



We Won't Make Tall Claims
But
We Deliver on our Promises



An exclusive community at Hampapura, off Mysore Road!



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A treasure to keep forever.



Promoted by
M/s. L & C Builders and Developers
(We define Housing Projects)

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Joint venture with



Project site:
Hampapura Village, Opp Wonderla, Bangalore - Mysore Road, Kengeri Hobli, Bangalore South Taluk.

Project developed by:



M/s. LTG Infrastructure Pvt. Ltd

Disclaimer: Images, plans, furniture layout, drawings, renderings, perspectives, amenities and features mentioned herein are only indicative of the kind of development proposed. The developers reserve the right to make changes without prior notice or obligation.



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KHB - L & C Silicon City EMERALD

An exclusive community at Hampapura, off Mysore Road!

A life full of precious moments!



Creating your exclusive identity !!

- ◆ You drive the best of luxury cars and the most exotic travel destinations are yours.
- ◆ You've worked hard to get to the top and your vision has always been to embrace new perspectives.
- ◆ So isn't it time now that you live in a place which measures up to your personality ?
- ◆ Your drive back home needs to be effortless.
- ◆ You deserve the right to live in a home that is EXCEPTIONAL & SPECIAL.
- ◆ You deserve open roads and clean air.
- ◆ You need to enjoy the privilege of the sounds of silence.

As you step into the wonderful world of KHB - L & C Silicon City **Emerald**, ask your heart whether you deserve all of these. And then listen, as your heart gives you the answer too, in the form of a privileged home to call your own, only at KHB - L & C Silicon City **Emerald** - a private community near Wonderla, off Mysore Road.

Here is wishing you a serene life of privilege.





Welcome to the grandiose !!

LIVE LIFE KING SIZE...

KHB - L & C Silicon City **Emerald**, is a citadel that epitomises a fine standard of comfort and lifestyle. It is a technologically advanced and environmentally sustainable project with a lifestyle designed for you to tower above the rest. It spells magic in every square foot.

Spread over a gorgeous expanse of lush green 5 acres, this exclusive community, located adjacent to the Bangalore - Mysore highway, near Wonderla, needs to be experienced to believe. Here is a celebration of life with happiness, health, wealth and growth. This is not just an elegant housing project but a way of life that is rare and precious in every sense of the word.





Rare elegance,
beauty and glamour!

PLANNING

Take a look at the intriguing design. As you start unfolding it, you begin to realize what a delightful experience it will be to make this your home. The power of creativity and imagination in the design and planning of KHB - L & C Silicon City **Emerald** give it an aura that one associates with a rare work of art.





An exclusive community at Hampapura, off Mysore Road!

Every single facet of KHB - L & C Silicon City **Emerald** is carefully designed and crafted to give it an aura of exclusivity. There is no place for anything mundane or mediocre here!

Legend

The project has 4 one bedroom apartments, 97 two bedroom apartments and 46 three bedroom apartments in 5 towers as detailed below :

- Tower A - G + 3 floors | Tower B - G + 3 floors | Tower C - G + 3 floors | Tower D - G + 2 floors |
- Tower E - G + 3 floors





LIVING & DINING

Be it a busy Saturday night, or a lazy Sunday afternoon, your living room will attend to all your needs.

Perfect for a family lunch or dinner, and equally great for busy social parties, this spacious area accommodates everything you need.

- ◆ Branded vitrified flooring in living & dining
- ◆ Smoothly finished internal walls
- ◆ Premium quality paint on internal walls
- ◆ Heavy duty anodized sliding window with clear glass & mosquito net
- ◆ Decorative main door
- ◆ Concealed copper wiring with provision for TV, internet & telephone cables
- ◆ Branded electrical modular switches



KITCHEN & UTILITY

Your kitchen space is an inviting area, that is designed perfectly to ensure a comfortable and enjoyable cooking experience. Strategically planned, it accommodates all your kitchen appliances and utilities and provides ample natural ventilation as well.

Modular kitchen:

- ◆ Granite platform
- ◆ SS sink
- ◆ Dado tiles upto 2' height above platform
- ◆ Provision for exhaust fan
- ◆ Vitrified tiles flooring
- ◆ Smoothly finished internal walls
- ◆ Premium quality paint on internal walls
- ◆ Branded electrical modular switches

BEDROOM

Offering peace and privacy, your bedrooms are spacious and well appointed. Complemented by stylish bath spaces, the bedrooms also have large windows that give you unobstructed views of the greenery outside. So look out and gaze at the world, without it looking back.

