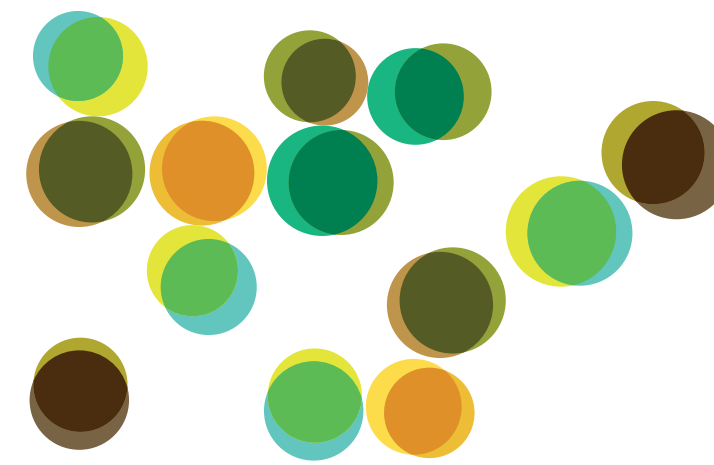




under the sun

underthesun.co.in

LUXURY VILLA LIFESTYLE BY FORTIUS INFRA





YOUR HOME AMONGST THE TREES

Under the Sun - Villas by Fortius Infra is a 30 acre densely wooded gated community. A getaway from the hustle and bustle of life with architecture and landscaping that place nature at the centre of life. Villas under a canopy of 2650 trees- Mango, Chiku, Coconut, Jackfruit, Teakwood, Silverwood, and Sandalwood. Green is all you see...



