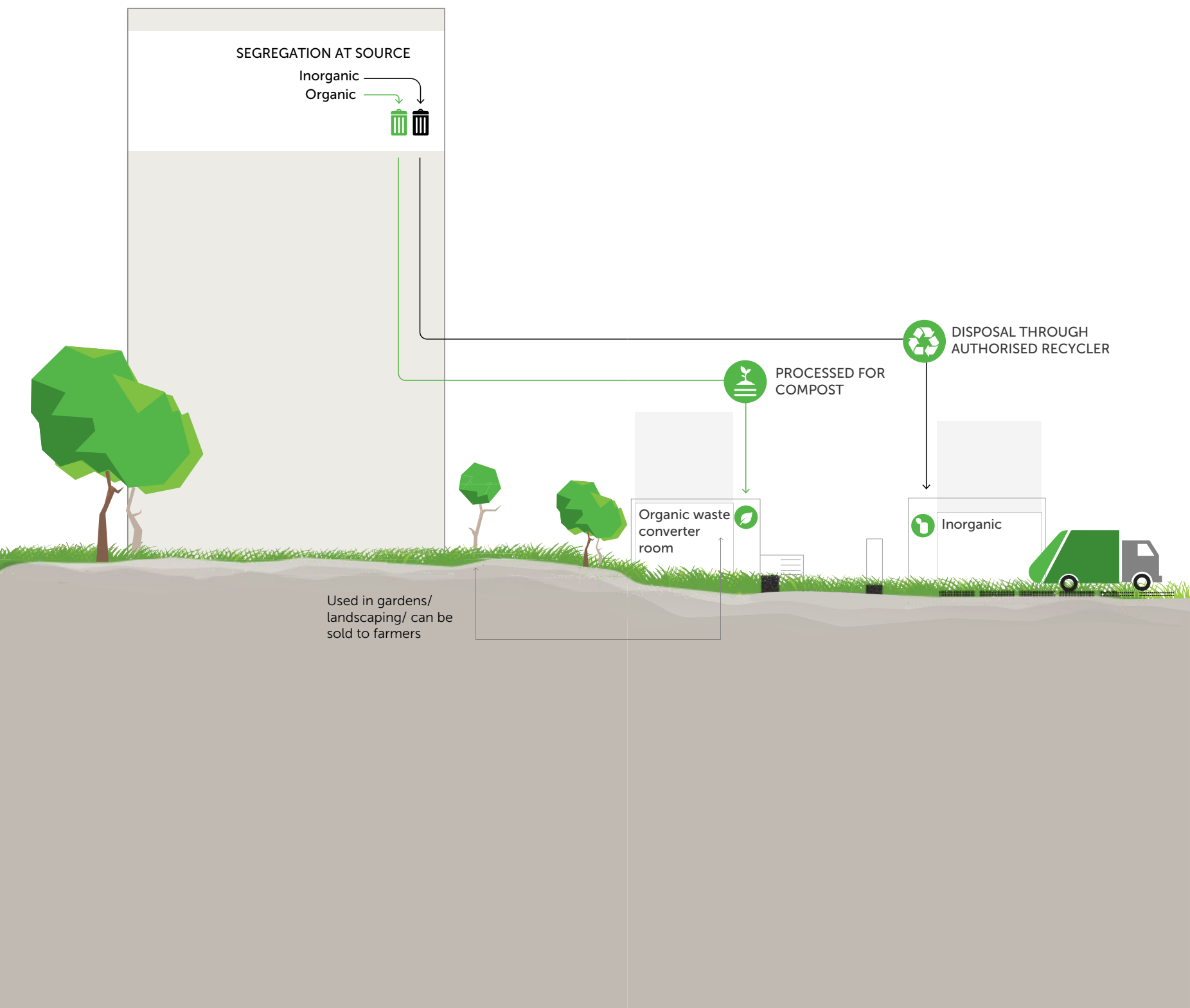
## WATER USAGE & SAVING\*



\* The savings indicated can vary based on the usage pattern as well as flow rate & has been computed based on certain assumptions.

