



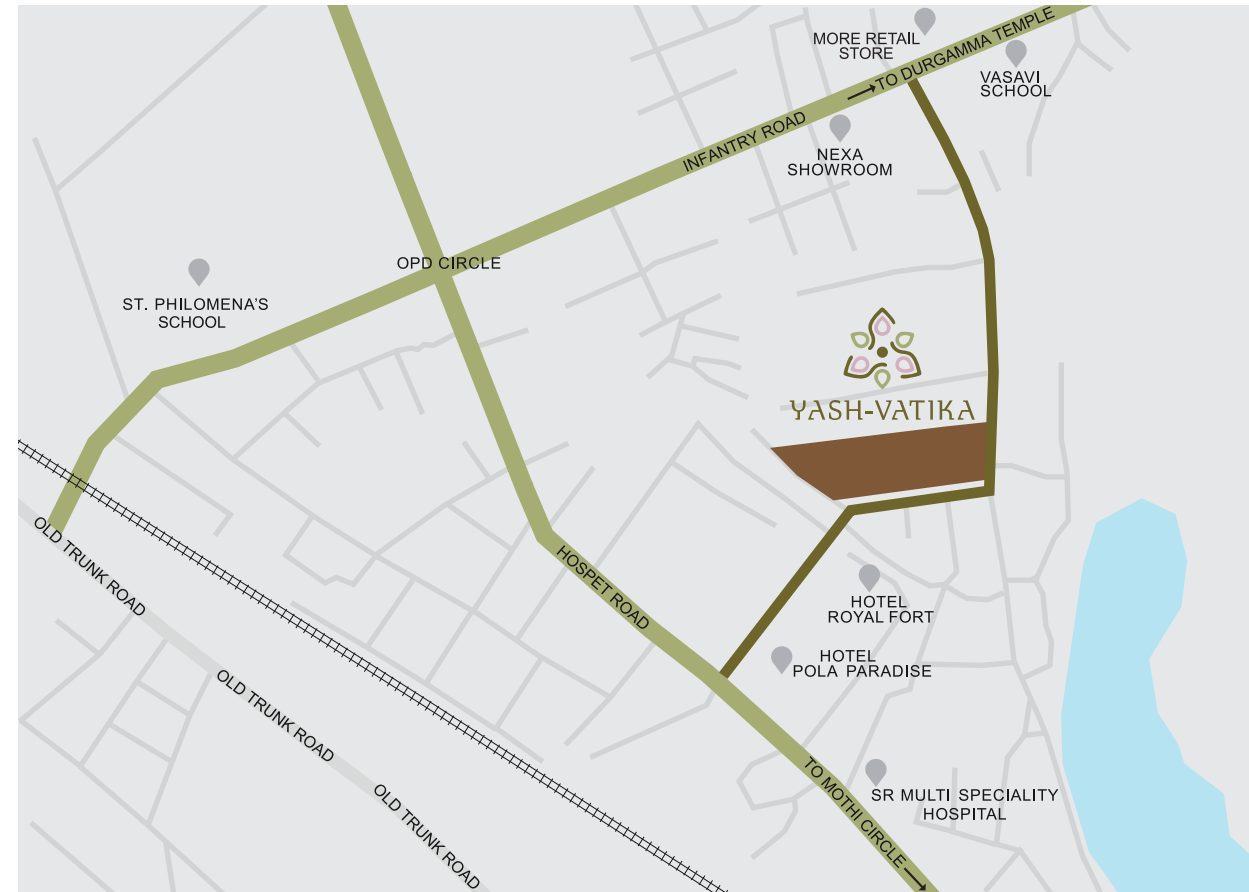
**An Enriching Lifestyle
Amidst Nature**



YASH-VATIKA
BALLARI



YASH-VATIKA



An Address In The Heart Of Nature

Yash Vatika is located conveniently in the heart of Ballari city in proximity to Commercial Establishments, Markets, Hospitals, Schools, Colleges, etc. yet tucked away from the hustle and bustle.

Our premium location positions you at the cusp of urban living and a more nature-friendly way of life.

Nestled within 2.78 acres, Yash Vatika celebrates nature with landscape gardens and water bodies and offers all possibilities to rejuvenate your life on a deeper level, everyday.

