



YESH FARMS

Affordable Homes Bogadi Road, Mysore

A project with a choice to buy either a Plot or Villa



www.yeshdevelopers.com

Simplex Villa Total Built-up Area : 894.98 sqft

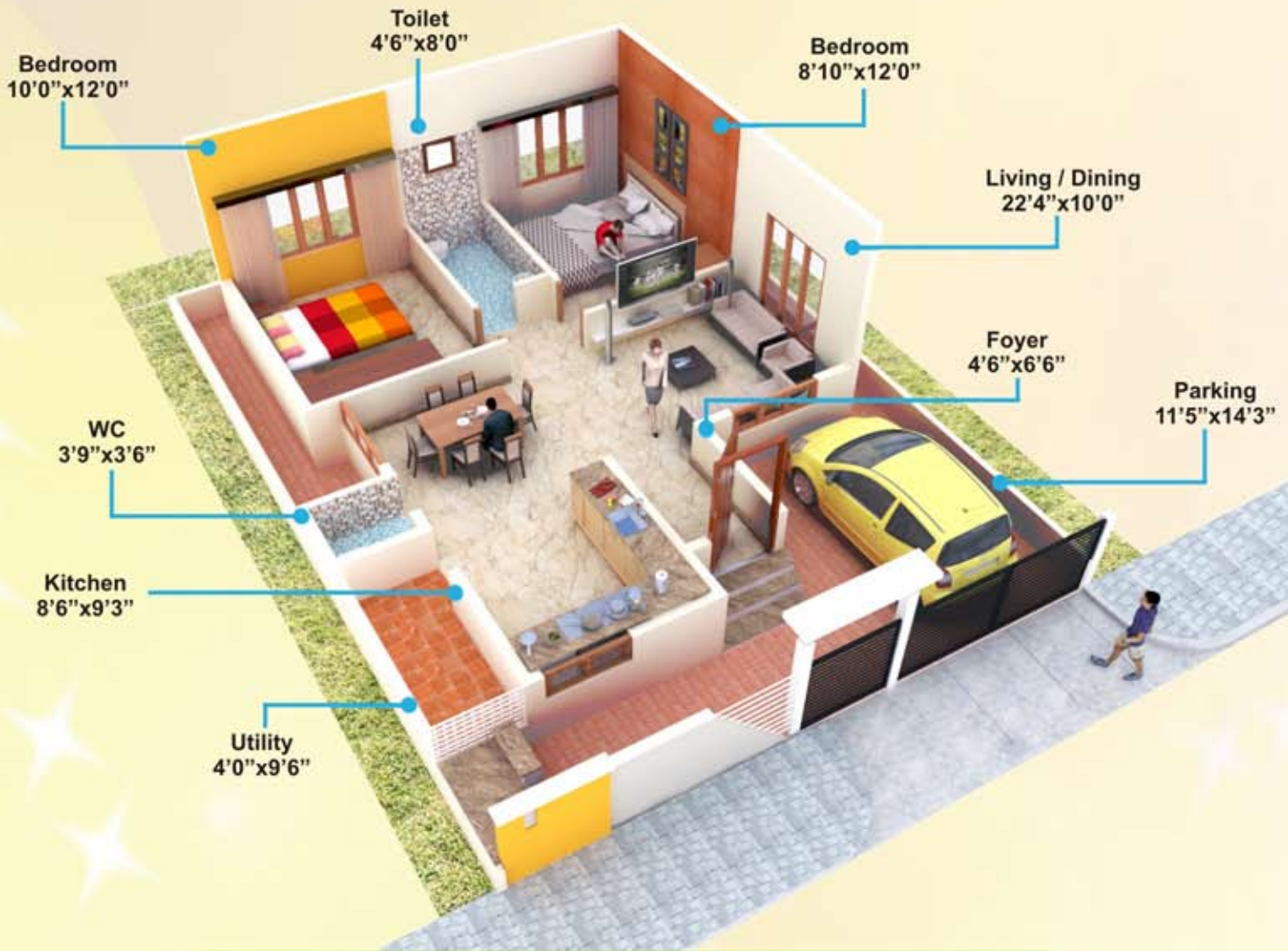
Site Area : 30x40 or 30x50ft

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



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)

Approved Layout Map

Bank Loan Partners:



Highlights:

- Futuristic location – Just 6 KM from Inner Ring Road
- Affordable Housing Project
- Modern architecture with 2 BHK & 3 BHK units
- Standard frame structure with green space in front of each block
- Near proposed peripheral ring road
- Project surrounded by a farm of Coconut, Chiku, Papaya & Teak plantation

Features:

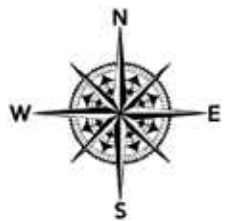
- High return on investment
- Clear Marketable Title
- Loan-able property

Approving Authority:

■ Mysore Town Planning Authority

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- 30x40
- 30x50
- 30 x Special Dimension
- Special Dimension
- Commercial Plot



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 actuals) (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 Chrome 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 1 ½" 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) .

