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c o r b e

# CITY PLACE

3 BHK'S & PENTHOUSES



LOOKING FOR YOUR  
**DREAM HOME?**

A Project by **City Place Constructions**  
RERA Reg no:









# CITY PLACE

## CONSTRUCTIONS

### ABOUT US

**CITY PLACE CONSTRUCTIONS** is a partnership firm promoted by **NOORANI CORBEL DEVELOPERS PVT. LTD.**

Noorani Corbel Developers Pvt. Ltd., has successfully completed two of Belagavi's most iconic projects, 'One City Homes' with 108 flats and 'The Seven' with 94 flats which were handed over in a record time. With such an experienced and trustworthy company backing this project, one can be assured of a High Quality product and Timely Delivery.





# UNLOCK YOUR BEAUTIFUL HOME

It's time to begin your story in a Home that is built for your happiness and dreams.

## PROJECT HIGHLIGHTS

A perfect story deserves a perfect setting. Welcome to your ideal home that fulfills all your needs and desires. Our thoughtfully planned architecture is built with the perfect blend of aesthetics and modern touch to fulfill all your basic as well as lifestyle needs. Most importantly our architectural designs use the space intelligently to give you the advantage of living in a spacious, airy and aesthetically pleasing apartments.



## THIS IS YOUR HAPPY PLACE

Your family's very own private place.  
Not a home but a universe of their  
own to fill it with memories full of love  
and happiness.

# PROJECT HIGHLIGHTS



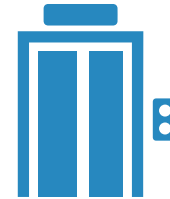
Excellent location  
in Boyce Ground  
Off Club Road



