

Builders & Developers

## COLUMBIA INFRA HOLDINGS

Sy, No. 5/3 & 6/2 1st Cross, Koithanur Village  
Uttarahalli Hobli, J.P. Nagar 8th Phase, Bangalore 560076

Architect

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Legal Adviser

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Structural Consultant

### PROFESSIONAL CONSULTANT

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Consultants

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Columbia  
*Belleza*  
Your life. Your world.



## ABOUT US

COLUMBIA INFRA HOLDINGS COMPANY Established in Bangalore to focus on construction developments of Residential Commercial Buildings, Individual Villas, House and Flats.

Objective are "QUALITY CONSTRUCTION " " MORE VALUE FOR MONEY" with this vision and strategic planning to provide quality service that exceeds the Expectation of our Esteemed Customers.

COLUMBIA INFRA HOLDINGS Supremely dynamic and competitive sphere of property developments one name has consistently been a trailblazer Setting the trends for other to follow Columbia Infra Holdings Established in 2016 By MR. SURENDRA BABU.P and RAMESH.L Partners the company has been the pioneering force behind the rapidly changing sky line of Southern India with Development that span the residential and Commercial sectors.

### MISSION

Long term relationships with our customers and clients and provide exceptional customer services by pursuing business through innovation and advanced technology.

### CORE VALUES

We believe in treating our customers with respect and faith. We grow through creativity, invention and innovation. We integrate honesty, integrity and business ethics into all aspects of our business functioning.

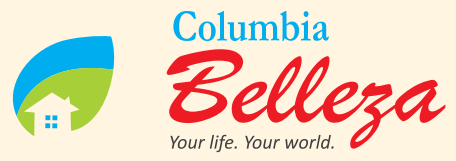
### GOALS

Regional expansion in the field of property management and develop a strong base of key customers. Increase the assets and investments of the company to support the development of service. To build good reputation in the field of real estate and property management and become a key player in the industry.



Building fantasies

**COLUMBIA** INFRA HOLDINGS



Discover  
why life is a gift.



Aerial View





Day View

## Imagine living there...forever!

To know why they say a thing of beauty is a joy forever, explore Belleza. A masterpiece in architecture, its panoramic view is as awesome as the well-thought out interiors. A picturesque presence amidst the lush greenery in the unspoiled acres of land at JP Nanagar 8<sup>th</sup> Phase, Bengaluru South, the 124 units of 2 & 3 BHK flats are just the dream-homes you have been looking for.

Divided as ALTAMOUNT - Block-A & CLERMOUNT - Block-B, Belleza is an aesthetic marvel that's built maintaining high quality standards, complying with all that is there to Vaastu. The spacious rooms are built to let in more air and light and make life more free and joyful.

The BBMP approved 'A' Katha project is in the vicinity of Kanakapura & Bannerghatta Main Roads and just 10 minutes drive from the Konanakunte circle and Brigade Millennium. So when it comes to connectivity Belleza is at one of the choicest locales of the most happening city. Moreover, it is very near to reputed schools, colleges, super speciality hospitals and the IT belt of the Silicon City where you find all the facilities must for a cosmopolitan life style.

Come, discover the beauty of Belleza. And be among the privileged few for whom life is beautiful... or better, Bellezaful!



Night View

### PROJECT DETAILS

Location : JP Nagar 8th Phase, Kothanur Village

Land Area : 1Acre 19 Guntas

Road width : 40 ft

Proposed Development : Basement, G+11 Upper Floors

Total No. of Blocks : 2 Blocks

Total No. of Units : 124 Units

Total No. of 2 BHK : 110 Units

Total No. of 3 BHK : 14 Units

### WHY TO CHOOSE COLUMBIA BELLEZA

Aesthetically designed 124 luxury units of 2 & 3 BHK Ranging from 1220 Sft - 1580 Sft (SBA)  
Spread over 2 Blocks | Strategic Location Advantages | No common walls | Outstanding architecture  
World class amenities | Quality Materials | Vaastu compliant units without compromising space & style  
Good Ventilation and fresh air | Delivery on Time | Excellent Landscape | Sufficient water supply  
360° Ventilation | More natural light | Basement spacious car parking



Lovely dreams are made up of stars, flowers, butterflies and songs. The list is endless. Add a touch of reality to those dreams of yours with the ambience of coziness of our bedrooms.