# Solid Waste Management

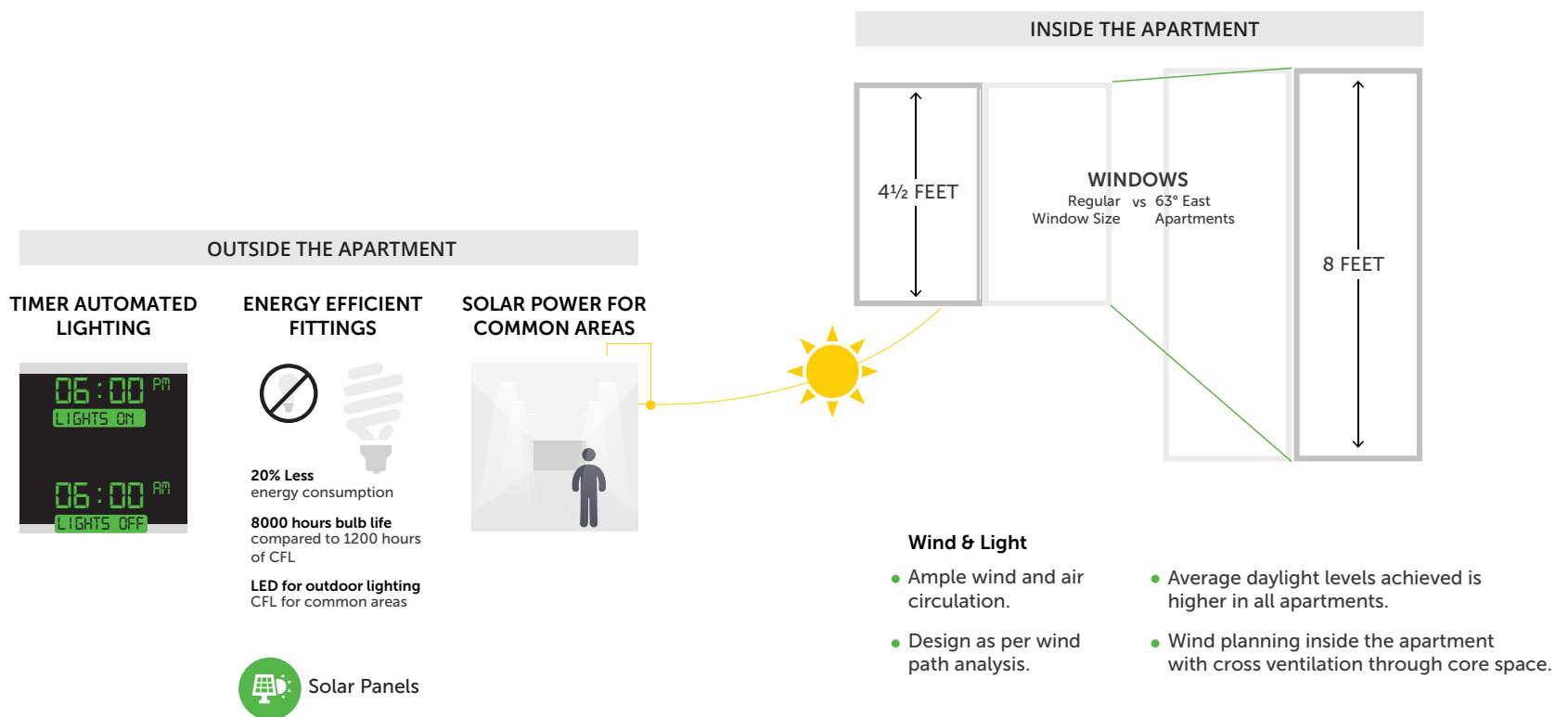
At 63° East, organic waste, post segregation at homes, is processed through an organic waste converter. This compost can then be used for landscaping and for organic farming within the township.





