

77° PLACE

MEET INF & LJF HOMES

9 types of *Independent Nuclear Family Homes* to suit various needs/budgets of modern Indian families.

4 types of *Linked Joint Family Homes* - a first of its kind concept in India that lets three generations live independently, yet together.



9 TYPES OF INF HOMES

9 types of Independent Nuclear Family homes to suit various needs/budgets of modern Indian families.



3BHK (ECONOMY)

Area: 1851 - 1985 SFT
Suits families with young kids



3BHK (REGULAR)

Area: 2271 - 2515 SFT
Meant for families with grown-up kids
Facing outside view of the club



3BHK (PREMIUM) WITH PUJA + SERV. QTR.

Area: 2484 - 2581 SFT
Also has a puja room and servant quarter



3BHK + HOME THEATRE + SERV. QTR.

Area: 2931 - 3253 SFT
For small families with large budgets



3BHK (LUXURY)

Area: 3028 - 3264 SFT
All 3 bedrooms are very large;
luxurious finishes



4BHK (REGULAR) WITH SERV. QTR.

Area: 2702 - 2978 SFT
For large families with frequent house guests



4BHK (LUXURY) WITH SERV. QTR.

Area: 3091 - 3290 SFT
Much more spacious 4BHK with upgraded finishes



4BHK + HOME THEATRE + SERV. QTR.

Area: 3209 - 4105 SFT
Also has an extra home theatre Room



4BHK + HOME OFFICE + PUJA + SERV. QTR.

Area: 3523 - 3887 SFT
Most luxurious 4BHK apartment with a home office

4 TYPES OF LJF HOMES

A first of its kind concept in India that lets three generations live independently, yet together.



2BHK + 1BHK ECONOMY

Area: 1898 - 1976 SFT
Suits couples with parents or in-laws living
NEXT DOOR - attached, yet affordable



3BHK + 2BHK STANDARD

Area: 3694 - 3847 SFT
For families with very old parents OR a
married son/daughter living NEXT DOOR



3BHK + 1BHK ECONOMY

Area: 2590 - 2885 SFT
For families with either parents OR an
adult son/daughter living NEXT DOOR



3BHK + 1BHK STANDARD

Area: 3081 - 3280 SFT
Similar use as the previous type, but with
LARGER bedrooms and living spaces

Two apartments, one bigger (2BHK or 3BHK) and one smaller (1BHK or 2BHK) are linked by a family foyer, large family balcony and an optional sliding wall between the two living rooms. The smaller apartments have age-friendly bathroom features and wider doors for wheelchair movement.

ALL LJF HOMES CAN EASILY CONVERT TO INF HOMES.

BENEFITS OF INF HOMES



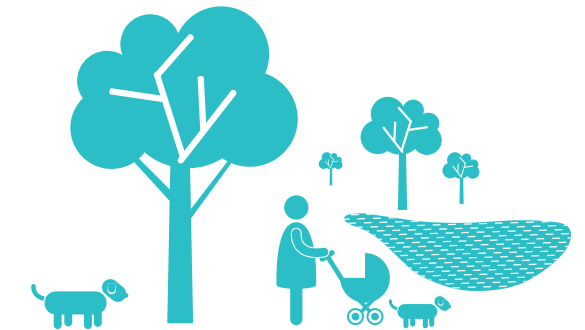
A choice to suit any family size or budget



Multiple dining & shopping options within the campus, including Grocery Store & Laundromat



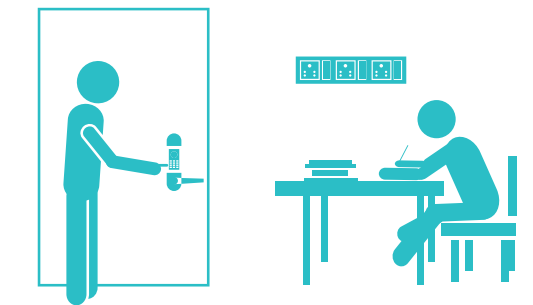
Uninterrupted views of green & open spaces



5.3 acres of landscaping & outdoor amenities

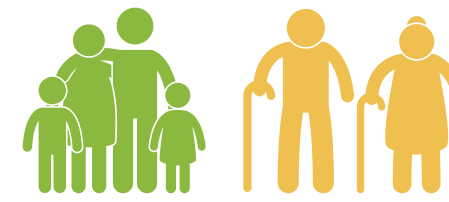


55,000 SQ.FT. Indoor Clubhouse + 1.5 acres of Outdoor Sports Fields



First-of-its-kind features: Biometric Door Lock, Air-conditioned Solarium, 6-10 power sockets in each room, Homework Room, and much more

BENEFITS OF LJF HOMES



Two families can live together without compromising on their individual lifestyles



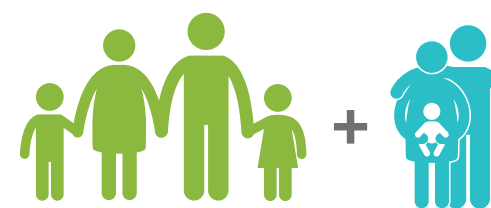
Your single adult son or daughter can have his or her own pod