Spacious LIVING-ROOMS ventilated adequately to let in plenty of air and light, appropriately patterned to accommodate a variety of furniture, and aesthetically decorated, all give you enough excuses to come together as a family.

For good dishes, refreshing drinks, snacks for munching, breakfast to dinner; kitchen is the hub of all culinary activities. Such a hub is rightfully a place of pride for everyone.

These images are conceptual by architect.



### Tasteful design for tasty dishes

Kitchens need not be just a place to dish out food. It should have an environment to show off your culinary skills. Keeping this in mind, our team has put in a model kitchen that makes cooking less tedious.



These images are conceptual by architect.



MASTER PLAN/GROUND FLOOR PLAN

**Legends**

- 01) Project entry / Exit
- 02) Jogging track
- 03) Two way ramp
- 04) Amphitheater
- 05) Swimming pool
- 06) Club house environ
- 07) Fire driveway
- 08) Cricket pitch
- 09) Skating rink
- 10) Multipurpose court
- 11) Stepped planting
- 12) Basketball court
- 13) Children's play area
- 14) Elevated deck
- 15) Fish pond
- 16) Open air meditation
- 17) Rock climbing wall
- 18) Open land
- 19) Senior citizen kiosk
- 20) STP in basement

**AREA STATEMENT**

**BLOCK - A**

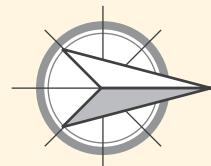
FLAT NO	TYPE	SBA	CARPET	FACING
A-001	2 BHK	1290 Sft	915 Sft	EAST
A-002	2 BHK	1290 Sft	921 Sft	EAST
A-003	2 BHK	1325 Sft	945 Sft	EAST
<b>CLUB HOUSE</b>				
A-005	2 BHK	1355 Sft	972 Sft	WEST
A-006	2 BHK	1335 Sft	952 Sft	NORTH

**AREA STATEMENT**

**BLOCK - B**

FLAT NO	TYPE	SBA	CARPET	FACING
B-001	2 BHK	1325 Sft	946 Sft	EAST
B-002	2 BHK	1220 Sft	870 Sft	EAST
B-003	2 BHK	1290 Sft	916 Sft	EAST
B-004	2 BHK	1330 Sft	950 Sft	WEST
B-005	2 BHK	1320 Sft	940 Sft	NORTH
<b>CLUB HOUSE</b>				

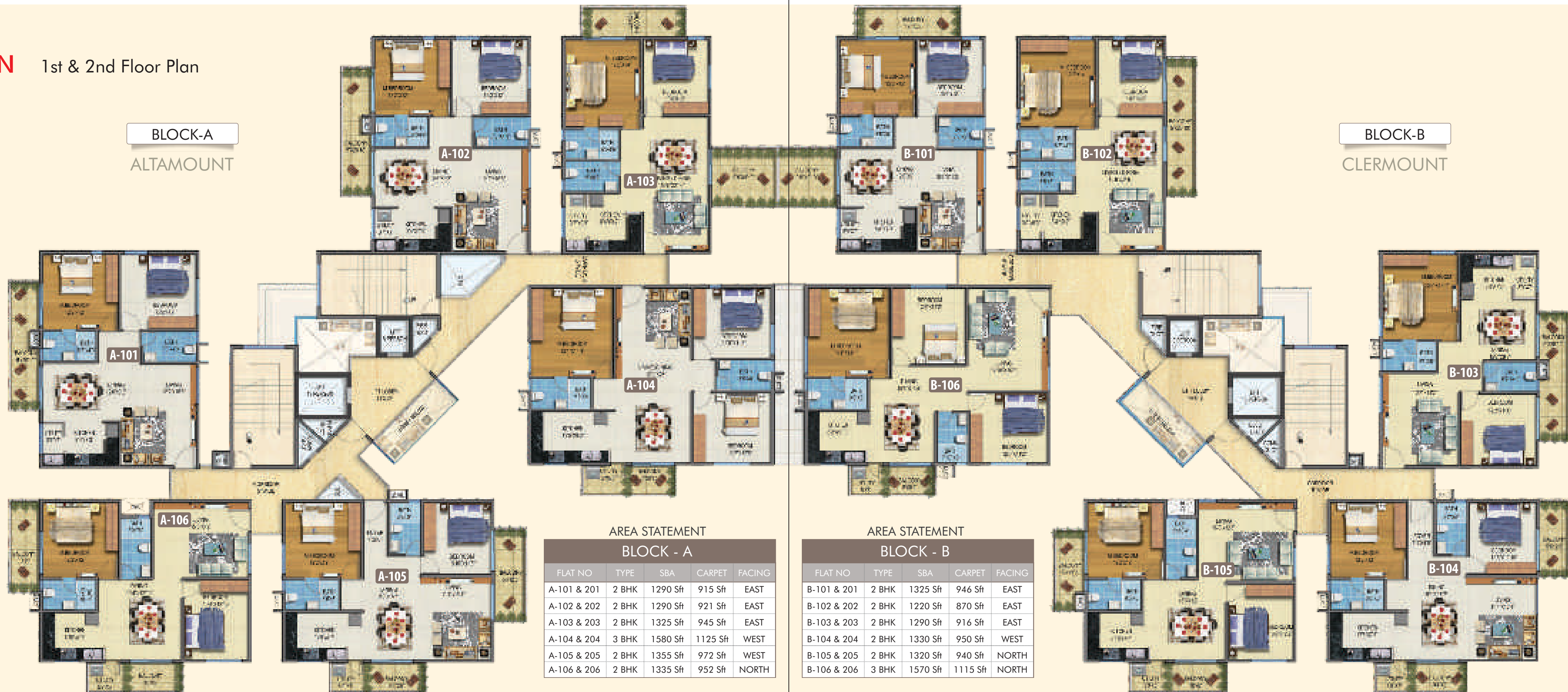
Approved Banks:



