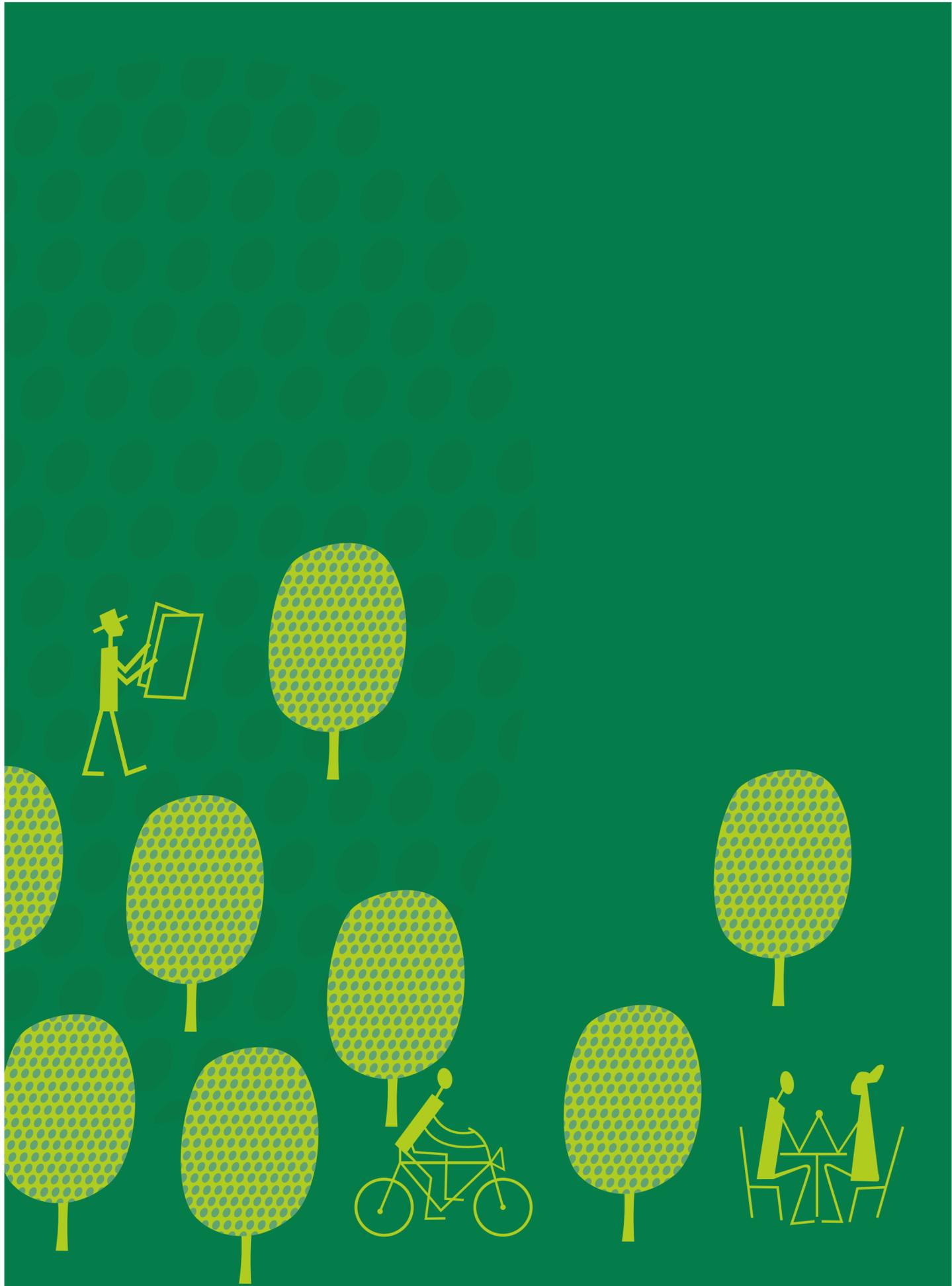


where joy  
erupts straight  
from the  
heart

apartments@ hebbal, bengaluru





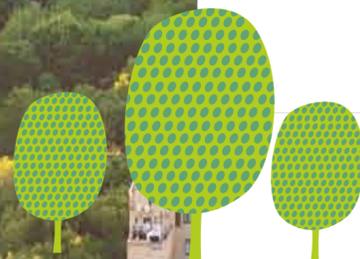
DISHA'S  
**CENTRAL**  
**PARK**

Drawing inspiration  
from Central Park,  
New York and  
Hyde Park, London



Disha's Central Park rises splendidly above Bengaluru's skyline at a locale few can rival – near Varthur Lake. Paying tribute to Central Park, New York and Hyde Park, London, the green sanctuary offers the pristine privilege of living around a sprawling central park. So while in essence the boutique residential development is replete with choicest of luxury living spaces within city's heart, the natural escapes inside make it easy for the busy residents to leave the modern world behind.