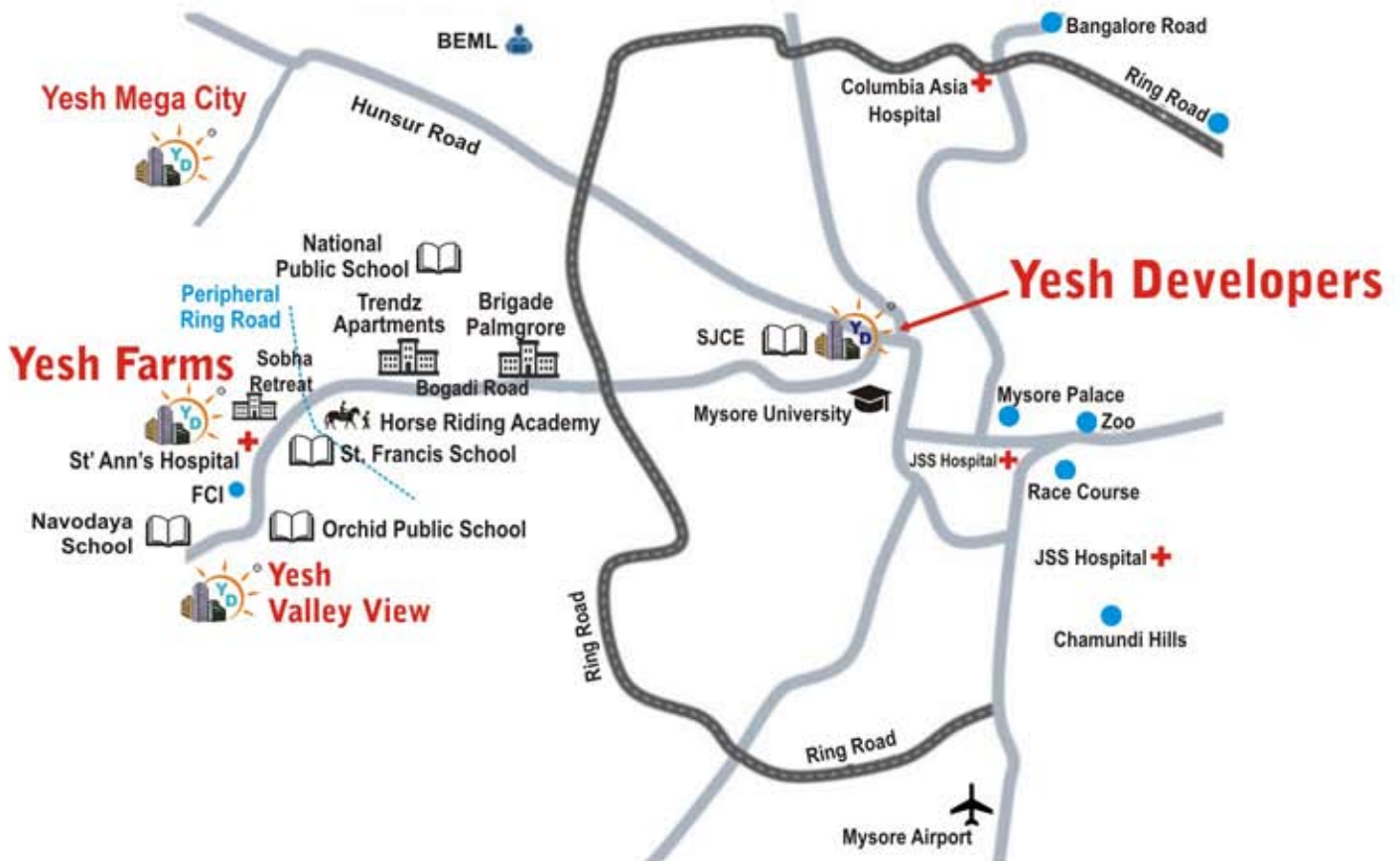
PLUMBING

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

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 x 50 Villa - 4 KW & for 40 x 60 Villa - 5 KW Electrical Power with energy meter.
(To be officially procured from KEB at own cost)

Location Map



Distance from Key Areas:

- ▶ Peripheral Ring Road - 1 KM
- ▶ Ring Road - 6 KM
- ▶ Mysore Railway Station - 11 KM
- ▶ Mysore Airport - 21 KM

Schools & Colleges:

- ▶ St Francis School – 0.5 KM
- ▶ Rainbow Public School – 0.5 KM
- ▶ Orchids Public school – 2.5 kms
- ▶ Sri Jayachamarajendra College of Engineering – 10 kms

Hospitals:

- ▶ St. Ann's Hospital - 0.5 km
- ▶ Amritakripa Hospital – 5 kms
- ▶ Ashakiran Hospital – 7 kms
- ▶ Manasa Orthopedic Hospital – 9 kms
- ▶ Columbia Asia Hospital – 16.5 kms

About Yesh Farms : A place for you to be one with nature, surrounded by a farm of Coconut, Chiku, Papaya & Teak plantations, this location is ideal to relax, de-stress & rejuvenate.

A project with a choice to buy either a Plot or Villas with 2BHK & 3BHK configuration

Villas : The design of Villas make abundant use of natural eco friendly materials like wood, stone, clay flooring and clay tile roofing with natural landscape so that the architecture blends in with the topography.

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 and sewage
- ▶ UG (underground) facilities provided:
Storm water drainage | Network of power lines

Features :

- ▶ Futuristic location
- ▶ Affordable Housing Project
- ▶ Highest return on investment
- ▶ Clear Marketable Title
- ▶ Loanable property

Attraction of the Farm House:

- ▶ Space around the house for natural air & sunlight
- ▶ Space for gardening & vegetation

On Going Projects

Mysore

Yesh Mega City
80 Acre Self Contained Township

Yesh Greens
Phase III - Facing 5 Star Golf Resort & KRS

Yesh Green County
Near KRS Back Waters

Dharwad

Yesh Sun City - Nr. IIT & High Court

Hubli

Golden Blossom
140 Acre Township. Nr. Proposed Ring Road

Smart City
Affordable Housing Project

Ready to Move In Apartments
Naveen Park, Sulla Road & Karwar Road

Saunshi

Yesh Farm Valley - 25 Acre project

Contact:



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



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