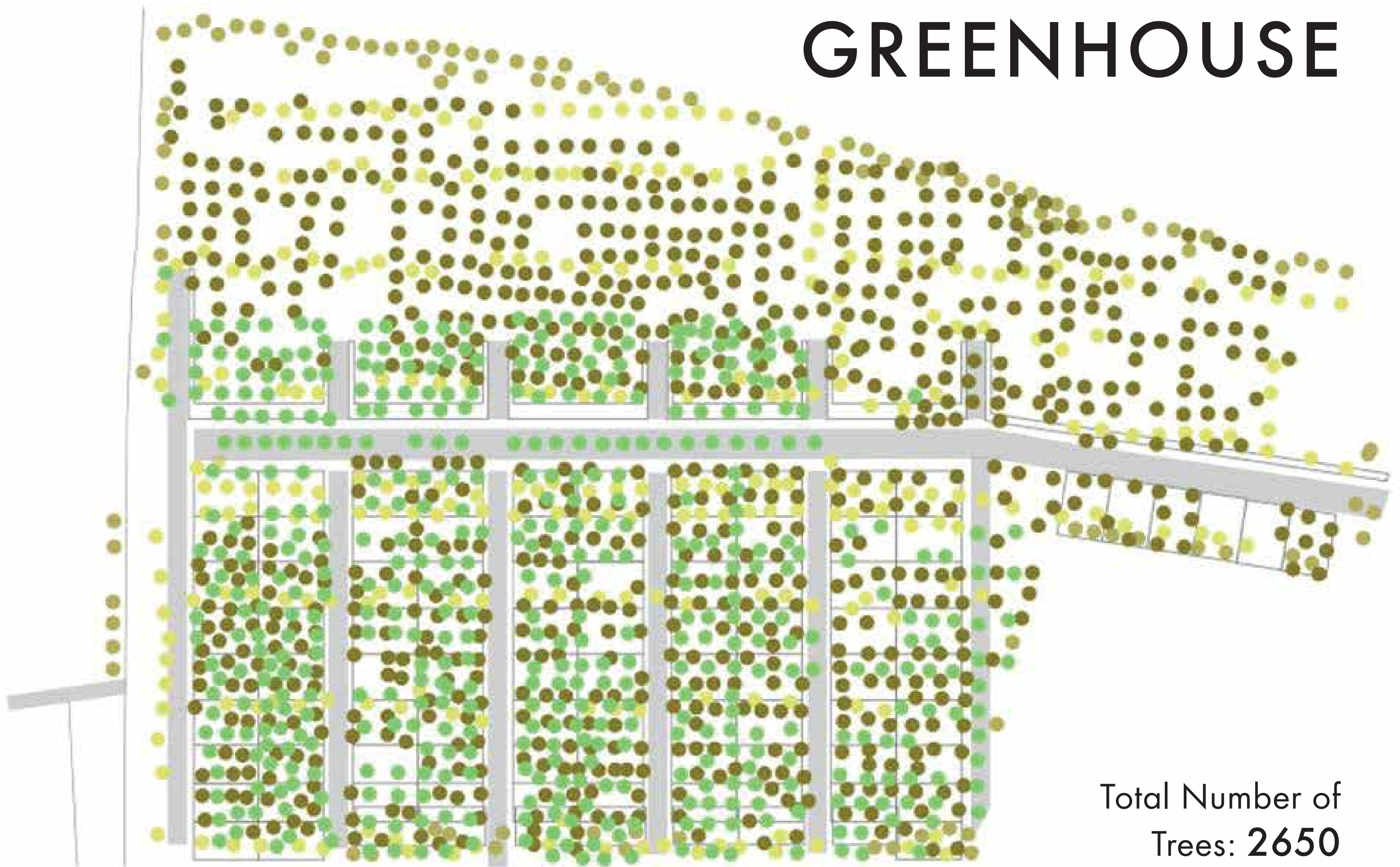
BREATHE EASY

- A 10-minute drive(5.5 km) from Bangalore International Airport flyover.
- Situated half a kilometre off IVC Road.
- Abuts a 500 acre protected lake bed... your view of Nandi Hills will remain unchanged forever.



ACTUAL SHOT AT SITE

GREENHOUSE



● Jack Fruit, Teakwood & Sandalwood

● Mango

● Coconut

● Chiku

● Silverwood

HERE WE ARE



Close to major Hospitals, Schools, Hotels and Malls

HOSPITALS +

1. Baptist Hospital
2. Columbia Asia Hospital
3. Aster CMI Hospital
4. Cytecure Hospital
5. Shri Shirdi Sai Hopital

SCHOOLS 🚶

1. Vidya Shilp Academy
2. Canadian International School
3. Mallya Aditi International School
4. Ryan International School
5. Viswa Vidyapeeth School
6. Stonehill International School
7. Ancient School of Wisdom
8. National Public School
9. Delhi Public School

HOTELS 🏨

1. Hyatt Place
2. Clarks Exotica
3. Angasana Spa & Resort
4. Taj Bangalore
5. Courtyard By Marriot

MALLS 🛍️

1. The Quad
2. RMZ Galleria
3. Esteem Mall



30 minute drive from
Hebbal Flyover to Under the Sun



BIRD'S-EYE VIEW

ACTUAL SHOT AT SITE

- 30 acre densely wooded land parcel.
- 2650 trees including full-grown fruit trees.
- Abuts a 500 acre protected lake bed... so you have an uninterrupted view of the Nandi Hills.
- The villas are designed preserving existing trees on the plot.
- Size of villas: 4500 sft. approx
- 100% Vaasthu compliant.
- Clubhouse, swimming pool, ample outdoor and indoor sports amenities.
- Landscaped promenade.