Vastu  
Compliant



Stilt  
Parking



One  
Elevator



Penthouses with  
Individual Terrace



Reticulate LPG/  
PNG Pipeline



24x7  
Security



24x7 Generator  
Back-up for  
common areas



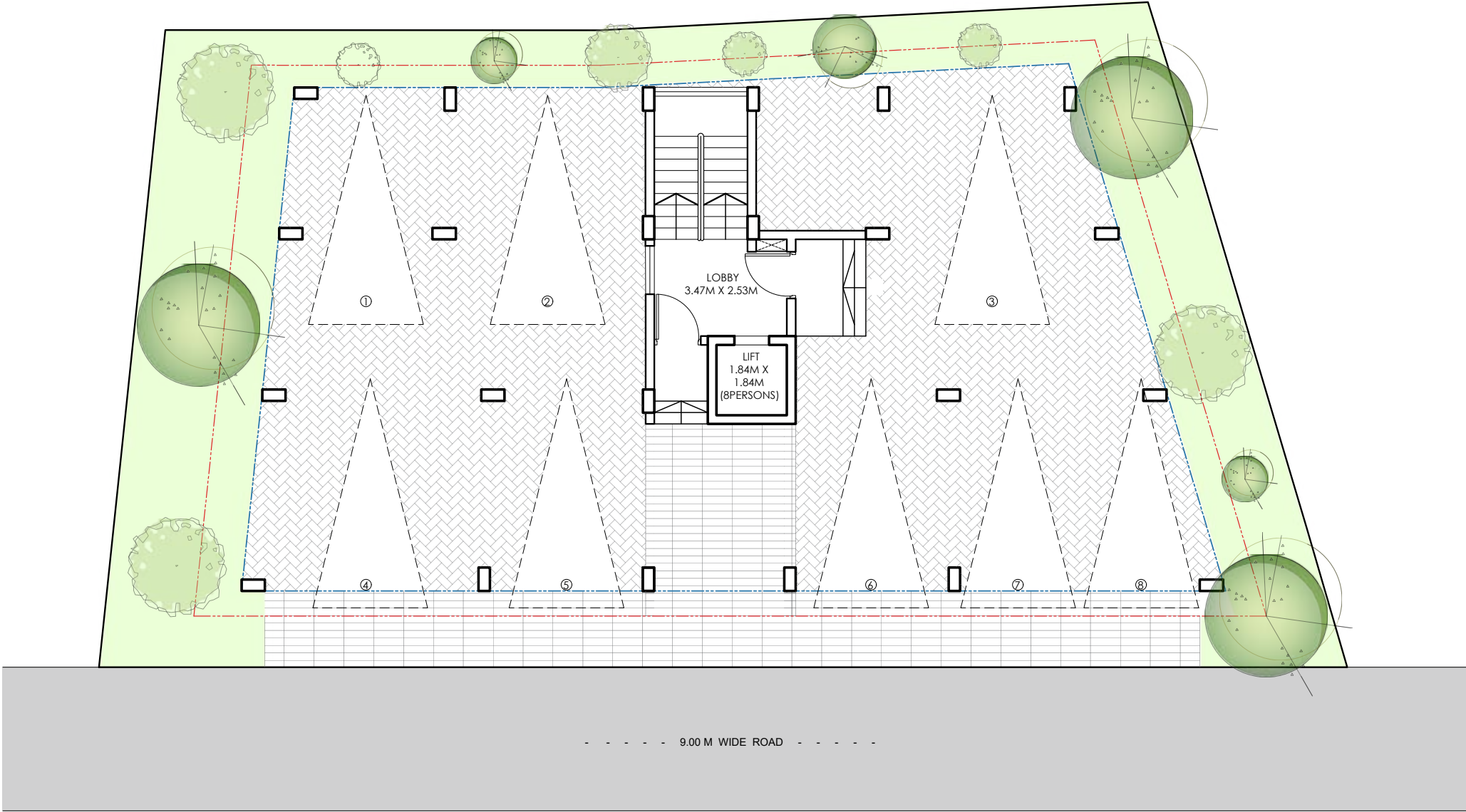
Premium  
Bath Fittings



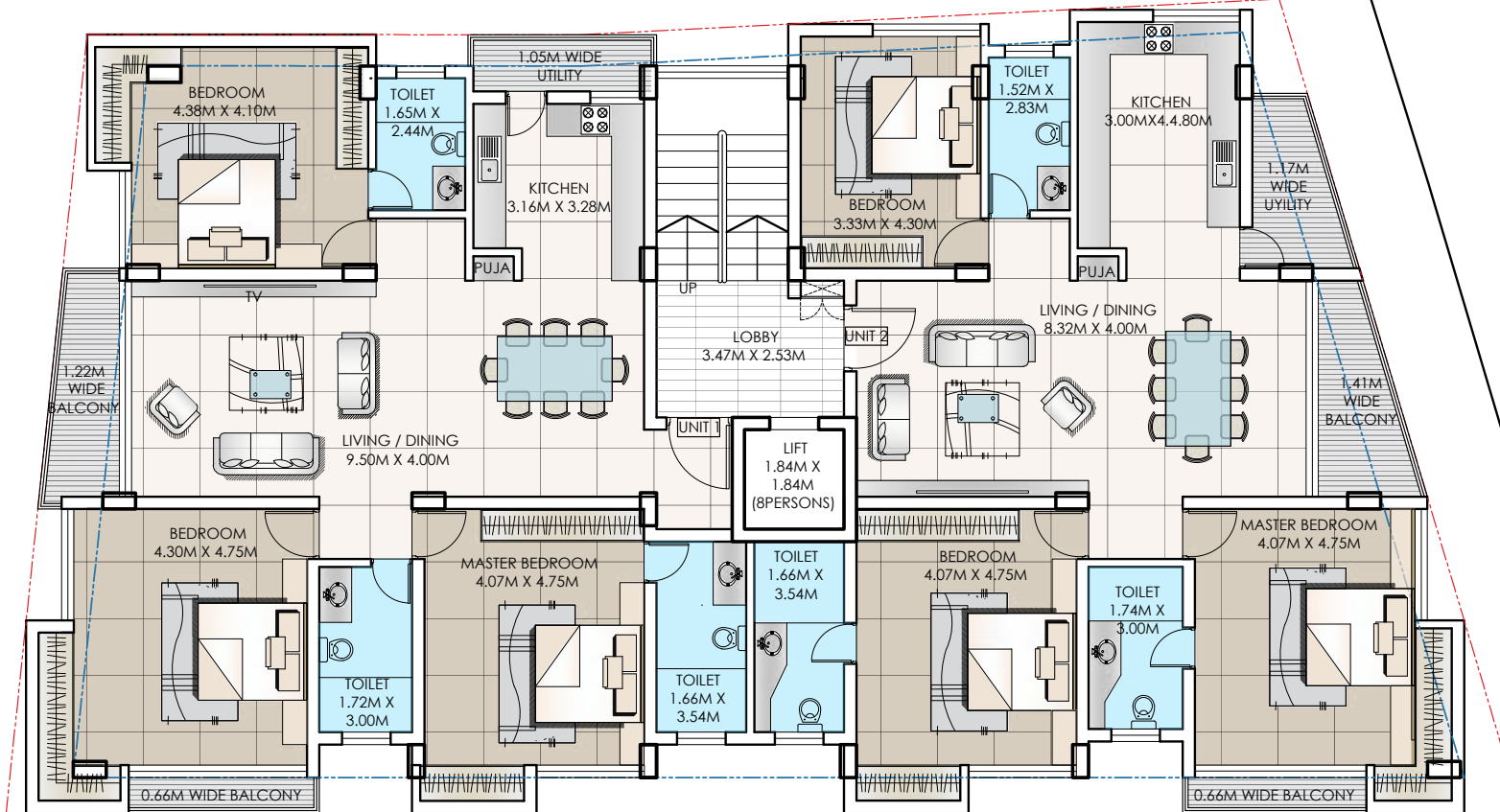