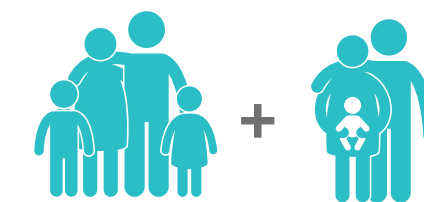
Multiple configurations make it suitable for different scenarios, e.g. two brothers and their families



The linked smaller apartment can be used for frequent guests, various vocations or other uses

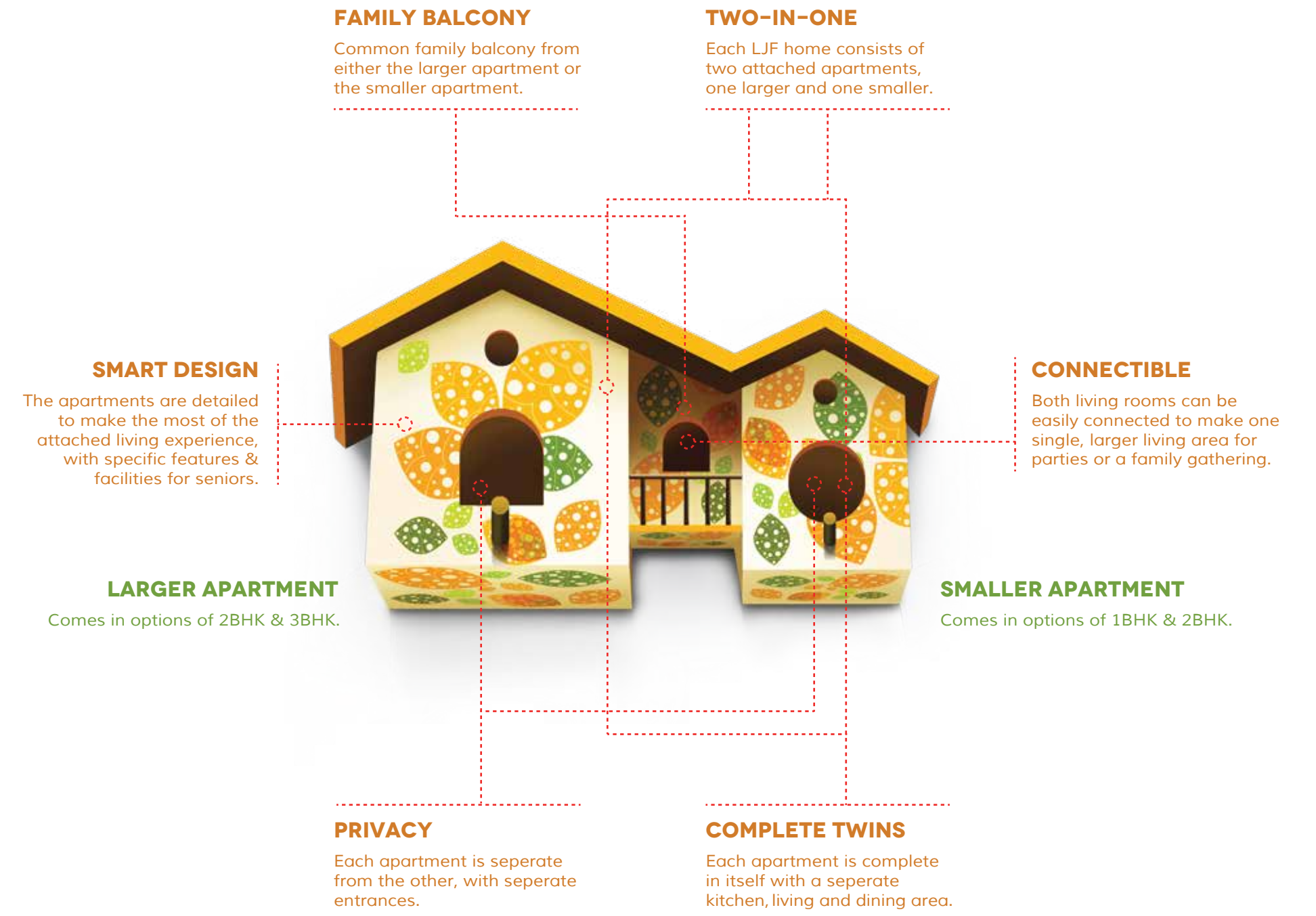


A family can rent out the smaller unit to a tenant if they don't have elderly parents living with them