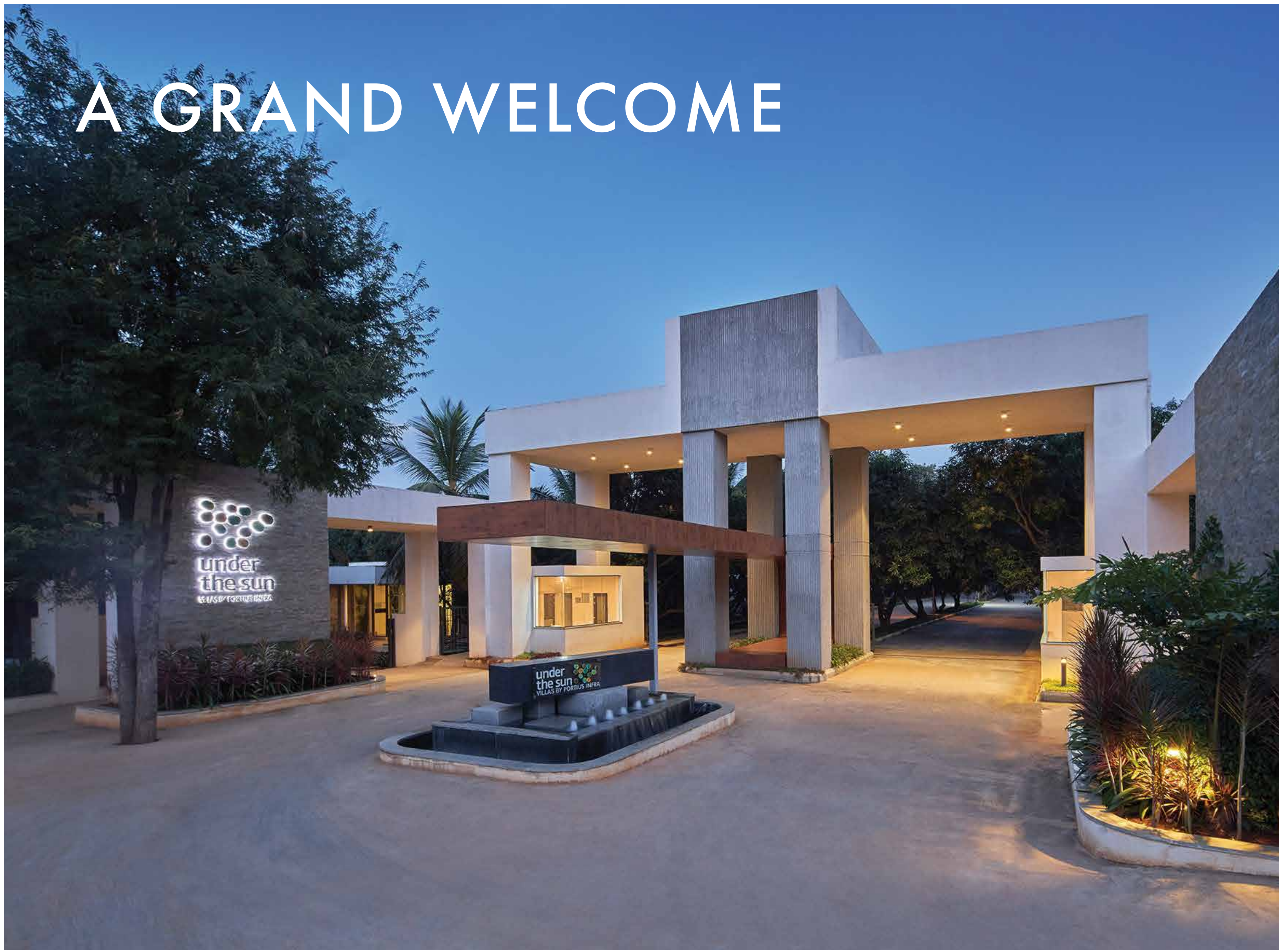
BEHIND THE TREES



ACTUAL SHOT AT SITE

Fortius Infra is promoted by Gopi Krishnan, a visionary with over two decades of experience across diverse aspects of real estate business in India and abroad. Gopi has led teams in the development of over 30 million square feet of high quality space. For more information visit <https://www.fortiusinfra.com/our-founder/>