# 1st & 2nd Floor Plan

**BLOCK-A**  
ALTAMOUNT

**BLOCK-B**  
CLERMOUNT

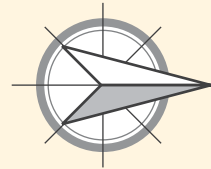


AREA STATEMENT  
BLOCK - A

FLAT NO	TYPE	SBA	CARPET	FACING
A-101 & 201	2 BHK	1290 Sft	915 Sft	EAST
A-102 & 202	2 BHK	1290 Sft	921 Sft	EAST
A-103 & 203	2 BHK	1325 Sft	945 Sft	EAST
A-104 & 204	3 BHK	1580 Sft	1125 Sft	WEST
A-105 & 205	2 BHK	1355 Sft	972 Sft	WEST
A-106 & 206	2 BHK	1335 Sft	952 Sft	NORTH

AREA STATEMENT  
BLOCK - B

FLAT NO	TYPE	SBA	CARPET	FACING
B-101 & 201	2 BHK	1325 Sft	946 Sft	EAST
B-102 & 202	2 BHK	1220 Sft	870 Sft	EAST
B-103 & 203	2 BHK	1290 Sft	916 Sft	EAST
B-104 & 204	2 BHK	1330 Sft	950 Sft	WEST
B-105 & 205	2 BHK	1320 Sft	940 Sft	NORTH
B-106 & 206	3 BHK	1570 Sft	1115 Sft	NORTH



# N 3rd, 4th, 5th & 6th Floor Plan

**BLOCK-A**  
ALTAMOUNT

**BLOCK-B**  
CLERMOUNT

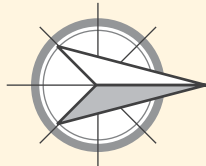


AREA STATEMENT  
BLOCK - A

FLAT NO	TYPE	SBA	CARPET	FACING
A-301 - 601	2 BHK	1290 Sft	916 Sft	EAST
A-302 - 602	2 BHK	1290 Sft	921 Sft	EAST
A-303 - 603	2 BHK	1325 Sft	945 Sft	EAST
A-304 - 604	3 BHK	1580 Sft	1125 Sft	WEST
A-305 - 605	2 BHK	1355 Sft	972 Sft	WEST
A-306 - 606	2 BHK	1335 Sft	952 Sft	NORTH

AREA STATEMENT  
BLOCK - B

FLAT NO	TYPE	SBA	CARPET	FACING
B-301 - 601	2 BHK	1325 Sft	946 Sft	EAST
B-302 - 602	2 BHK	1220 Sft	870 Sft	EAST
B-303 - 603	2 BHK	1290 Sft	916 Sft	EAST
B-304 - 604	2 BHK	1330 Sft	950 Sft	WEST
B-305 - 605	2 BHK	1320 Sft	940 Sft	NORTH
B-306 - 606	3 BHK	1570 Sft	1115 Sft	NORTH