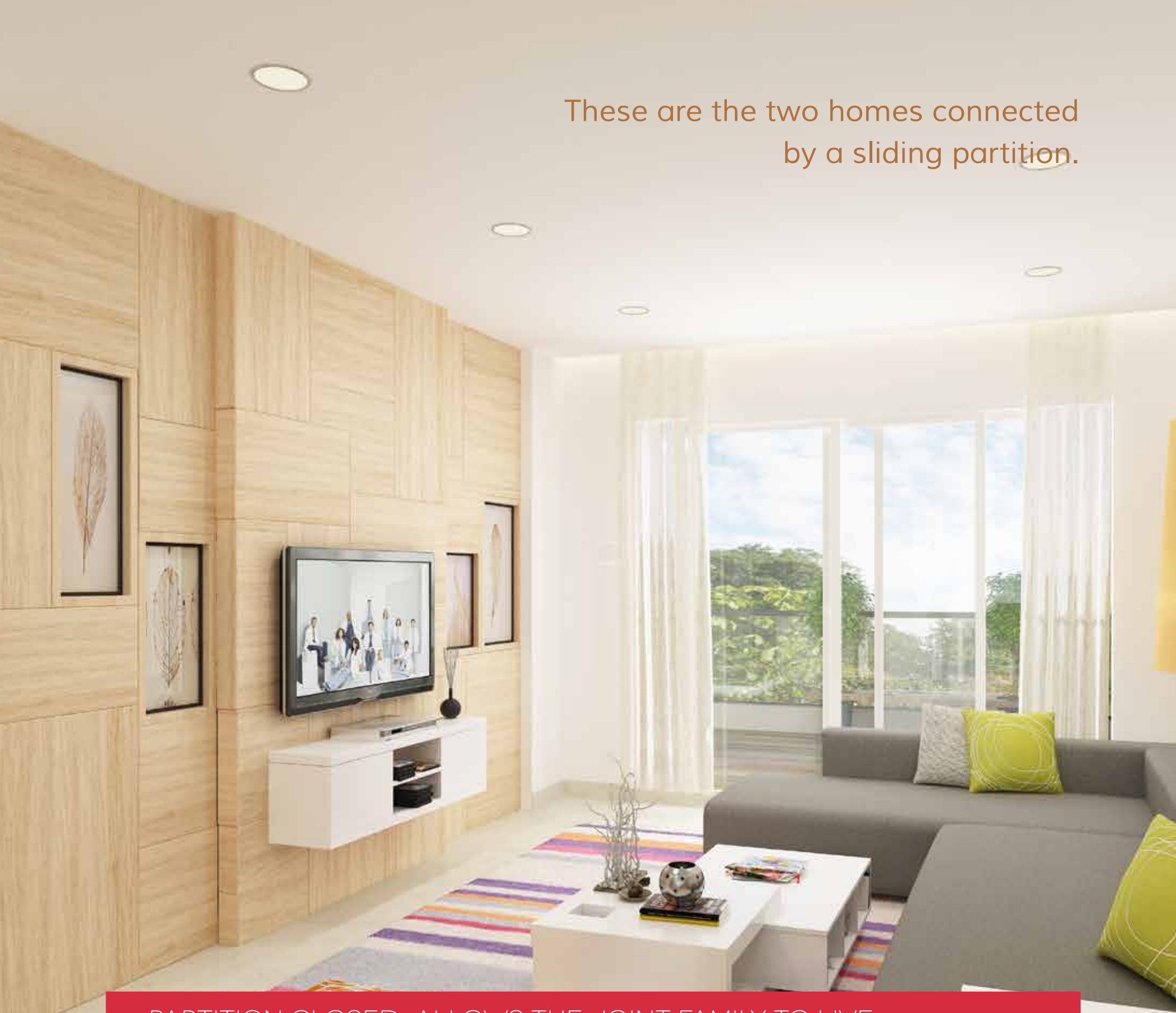


An investor can rent out the twin homes to 2 different tenants for a substantial rental income