The wind, light, rain and sun are invited into your homes when you can enjoy them the most and kept out when harsh.



ARTISTIC IMPRESSION



**Come Home To A Family
Larger Than Yours**



ARTISTIC IMPRESSION

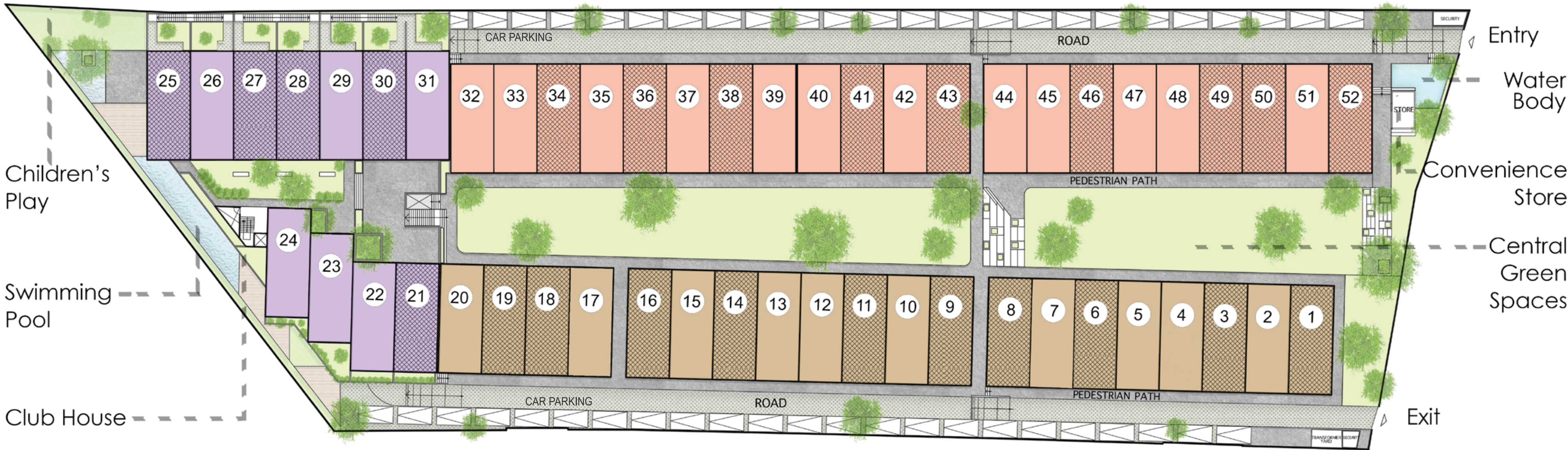
Energised Lifespaces

Yash Vatika villas are designed as row houses in two linear bars placed on the northern and southern side of the linear property, leaving a large central landscaped garden into which all villas will open – this is a space to meet, greet, gather and celebrate with the monument as a magnificent backdrop. The driveway is restricted to the periphery keeping the central green space free from vehicular traffic.

Our Layout has been designed to embrace nature without compromising privacy and individuality.



Master Plan



NORTH A



NORTH B



SOUTH A



SOUTH B



GARDEN A



GARDEN B



The Ambience That Surrounds



ARTISTIC IMPRESSION



Our stunning modern exterior designs are environment friendly and take advantage of what nature has to offer.