# Energy Conservation

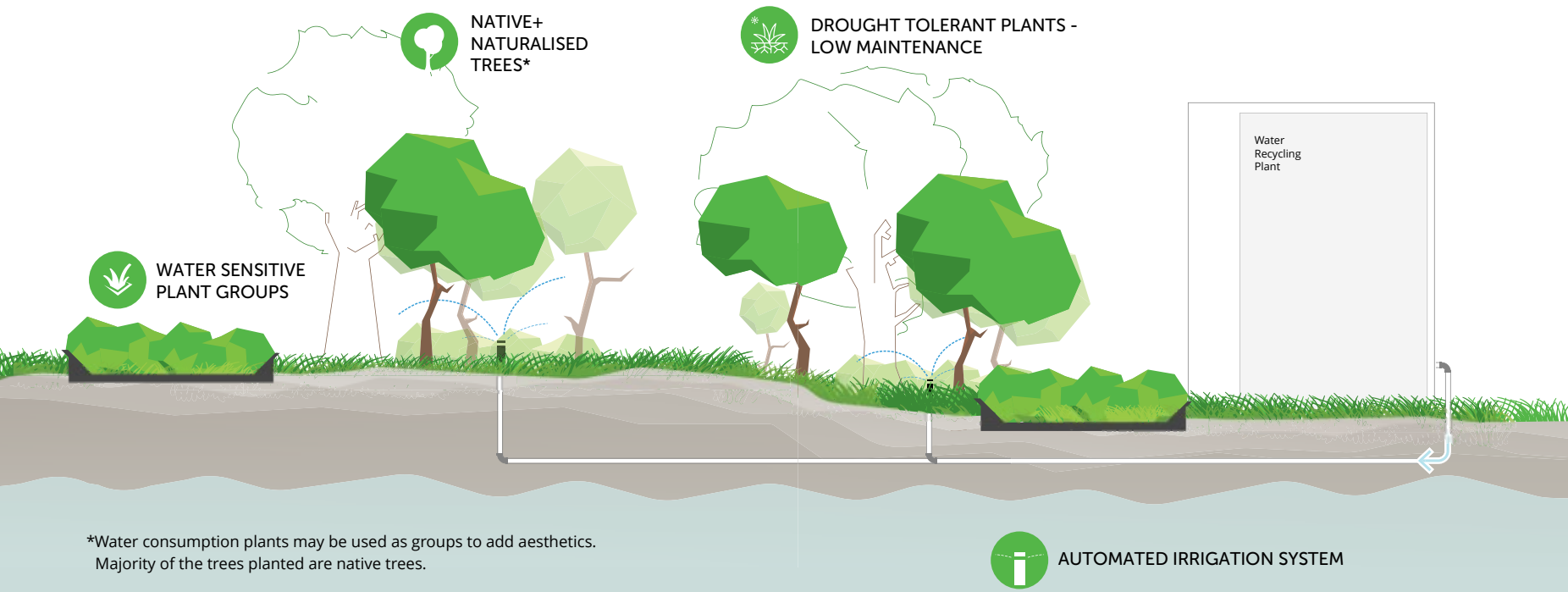
Our homes are cleverly designed keeping climate analysis (wind and light patterns) in mind, helping energy conservation in a big way.