HOW THE LJF HOMES WORK

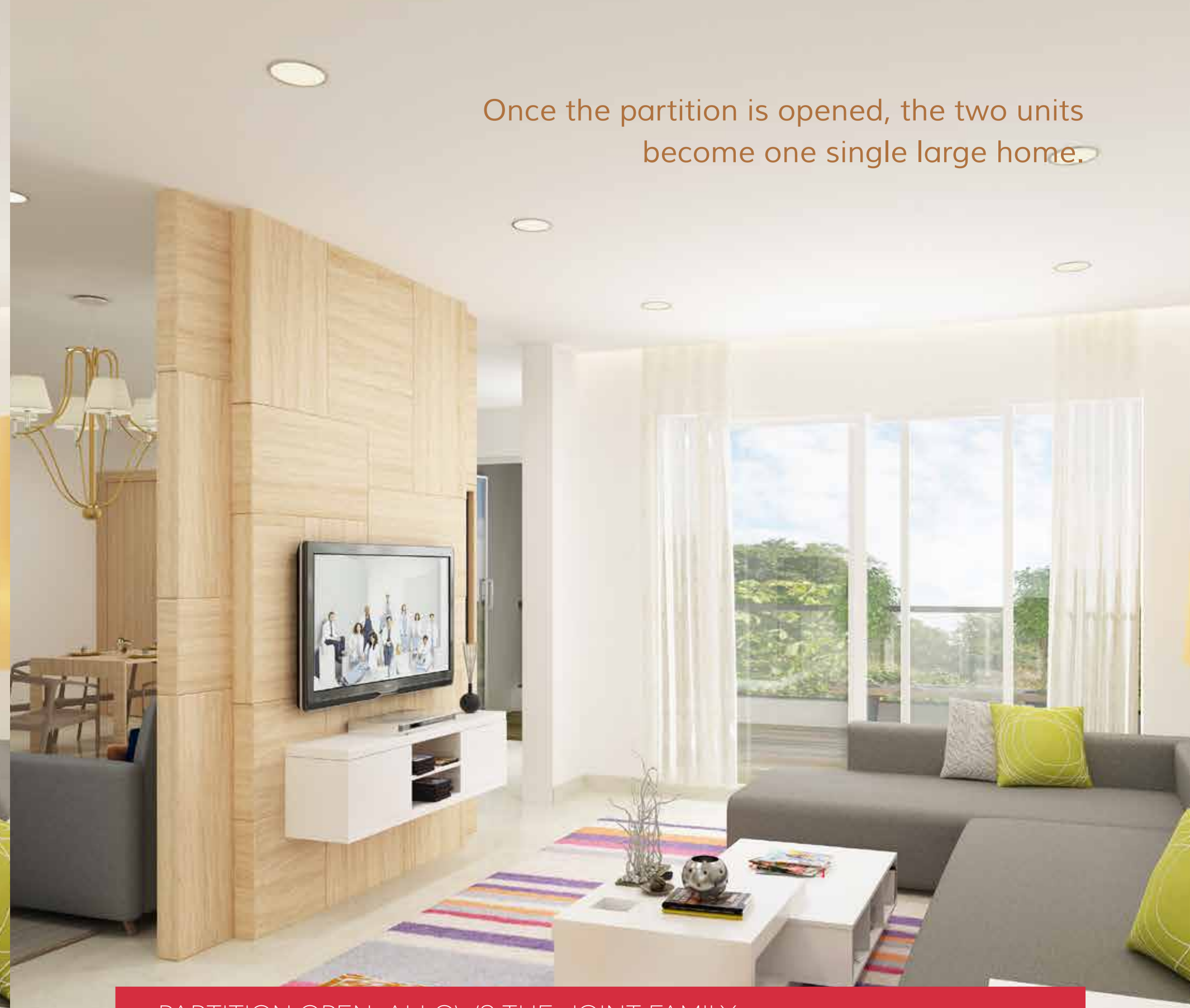


These are the two homes connected by a sliding partition.



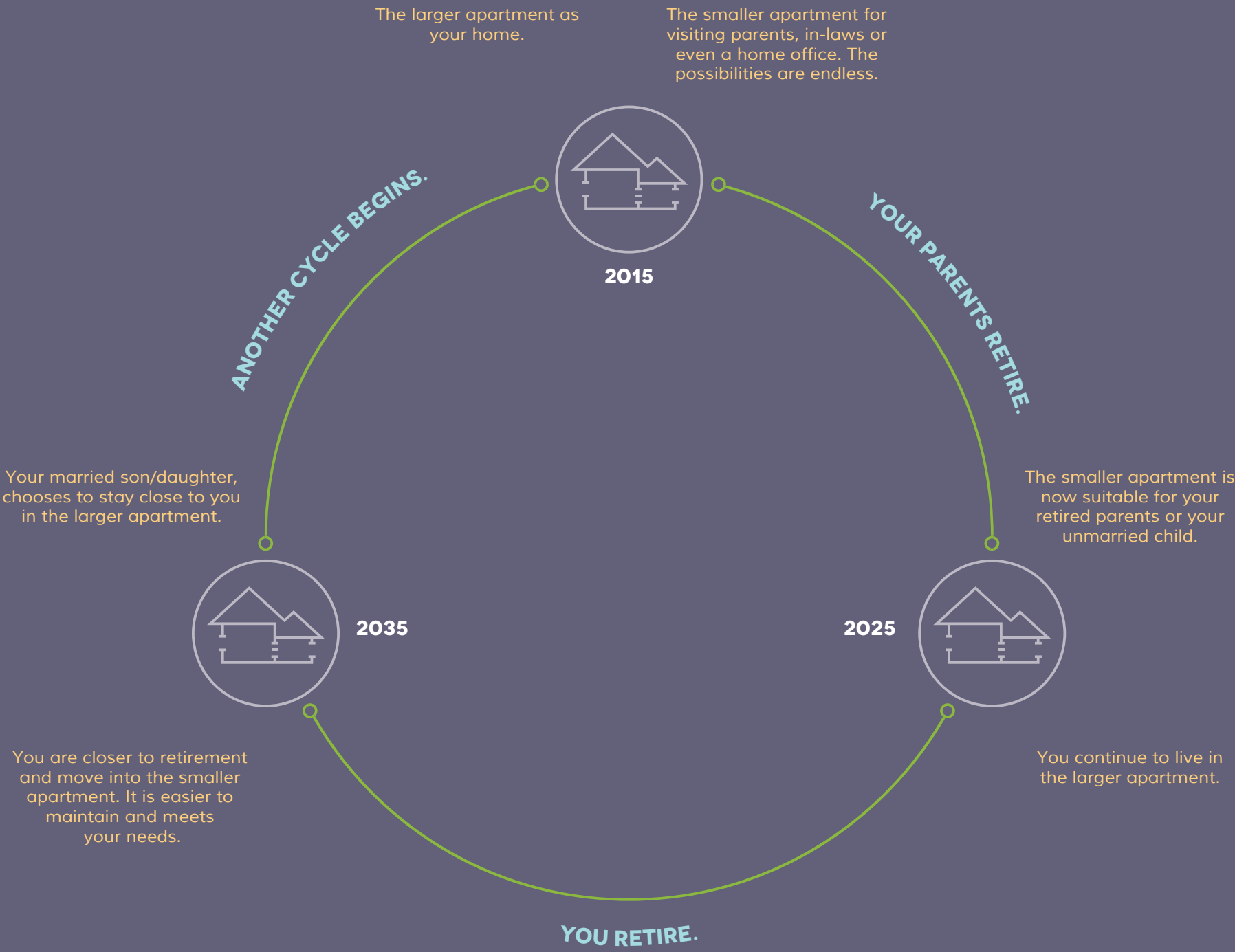
PARTITION CLOSED: ALLOWS THE JOINT FAMILY TO LIVE LIKE THEY ARE NUCLEAR.

