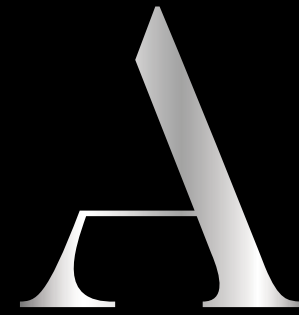


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# THE ADDRESS

4 & 5 BHK GOLF VIEW RESIDENCES

A PROJECT BY QAIS NOORANI

# ABOUT

## ‘Qais Noorani’

Mr. Qais Noorani, has led Noorani Corbel Developers Pvt Ltd in completing two of Belagavi's largest and most iconic projects, 'One City Homes' with 108 flats and 'The Seven' with 94 flats.

Another project by the name 'City Place' is under construction in the prestigious Boyce Compound area.

Mr. Noorani led CREDAI Belagavi as its President for a record 4 years, being the youngest CREDAI City President in India to now being Jt. Secretary of CREDAI Karnataka.

## ‘The Address’

The endless view of the Golf Course, with peacocks roaming fearlessly at dawn, being located on the most sought after **Race Course, Double Road** this rare project at this location is only for the chosen few.

Ar. Bakul Joshi, who is the pride of our city has designed this masterpiece keeping in mind what Belagavi's most sophisticated people want and where they wish they could live.

Every floor at 'The Address' is designed to have two 4 BHK units, both facing the Golf Course. For the most discerning of you who want a whole floor to themselves, there is the option of a large 4BHK or a 5 BHK.

With this combination behind 'The Address', should you choose to live here, you are assured that the home you will live in will be the best combination of quality, aesthetics and Zen-ness. Needless to say, only Belagavi's top echelon as your neighbor's.









ELEVATION





WORM'S-EYE VIEW





BIRD'S-EYE VIEW



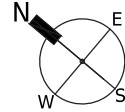
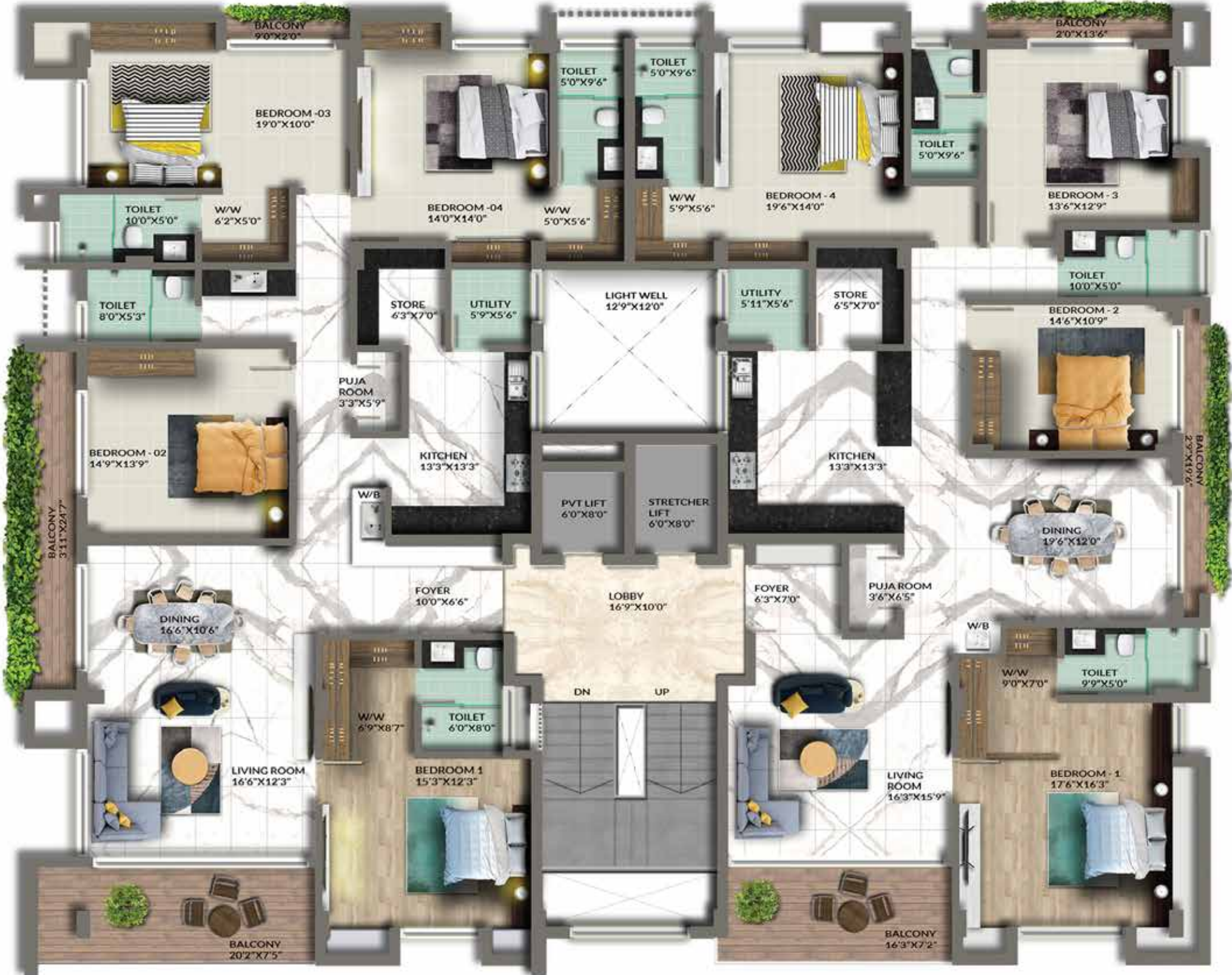