- ◆ Vitrified tiles flooring
- ◆ Smoothly finished internal walls
- ◆ Premium quality paint on internal walls
- ◆ Heavy duty anodized sliding window with clear glass and mosquito net
- ◆ Concealed copper wiring with provision for TV, internet & telephone cables
- ◆ Branded electrical modular switches



BATHROOMS

- ◆ Antiskid designer tiles in bathroom
- ◆ Designer bathroom with branded sanitaryware
- ◆ Premium quality CP fittings
- ◆ Ceramic tiles till door height
- ◆ Provision for exhaust fan





Night View



FACILITIES

- ◆ Majestic entrance
- ◆ Covered car parking
- ◆ Well laid out lawns and gardens
- ◆ 24 x 7 security
- ◆ Balconies facing vast expanse of greenery and water stream / swimming pool
- ◆ All round compound wall
- ◆ Well planned tar roads
- ◆ Excellent street lighting
- ◆ Borewell and overhead tanks for adequate water supply

AMENITIES

- ◆ Club house
- ◆ State of the art gymnasium
- ◆ Swimming pool
- ◆ Kids pool
- ◆ Children's play area with play equipments
- ◆ Jogging track
- ◆ Party hall
- ◆ Badminton court
- ◆ Table tennis



Master Plan



LEGEND

- ✦ Articulately designed entrance arch
- ✦ Wide pathways
- ✦ Beautiful garden for children
- ✦ Senior citizens' park
- ✦ Swimming pool with toddlers' pool
- ✦ Wide internal driveways
- ✦ Water pond with fountain
- ✦ Club house with best amenities
- ✦ Wide internal roads with street lights
- ✦ Space for visitors' car parking



Typical Floor Plan - Block 'A 1'



KEY PLAN



Typical Floor Plan - Block 'B'



KEY PLAN



Typical Floor Plan - Block 'C' (North)



KEY PLAN



Typical Floor Plan - Block 'C' (South)



KEY PLAN



Typical Floor Plan - Block 'D'



KEY PLAN



Typical Floor Plan - Block 'E'



KEY PLAN





3 BHK

North Entrance

Flat type - C 201



2 BHK

East Entrance

Flat type - C 204





Nestled in the prized location near Wonderla, at Hampapura, off Mysore Road, KHB - L & C Silicon City **EMERALD**, is a citadel that epitomises a fine standard of comfort and lifestyle.

There are a host of attractive features that make Hampapura an enviable location. Being strategically positioned from important destinations such as leading corporates, IT parks, schools and colleges, healthcare options, shopping zones and entertainment destinations, you get that extra edge to enjoy a privileged life, away from the chaos of the metropolis, yet with all the comforts it has to offer.

The well developed satellite town of Kengeri, the well planned Rajarajeshwari Nagar and Uttarahalli are nearby and so is the upcoming Reach 2 of the Metro, which is all set to give a huge boost to the connectivity to the rest of the city. Proximity of the project to the NICE Road makes for easy and comfortable access to all parts of the city.

Nearby schools and colleges:

- Delhi Public School
- Sree Swaminarayan Gurukul International
- VSS International School
- BM Valley School
- BGS International School
- Baldwin Co-education Extension High School
- Gnana Bodhini School
- Ayesha English School
- Almas English School
- R V College of Engineering
- Don Bosco Institute of Technology
- Ghousia College of Engineering
- JSS Academy of Technical Education
- Vivekananda Institute of Technology
- PES Institute of Technology
- ACS College of Engineering
- Christ College
- Bangalore University
- RR Medical College

Nearby hospitals:

- Rajarajeshwari Hospital
- BGS Global Hospital
- Acura Diagnostic Centre
- Sri Venkateshwara Nethralaya
- Indus Westside Hospital
- Sahana Hospital

Nearby shopping malls and entertainment zones:

- Gopalan Arch Mall
- Legacy Gopalan Mall
- Eagleton Golf Club
- Wonderla Amusement Park

Nearby corporates:

- Toyota
- Coca Cola
- Mico Bosch
- Global Village IT Park

Nearby hotels and resorts:

- Panchavati Comforts
- Shakthi Hill Resorts
- Hill View Resorts
- Suvee Botique Hotel
- Sharada Residency
- Country Club
- The Maverix
- Fairways (Eagleton) Golf Resort

THE PRIVILEGE OF LOCATION.

LOCATION MAP



Specifications



**We Won't Make Tall Claims
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STRUCTURE:

Seismic compliant
RCC framed structure.



FLOORING

Superior quality vitrified flooring for living, dining areas and bedroom.
Superior quality ceramic flooring for toilets, balconies and utilities.

DADOING

Ceramic tile dadoing up to 7 ft in toilets.
Granite flooring and dadoing for lift lobby area.



WALL FINISHES

All internal walls are smoothly plastered.
External walls plastered with water proof compound.

PAINTING

Internal: Plastic emulsion for walls and OBD for ceilings. Enamel paint for MS works and doors (except main door).
External: Premium quality exterior paint of Asian make or equivalent.



PLUMBING

European water closet (EWC) and health faucet of reputed make.

Wash basin of reputed make, hot and cold water mixer unit for shower and wash basin in all toilets.

All fittings will be Jaguar or equivalent make.



DOORS

Main Door: Teak wood frame with flush shutter with veneer finish.

Other bed room doors: Hard wood frame and flush shutter with painting.

Toilets: Hard wood frame with 32 mm thick flush shutter with painting.

Balcony doors: Three track anodized aluminum sliding door with clear glass and mosquito mesh.



WINDOWS

Three track anodized sliding windows with clear glass, mosquito mesh and MS grill.

VENTILATORS

Anodized aluminum frames with translucent glass and provision for exhaust fan.