Once the partition is opened, the two units become one single large home.



PARTITION OPEN: ALLOWS THE JOINT FAMILY TO MINGLE.

HOW YOUR **LJF HOME** ADAPTS ITSELF TO YOUR LIFESTYLE OVER THE YEARS



ALL **LJF HOMES** CAN EASILY CONVERT TO **INF HOMES**

As your family's needs change over time!

- 
2BHK + 1BHK ECONOMY →
 
3BHK ECONOMY
 with large master bedroom
- 
3BHK + 1BHK ECONOMY →
 
4BHK REGULAR
 with servant quarter
- 
3BHK + 1BHK STANDARD →
 
4BHK LUXURY
 with servant quarter
- 
3BHK + 2BHK STANDARD →
 
4BHK with home theater room & servant quarter

PLEASE ASK FOR THE LJF TO INF CONVERSION PLANS.

THE ONLY TOWN CENTRE WITHIN CITY LIMITS.

72 ACRES OF:



- UB City 12.1 kms
- Taj, MG Road 8.9 kms
- EGL Techpark 6.4 kms
- Indiranagar 5.4 kms
- The Leela Palace 4.8 kms
- Bagmane Tech Park 4.7 kms
- 77° PLACE**
- Hypercity, Whitefield 3.3 kms
- Intel, ORR 3.7 kms
- EPIP Whitefield 6.9 kms
- ITPB 8.9 kms



Map not to scale, purely indicative



LIVE IN THE MIDST OF 300+ MILLION DOLLAR HOMES.

The choices ensure that you will never need to change your address, landline, grocery store, friends or neighbours, when you upgrade to larger homes when climbing up the corporate ladder.

TODAY

TOMORROW

LATER

RAMESH MALHOTRA
PROJECT MANAGER

CGI

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cgi.in

RAMESH MALHOTRA
SENIOR VP

lifestyle

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RAMESH MALHOTRA
CEO

Deloitte

ramesh@deloitte.com
89 51 16 16 31
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Choose the 3LUX. It fits perfectly for a small family that wants luxury in a 3 bedroom configuration.



Move to this large unique joint family home. Your elderly parents will appreciate living right next to you.



Take the ultimate upgrade to an Uberlux Sky villa at 77° SKY.

13 TYPES OF HOMES AT 77° PLACE.
18 TYPES OF VILLAS AT 77° EAST. 8 TYPES OF DUPLEXES AT 77° SKY.



77° PLACE

3ECO	4REG	2BHK + 1BHK ECONOMY
3REG	4LUX	3BHK + 1BHK ECONOMY
3PRE	4+HT	3BHK + 1BHK STANDARD
3+HT	4+HO	3BHK + 2BHK STANDARD
3LUX		





TOWN CENTRE CLUB

A 55,000 SQ.FT. private club for the occupants of 77° TOWN CENTRE.