A GRAND WELCOME



ACTUAL SHOT AT SITE

PLANNING ROOTED IN NATURE

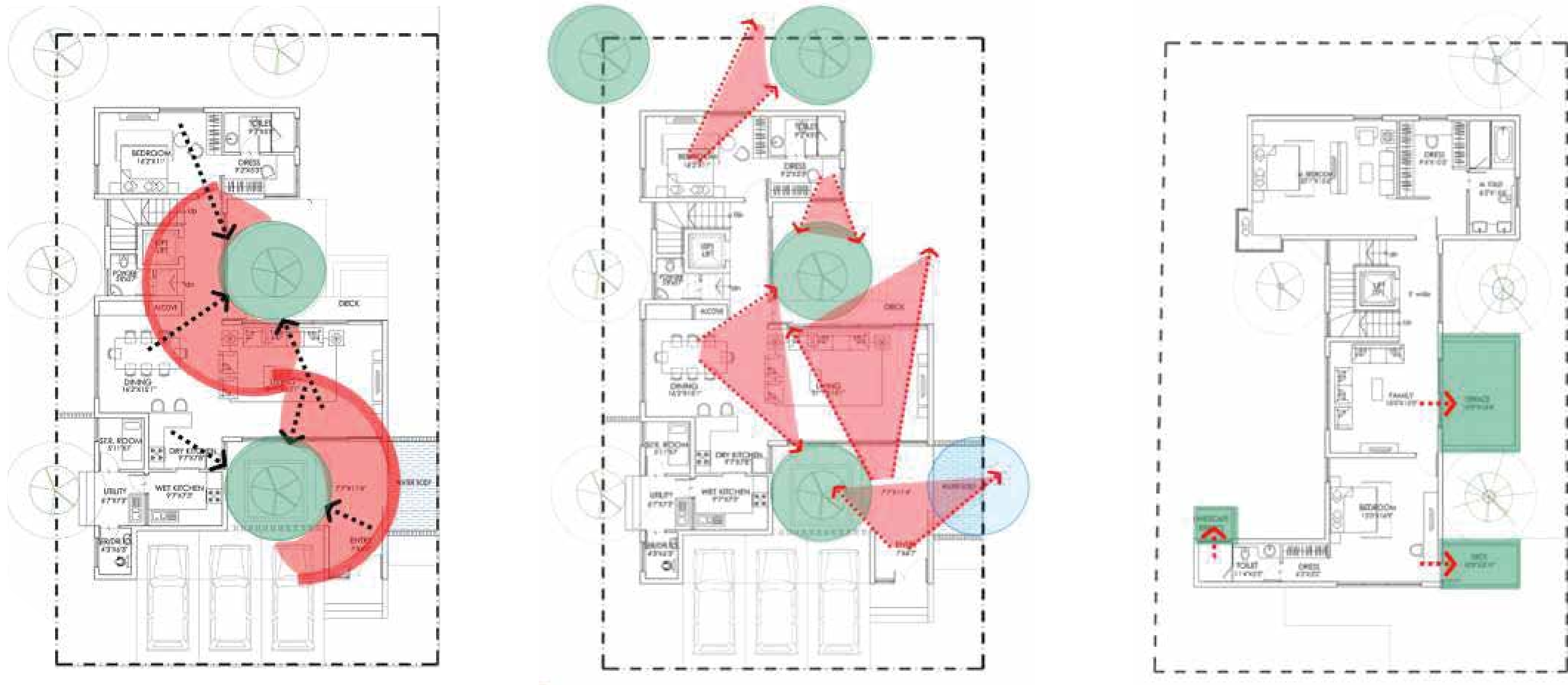
Our design guidelines are interaction and balance with nature.

Protection of trees, natural airflow across the villas, and an uninterrupted view of Nandi Hills from the terrace of each villa... it is a reboot for your senses.