CCTV & Intercom



FLOOR PLANS



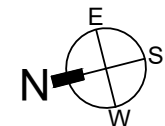
STILT FLOOR PLAN



- - - - - 9.00 M WIDE ROAD - - - - -

**TYPICAL FLOOR PLAN (1st, 2nd & 3rd Floor)**

# UNIT 1

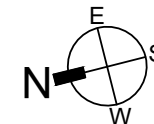
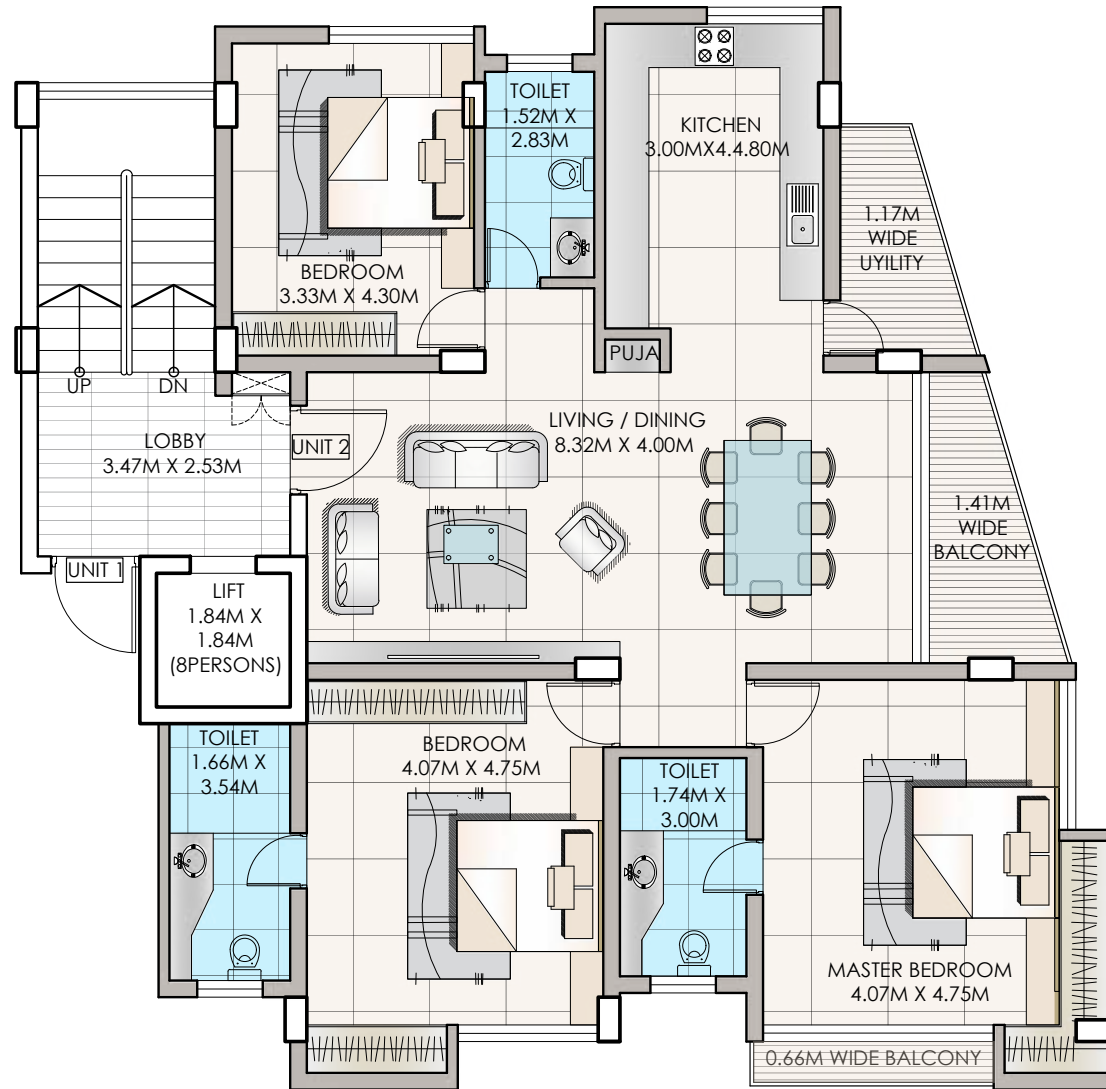