SEMI-OLYMPIC SIZE TEMPERATURE CONTROLLED INDOOR SWIMMING POOL



VIDEO GAMES ROOM



SERVICED GUEST ROOMS



2 SQUASH COURTS



LARGE GYM



3 INDOOR BADMINTON COURTS (SHARED)



LADIES & GENTS SPA



MULTI-SPORTS HALL THAT CAN DOUBLE UP AS A BANQUET HALL FOR 400 PEOPLE



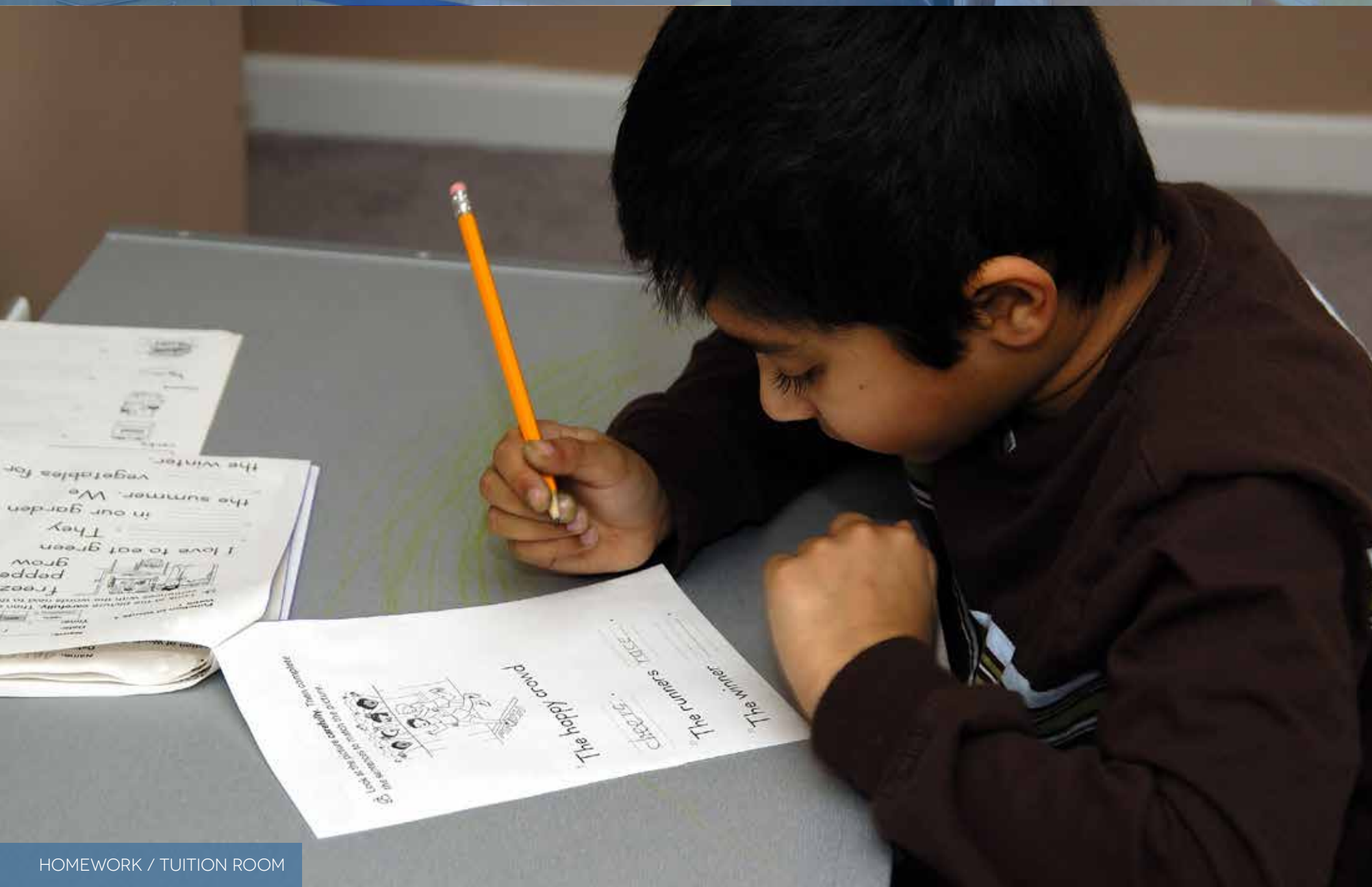
RESTAURANT



POOL TABLE



SENIOR CITIZENS' LOUNGES (LADIES & GENTS)



HOMEWORK / TUITION ROOM



2 TT TABLES



STAGE WITH GREEN ROOMS

OUTDOOR AMENITIES

Apart from the 5.3 acres of green and open spaces at 77° PLACE, residents have expansive views of the 15.6 acres of greens & open spaces at the neighbouring 77° EAST - 77° SKY ultra-luxury gated community.