 DISHA'S  
**CENTRAL  
PARK**

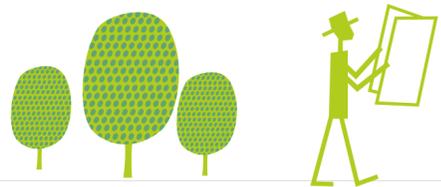


a dream  
destination for  
a lifetime of  
wondrous discoveries

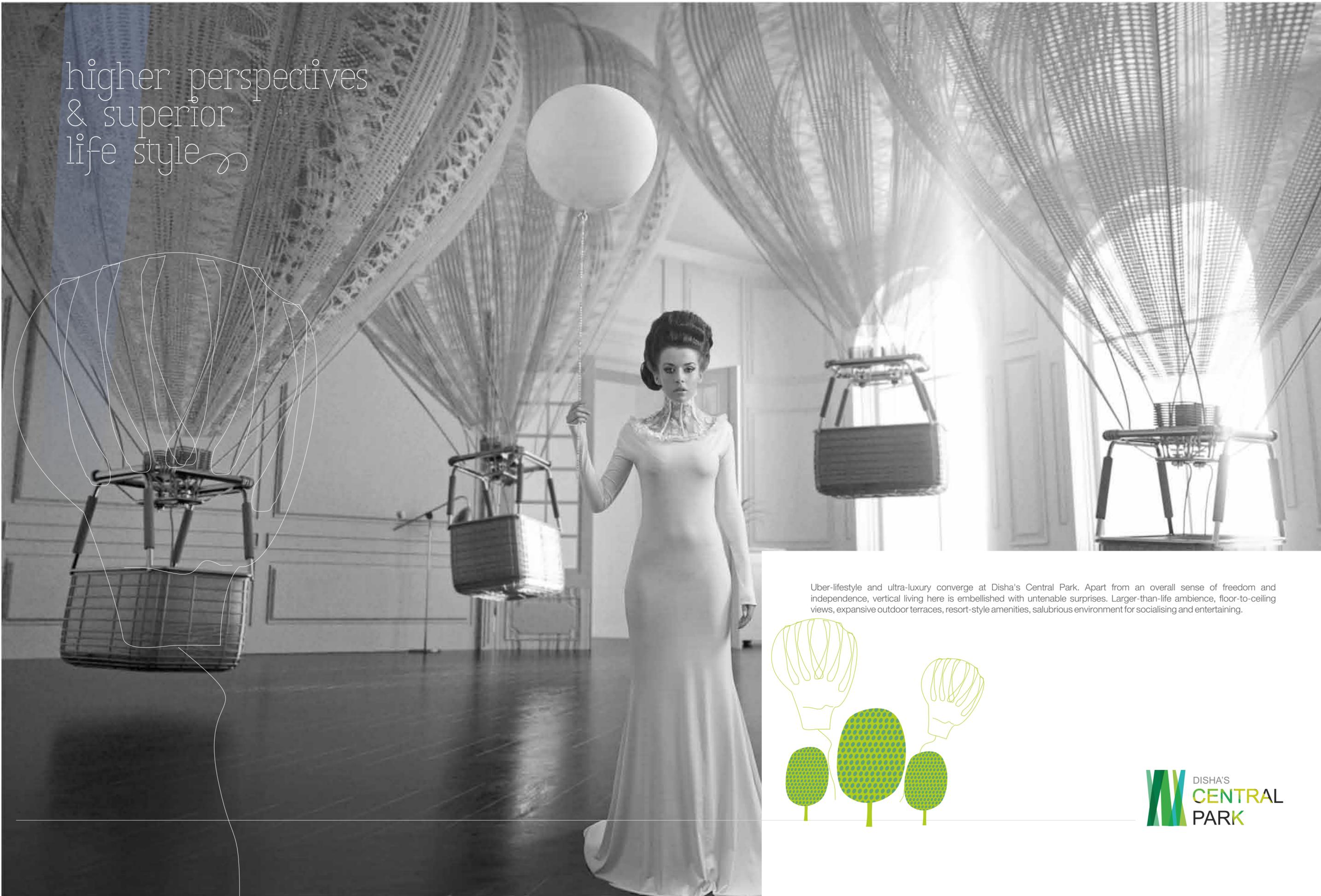
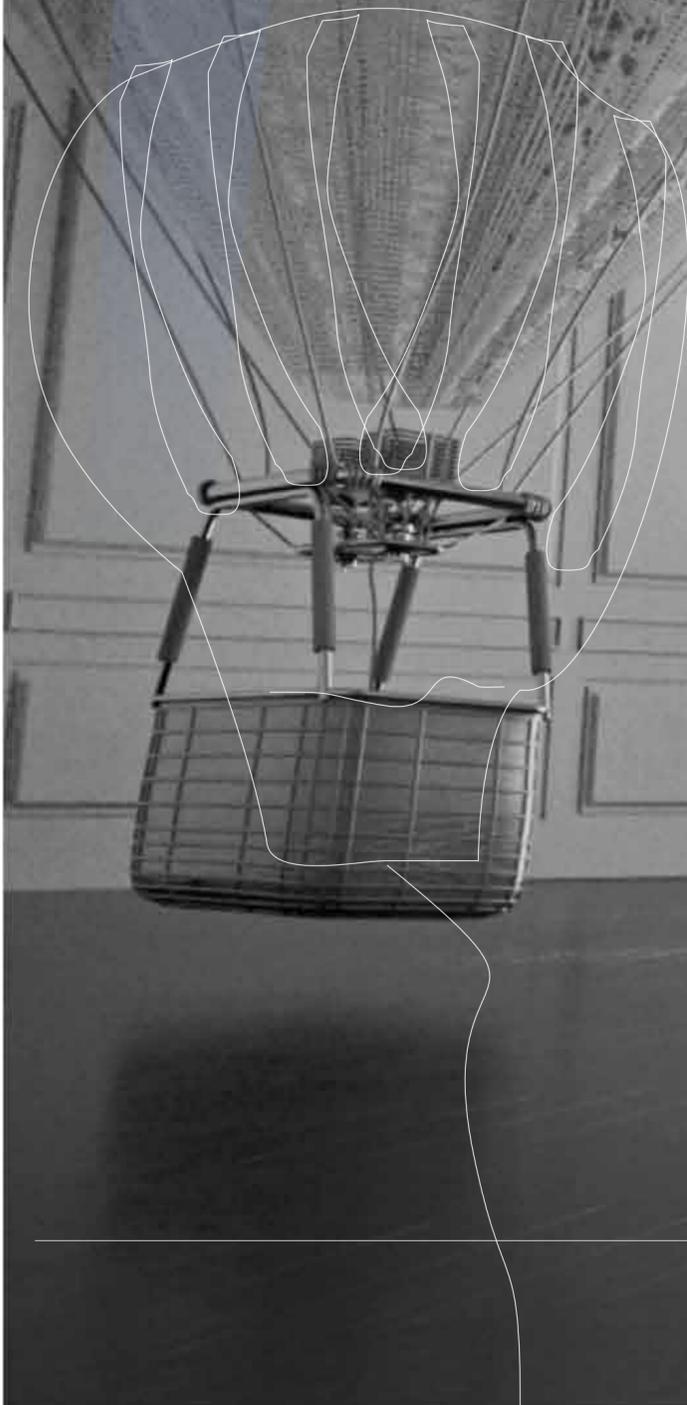


Imbued with wonders of nature - 55% open space and eye-popping landscaping, Disha's Central Park is alive with the romance, serenity and exclusivity of a luxury resort. The thematic central park in the premium project is a treasure trove of nourishing experiences. It facilitates outdoor activities while adding diversity to everyday living. And the dramatic scales, from open garden to intimate seating areas, shimmer with encouraging environment filled with activities to enrich every moment of your life.

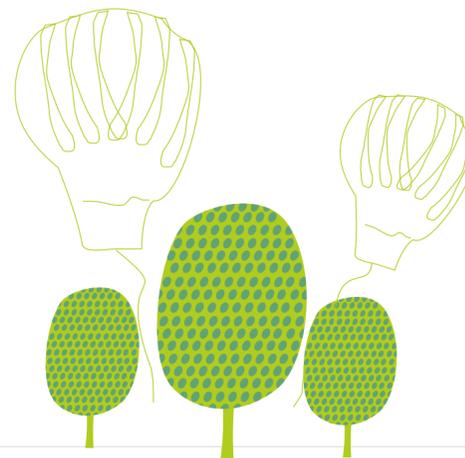




higher perspectives  
& superior  
life style

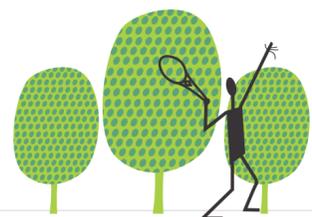


Uber-lifestyle and ultra-luxury converge at Disha's Central Park. Apart from an overall sense of freedom and independence, vertical living here is embellished with untenable surprises. Larger-than-life ambience, floor-to-ceiling views, expansive outdoor terraces, resort-style amenities, salubrious environment for socialising and entertaining.



DISHA'S  
**CENTRAL  
PARK**

iconic architecture



The irreplaceable building, Central Park - designed by architects Ambient Associates- will be's foremost design, a building that demonstrates considerable creativity in connecting with the community. The building provides a contemporary expression of elegance and intrigue, celebrating the energy of the most desirable location and its metropolitan nature.

DISHA'S  
**CENTRAL  
PARK**

live  
out loud

An unhurried ride on the bike. An amble with your loyal pet. A quiet moment relishing the dawn from the rooftop. Every whim and fancy that crosses your mind can be fulfilled without stepping out of the safe and secure perimeter of Disha's Central Park. So while forgetting all the cares of the outside world, simply give in to all inner cravings.