**THE POSSIBILITIES...**

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# Typical Floor Plan





# Option 1 | Typical 4BHK Floor Plan | Flats: 101, 201 & 301



**Carpet Area:**  
2,160.01sqft

**Built-up Area:**  
2,328.18sqft

**Balcony Area:**  
266.02sqft

**Common Area:**  
476.91sqft

**Saleable Area**  
3,071.12sqft



# Option 1 | Typical 4BHK Floor Plan | Flats: 102, 202 & 302



**Carpet Area:**  
2,159.86sqft

**Built-up Area:**  
2,329.36sqft

**Balcony Area:**  
210.19sqft

**Common Area:**  
477.15sqft

**Saleable Area**  
3,016.70sqft



# Option 2 | Full Floor 4BHK



**Carpet Area:**  
3,788.50sqft

**Built-up Area:**  
4,045.97sqft

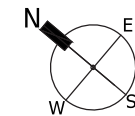
**Balcony Area:**  
1299.07sqft

**Common Area:**  
742.79sqft

**Saleable Area**  
6,087.82sqft



# Option 3 | Full Floor 5BHK



**Carpet Area:**  
4,047.54sqft

**Built-up Area:**  
4,335.58sqft

**Balcony Area:**  
1009.46sqft

**Common Area:**  
742.77sqft

**Saleable Area**  
6,087.81sqft



# Specification



## LOBBY

Entrance lobby & all lobbies in front of the elevators in Italian marble.



## CABLE TV

Cable TV point will be provided (users to pay monthly charges)



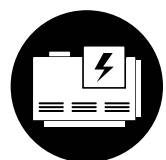
## SECURITY SYSTEMS

Round the clock security and CCTV Cameras. Access control through video door phone.



## INTERCOM FACILITY

Intercom through EPABX system will be provided with cabling done up to each flat. Intercom facility, from each apartment to security room and other Apartments.



## BACKUP GENERATOR

Standby generator with automatic changeover switch for lights in common areas, lifts and pumps. 1.5 KW power backup (Inverter) for each apartment.