All hardware fittings for doors/windows will be of reputed brands.



KITCHEN

Black granite kitchen platform with stainless steel sink.

Provision for adequate electrical and plumbing points.

Provision for water filter point.

Provision for chimney point.



ELECTRICAL

Fire resistant copper wiring of reputed make, modular switches and MCB. Telephone points shall be provided in living/dining and intercom facility.

Provision of AC points in master bedroom.

Solar lighting will be provided for security and other critical areas.



POWER BACK UP

DG power back up to 1.00 / 1.5 KW for flats.

24 hours power back-up for lighting in common areas, lifts, pumps and common amenities.



WATER CONSERVATION

Rain water harvesting scheme provided for recharging the ground water level.

Sewage treatment plant is set up and treated water will be utilized for gardening purposes.



LIFT

Fully automatic lifts in all the towers.



SECURITY SYSTEMS

24x7 security will be provided for the inmates.

CCTV cameras at security and at each lobby.

FAQs

1. Where is the proposed project situated ?

The proposed project is located in a lush green prime land of approximately 5 acres near Wonderla, along the Bangalore - Mysore highway.

2. Who are the owners of this project ?

Karnataka Housing Board is the title owner and it is a joint venture project between Karnataka Housing Board and M/s L & C Builders and Developers. It is developed by reputed infrastructure provider M/s LTG Infrastructure Pvt Ltd.

3. Who are M/s L & C Builders and Developers ?

M/s L & C Builders and Developers have developed many residential layouts like IAS Officers HBCS, Anjanapura, Varaha Residency, LTG Shantivana etc.

4. How far is the project from the airport, railway station and nearest bus stop ?

Distance from the airport is approximately 60 kms, Bangalore Central Railway station is approximately 30 kms, Bidadi Railway station is about 4 kms and the nearest bus stop is at a walkable distance.

5. Are there any schools and colleges nearby ?

There are many schools and colleges nearby. To name a few, there is Swaminarayana Gurukul, Christ PU College, Rajarajeswari Medical College, R V College of Engineering, Don Bosco Engineering College, BGS Engineering College and Bangalore University.

6. Are there any hospitals nearby ?

BGS Hospital and Rajarajeswari Hospital are near our project.

7. How far is the nearest petrol bunk from the proposed project ?

The nearest petrol bunk is about 1 km from our project on the Bangalore - Mysore highway.

8. Are there any banks / ATMs nearby ?

Bank and ATM is situated within 1 km distance from the proposed project.

9. Is it possible to get a loan from banks ?

We can help you in availing loans from banks and financial institutions like ICICI, SBI, SBM, LIC, IIFL, DHFL, etc.

10. Is the layout approved by government authorities ?

Yes, the proposed project is approved by KHB.

11. Can a site visit be arranged ?

Yes, we will be pleased to do so at your convenience. You can call us or mail us in this regard.

12. Whom do I contact ?

You can contact on mail - info@landcindia.com or call 080 - 2232 4900.

13. Are there any shops / market place nearby ?

You can find shops within a distance of 1 km.

14. Have the adjoining areas developed ?

Adjacent to the proposed project, a KHB - L & C Silicon City colony has been developed in a 101 acres and 14.5 guntas plot. Also several private layouts like LTG Shantivana villa project, LTG - BHEL Meadows, Rajalakshmi Residency project, Vijaya Bank HBCS and many more are in the vicinity.

15. How much initial deposit do I have to pay after I finalise an apartment with you ?

Sl.No.	Flat	Area of the flat (Sq Ft)	Registration (Non Refundable)	Initial Deposit Rs.
1	1BHK	727 to 867	Rs. 1000/-	25% of the total cost
2	2BHK	991 to 1341	Rs. 1000/-	25% of the total cost
3	3BHK	1292 to 2021	Rs. 1000/-	25% of the total cost



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Joint venture with



The people who
created the dream.



M/s L & C BUILDERS & DEVELOPERS

M/s L & C Builders and Developers is a registered partnership firm and has emerged as a leading infrastructure provider on the real estate scene of Bangalore. It has progressed with leaps and bounds and today has made its presence felt by means of a diverse range of well planned projects such as the Bharath Jayanagar IAS Officers and Men's HBCS Layouts, BDA layouts, Anjanapura Layout, Renal Garden, Rani Circle Layout, Varaha Enclave, Varaha Residency, LTG Shanthivana and LTG - BHEL Meadows. KHB - L & C Silicon City "Emerald" is a joint venture project of Karnataka Housing Board and M/s L & C Builders and Developers, developed by M/s LTG Infrastructure (P) Ltd., who in a span of a few years have established a permanent niche in the field of housing and layout formation.

All eligible allottees proposed by M/s L & C Builders and Developers Pvt Ltd., will get their allotment letter / Sale Deed from Karnataka Housing Board.

At M/s L & C Builders and Developers, we take great pride in being a part of the dreams of our customers and enabling to turn them into a reality. Our quality system standards are at par with the best in the industry and have helped our firm evolve into a premier real estate development company.

You'll never need
to move out once
you've moved in