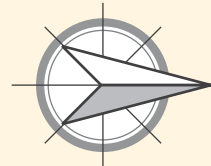


# 7th Floor Plan

**BLOCK-A**  
ALTAMOUNT

**BLOCK-B**  
CLERMOUNT





N 8th, 9th, 10th & 11th Floor Plan

**BLOCK-A**  
ALTAMOUNT

**BLOCK-B**  
CLERMOUNT



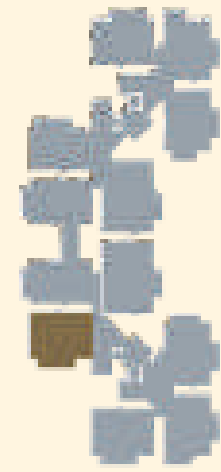
**AREA STATEMENT  
BLOCK - A**

FLAT NO	TYPE	SBA	CARPET	FACING
A-801 - 1101	2 BHK	1290 Sft	915 Sft	EAST
A-802 - 1102	2 BHK	1290 Sft	921 Sft	EAST
A-803 - 1103	2 BHK	1325 Sft	945 Sft	EAST
TERRACE				
A-805 - 1105	2 BHK	1355 Sft	972 Sft	WEST
TERRACE				

**AREA STATEMENT  
BLOCK - B**

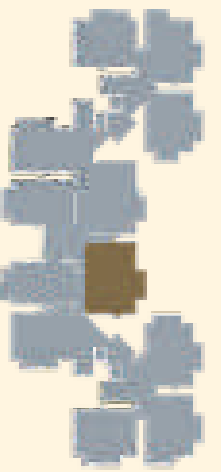
FLAT NO	TYPE	SBA	CARPET	FACING
B-801 - 1101	2 BHK	1325 Sft	946 Sft	EAST
B-802 - 1102	2 BHK	1220 Sft	870 Sft	EAST
B-803 - 1103	2 BHK	1290 Sft	916 Sft	EAST
TERRACE				
B-805 - 1105	2 BHK	1320 Sft	940 Sft	NORTH
TERRACE				

## Flat:2-Series plan-2 BHK



A) LIVING	: 16'5" x 12'2"
B) DINING	: 9'2" x 12'6"
C) KITCHEN	: 7'3" x 8'4"
D) UTILITY	: 7' x 3'7"
E) M.BEDROOM	: 12'2" x 12'
F) BATHROOM	: 8'6" x 4'9"
G) C.BEDROOM	: 12' x 12'2"
H) BATHROOM	: 4'9" x 7'3"
I) BALCONY	: 20'10" x 5'

## Flat:4-Series plan-3 BHK



A) LIVING	: 12'2" x 14'
B) DINING	: 12'2" x 14'
C) KITCHEN	: 13'5" x 8'2"
D) UTILITY	: 5'5" x 5'
E) M.BEDROOM	: 13'1" x 14'1"
F) BATHROOM	: 9'6" x 5'0"
G) C.BEDROOM	: 12'6" x 11'2"
H) BATHROOM	: 8'6" x 5'
I) G.BEDROOM	: 11'2" x 12'6"
J) BALCONY	: 8'3" x 5'



Swimming Pool

Take stroll here to merge with the nature. When was the last time you watched a butterfly perched on a flower? Or try your hand at table tennis, chess, carom and other indoor games or play badminton or basket ball. Shed some calories at the well-equipped gym or go for jogging at the well-laid out track or do some yoga. To relax you have the sit-out at terrace or the meditation centre. For the kids there's a children's play area and for the toddlers, there's again an exclusive tiny-tot's area. If you feel there's nothing like swimming, get into to the swimming pool, where there's a separate one for the children. There's also a multipurpose hall for you to throw small parties on the occasion of birthdays etc.

These images are conceptual by architect.