# Low Maintenance Landscape

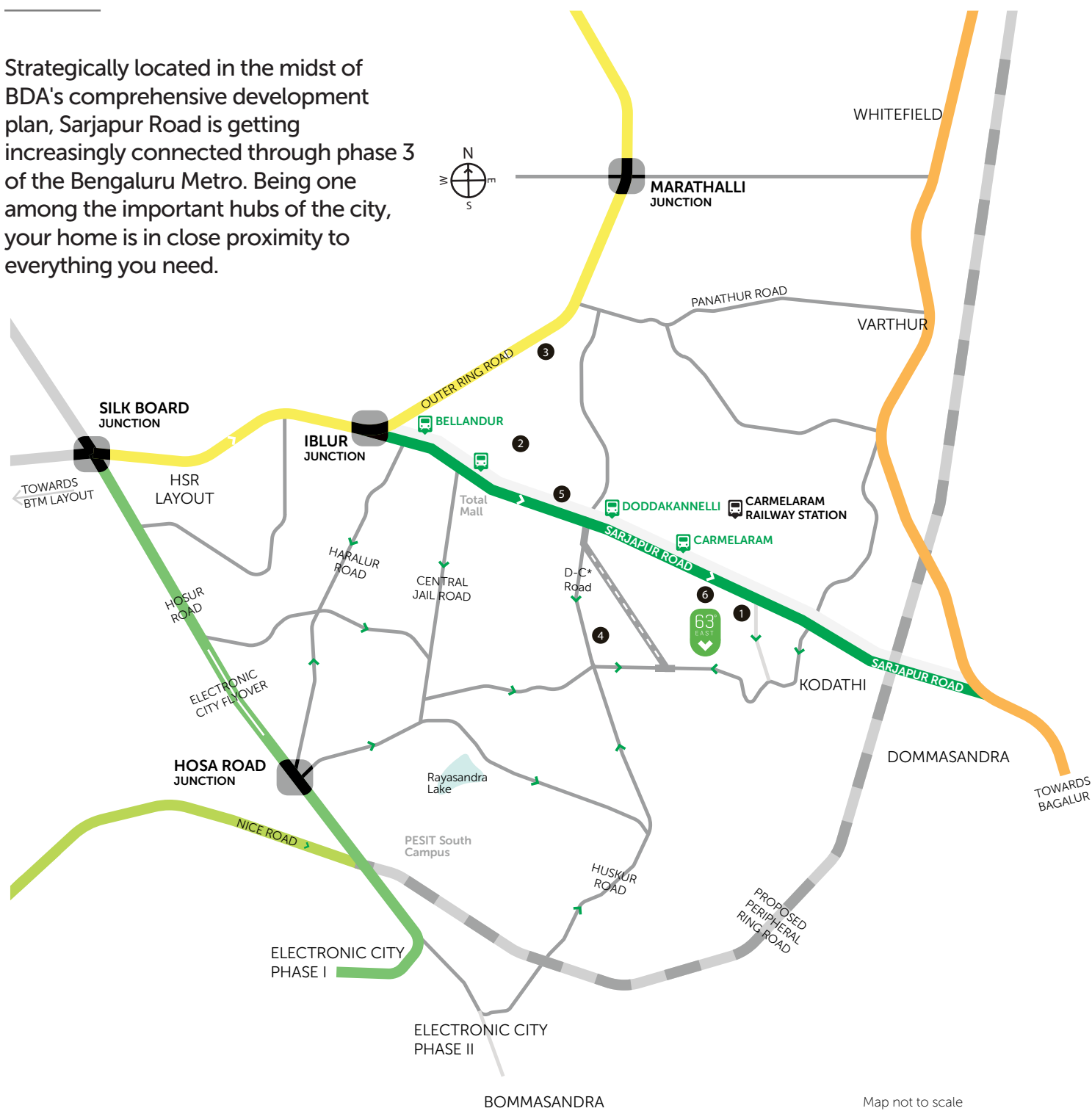
400+ native and naturalised trees are planned over the vast landscape with over 30% of the natural soil retained - leaving you with a landscape that's green in every sense of the word.

- OVER 30% ORIGINAL SOIL COVER RETAINED
- 400+ TREES
- MINIMISED SURFACE HEAT
- 68% OPEN SPACE
- LANDSCAPE MAINTAINED THROUGH RECYCLED WATER
- LESS WATER CONSUMPTION
- TOP SOIL PRESERVATION



# Location

Strategically located in the midst of BDA's comprehensive development plan, Sarjapur Road is getting increasingly connected through phase 3 of the Bengaluru Metro. Being one among the important hubs of the city, your home is in close proximity to everything you need.



