



WESTERN COURT

LOGICAL HOMES OF DESIRE!



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Where luxury and nature coexist in harmony in terms of ecology and technology...

In the heartland of Bhopal, Western Court is a modern initiative of ecological yet technological homes from the dynamic Western Group, spanning 260 ultra-magnificent villas. Planned on a rare land parcel of 12 acres in the busy capital city, Western Court presents affordable environment-friendly homes endowed with green technology, verdant greens and aquatic avenues. The initiative also includes a commercial front for retail activity and other useful services. Each of the elements of Western Court radiate European architecture in its pristine avatar, blessed with abundant open spaces and an oxy-rich ambience.



Western Group is an upcoming construction company founded by three entrepreneurs who hail from the construction background but possess varied specialized skills including sharp business acumen, inclination to green technology, natural attention to detail and optimal utility of space in their projects. The leaders are experienced in developing some of the finest gated communities in their previous ventures, procurement of land pockets at reasonable price to pass on the advantage to customers, as well as streamlining of processes for timely execution and calculated development of projects.

Practical adobes which make their presence felt amidst class and sophistication



THE CLUB COURTYARD*



A splendid for celebrating life
with joy vigour and splendor!

* This picture shown are for illustration purpose only.

AMENITIES



AC Banquet Hall*



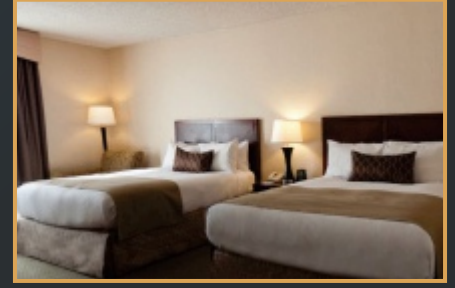
Party Lounge*



Swimming Pool for Kids*



Gymnasium*



Guest Room*



Carrom*



Chess*



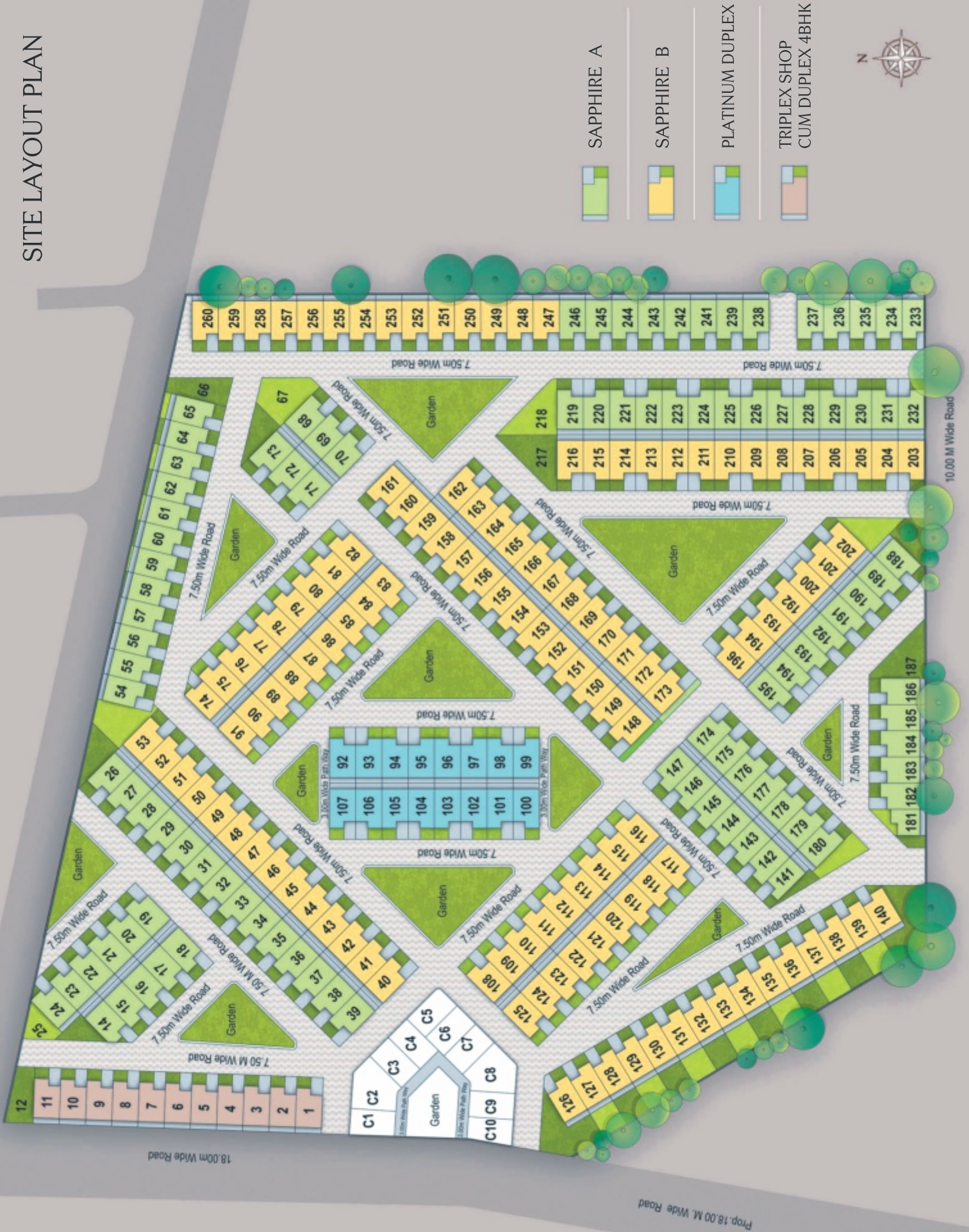
Table Tennis*

Bird's-eye View*

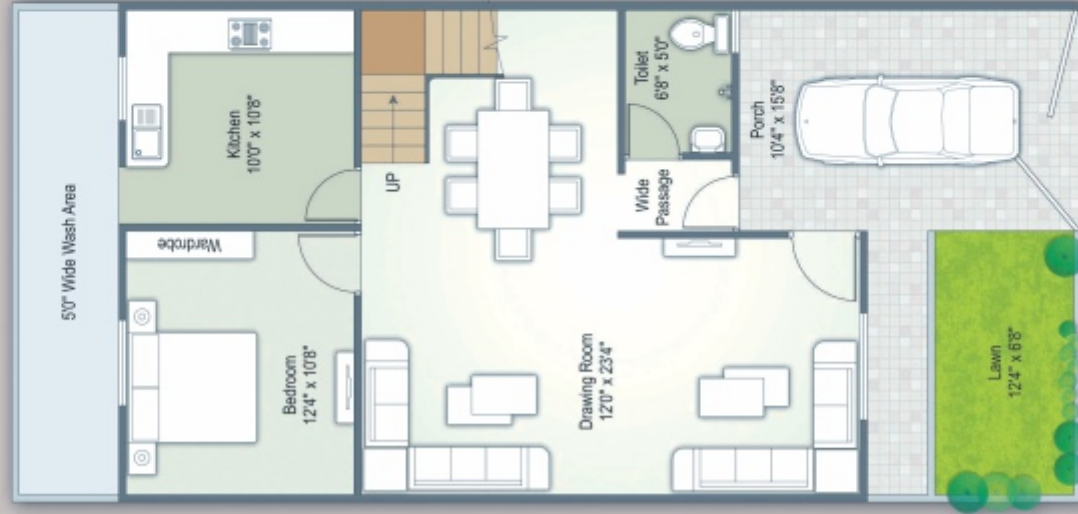


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SITE LAYOUT PLAN



Dimension	7.00' x 15.00' m
Plot Area	105 Sq.m
Total Built-up Area	124.00 Sq.m



Ground Floor Plan



First Floor Plan



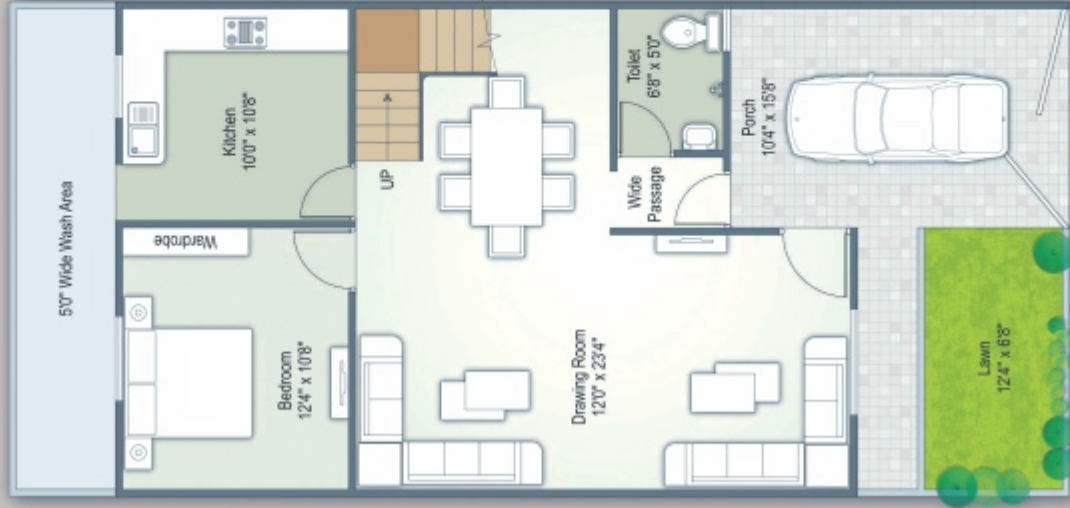
Ground Floor Plan



First Floor Plan

SAPPHIRE B 4BHK

Dimension	7.00' x 15.00' M
Plot Area	105 Sq.m
Total Built-up Area	128.43 Sq.m



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

PLATINUM DUPLEX

Dimension	7.00' x 15.00'
Plot Area	105 Sq.m
Total Built-up Area	169.05 Sq.m



SPECIFICATIONS

FOUNDATION & STRUCTURE

- ❖ R.C.C framed structure to withstand wind and seismic loads.

SUPER STRUCTURE

- ❖ Foam concrete / Ghol / Semi Ghol bricks / Fly Ash Equivalent.

PLASTERING

- ❖ INTERNAL: smooth cement plaster.
- ❖ EXTERNAL: two coats of cement plaster as per elevation.

JOINERY WORK

- ❖ Main door: water proof ply door frames with laminate, Shutter laminate/ post farming flush door with standard hardware.
- ❖ Internal door frame: water proof doors frame/granite door frame /laminated door frame