ARTISTIC IMPRESSION

Built-Up Area - 2906 sqft
Undivided Share of Land (UDS) - 2230 sqft

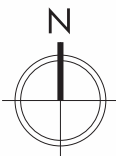
Unit Plan - North A



Ground Floor

First Floor

Second Floor



Built-Up Area - 2910 sqft
Undivided Share of Land (UDS) - 2230 sqft

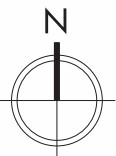
Unit Plan - North B



Ground Floor

First Floor

Second Floor

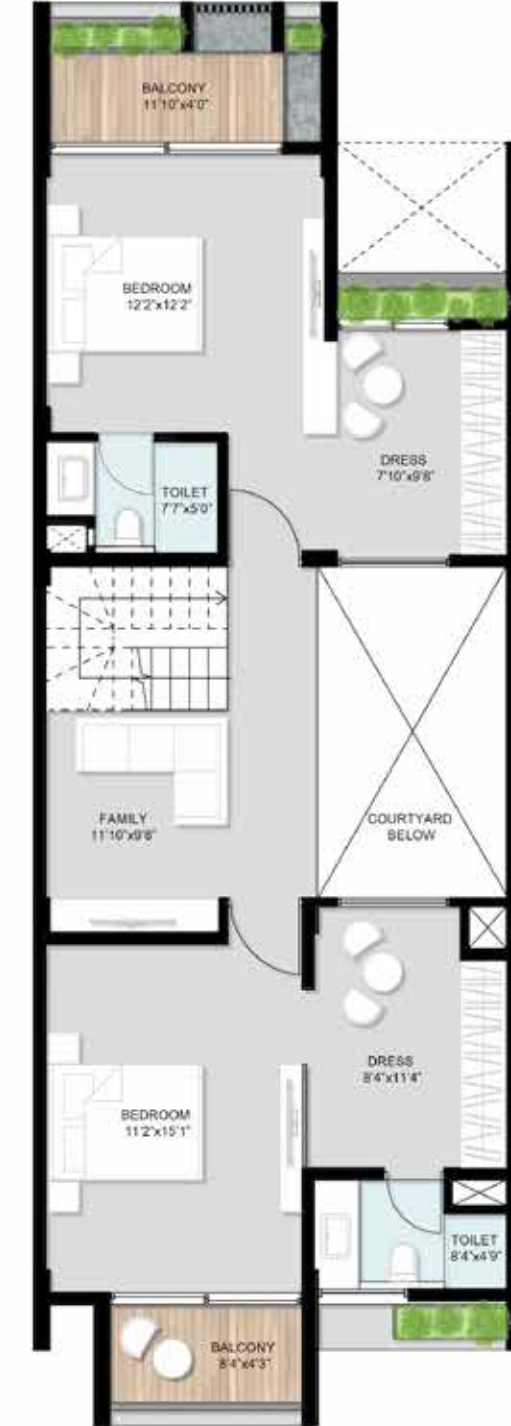