- Spread over 3.55 acres
- 300+ High end luxury apartments
- 2 BHK, 2.5 BHK & 3 BHK flats ranging from 1072 sft. to 1666 sft.
- 100 % vaasthu compliant
- Guaranteeing "Occupancy Certificate" and an "A-Katha" for the apartment
- Situated in Close Proximity to Software Tech Parks / Hospitals / International Schools
- Outer Ring Road & Varthur
- Club house with swimming pool
- Solar lighting
- Rain water harvesting
- Sewage treatment plant
- Car parking
- Intercom facility
- 24/7 Security
- Excellent Ground Water belt



Symmetric arrangement spiced with meticulous attention to detail

Legend

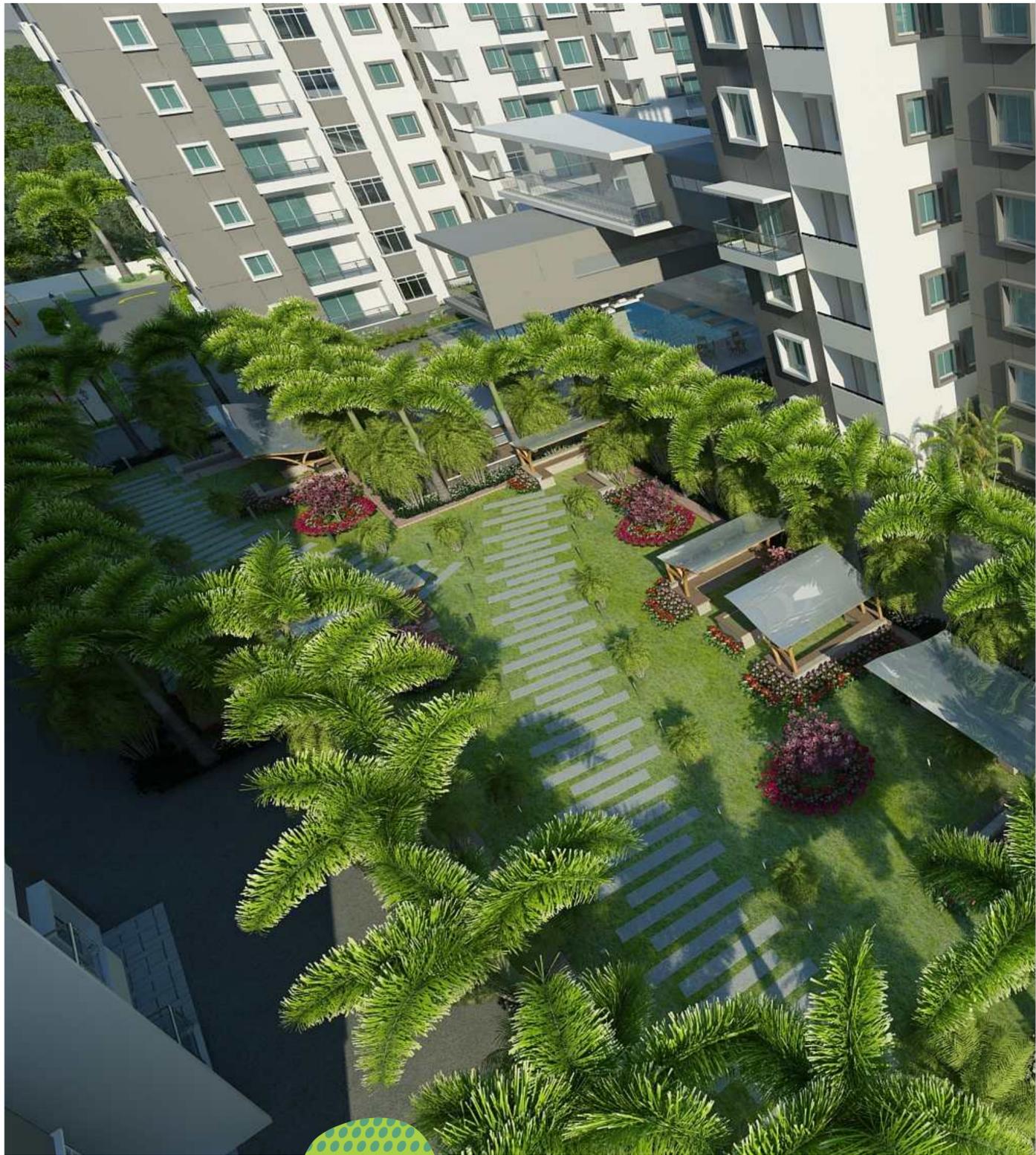
1	Security Room	12	Swimming Pool
2	Open Visitors Lounge	13	Club House
3	Tennis Court	14	Central Park
4	Shuttle Court	15	Oat
5	Half Basket Ball	16	Car Parking
6	Skating Ring	17	Fire Fighting Drive Way
7	Cricket Pitch	18	STP
8	Jogging Track	19	TC Yard
9	Ramp Entry	20	Entry / Exit
10	Ram Exit	21	Open Terrace Garden
11	Children's Play Area	22	Visitor's Car Parking



designed to inner  
enthrallment and  
immaculate  
outdoor luxury

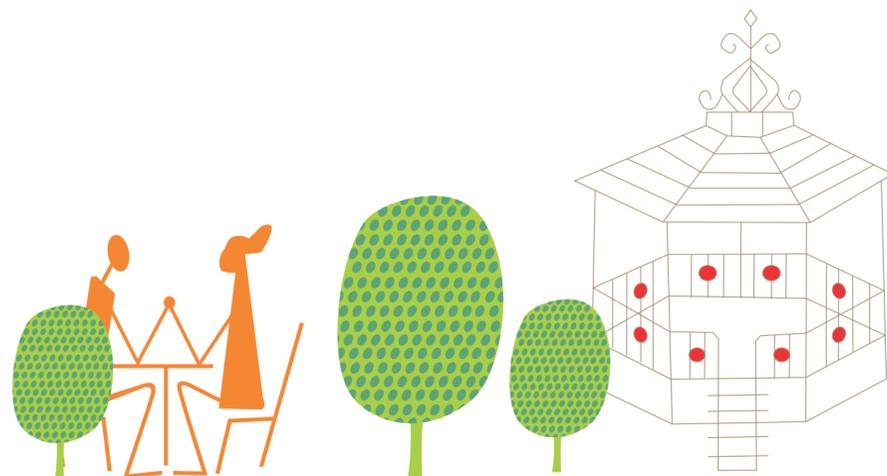
A versatile array of outdoor activities promise energy and excitement at every given opportunity. The meditative nooks and refreshing verdure, that play host to inner reflection as well as playful escapades, are designed to satisfy the residents' demanding taste for the incomparable. Designed to enthrallment, Disha's Central Park immerses everyone in immaculate outdoor luxury.