## TYPICAL FLOOR PLAN (1st, 2nd & 3rd Floor)

**Saleable Area**  
1,897.41sqft



## UNIT 2



## TYPICAL FLOOR PLAN (1st, 2nd & 3rd Floor)

**Carpet Area:**  
1,400.09sqft

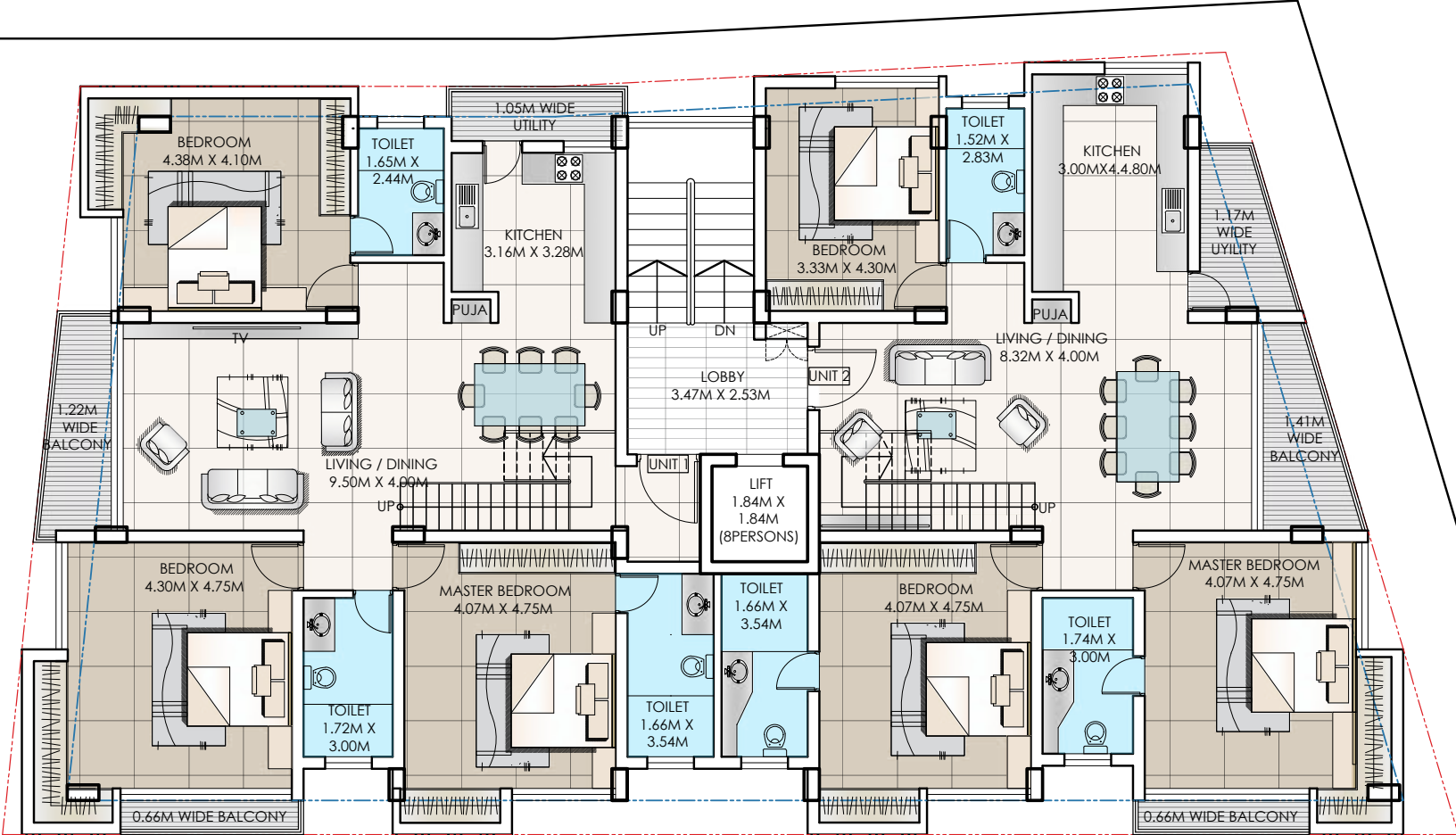
**Built-up Area:**  
1,530.18sqft

**Balcony Area:**  
137.45sqft

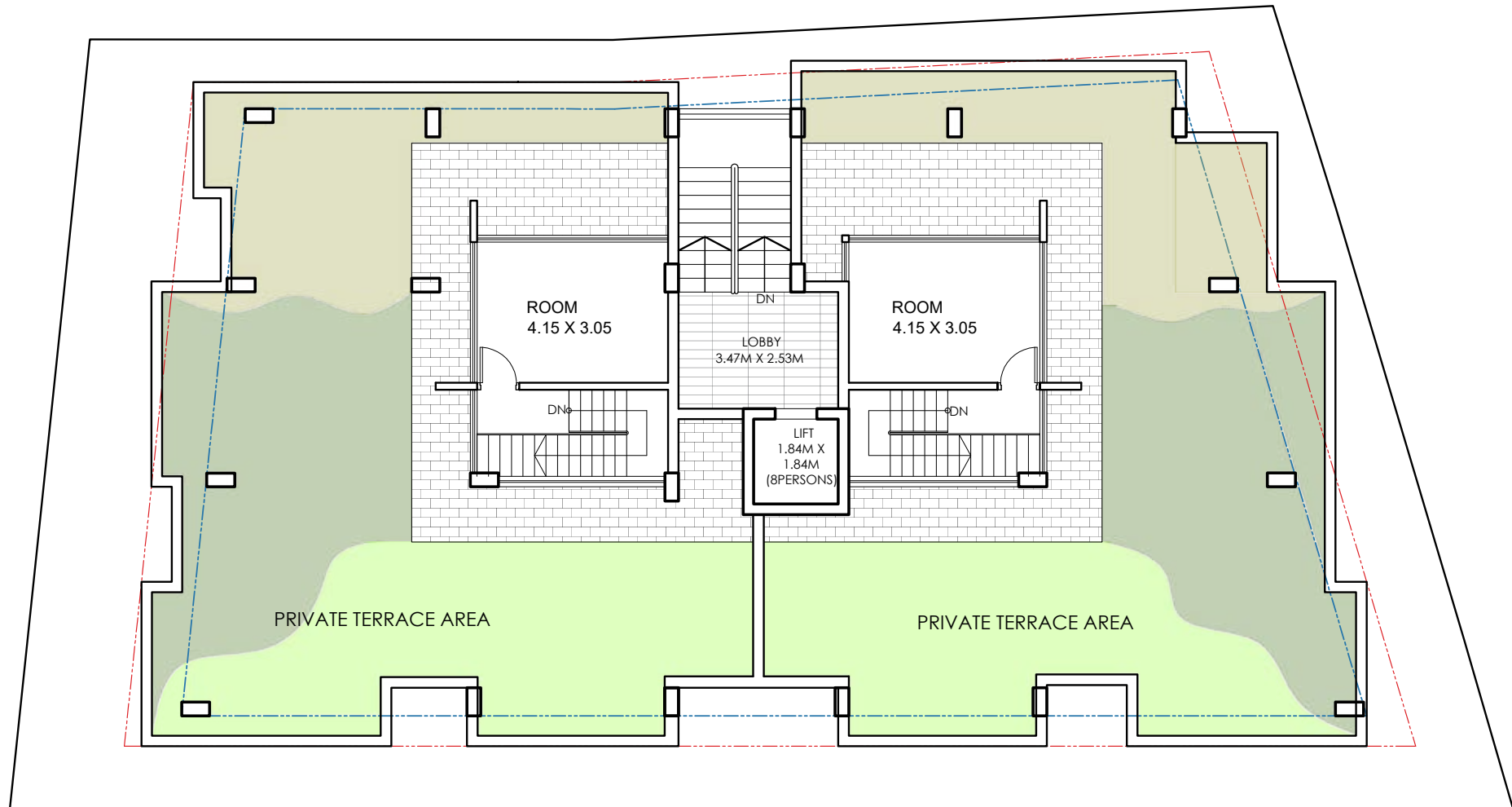
