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**The Search for  
YOUR DREAM HOME  
Ends Here!**

Member  
**CREDAI**

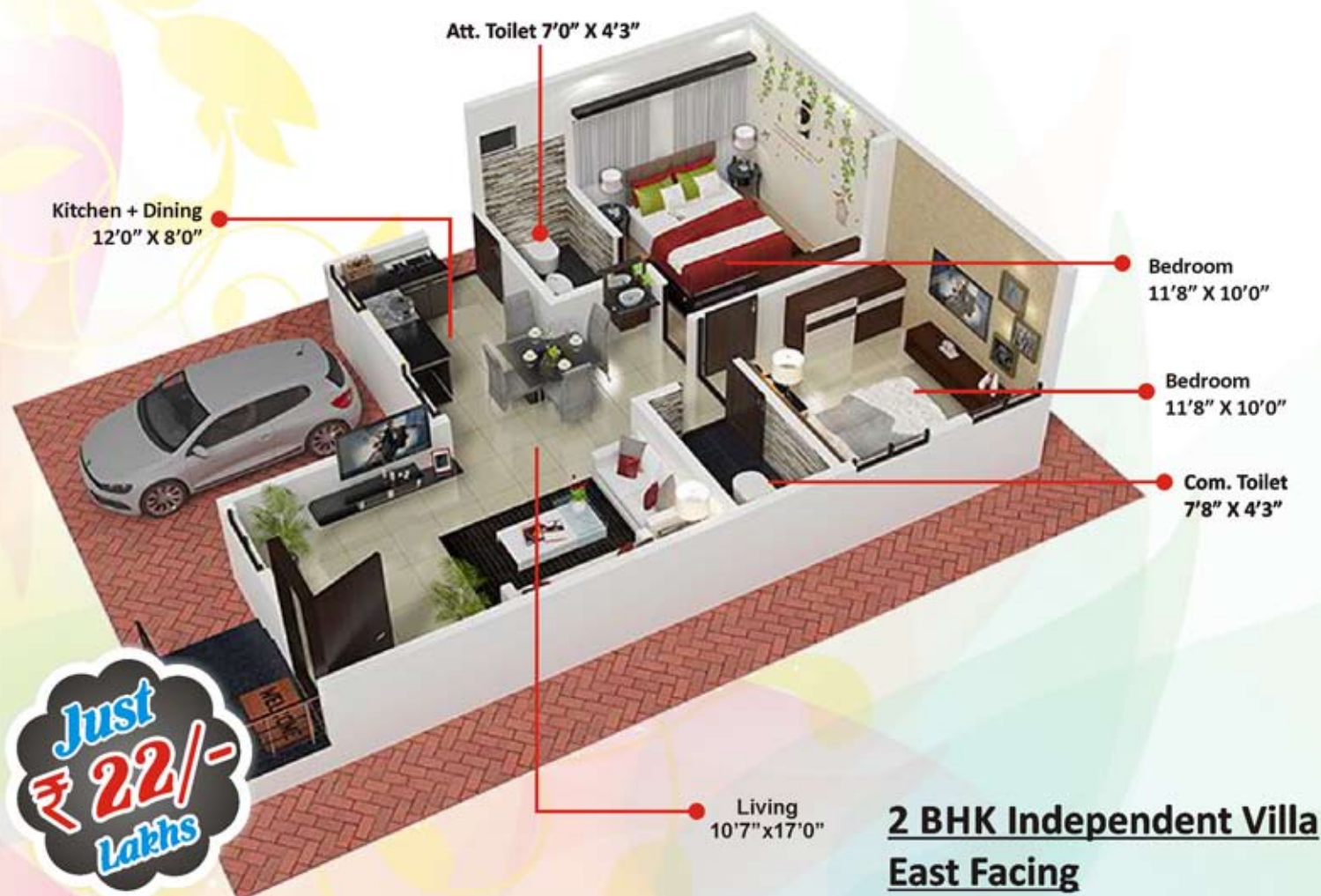


## Project Summary - Yesh Smart City

Yesh Smart City consists of beautifully landscaped plots, spread over 90 acres of pristine land, with state of art amenities & dense green surrounding to add a pleasure of peacefulness and serenity in your life.

This residential community is thoughtfully designed, keeping in mind your need for space, wide access roads and populated residential areas in the neighbourhood.

One of the largest layouts in Hubli located in the most promising locality of Hubli, Investments in the vicinity have yielded over 200% returns in the last 3 years alone.