OUTDOOR DINING DECK



KIDS PLAY AREA WITH CINDERELLA CASTLE



OPEN-AIR THEATRE



SAND VOLLEYBALL COURT



FLOATING OUTDOOR AIR-CONDITIONED SOLARIUM



MINI FOOTBALL FIELD



JOGGING TRACK



TENNIS COURT



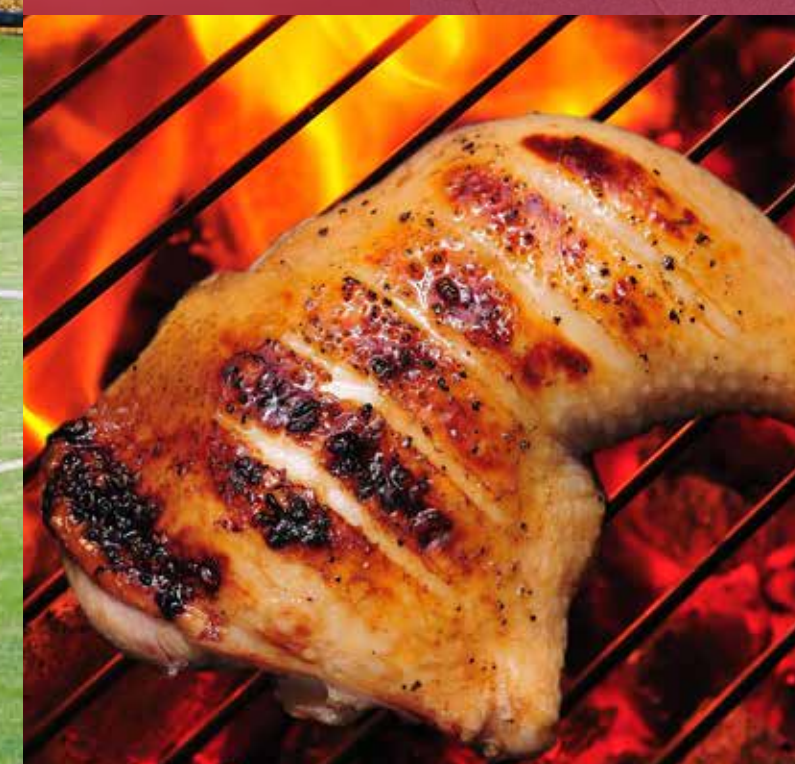
HOPSCOTCH COURT



PET PARK



MULTI-RELIGION PRAYER PLACE



PICNIC GARDEN WITH BBQ PITS

OTHER FACILITIES



WATER PURIFICATION PLANT FOR DRINKING



100% DG BACKUP FOR COMMON AREAS AND INDIVIDUAL APARTMENTS



CONNECTED POWER LOAD OF 7-14 KVA DEPENDING ON TYPE OF APARTMENT



PIPED LPG



TV AND TELEPHONE POINTS: IN THE LIVING / DINING / FAMILY / MEDIA ROOM AND ALL BEDROOMS

**YOU ARE NOW
IN A WIFI AREA**

ENTIRE TOWN CENTRE CAMPUS IS A WIFI HOTSPOT



ESTATE MANAGER ON CALL 24x7 TO DEAL WITH ANY MAINTENANCE ISSUES



SECURITY: PERIMETER CAMERAS, 24/7 PATROLLING, ACCESS CONTROL AND VISITOR VERIFICATION



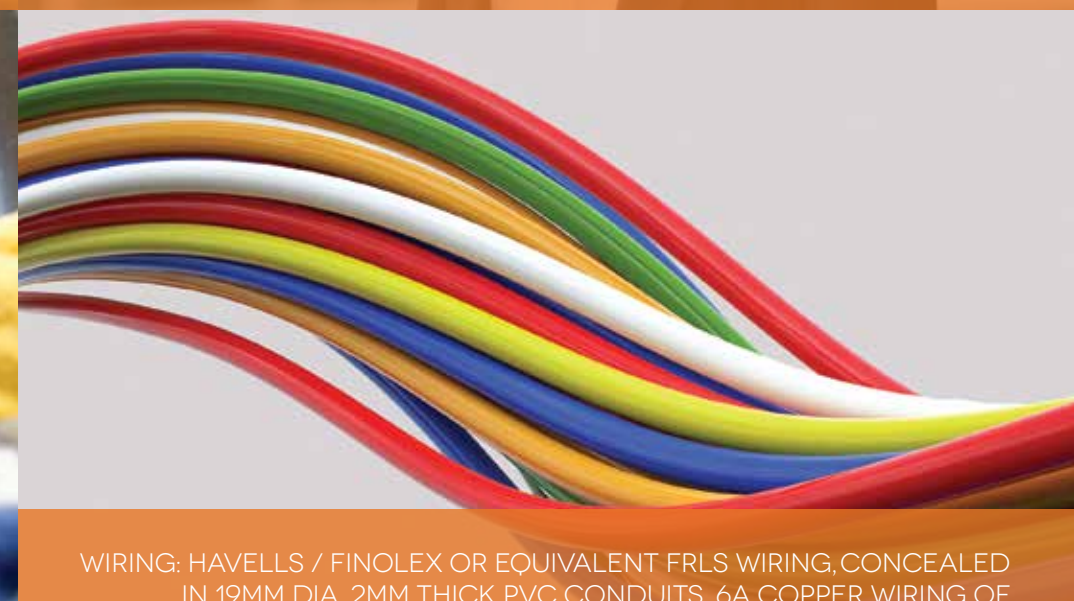
BIOMETRIC DOOR LOCK



VIDEO DOOR PHONE



SELF OPERATED LAUNDROMAT



WIRING: HAVELLS / FINOLEX OR EQUIVALENT FRLS WIRING, CONCEALED IN 19MM DIA, 2MM THICK PVC CONDUITS, 6A COPPER WIRING OF 2.5 SQ. MM. RATING FOR EQUIPMENT UP TO 1100W, 16A COPPER WIRING IN 4 SQ. MM. 660/440V RATING FOR EQUIPMENT UP TO 3000W