**Common Area:**  
123.34sqft

**Saleable Area**  
1,790.97sqft

FLOOR PLANS



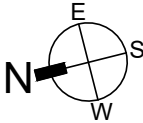
**PENTHOUSE LEVEL 1**  
**TYPICAL FLOOR PLAN**



**PENTHOUSE LEVEL 2**  
TYPICAL FLOOR PLAN

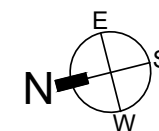
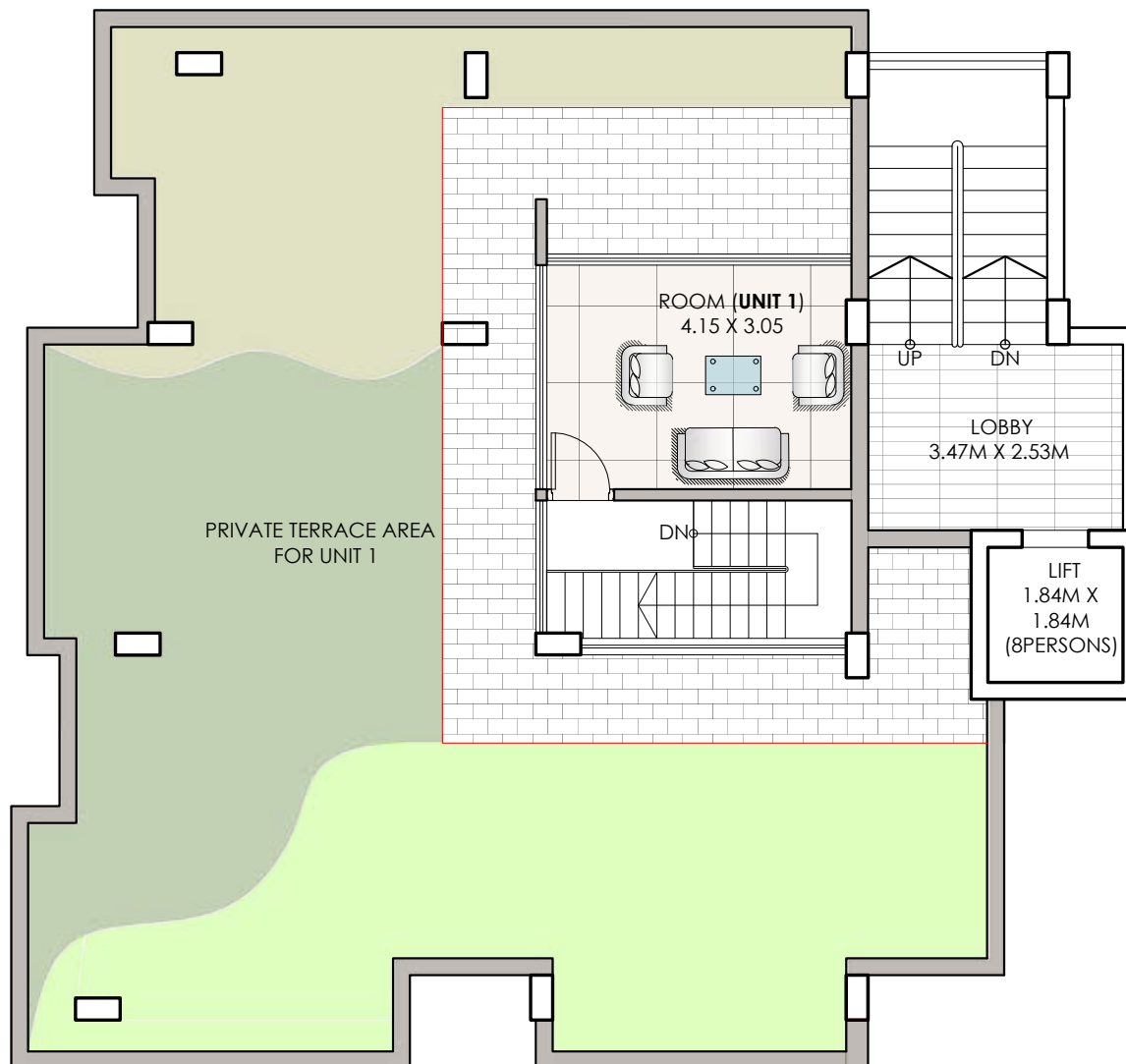