 DISHA'S  
CENTRAL  
PARK





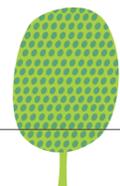
install yourself on the terrace or  
in your personal balcony to witness  
a dimension that's picture-perfect. or  
wade through the gentle green  
grass and sway to the the  
tunes of mother nature celebrate



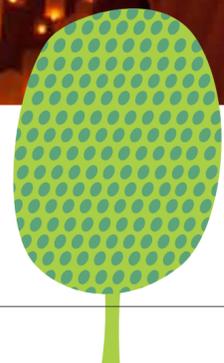
3

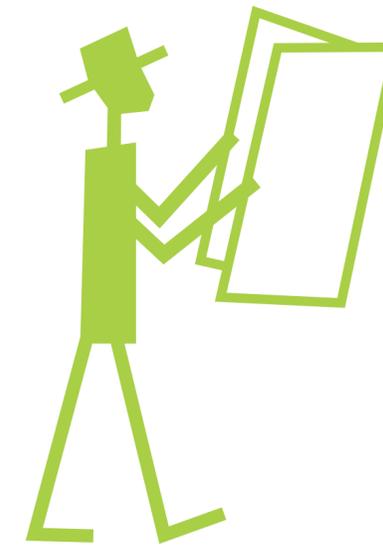


celebrate it all  
have a ball



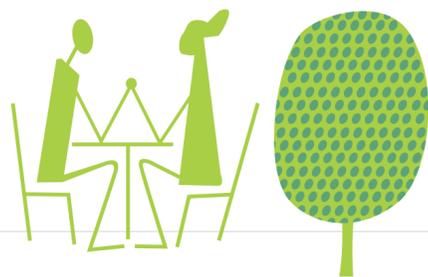
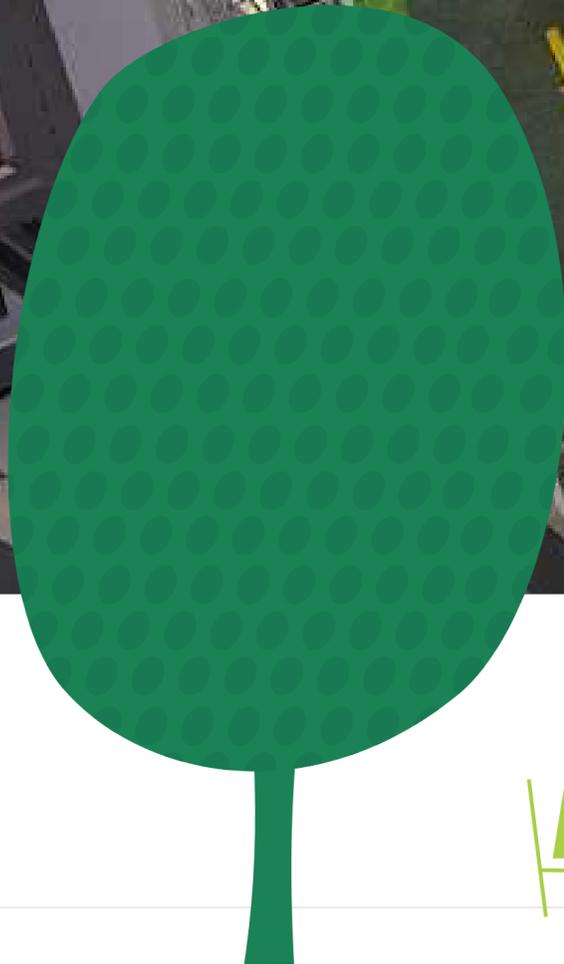
India is a land of celebrations. And when the hour arrives for festivity, just head for the mega open spaces that are created just for this purpose. Choose between the breezy and bighearted amphitheatre or the refreshingly designed central park. After all, you have the complete freedom to celebrate it all at Disha's Central Park.





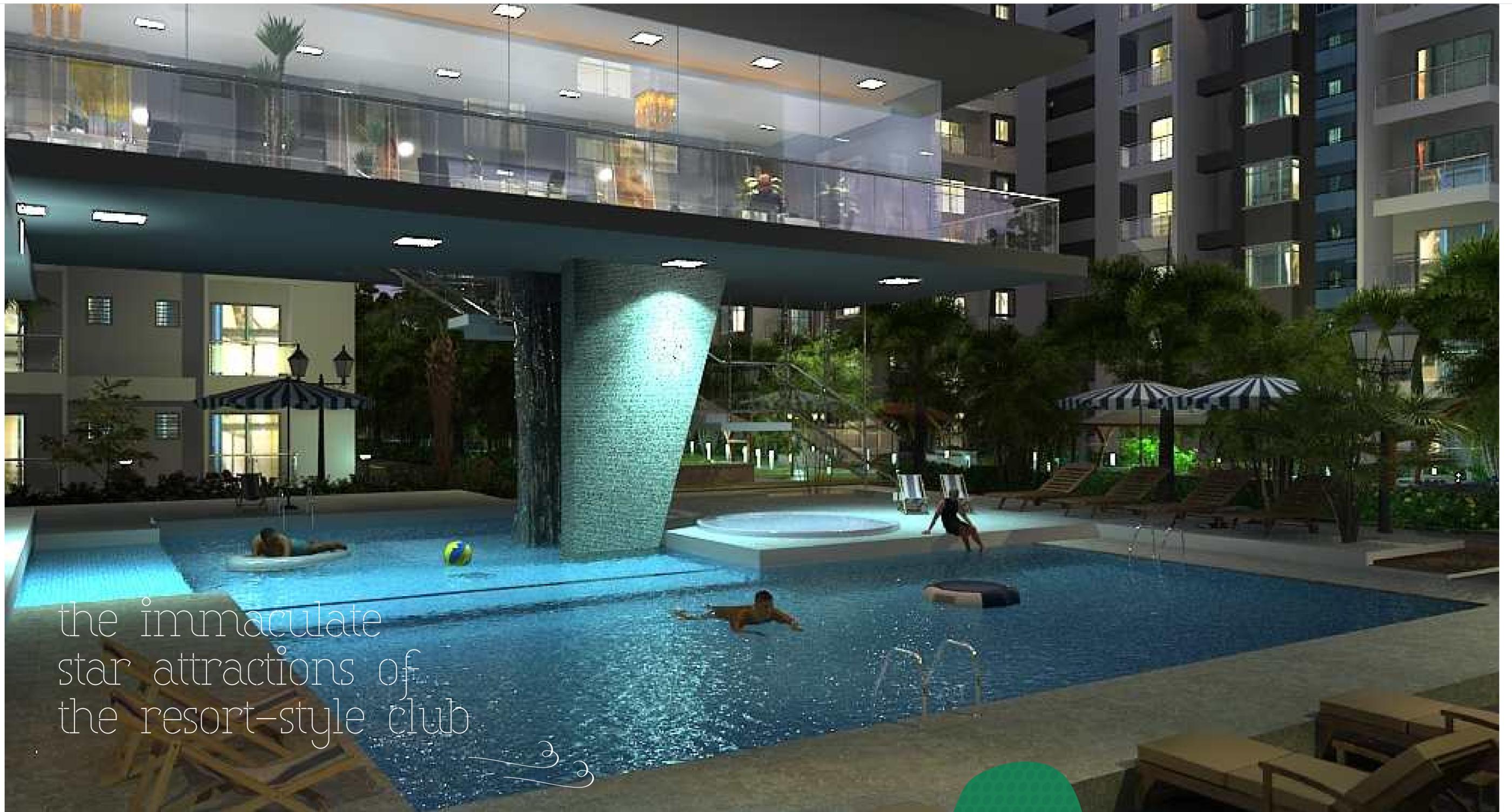


the vividly placed myriad amenities are a delicious complement to delectable lifestyle...so you can savour luxury living at its very best. devour ॐ



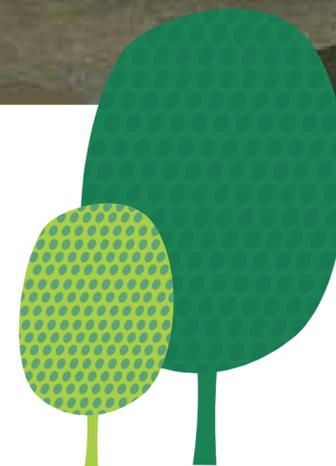
when it comes to  
indulgences, you  
are spoilt for choice





the immaculate  
star attractions of  
the resort-style club

The choicest of amenities serve as the star attractions of the resort-style club. Reflecting global-class recreational standard, the many pamperings are accessible exclusively to apartment owners of Disha's Central Park. A case in point, the rippling swimming pool in the heart of the courtyard, gives a fresh edge to the sublime setting.