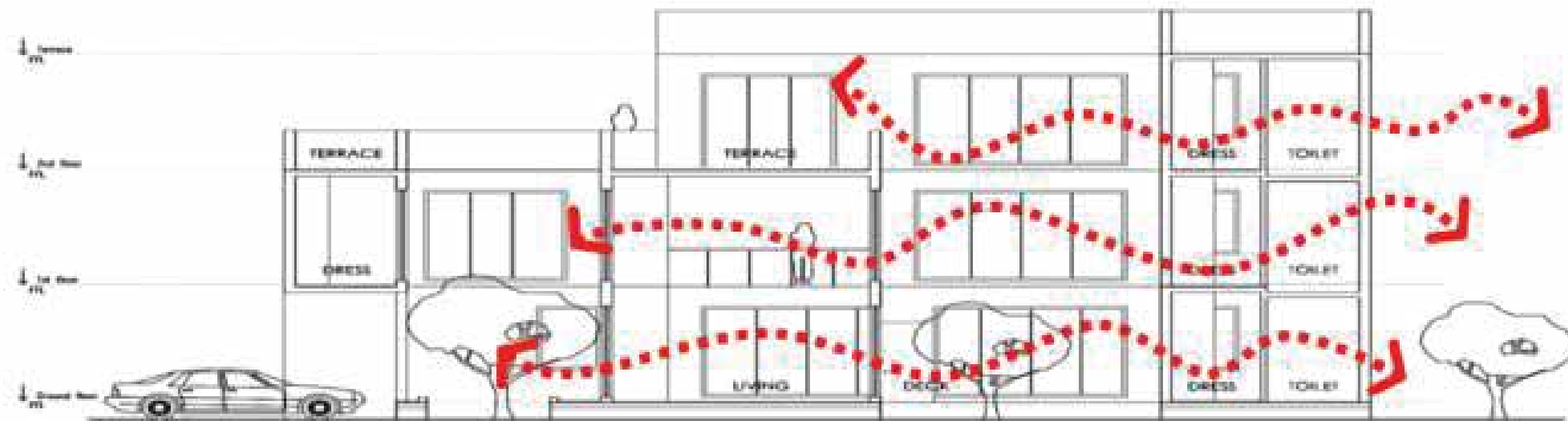
ACTUAL SHOT AT SITE

NATURE AT YOUR DOORSTEP

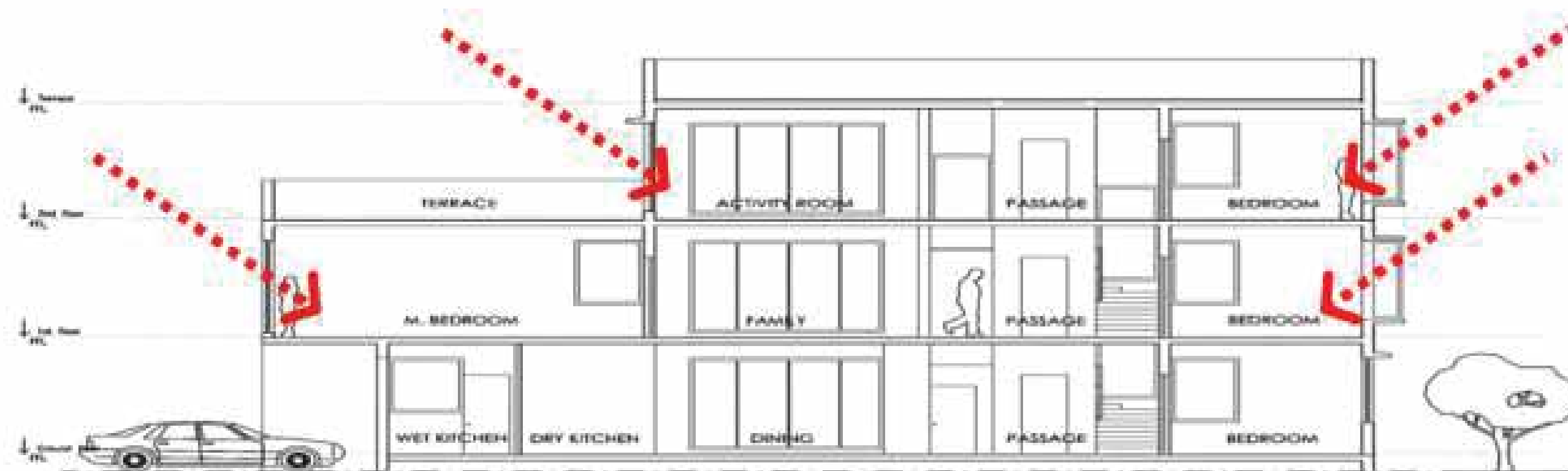


- Free flow design minimizes disturbance to the trees and allows a close connect with nature.
- Clean, modern lines offer a counter point to the organic natural setting.
- Tree Courtyards as foci of all principal rooms of the house.
- Views of nature from all primary spaces.
- Outdoor spaces as an extension of the indoor spaces.
- Courtyards and orchard trees as incidents along the circulation spine.
- Terrace and landscape extensions to enjoy the salubrious weather of Bengaluru in a unique orchards setting.

SUNNY & WINDY



Natural ventilation
& passive cooling
to ensure energy
saving & sustainability.



Lower Floor level
window extend /
stretch sunlight into
master spaces

Under the Sun has been accorded the prestigious 'Platinum Pre-Certification' by the Indian Green Building Council (IGBC), corresponding to the Platinum Rating under the Leadership in Energy and Environmental Design (LEED) of the US Green Building Council.

TYPICAL FLOOR PLAN (FOR 5100 SFT. PLOT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Total Built-up Area - 4592.69 sft. | Villa Layout for 5100 sft. Plot No. 100.

OVERVIEW OF VILLAS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

DESIGN THAT BRINGS THE OUTDOORS, INDOORS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

SPACES AS BIG AS YOUR DREAMS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

WHERE FRIENDSHIPS TAKE ROOTS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