FLOOR PLANS



PH 1 - UNIT 1

Carpet Area: 1,514.90sqft	Built-up Area: 1,643.81sqft	Balcony Area: 121.11sqft	Common Area: 132.49sqft	Saleable Area: 2,052.68sqft
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## PH 1 - TERRACE

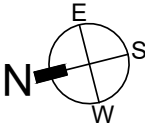
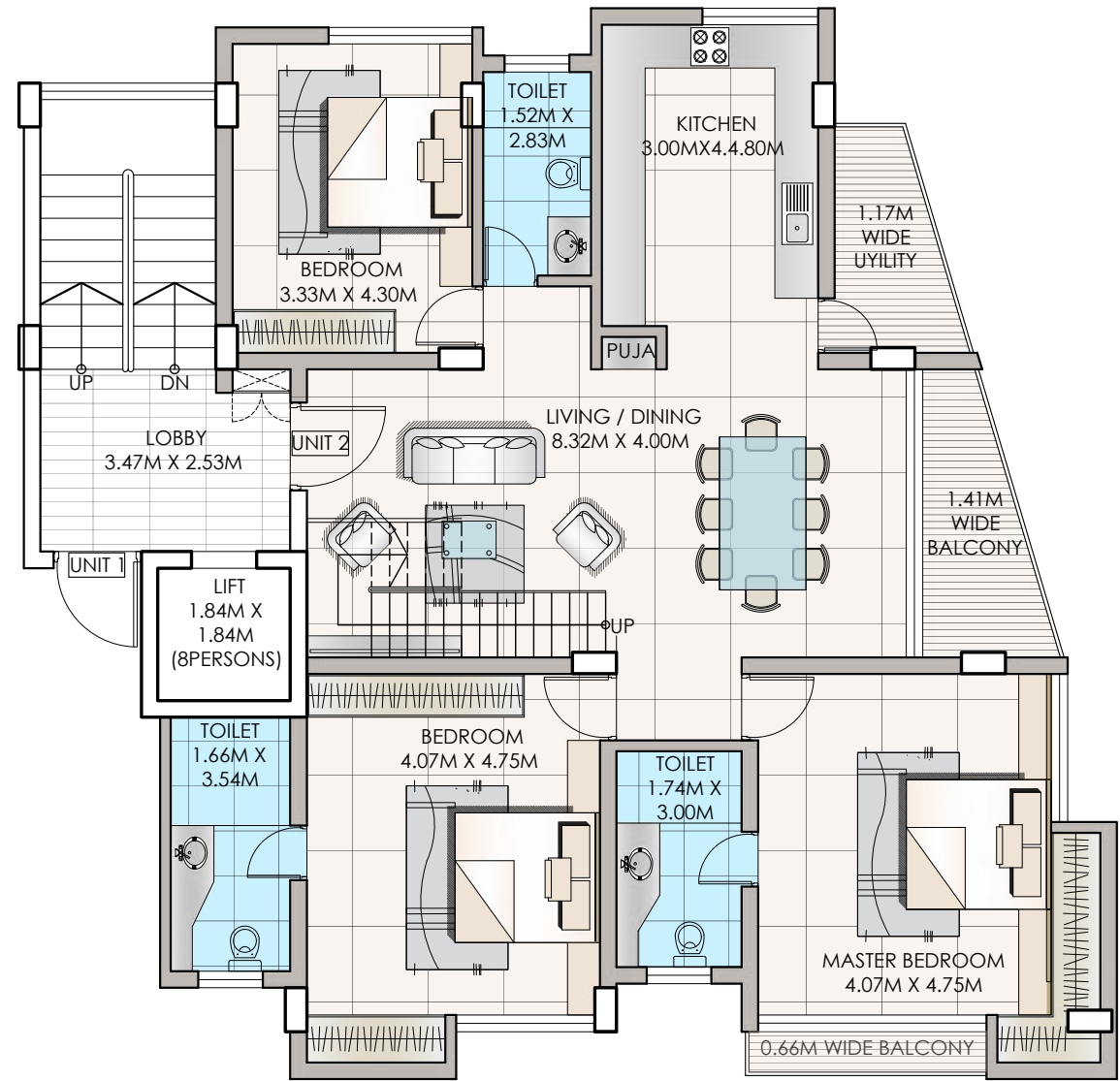
**Built-up Area Excluding Staircase:**  
155.27sqft