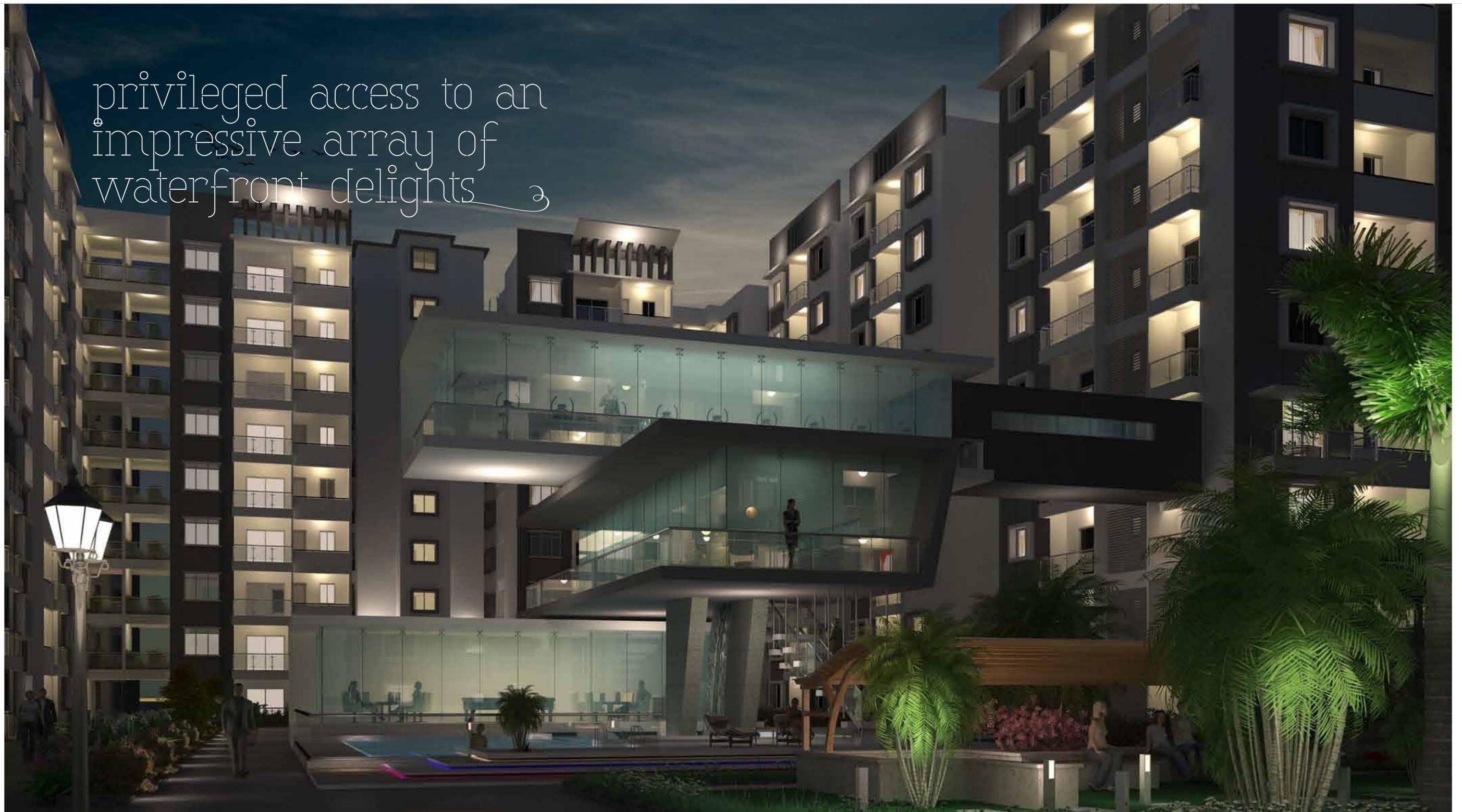
# exciting indoor diversions to keep everyone entertained

With exciting diversions to keep everyone entertained, there's no better place than Indoor Games zone. The residents can mingle with neighbours while making the most of leisurely moments.

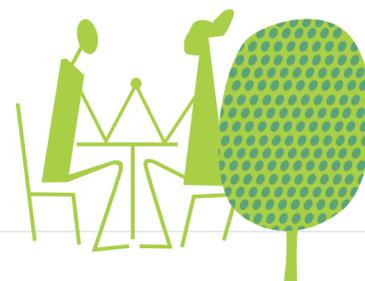
Swimming pool with  
toddler's pool  
Children's play area  
Exclusive gymnasium  
Party hall  
Jogging track  
Senior citizens lounge  
Shuttle court

LEISURE FEATURES

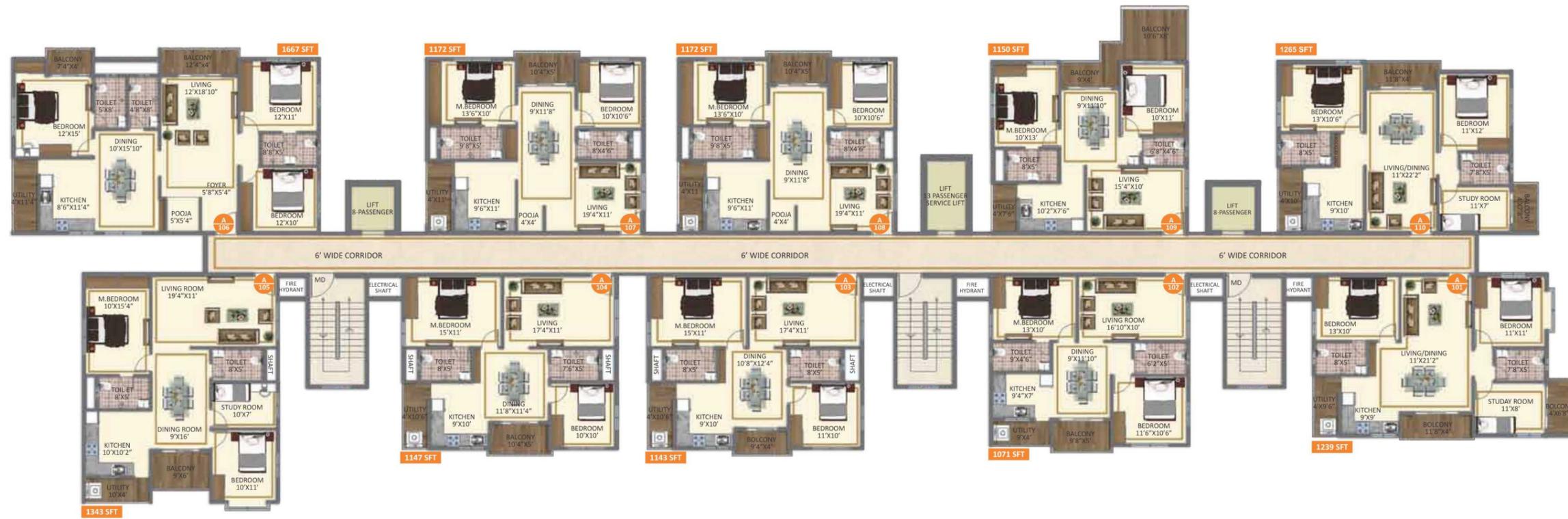
privileged access to an  
impressive array of  
waterfront delights



A leisurely interplay of relaxing, refreshing and rejuvenating amenities forms the backbone of restful living at Disha's Central Park. Showcasing an ensemble of luxury indulgences, the residents have privileged access to an impressive array of on-site escapes. Rest assured the time off from stressful work and chaotic world will be well spent in blissful pursuits while visually connecting with the panoramic environment.