## CENTRAL SOLAR WATER HEATING

Central Solar Water Plumbing will be provided to each flat from main tanks on the terrace. Solar water heating system installation cost payable by the purchaser as applicable on the date of installation.



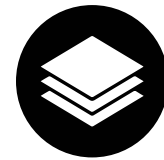
## WATER

Municipal water supply with overhead water tanks.  
On site bore well.  
Recharge bore wells by rain water harvesting.



## STRUCTURE

Seismic Zone III complaint structure AAC Composite Block masonry.



## TILES

At least 2' x 4' Glazed Vitrified Tiles for Flooring (Except Bathrooms) and atleast 2' x 4' Glazed vitrified Tiles for all Bathroom dado. Anti-Skid Tiles for Bathroom Flooring. One Master Bedroom with laminate wooden flooring / HDF.



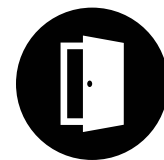
## PLASTERING/ PAINTING

All internal walls are smoothly plastered with Birla White/ Laticrete or equivalent/ Gypsum plastering to ensure smooth finishes with emulsion paint finish.



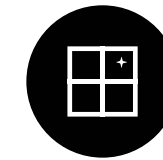
## TOILET FITTING & ACCESSORIES:

All Sanitary ware of DURAWIT/KOHLER or equivalent make. Hot and Cold single lever Diverter's is all toilets of KOHLER/GROHE' or equivalent make. Counter tops in granite as provided in the plan.  
Provision for geyser in all toilets. Toilet Ventilation with provision for exhaust fans. All toilets equipped with health faucets.  
Shower enclosures for all bathrooms.



## DOORS

Main door in teak wood frame and paneled shutter.  
Internal door frames in engineered wood Commercial grade flush doors for internal openings.  
Main door provided with brass / chrome / SS hardware with safety latch and magic eye.  
Good quality hardware to be used for all internal doors.



## WINDOWS

All windows and ventilators in UPVC / Heavy Aluminum. Sliding windows in plain or Frosted Glass as applicable. Safety grills for to be provided for all windows (Except French Doors).



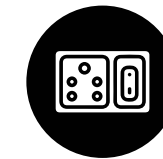
## KITCHEN

Kitchen counter in granite with stainless steel sink.  
Electric points & plumbing will be provided.  
Cladding with Glazed tiles 4ft above the kitchen platform.  
Provision for:  
Aqua Guard point in kitchen.  
Washing Machine point in utility area.  
Reticulate Gas point in utility area with necessary arrangements.



## PLUMBING

All Plumbing points are pressure tested PPR/C-PVC/ Kitec/ U-PVC pipes or equivalent PVC Drainage & Stormwater pipes.



## ELECTRICAL

Adequate electrical points in every room along with TV points in the living room and bedroom. Fire resistant electrical wires of Polycab/ KEI or equivalent.  
Elegant designer modular electrical switches of Anchor/ Le Grand or other equivalent make.  
For safety, one Earth Leakage Circuit Breaker (ELBC) for the flat. One Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.



## LIFTS

Two Lifts of Schindler/OTIS/Mitsubishi/Kone or equivalent make will be provided as shown in the floor plans.  
One Elevator exclusive to the Penthouse. One Stretcher Elevator for medical emergencies and to carry Furniture.