**Carpet Area Penthouse:**  
136.11sqft

**Private Terrace Area:**  
1,377.39sqft

**Saleable Area:**  
2,052.68sqft

FLOOR PLANS



PH 2

Carpet Area:  
1,400.09sqft

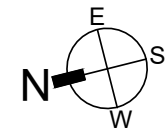
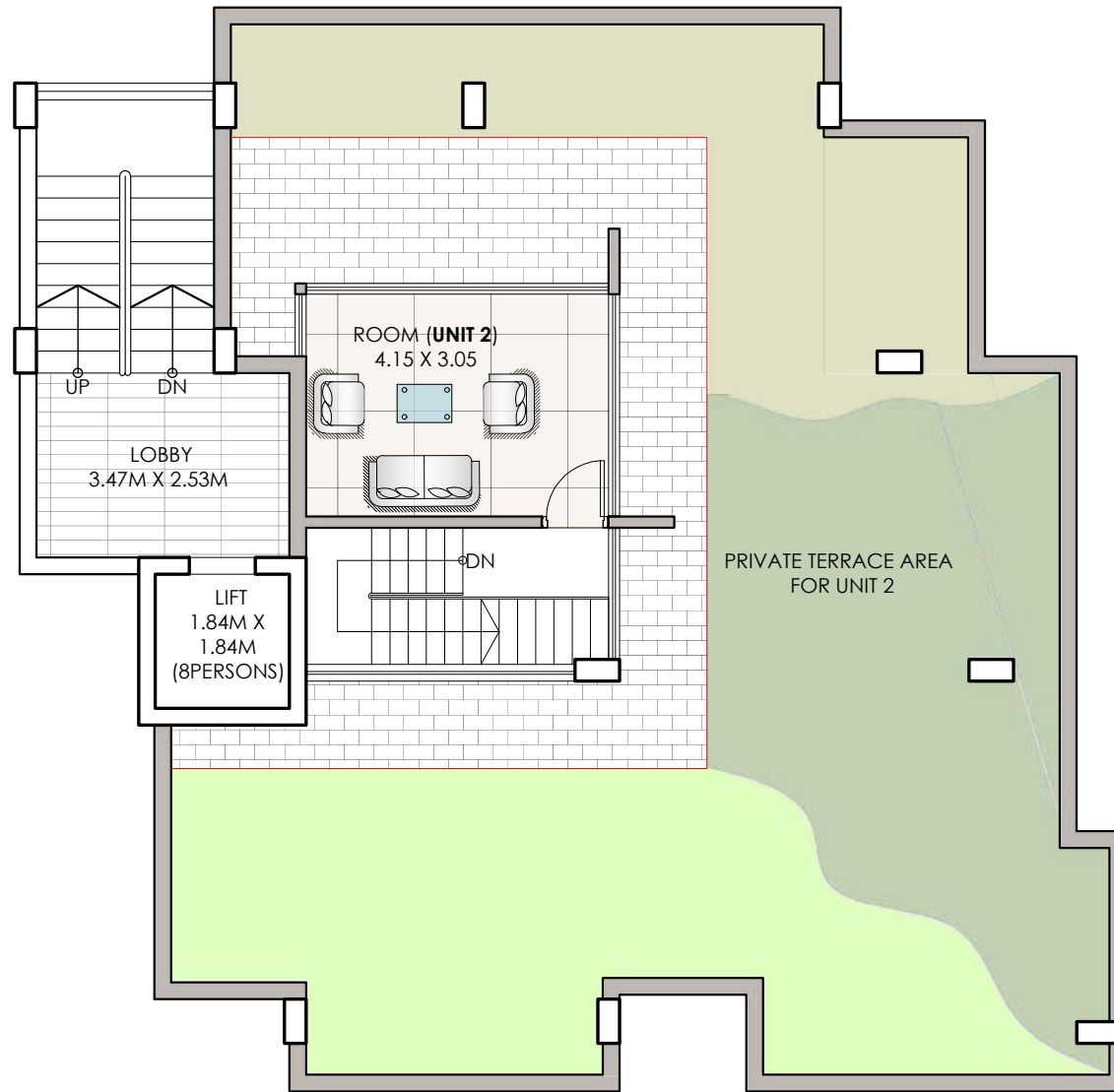
Built-up Area:  
1,530.18sqft

Balcony Area:  
137.45sqft

Common Area:  
123.34sqft

Saleable Area:  
1,947.63sqft





## PH 2 - TERRACE

**Built-up Area Excluding Staircase:**  
156.27sqft

**Carpet Area Penthouse:**  
136.11sqft

**Private Terrace Area:**  
1,346.51sqft

**Saleable Area:**  
1,947.63sqft

# SPECIFICATIONS



## CABLE TV

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



## SECURITY SYSTEMS

Round the clock security and CCTV Cameras.



## 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 for lights in common areas, lifts and pumps with automatic changeover switches, 600 watts per backup (inverter) for each apartment.



## WATER

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



## 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.



## STRUCTURE

Seismic Zone III complaint structure AAC Composite Block masonry.



## TILES

Atleast 32"x32" Vitrified Tiles for Flooring (Except Bathrooms) and At Least 2"x1" Ceramic Glazed Tiles for all Bathroom dado. Anti Skid Tiles for Bathroom Flooring.