SERVANT QUARTERS ENTRY THROUGH SEPARATE SERVICE LOBBIES

DRIVERS LOUNGE WITH TOILETS

60 VISITOR CAR PARKS



MATERIALS AND SPECIFICATIONS

Structure, Masonry and Finishes

Structure	RCC-Framed Structure with Masonry Partitions
Internal Wall Paint	Acrylic Emulsion Paint

Doors and Windows

Frames Finger Jointed Natural Timber or equivalent Hardwood	Internal Doors 7 Feet High Flush Doors with Designer Veneer Paneling and Architraves on both sides	External Doors & Windows Sound Insulated UPVC / Aluminium Frames & Shutters with Clear Glass	Mosquito Screens Provided on External Windows
Main Door 8 Feet High Flush Doors with Designer Veneer Paneling and Architraves on both sides	Bathroom Doors 7 Feet High Flush Doors with Veneer Paneling on one side and Laminate Paneling on the other side		

Utilities & Services

Earthing Earth Leakage Circuit Breaker (ELCB) and Miniature Circuit Breakers (MCB)	Switches Legrand / Schneider / Panasonic or equivalent, 5-8 Power Sockets in each bedroom	Solar Water Heater Provided as per M.O.E.F Norms	Sewage Treatment Plant Provided as part of the campus
Water Heater Provided in all Bathrooms	Rainwater Harvesting Provided as part of the campus	Elevators Mitsubishi / Kone / Otis or equivalent	

Flooring and Dado

	Economy	Standard
Living / Dining	Premium Vitrified Tiles	Engineered Marble
Master Bedroom	Premium Vitrified Tiles	Laminated Wood
Master Bathroom	Matte Finished Vitrified Tiles	Engineered Marble Flooring & Vitrified Tile Dado
Other Bedrooms	Premium Vitrified Tiles	Premium Vitrified Tiles
Other Bathrooms & Powder Rooms	Matte Finished Vitrified Flooring & Ceramic / Vitrified Tile Dado	Matte Finished Vitrified Flooring & Ceramic / Vitrified Tile Dado
Kitchen	Premium Vitrified Tiles	Premium Vitrified Tiles
Utility	Matte Finished Ceramic Tiles	Matte Finished Ceramic Tiles
Balcony	Wood-Finish Tiles	Wood-Finish Tiles
House Help Rooms and Bath	Ceramic Tiles	Ceramic Tiles

Plumbing and Bathroom Fixtures

Bathroom Counter	Engineered Marble for Master Bathroom, Granite for other Bathrooms	Engineered Marble for Master Bathroom, Granite for other Bathrooms
Bathroom Fixtures & Sanitaryware	----- Kohler or equivalent -----	
Kitchen Counter	----- Granite Counter with Stainless Steel Sink of Franke or equivalent -----	
Bathroom Accessories	----- Kohler or equivalent -----	
Plumbing (Internal and External)	----- All Water Supply Lines in CPVC Pipes and Waste Water Lines in PVC Pipes -----	
House Help Bath	----- CP - Jaquar or equivalent; Sanitaryware - Hindware or equivalent -----	

HVAC

Air-Conditioning	NA	Provision for Split / VRV System
Mechanical Ventilation	All Bathrooms shall be Mechanically Ventilated via Inline Exhaust Fans	All Bathrooms shall be Mechanically Ventilated via Inline Exhaust Fans

Ask your Relationship Manager for details of other upgrade options such as Sliding Partition, Corian Counters, etc.

A FIRST OF ITS KIND PROJECT BY

DivyaSree

Member of

CREDAI
BENGALURU

3+

DECADES OF GLORIOUS ACHIEVEMENTS

24+

MILLION SFT OF RESIDENCES
DELIVERED / UNDER DEVELOPMENT

14+

MILLION SFT OF OFFICE SPACE

70+

CORPORATE CLIENTS

CUSTOMER EXPERIENCE CENTRE

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Email us at life@77place.co.in

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CONCEPT AND MARKETING BY

asipac

SHAPING THOUGHT. BUILDING VALUE.

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m|a|architects

jaipur • bangalore • hyderabad

STRUCTURAL ENGINEERS

STERLING

LANDSCAPE DESIGNERS

SITE
CONCEPTS
Singapore

MEP&F SERVICES CONSULTANTS

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