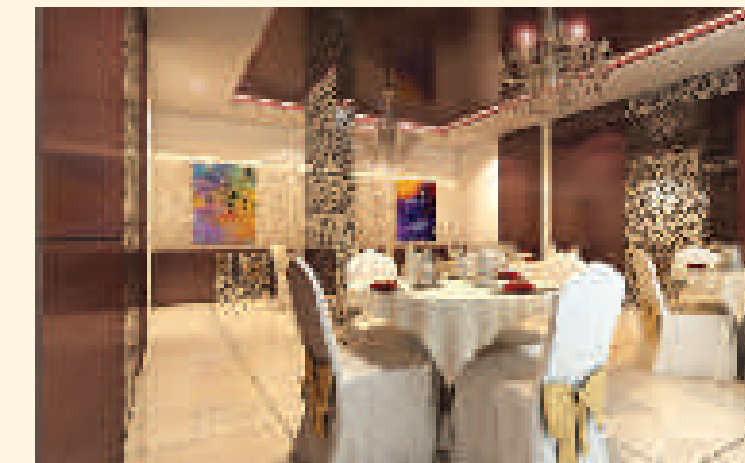
## AMENITIES AND FACILITIES

Swimming Pool | Club House | Amphitheater | Multipurpose Court | Cricket Pitch | Mini Theater  
 Gymnasium | Jogging Track | Children's Play Area | Landscaped Gardens | Indoor Games | Skating Rink  
 Senior Citizens Kiosk | Rainwater Harvesting | Sewage Treatment Plant | Power Backup | 24/7 Security & CCTV Surveillance