Built-Up Area - 2892 sqft
Undivided Share of Land (UDS) - 2230 sqft

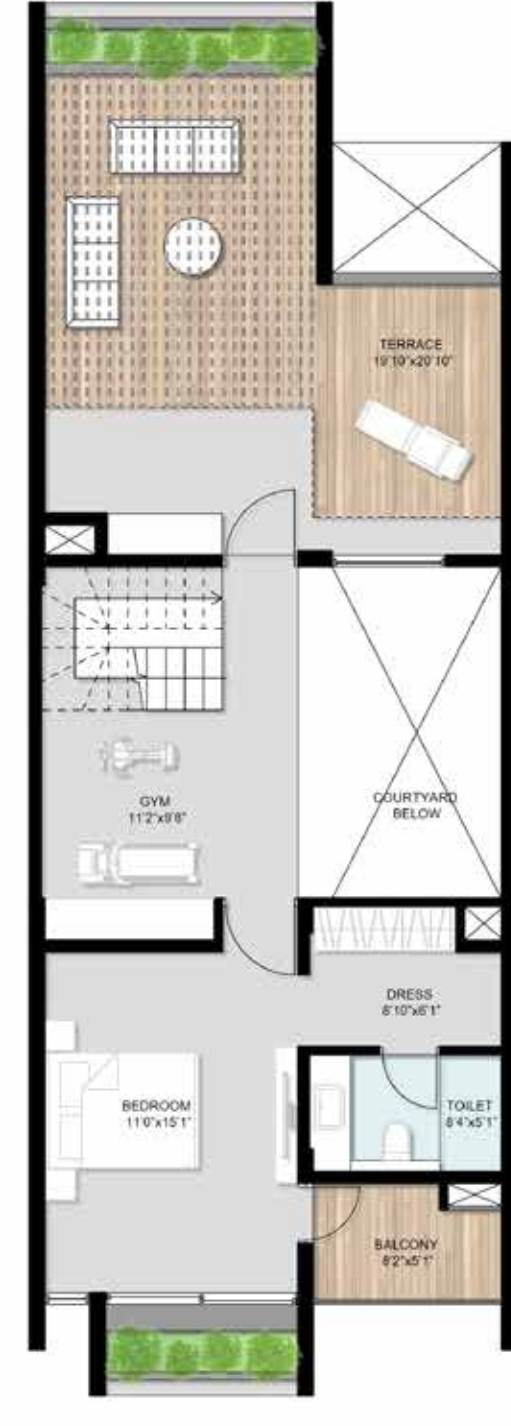
Unit Plan - South A



Ground Floor



First Floor

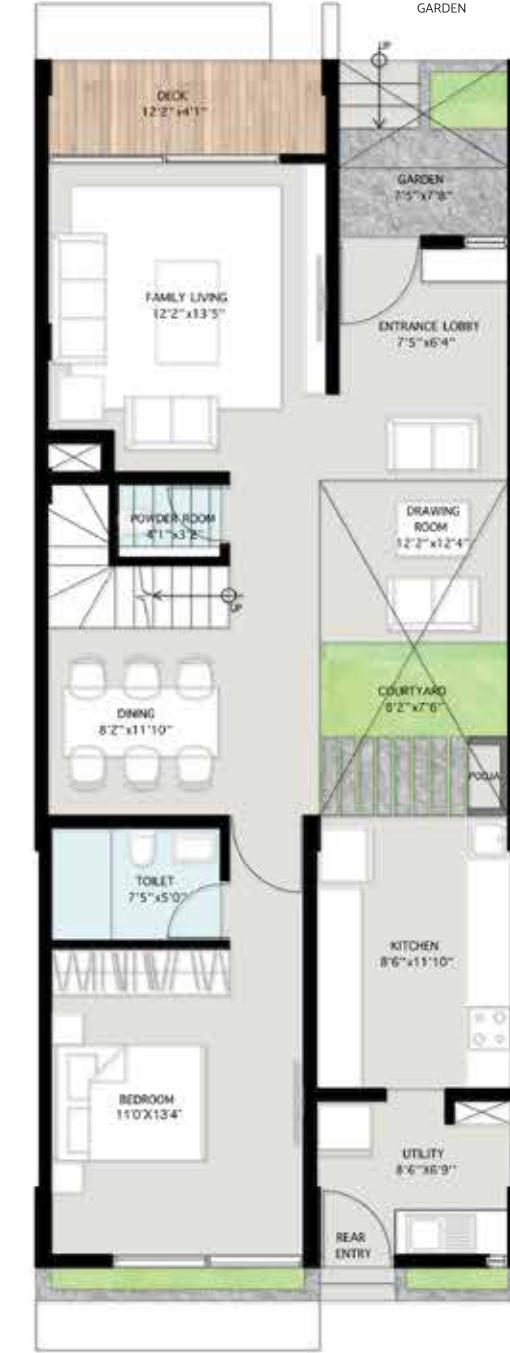


Second Floor

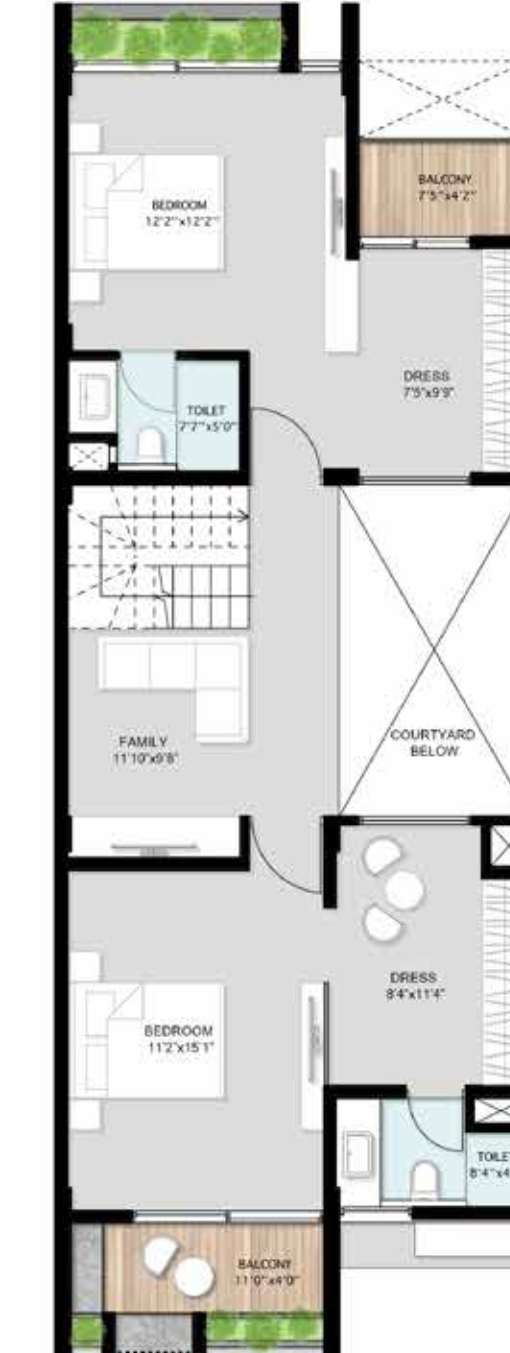


Built-Up Area - 2896 sqft
Undivided Share of Land (UDS) - 2230 sqft

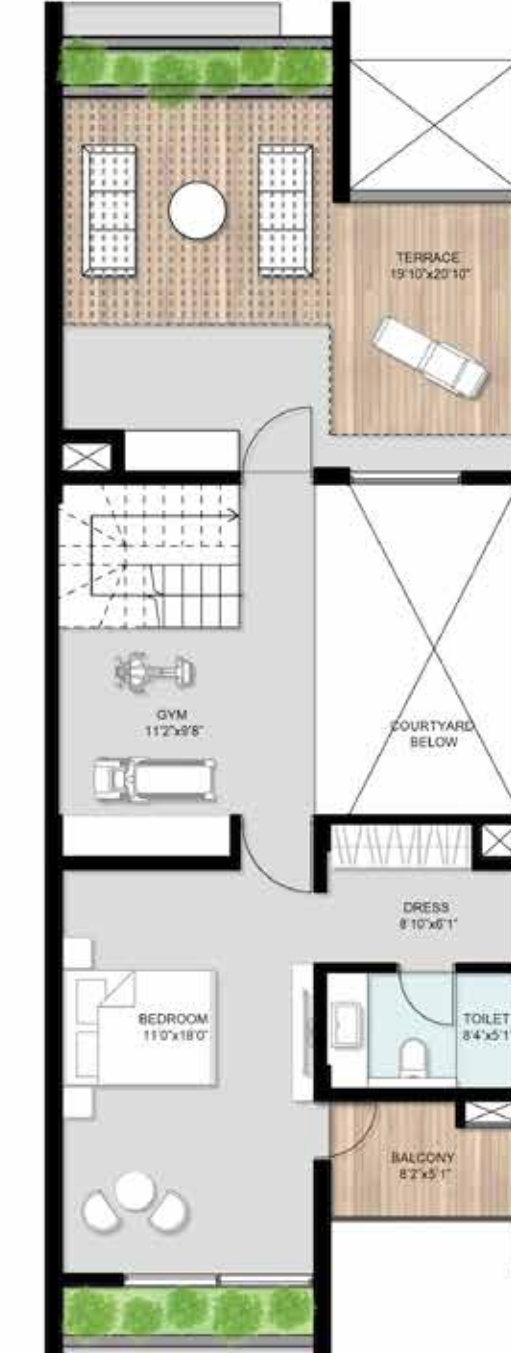
Unit Plan - South B



Ground Floor



First Floor



Second Floor





The Ambience Within

- Double Height Courtyard
- Open Kitchen
- Large Bedrooms with Walk-in Wardrobes
- Ample Balcony Spaces
- Well-appointed Bath Suites
- Shaded Terrace & Window Planter Boxes



Every Villa has a Large Terrace
which is shaded by a Pergola





Our Houses Breathe

Air is forced through the misting unit that cools the air which is further circulated through the interior spaces of the house.