### Approvals:

The layout is NA & KJP approved by the TOWN AND COUNTRY PLANNING AUTHORITY, as per HUDA specifications.

### Highlights:

- Crystal Clear Title
- All Government approvals in place
- Immediate Registration
- Instalment Option Available
- Bank loan available upto 80% - LICHL, Karnataka Bank,

### Amenities:

Grand Welcome gate with security kiosk  
30 & 40 ft wide well laid out bituminous roads  
Avenue plantation | Street lighting  
Well-developed Gazebo parks and open spaces  
The project will also have Rain Water Harvesting to recharge underground water table  
PVC & HD pipe network for water supply & sewage  
Underground Storm water drainage | Network of power lines

## 2 BHK Independent Villa West Facing



## VILLA CONSTRUCTION SPECIFICATIONS

### STRUCTURE:

- RCC Framed structure with Earth Quake resistance .
- Solid Cement blocks for all walls. (6" & 4" Solid Block). Red Bricks at extra cost.
- Provision of Underground Sump tank & Overhead Sintex tank.

### FLOORING & SKIRTING:

- Vitrified tile (2 Feet X 2 Feet) in the Foyer, Living, Dining, Kitchen, and all the bedrooms with 4 inch High Vitrified tile skirting - (Bell/Johnson Brands).
- Balconies and Terrace - Anti skid ceramic tiles with Skirting - (Orient / equivalent Brand).
- Ceramic tiled flooring and dado for the servant room and toilet - (Orient / equivalent Brand).
- Anti Skid Ceramic Tiles for staircase tread & riser.

### KITCHEN:

- Glazed Ceramic tile dado for 2 feet High above the Granite counter. (22 Sqft - Granite Platform).
- Stainless Steel Sink (Single bowl with single drain board) with single lever swivel tap.
- Provision for Water Purifier point, Chimney / Exhaust Fan / Extractor hood.
- Electrical Plug Points for cooking range, Refrigerator, Microwave oven/ Wet Grinder (Upgradeable to designer modular kitchen at extra cost).

### UTILITY:

- Anti-skid ceramic tiled flooring and Glazed ceramic tile dado upto 3 feet high in the Utility area.
- One Water inlet and outlet point with tap provision. And Washing machine/ Dish washer Electrical plug Point.

### TOILETS:

- **Floor:** Anti-skid ceramic tiles for flooring.
- **Walls:** Premium design tile dado up to 7' 0" height in wet areas (Full height will be charged as per actual) (Bell/JohnsonBrand).
- Granite counter with washbasin in the Master Bed toilet and other toilets with Washbasins with Pedestal of Hindware/Parryware.
- Floor mount EWC in Master bed toilet & other toilets with health faucet.
- Hot & Cold Water Wall Mixer in all toilets.
- All chrome plated fittings (EssEss company make Crome series).
- Provision for centralized solar hot water lines for all toilets.

### DOORS & WINDOWS:

- **MAIN DOOR:** Burma Teak Wood Door frame 5" x2.5" Thick & aesthetically designed 1½" thick Burma teak wood shutter with melamine polish rosewood finish and designer hardware of reputed make.
- **INTERNAL DOOR:** Flush Doors with Sal Wood or hardwood 4"x2.5" Thick Frame with white enamel painted and Standard hardware.
- **POOJA DOOR:** Burma Teak Wood door frame 5" x2.5" & aesthetically designed 1 ½" thick Burma teak wood shutter with melamine polish rosewood finish and designer hardware of reputed make.(Only for the Villa plan where Pooja room is specified for 40x60 & 30x50 Duplex 3 BHK Villas).

- **WINDOWS:** Sal Wood Window frames & Mathi/Honne for shutters with glazed paneled, both sides Enamel paint fitted with M S Guard Bars (10 MM dia Square / Circular rods) and Standard hardware (Upgradable elegantly designed M.S.Grills at extra cost).
- **Glazing:** Premium brand 5mm-thk-plain / textured glass (Modigaurd / equivalent brand).

#### PAINTING

- Internal walls TWO coats of plastic emulsion and 2 coat of washable distemper for ceiling over two coats of Birla white putty -Nerolac / Asian.
- External wall surface weatherproof emulsion with sponge finish - Nerolac / Asian.
- Metal Works one coat of Red oxide and Enamel Paint (Grills, Railings Etc).