## 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 toilets to have ceramic tile flooring with ceramic tile dadoing upto 7 ft.  
All sanitary ware of Parryware/ Hindware/ RAK/ CERA/ VARMORA or equivalent make. Hot and cold water mixer in all toilets in Jaguar or equivalent make.  
Counter top wash basins in granite provided as per plan.  
Provision for geyser in all toilets.  
Toilet ventilation with provision for exhaust fans.  
All toilets equipped with health faucets.



## 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 UPUC, Sliding Windows in Plain Glass or Frosted Glass as applicable. Safety grill 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 4" 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

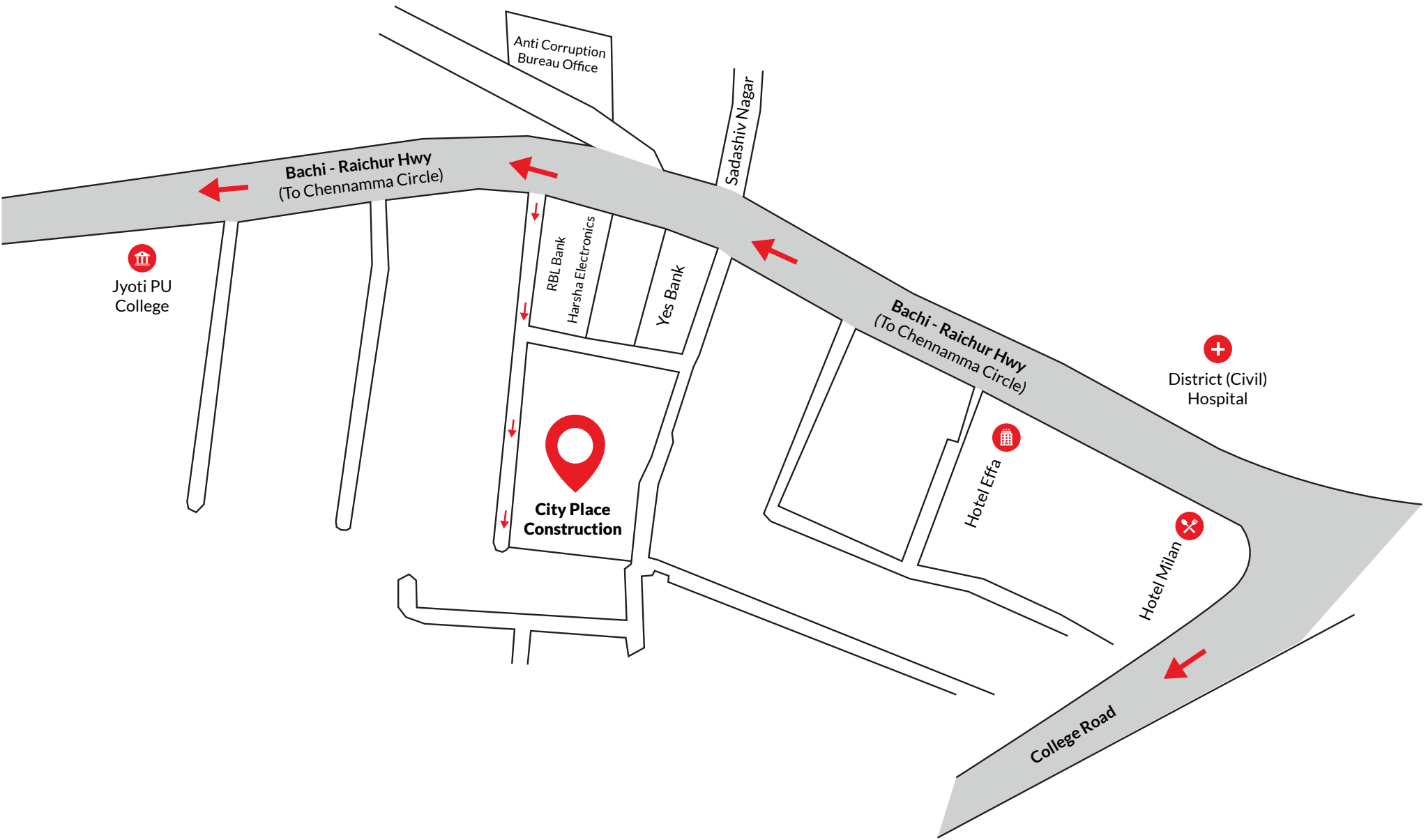
Adequate electrical points in every room along with TV points in the living room and bedroom.  
Fire resistant electrical wires of Polycab/ KEI or equivalent.  
Elegant designer modular electrical switches of Anchor/ Le Grand or other equivalent make.  
For safety, one Earth Leakage Circuit Breaker (ELBC)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



## LIFTS

One lift of OTIS/ Thyssen Krupp/ Schindler or equivalent make will be provided as shown in the floor plans for the entire project. Lift side walls with granite cladding on the ground floor and vitrified tiles cladding on the other floors.

# 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. 3939/AIA/2, Boyce Compound, Behind Harsha Electronics,  
Off Club Road, Belagavi, Karnataka - 590 001

#### Architect



#### Structural Engineer

DLK Associates

#### Electrical Consultant

Unique  
Consultants & Services

#### Plumbing Consultant

E-Matrix Consulting Engineers  
Pvt. Ltd., Bangalore

Project Approved By