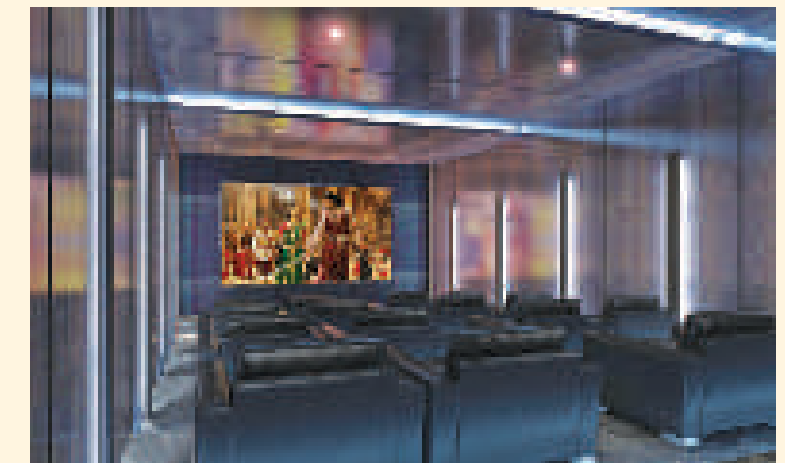
Multipurpose Court



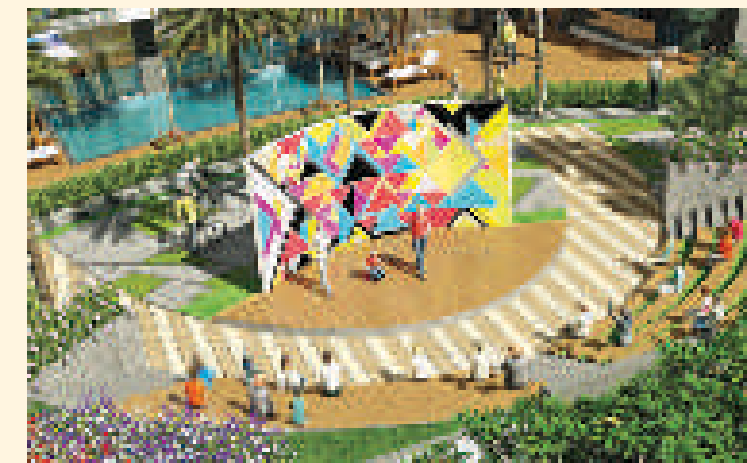
Club House



Mini Theater



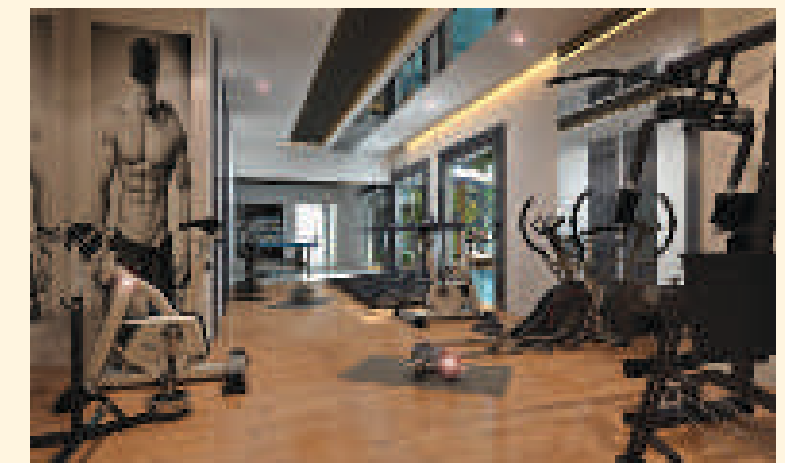
Amphitheater



Children's Play Area



Gymnasium





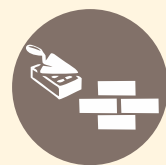
Grand Main Entrance



Side View

Columbia  
Belleza

## SPECIFICATIONS



### STRUCTURE

Basement + Ground + 11 Floors with seismic compliance, RCC framed structure. High Quality Solid concrete block masonry.



### PLASTERING

All Internal walls will be smoothly plastered to give an even finish and external two coat plastering with sponge finish.



### FLOORING

Foyer, living, Dinning, Family Room, Kitchen and Bedrooms: Vitrified tile flooring. Utility Balcony and Private Terrace: Anti skid ceramic tile flooring. Toilets: Ceramic tile Flooring and Glazed ceramic tile cladding up to false ceiling. Ground floor entrance Lobby, Staircase, Common Area flooring: Granite.



### DOORS

Main Door: 7 Feet Height Engineered wooden door, frame on both side Veneer, Pre Engineered door shutter finished with melamine finish. Good quality Brass / Chrome finished Hardware. Room and Toilets Doors: 7 Feet Height Engineered Sal wood door frame Pre Engineered door shutter with crystal white enamel paint/Laminated on both sides. Good quality Brass / Chrome finished Hardware.



### WINDOWS

3 Track – UPVC Architectural window system with safety grill and glass panels.



### KITCHEN

Provision for plumbing point for sink and electrical point to accommodate modular kitchen. Provision for aqua guard point. Provision for washing machine point in utility area.



### PLUMBING & SANITARY

All plumbing line are pressure tested. All water supply lines are of C.P.V.C of reputed make. PVC sewer lines. Sanitary Fitting: Grohe, Bravat or Equivalent



### PAINTING

2 coat plastic emulsion paint with roller finish on walls, Oil bound Distemper for ceilings. Exterior: Exterior emulsion paint. MS Grills, Railing: Enamel Paint.



### ELECTRICAL

Concealed conduit with fire retardant low smoke (FRLS) Electrical wires. Earth leakage protection at MCB distribution at each apartment. Legrand brand or Equivalent.



### AC & GEYSER

AC provision for master Bed Room and Geyser provision for toilet.



### POWER BACKUP

100% stand by generator for common areas. 1 KW backup power for each flat DG with acoustic (Low noise)



### TELEPHONE WITH INTERCOM FACILITY

Cabling will be done to each apartment for telephone, intercom and internet facility.



### LIFT

One passenger lift and one service lift for each block. Kone or Equivalent



### FIRE FIGHTING SYSTEM

Sprinkler system for covered car parking areas & apartments with dedicated pumping system.



### SUSTAINABLE

Rain water harvesting and organic waste converter.

## NEIGHBORHOOD

### PROXIMITY

- 4 Km from Bannerghatta NICE Road
- 2 Km from Brigade Millienium
- 3.5 kms from metro cash & carry Konanakunte
- 5 Km from J.P. Nagar Ring Road Junction
- 7 Km from Jayanagar 4th Block,
- 1.3km Meenakshi Mall & Temple

### SCHOOLS AND COLLEGES

Chaitanya School, Delhi Public School, Valley International, Kumarans, Oxford School, Dayananda Sagar Engg. College, PES Engg. College, KSIT Engg. College & City Engg. College

### HOSPITALS

Apollo, Fortis, Jayadeva Hospital, Sagar Hospital

### SHOPPING CENTRES

Metro Cash and Carry, Big Bazaar, Spencer's, Bangalore Central, Shoppers Stop, Vega city upcoming Forum mall and Mantri mall

### RECREATIONAL FACILITIES

Guhantara, Wonderla, Innovative Film City, Bannerghatta National Park, Art of Living, Holiday Village



## PREMIUM BRANDS ASSOCIATED WITH THE PROJECT