#### ELECTRICAL

- One TV point in the living room and Master bedroom.
- Premium branded/ISI grade- concealed PVC conduits with copper wiring for lights points & plug points.
- Fire resistant electrical wires of RR Cable make.
- Elegant designer modular electrical switches of Anchor/ Roma/ Crabtree/ GM make or equivalent.
- For safety one Earth Leakage Circuit Breaker (ELCB) for the Villa.
- One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box in every Villa.
- Telephone points in master bedroom and living with provision for installing your own mini EPABX.
- Provision for Split A/C Point for Master Bedroom.
- Provision for the UPS (Wiring).
- For All 30 x 40 Villa - 3 KW Power, 30 x50 Villa - 4 KW & for 40 x 60 Villa - 5 KW Electrical Power with energy meter.( To be officially procured from KEB at own cost)

#### PLUMBING

- Premium branded PVC/UPVC/CPVC pipes, and fittings (Prince / Floriguard Brands)
- Floor traps with stainless steel grating and proper drainage.

#### Location Highlights:

- 4 KM from Shanthinagar Church, behind Oxford College
- Close to Proposed Ring Road, Off Kusugal Road
- Near Ram Hyundai Showroom & J K International School
- Proposed Narayan Hrudyalaya & Jain International School
- Attached to Village with Bus connectivity
- 3 Acre Sports Arena planned in the Vicinity

#### Key Distances

Oxford college 4 KM | Keshwapur signal 5 KM  
 RAM Hyundai show room 2 KM | Railway Station 8 KM  
 Airport 14 KM | Bus Stop 2 KM | Hospital 2 KM  
 School 2 KM



# Affordable Homes - Off Kusugal Road, Hubli

## Plot + 2 BHK Independent Villa

### Highlights :

- | Location: 4km from Shanthinagar Church
- | Affordable Housing Project spread over 90 Acres
- | Modern architecture with 2 BHK & 3 BHK units
- | Near proposed Narayana Hrudyalaya & JK International School