- ❖ Windows: UPVC / Aluminium with glass panels, provision for mosquito mesh frame fitted with M.S painted grill and standard hardware.

PAINTINGS

- ❖ INTERNAL: two coats of good quality OBD over smooth finished surface.
- ❖ EXTERNAL: exterior weather shield paint.

TELE COMMUNICATIONS

- ❖ Provision of internet connections in bedrooms, intercom connectivity to security.

KITCHENS

- ❖ Granite platform with stainless steel sink and wash area platform with sink.

UTILITY

- ❖ Provision for washing machines, wet area for utensil washing.

TOILETS

- ❖ Hot and cold wall mixer with shower.
- ❖ Glazed ceramic tile dado up to door height.
- ❖ All CP fittings of JAQUAR / PARRYWARE or equivalent make.

FLOORINGS

- ❖ Vitrified tiles of 800'x800' size for bedrooms, living room, dining room, study and kitchen.
- ❖ Anti skid ceramic flooring for toilets.
- ❖ Polished granite for staircase.
- ❖ Matt finished ceramic tile for sit-out & balconies and parking area.

ELECTRICAL

- ❖ Concealed copper wiring in PVC pipes/power outlets for air conditioning in all bedrooms, power outlets for geyser in all toilets, power plus for cooking range, chimney, refrigerator, micro-oven plug point for T.V in all bed rooms and living rooms, 3 phase supply for each unit with individual meter board, miniature circuit breakers (MCB and ELCB) of havells or equivalent, all electrical modular switches and sockets of anchor or equivalent.

LOCATION

(Not to Scale)



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 RERA No. P-BPL-17-427



Near JK Hospital, Kolar Road, Bhopal