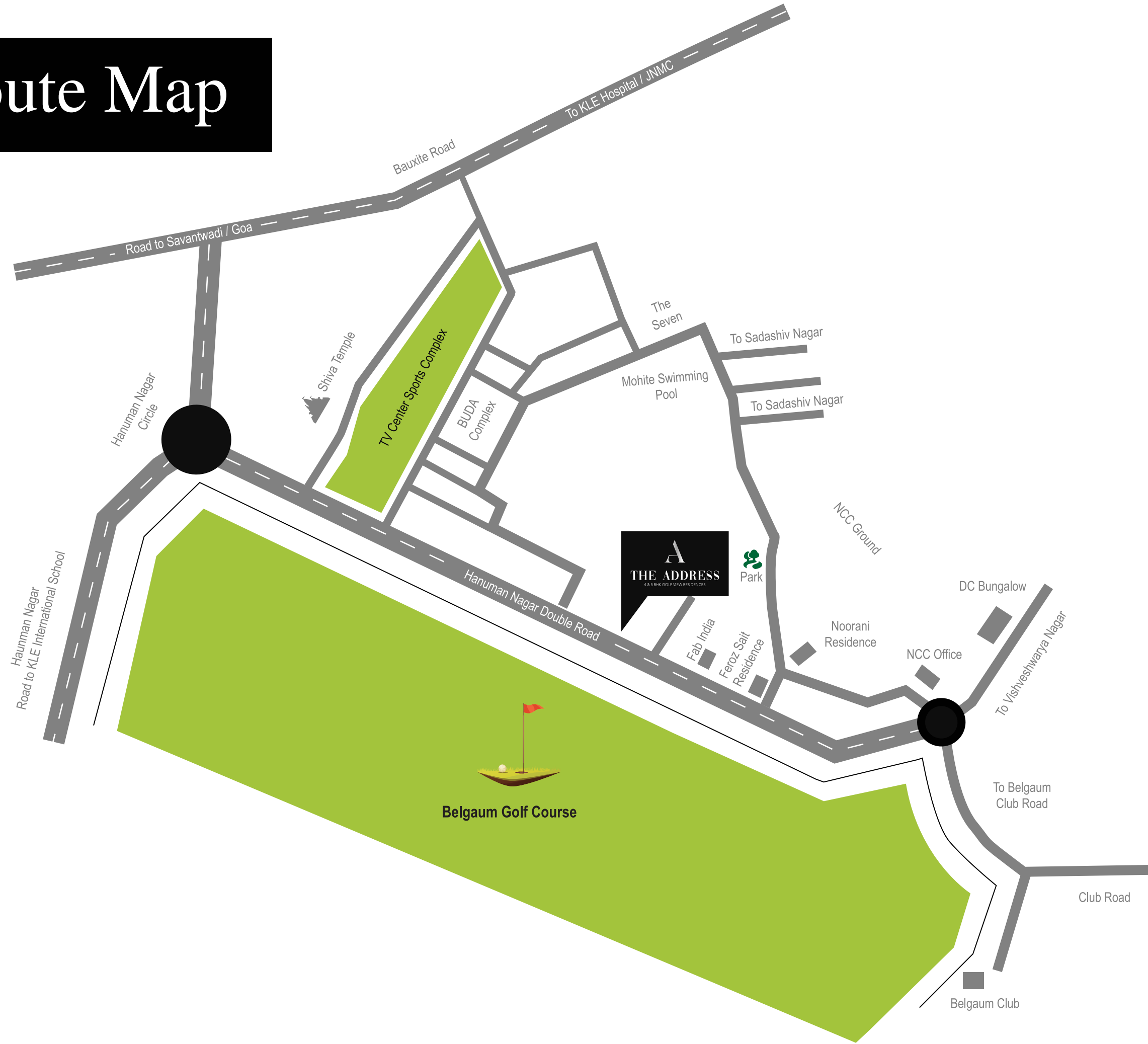


## VASTU

All flats are vastu compliant certified by our vastu consultant Mr. Vilas Vaze, Sangli.



# Route Map





Office: The Seven, Flat B001, CTS No. 4861/1/N, Jadhav Nagar, Belagavi  
Mob: 94490 16461, 0831 - 2427977  
info@nooranicorbel.com www.nooranicorbel.com

Site Address: CTS No: 4877/6 and 4877/7, Race Course, Double Road, Belagavi, Karnataka 590001

Architect



Structural Engineer

**Dr H G Naikar**  
**Pragathi Consultants, Bengaluru**

MEP Consultant

**E-Matrix Consulting Engineers**  
**Pvt. Ltd., Bangalore**

Vastu Consultant

**Mr. Vilas Vaze, Sangli**

Project Approved By



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