### Features :

- | High return on investment
- | Clear Marketable Title

### Approving Authority:

- | Dharwad Town Planning Authority

Just  
₹ 25/-  
Lakhs



**Plots also available**

30x40 | 30x50 & Bigger Sites

# Simplex Villa Total Built-up Area : 894.98 sqft

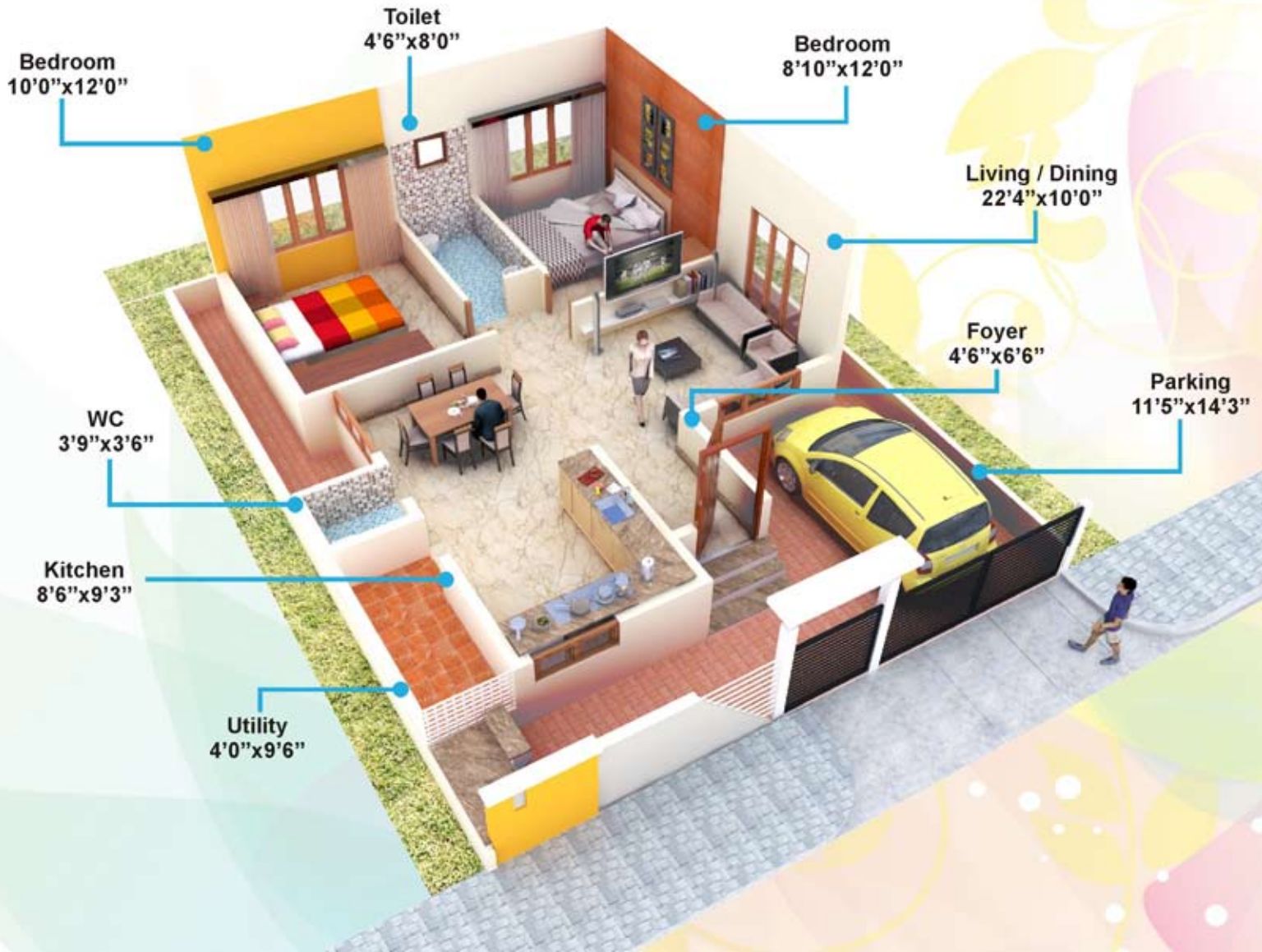
Site Area : 30x40 or 30x50ft

Plinth Area : 701.985 sqft

Portico Area : 107.58 sqft

Utility Area : 25.7 sqft

Staircase Area : 59.72 sqft



**Duplex Villa Total Built-up Area : 846.89 sqft**

**Site Area : 30x40 or 30x50ft**



**Yesh  
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## Ground Floor Plan

Plinth Area : 322.0 sqft

Parking Area : 41.58 sqft

Portico Area : 19.80 sqft



## First Floor Plan

Plinth Area : 343.00 sqft

Sitout Area : 48.51 sqft

## Second Floor Plan

Plinth Area : 72.00 sqft

(Terrace Room)

# Yesh Farm Valley

## Saunshi, On Hubli - Lakshmeshwar Road

**Villa Plots in a 25 Acre Township with Easy Installments**  
**Pay Just ₹ 5,000/- Per Month**

Plot Area (sft)	Plot Amount	Down Payment	Monthly Installment	Balance (On Registration)
1162	₹ 3,00,000	₹ 75,000	₹ 5,000 * 22 Months	₹ 1,15,000
1453	₹ 3,75,000	₹ 75,000	₹ 5,000 * 22 Months	₹ 1,90,000
2324	₹ 6,00,000	₹ 1,25,000	₹ 7,500 * 22 Months	₹ 3,10,000

Approvals : NA order No.LNA/CR-271/2013-14 issued by the Deputy Commissioner, Dharwad District.

Layout plan & KJP approved by Director of Town & Country Planning, Dharwad Vide order No. NGYHND/Y.V/VINYASA-170/2014-15/189-92

**Plots @ 3 Lakhs Only**

**Cottage @ 8 Lakhs Only**

**NA &  
KJP  
APPROVED**  
Immediate  
Registration

## Other Ongoing Projects :

### Mahabaleshwar Layout

Fully Developed Layout, 25 Acre Project,  
Opp. DVB School, Gokul Road, Hubli



### Yesh Sun Citi - Dharwad

Near Dharwad High Court and  
Upcoming IIT Campus



## Mysore

### Yesh Farms



2 BHK Villa ₹ 29 Lakhs Only  
Affordable Housing Project

### Yesh Mega City



80 Acre Plotted  
Development

### Yesh Greens III



Villa Plots Over Looking  
KRS Backwaters



## YESH DEVELOPERS - AWARDS & ACCOLADES

2014 - Integrated Township Of The Year Award

2014 - Emerging Builder & Developer Award

2015 - Best SME Of The Year In Customer Satisfaction

2016 - Plotted Development of the year award



Bank Loan From:



## YESH DEVELOPERS

Virupakhsa Krupa, 2nd Floor, Opp K.M.C Main gate, P.B. Road, Vidya Nagar, Hubli - 580 021.

Call Now : +91 836 237 1238 | 888 4660 999 | Email: [info@yeshdevelopers.com](mailto:info@yeshdevelopers.com)