 DISHA'S  
CENTRAL  
PARK

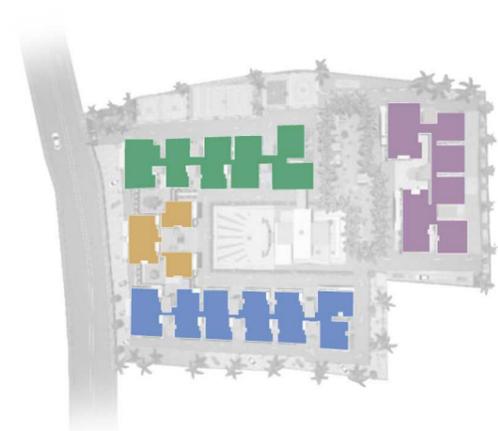


### BLOCK-A WING-01 / AREA STATEMENT

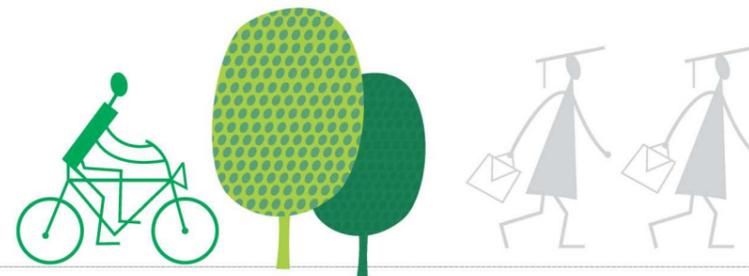
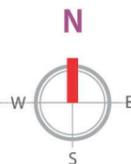
FLAT NO	A-101	A-102	A-103	A-104	A-105	A-106	A-107	A-108	A-109	A-110
TYPE	2.5 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK
SBA sft.	1239	1071	1143	1147	1343	1667	1172	1172	1150	1265
CA sft.	818.48	720.33	778.64	769.92	911.87	1142.35	786.38	785.83	706.67	838.66
CA sqm.	76.04	66.92	72.34	71.53	84.71	106.13	73.06	73.01	65.65	77.91
BUA sft.	118.25	82.94	76.62	84.62	94.83	123.17	91.24	91.23	160.89	116.84
BUA sqm.	10.99	7.71	7.12	7.86	8.81	11.44	8.48	8.48	14.95	10.85

SBA: Super Builtup Area CA: Carpet Area BUA: Balcony & Utility Area **AS PER RERA**

Note: Carpet area is net usable area of an apartment, excluding area covered by external walls, area covered under services shafts, exclusive balcony or veranda area, exclusive open terrace area but includes the inner walls.

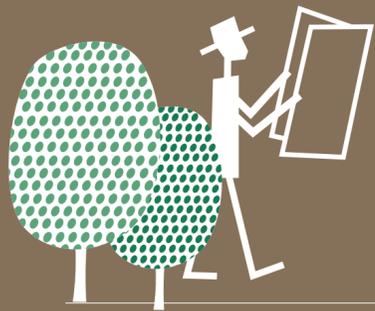


BLOCK-A WING-01  
TYPICAL FLOOR PLAN



2 BHK  
A005

2 BHK  
A007



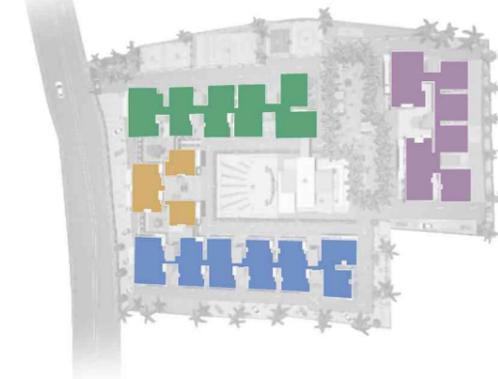


**BLOCK-A WING-02 / AREA STATEMENT**

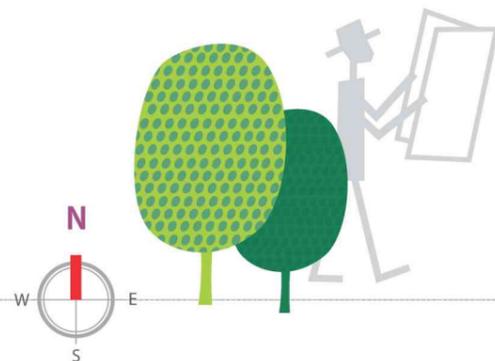
FLAT NO	A-111	A-112	A-113	A-114
TYPE	2 BHK	3 BHK	3 BHK	2 BHK
SBA sft.	1208	1549	1554	1208
CA sft.	780.34	960.87	962.32	780.3
CA sqm.	72.50	89.27	89.40	72.49
BUA sft.	126.94	211.53	214.70	127.33
BUA sqm.	11.79	19.65	19.95	11.83

AS PER RERA  
 SBA: Super Builtup Area CA: Carpet Area BUA: Balcony & Utility Area

Note: Carpet area is net usable area of an apartment, excluding area covered by external walls, area covered under services shafts, exclusive balcony or veranda area, exclusive open terrace area but includes the inner walls.

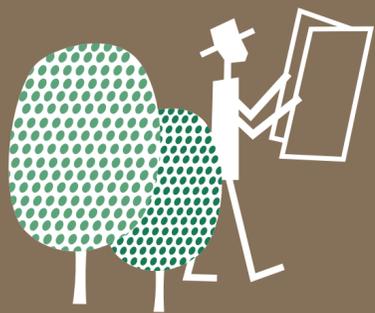


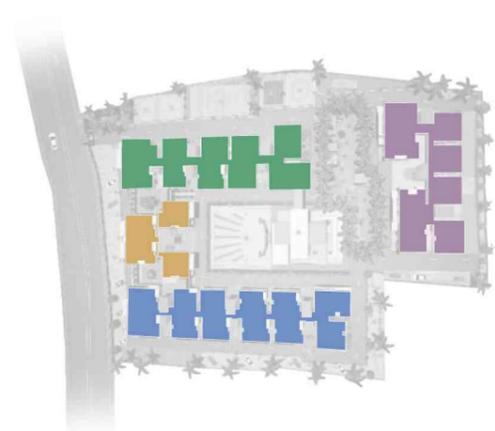
**BLOCK-A WING-02-MODEL**  
 TYPICAL FLOOR PLAN



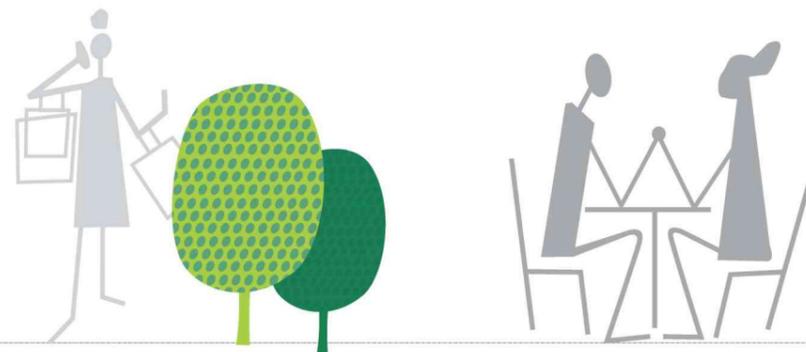
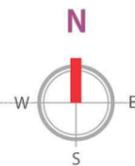
2 BHK  
A020