1 Decathlon

2 Wipro

3 RMZ Ecospace

4 Primus Public School

5 BYG Brewski

6 RGA Tech Park

Proposed PRR

Proposed 100 ft. Road

State Highway 35

Outer Ring Road

Proposed Metro Phase III

Railway Station

Sarjapur Road

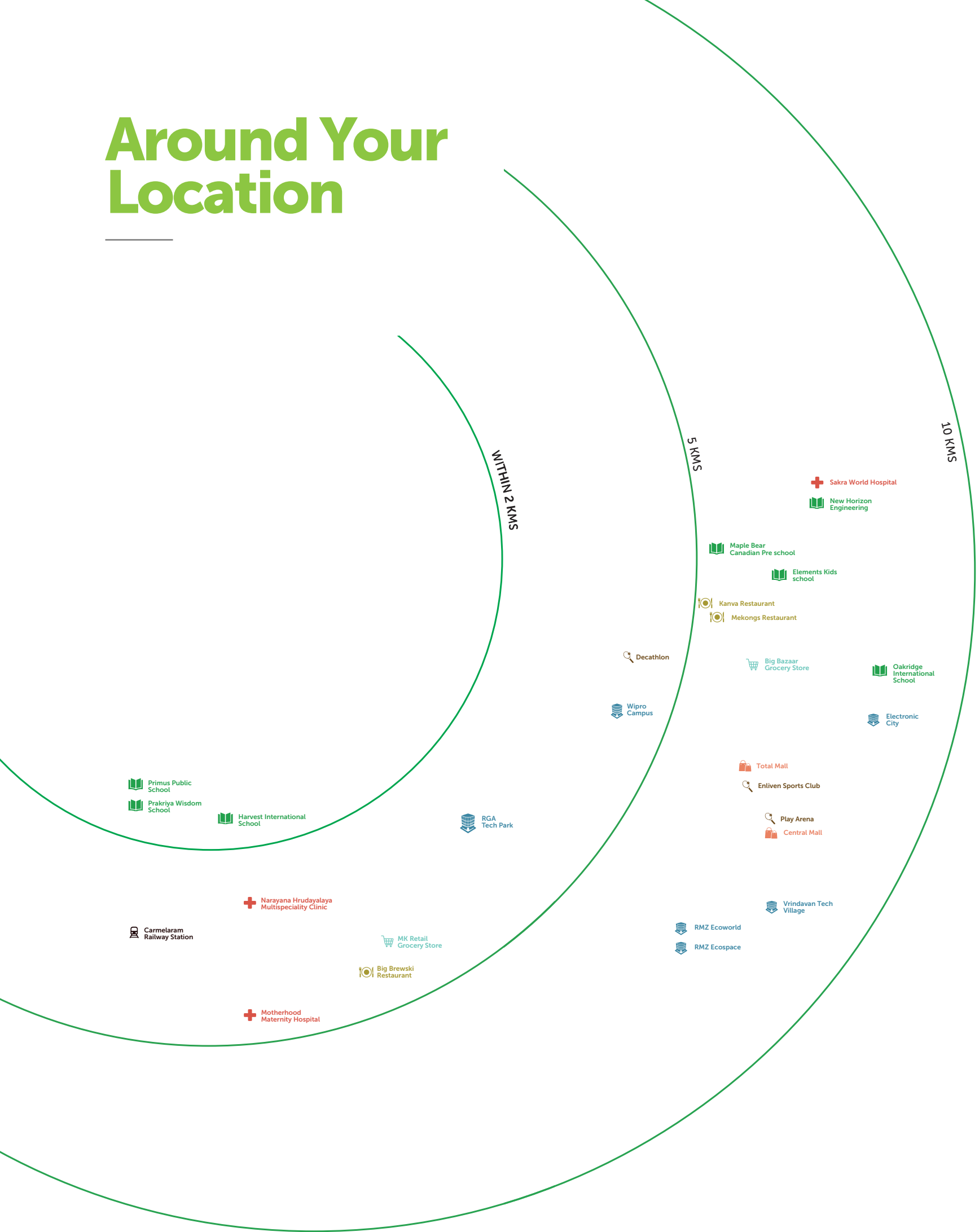
NICE Road

Assetz 63° East

Doddakannelli -  
Chikkanayakana Halli Road



# Around Your Location



\* Source: Google maps



CGI Artist's Impression



# About Assetz

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Our team at Assetz comprises over 200 professionals who bring outstanding expertise to their respective fields. We have picked the best talent in each field, the ones who leave no stone unturned while delivering the best possible service to you. The team also has an 11-year average of rich cross-industry skills across the board. We balance the need to surprise and push the envelope in a highly competitive market where stylistic trends and eye-catching fashion have a very short shelf life, with the demands of cost and investor confidence.

A way to not succumb to this is to conceive architecture that expresses a sort of timelessness – responding to factors that are immutable to the site and the surrounding context and not to passing trends – in order to create something that cannot be replicated elsewhere.

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**TOWER B**

**TOWERS C & D**

PRM/KA/RERA/1251/446/PR/190504/002547 | PRM/KA/RERA/1251/446/PR/171030/000980

**Assetz 63° East**

Survey no. 69/1, 69/2 & 69/3, Kodathi Village, Varthur Hobli, Bangalore East Taluk,  
Near Bangalore Technological Institute, Off Sarjapur Road, Bangalore - 560035.

**Assetz Property Group**

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**Assetz**

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