DESIGN THAT MAXIMISES AIR, LIGHT AND SPACE



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

WINDOWS OR PICTURE FRAMES FOR NATURE?



ACTUAL SHOT AT SITE



OVERVIEW OF VILLAS

WORKSPACE INSPIRED BY NATURE

ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

GREEN REJUVENATION



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

NATURE WITHIN YOUR REACH



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

EVEN THE FENCES ARE GREEN



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

SPECIFICATIONS

FLOORING

- Superior quality imported marble flooring in Living, Dining, Family, Dry Kitchen.
- Engineered wooden flooring for all bedrooms.
- Outdoor decking finished with composite timber.

ELEVATOR

- 1 lift of 5 passengers capacity within each villa.

FINISHES

- Combination of texture paint and exposed aggregate plaster (grit finish) - a hard texture with rich granular effect for exteriors.
- Boundary wall in a combination of 1.2 m /2.1 m block work around the plot with a toe wall at plot front.

TOILETS

- Superior quality CP fittings, under counter wash basin in toilets, wall mounted EWC and flush tank.
- Steam room in Master Bathroom.

POWER BACKUP

- 100% Generator backup & uninterrupted power supply for individual villas, all common areas, and services.

SAFETY & CONVENIENCE FEATURES

- Video door phone at main door, intrusion alarm and gas leak detector. Fire extinguisher in the kitchen.
- CCTV Cameras for round the clock surveillance of the common areas of the layout.