2 BHK  
A021





**BLOCK-A WING-03-MODEL**  
TYPICAL FLOOR PLAN



**BLOCK-A WING-03 / AREA STATEMENT**

FLAT NO	A-115	A-116	A-117	A-118	A-119	A-120	A-121	A-122	A-123	A-124	A-125	A-126
TYPE	2 BHK	3 BHK	2.5 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK				
SBA sft.	1265	1139	1071	1147	1147	1539	1338	1181	1181	1181	1181	1324
CA sft.	824.96	731.44	720.32	769.37	768.79	1058.78	883.84	792.23	792.3	792.26	792.28	878.16
CA sqm.	76.64	67.95	66.92	71.48	71.42	98.36	82.11	73.60	73.61	73.60	73.60	81.58
BUA sft.	126.25	124.83	83.61	89.62	89.62	101.61	122.41	91.04	91.04	91.23	91.04	117.85
BUA sqm.	11.73	11.60	7.77	8.33	8.33	9.44	11.37	8.46	8.46	8.48	8.46	10.95

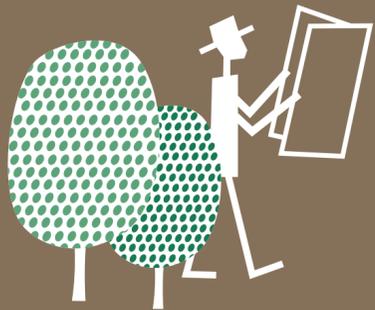
SBA: Super Builtup Area CA: Carpet Area BUA: Balcony & Utility Area **AS PER RERA**

Note: Carpet area is net usable area of an apartment, excluding area covered by external walls, area covered under services shafts, exclusive balcony or veranda area, exclusive open terrace area but includes the inner walls.



2 BHK  
A011

2 BHK  
B002



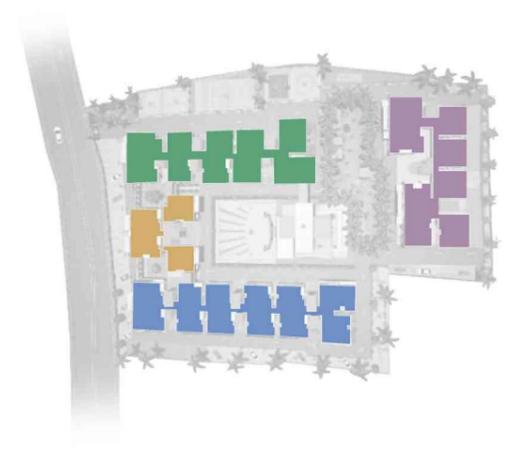


**BLOCK-B / AREA STATEMENT**

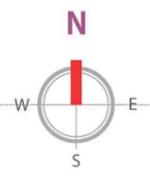
FLAT NO	B-101	B-102	B-103	B-104	B-105	B-106	B-107	B-108
TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2.5 BHK	2.5 BHK	2 BHK	3 BHK
SBA sft.	1359	1076	1076	1076	1285	1373	1209	1424
CA sft.	895.299	731.74	731.74	731.74	883.71	871.45	779.31	937.6
CA sqm.	83.18	67.98	67.98	67.98	82.10	80.96	72.40	87.11
BUA sft.	134.93	74.85	74.85	74.85	82.25	165.21	130.95	140.93
BUA sqm.	12.54	6.95	6.95	6.95	7.64	15.35	12.17	13.09

SBA: Super Builtup Area CA: Carpet Area BUA: Balcony & Utility Area **AS PER RERA**

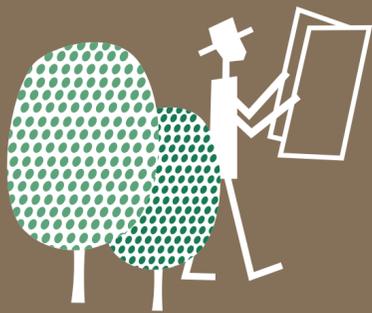
Note: Carpet area is net usable area of an apartment, excluding area covered by external walls, area covered under services shafts, exclusive balcony or veranda area, exclusive open terrace area but includes the inner walls.

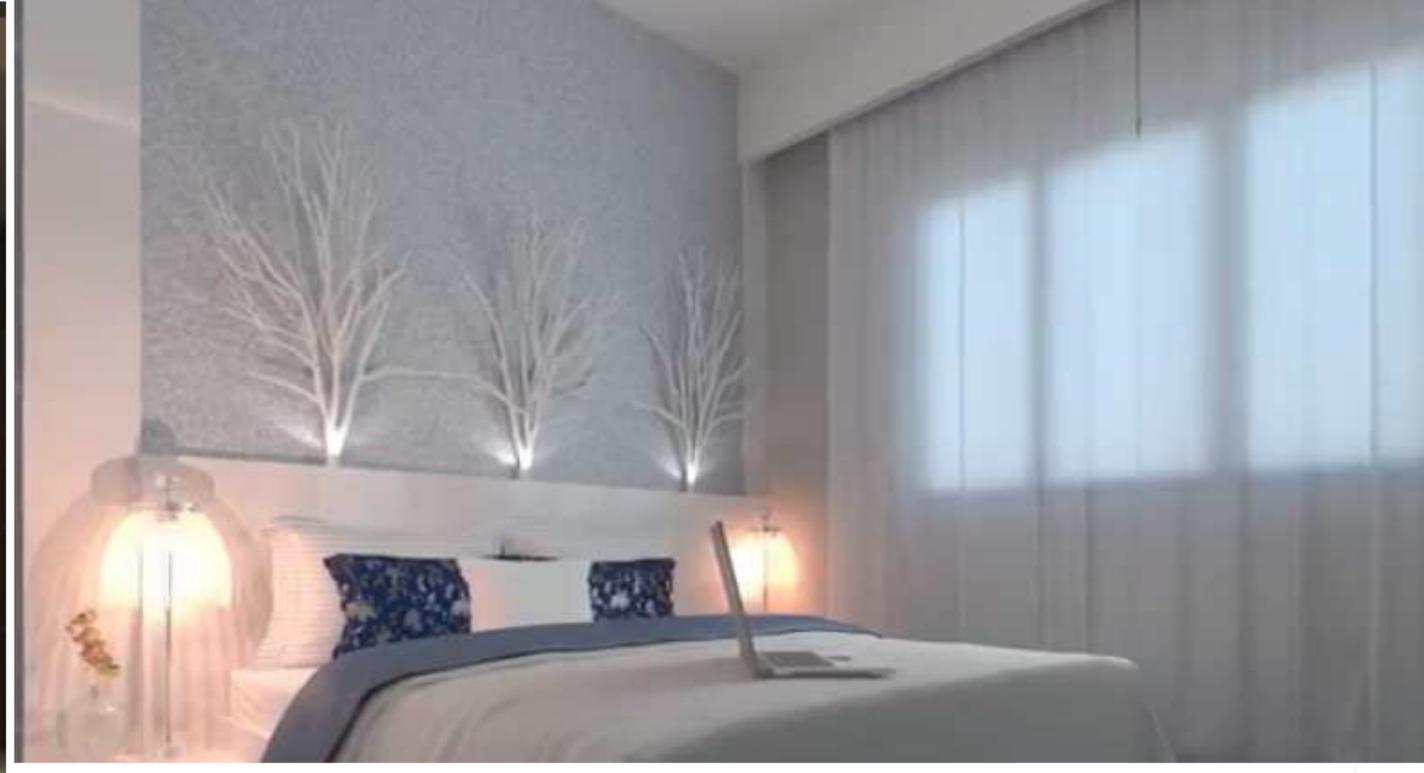


**BLOCK-B**  
TYPICAL FLOOR PLAN



2 BHK  
A026





the spacious palette  
makes every home  
a plush retreat





**STRUCTURE**

RCC framed structure designed as per Seismic Zone II requirements  
Super Structure: Framed structure

Internal Walls : 100mm / 4" inch solid cement concrete blocks  
External Walls : 150mm / 6" inch Solid cement concrete blocks  
Roof slab : Reinforced cement concrete / BB waterproofing with CC screed  
Car parking : Covered Car parking

**RAILING**

Staircase : MS hand rail  
Balcony : MS painted grills and MS pipe hand rail

**PLASTERING**

- All internal walls are smoothly plastered with lime rendering

**PAINTING**

- Interior walls with emulsion and external walls in exterior emulsion paints.
- Exterior weather coat cement based Paint.