Solar Chimney works on the principle of Stack Effect. Air is heated in the upper part of the solar chimney and as it vents out of the ventilator a low pressure region is created which in turn sucks hot air from the house through vents placed at the upper part of each floor.

Water Conservation

Harvested rainwater is treated and reused

Drought tolerant species of plants will be used in landscaping



Energy Efficiency

Spaces with maximum daylight, optimum luminosity

Rooms have excellent cross ventilation

Eco Design Features

Open design for flow-through ventilation. All windows, doors positioned to allow maximum light, reduce heat, and maximize airflow

Well-orientated skylights/ courtyards to enable more natural light into the house, thereby eliminating the use of any artificial light during the day



Outdoor Amenities



- Green Lawns & Floral Bed
- Amphitheater
- Kids Play Area
- Garden Seating
- Community Courtyard
- Multi-purpose Sports Court



- Pedestrian Walking
- Overhead & Underground Water Tank
- Security Room
- Convenience Store
- 3 Bore Wells with usable water & softner plant
- CCTV Camera
- Entrance Water Body
- Rainwater Harvesting
- D. G. Set
















Work Hard, Play Harder

Thoughtfully designed public facilities with modern amenities to compliment and complete the experience.

To relax, unwind and recharge the mind and body, we have provided large, well ventilated and appropriately equipped spaces for recreation. From sporting areas to places where you can meet, we have meticulously planned to make your life outside the home fun, fulfilling and secured. Play areas have been designed with particular care. All equipments are checked for safety and laid out in such a way that children can spend hours playing together in a protected environment.



Clubhouse Amenities

-  Spacious Lounge
-  Deck (Besides Swimming Pool)
-  Aerobics/Yoga/Meditation Hall
-  Swimming Pool/Kids Pool/Shallow Water
-  Gymnasium
-  Steam Bath
-  Multi-purpose Hall
-  Society Office
-  Space for Carom/Billiards/ Chess/TT
-  Water Body
-  Kids Play Area
-  Changing Room/Rest Room
-  Elevated Viewing Deck
-  Kitchen in Clubhouse Area
-  Lift for Clubhouse Area



Plan At Clubhouse Level

Specifications



Structure

RCC framed structure

Exterior Walls

AAC block and solid block masonry

Interior Walls

Solid block masonry



Interior Plastering

Smooth plaster finish

Exterior Plastering

External water proof plaster



Main Door

Teakwood frame with Veneer finish Flush door

Internal Doors

Teakwood frame with Laminate finish Flush door

French Doors

3 track aluminum domal profile shutter with clear glass and mosquito mesh



Windows

Aluminum domal profile shutter with clear glass & mosquito mesh



Interior Paint

Premium emulsion

Exterior Paint

Terrazzo finish & texture paint



Flooring

Living & Dining
Vitrified tiles 1200 x 1200



Bedrooms

Laminated wooden flooring / Vitrified tiles 1200 x 1200



Bathrooms

Vitrified tiles & Granite for flooring & wall cladding up to ceiling height



Kitchen

Granite counter with Vitrified tile wall cladding



Balcony & Terrace

Vitrified tiles



CP Fittings

Premium quality CP fitting of Jaguar & Grohe



Sanitary Fittings

Hindware Italian Collection



Plumbing

Premium quality fittings of Ashirvad / Supreme make, PVC pipes for drainage and storm water drains



Wires, Switches & Panels

Premium quality of Finolex / Havells / equivalent make



Generator

Generator power backup will be provided



YASH-VATIKA



YASH-VATIKA

Fort Ring Road, Ballari,
Karnataka - 583 104. INDIA.
PRM/KA/RERA/1248/469/PR/190701/002636



Swasthik Developers

18/A, Main Road, Parvathi Nagar, Ballari,
Karnataka - 583 101. INDIA.
contact@swasthikdevelopers.com
Mobile No. 90083 00098

DISCLAIMER: The building plans, elevations, layout plans and amenities are subject to change as per the discretion of the developer and approved by the authorities. The developer reserves the right to make alterations and amendments as they may deem from time to time. The images used in the brochure are for representation purpose only and the drawings are not to scale.