**FLOORING**

- Vitrified tiles of well reputed brand for the living, dining, kitchen and bedrooms
- Anti-Skid Ceramic tiles off well reputed brand for the Balcony, Utility and Toilets
- 4" inch Skirting to all rooms
- Granite flooring in common areas

**TOILET**

- Ceramic glazed tiles dado up to 7 feet
- White colored (Parryware / Hindware make) sanitary ware in all toilets
- Hot and Cold mixer unit of Jaquar / Essess make wash basin in bedroom toilets and dining
- Shower in toilets
- Provision of points for geyser and exhaust fan.

- Large sized toilet ventilators made of powder coated aluminum with glass.

**KITCHEN**

- Granite Kitchen platform with stainless steel sink
- 2 feet dado above granite kitchen platform area in ceramic glazed tiles

- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

**LIFT**

- Total 4 No's Automatic Lifts Johnson, KONE or Equivalent.
- External lift walls with granite wall cladding

**DOORS AND WINDOWS**

- Engineered Hard wood door frame for main door with BST shutters
- All bedroom doors with well Engineered hard wood frames and flush shutters enamel painted
- French door-cum-windows of Engineered hard wood shutters with MS safety grill and Enamel painted.
- Toilet and terrace doors will be hard wood frame and water resistant paint on the wet face.
- UPVC/ Fenesta fitted with clear glass, MS grill and enamel painted.

**ELECTRICAL**

- TV point in living room and master bedroom
- Fire resistant electrical wires of Anchor / Roma or equivalent make in common areas
- Elegant modular electrical switches of Anchor or equivalent make for safety one Earth Leakage Circuit Breaker
- One Miniature Circuit Breaker (MCB) based main distribution box for each flat
- Telephone points in master bedroom and living room
- A/C power point in master bedroom

**SECURITY SYSTEMS**

- 24/7 security with intercom facility

**POWER / BACK UP GENERATOR**

**BESCOM - Power**

- Stand by generator for lights in common areas, lifts and pumps
- DG Back up for each apartment up to 1 KVA

**WATER**

- 24 Hours uninterrupted water supply with sufficient source of bore well and corporation (on availability) water supply system
- synchronized with standard automation system
- Rain water harvesting system to recharge the water table.





a coveted platinum location for gold lifestyle



Nearby Educational Institutions

- Gear International
- Carmelaram
- Vibgyor
- Chrysalis
- TISB
- Oakridge
- Green Wood High
- Indian Global International
- DPS
- Krupanidhi College
- SGR Dental College



Entertainment/Retail Therapy Options

- Forum Value Mall
- Esteem Mall
- Bangalore Central
- Hope Farm Circle
- Phoenix Mall
- Total Mall
- Marathahalli Junction
- Innovative Multiplex
- Srinayaka Theatre



Close to IT Hubs

- Many Tech Parks in the neighbouring Marathahalli, Bellandur, Whitefield and ITPL
- Prestige Tech Park II
- Embassy Tech Village
- Sigma Tech Park
- RMZ Ecospace
- RMZ Eco World
- Pritech Park



Eating Out

- Fat Chef
- Paramount Restaurant
- Mainland China
- Sigree Global Grill
- Spice Garden



Easy Connectivity

- Equidistant from City Centre and International Airport
- Bellandur Railway Station
- K.R. Puram Railway Station
- Outer Ring Road (ORR)



Timely Healthcare

- Columbia Asia Hospital
- Vydelhi Institute of Medical Sciences
- Yashomati Hospital
- Sankara Netralaya



An address like no other, Disha's Central Park is rising close to Varthur Lake and in the midst of verdant greenery. Upon setting foot at the Panathur Varthur Main Road, you immediately notice that this impressive location is a rarity in the urban jungle of Bengaluru. Surrounded by IT conglomerates on all sides, the site makes walk-to-work/easy drive to office a pleasant reality. For children's education, the vicinity is marked by the presence of international schools. For the shopper in you, the neighbourhood offers the choicest of malls, multiplexes, multi-cuisine restaurants and star hotels.





Disha Dwellings Pvt. Ltd.



Disha Dwellings Pvt. Ltd.

[www.dishadwellings.com](http://www.dishadwellings.com)

Sy. No.: 14, 15/1 & 15/2, Panathur - Varthur Road, Bengaluru - 560 103.

Contact +91 7676 333 333

E-mail: [info@dishadwellings.com](mailto:info@dishadwellings.com)

[www.facebook.com/DishaDwellingsPvtLtd](https://www.facebook.com/DishaDwellingsPvtLtd) [www.youtube.com/DishaCentralPark](https://www.youtube.com/DishaCentralPark)

a paradigm of excellence  
through landmark  
residential project

Disha Dwellings, the developers of Central Park, is focused on creating luxurious homes par excellence. The company lays emphasis on rigorous process of site selection and strong architectural designs. It believes in integrity and transparency while striving to be a paradigm of distinction through landmark residential projects with superlative features.

USA

**Ramana Reddy Devulapalli**  
Founder  
Mobile: +1-732-754-2593.  
E-mail: [ramana@dishadwellings.com](mailto:ramana@dishadwellings.com)

**NRI Sales:**  
**Monika:** +1-609-298-4678.  
E-mail: [monika@dishadwellings.com](mailto:monika@dishadwellings.com)

Architect



No.2460, 1st floor, 24 cross,  
17th main, Vayujakshi Building,  
Banashankari 2nd stage, Bengaluru.  
Mobile: +91 98454 18720.  
Email: [ambient\\_architects@hotmail.com](mailto:ambient_architects@hotmail.com)  
[www.ambientassociates.com](http://www.ambientassociates.com)



Developers



**Disha Dwellings Pvt. Ltd.**

**DISCLAIMER**

*This document is conceptual and not a legal offering by the Company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the projects. The user of the Brochure confirms that he/ she has not solely relied on this information for making any booking/ purchase in any project of the Company.*

*The visuals and information contained herein marked as "artistic impression" are artistic impressions being indicative in nature and are for general information purposes only. The visuals contained marked as "generic image" and other visuals /image /photographs are general images and do not have any correlation with the project.*

*The imagery used on the brochures may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressed or implied given as to its accuracy.*

*While enough care is taken by the Company to ensure that information in the brochure are up to date, accurate and correct, the readers/ users are requested to make an independent enquiry with the Company before relying upon the same. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. The Companies not responsible for the consequences of any action taken by the viewer relying on such material/ information on this brochure without independently verifying with the Company.*