STRUCTURE

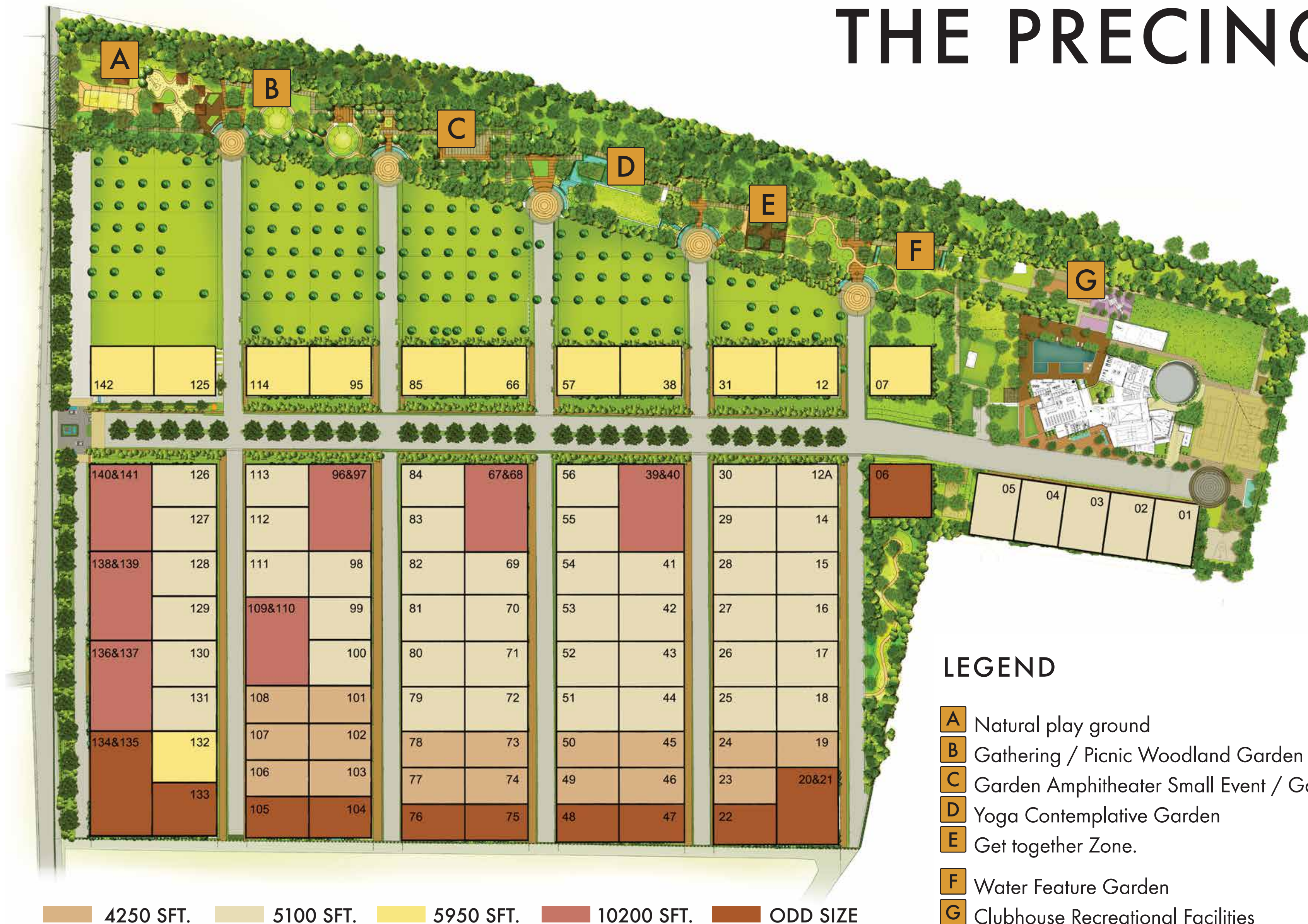
- Seismic Zone II compliant structure.

SUSTAINABILITY

- Pre-certified for 'IGBC Platinum' by Indian Green Building Council.

For more details please visit <https://www.underthesun.co.in/inspired-design/specification/>

THE PRECINCT



A PLACE TO FLOCK TOGETHER

23000 SFT. CLUBHOUSE



CLUBHOUSE PLAN

GROUND FLOOR



LEGEND

- 01 Reception
- 02 Multipurpose Hall
- 03 Kitchen
- 04 Kids' Corner
- 05 Lift Lobby
- 06 Business Centre
- 07 Gymnasium
- 08 Squash Court
- 09 Convenience Store
- 10 Jacuzzi
- 11 Kids' Pool
- 12 Main Pool
- 13 Badminton Court

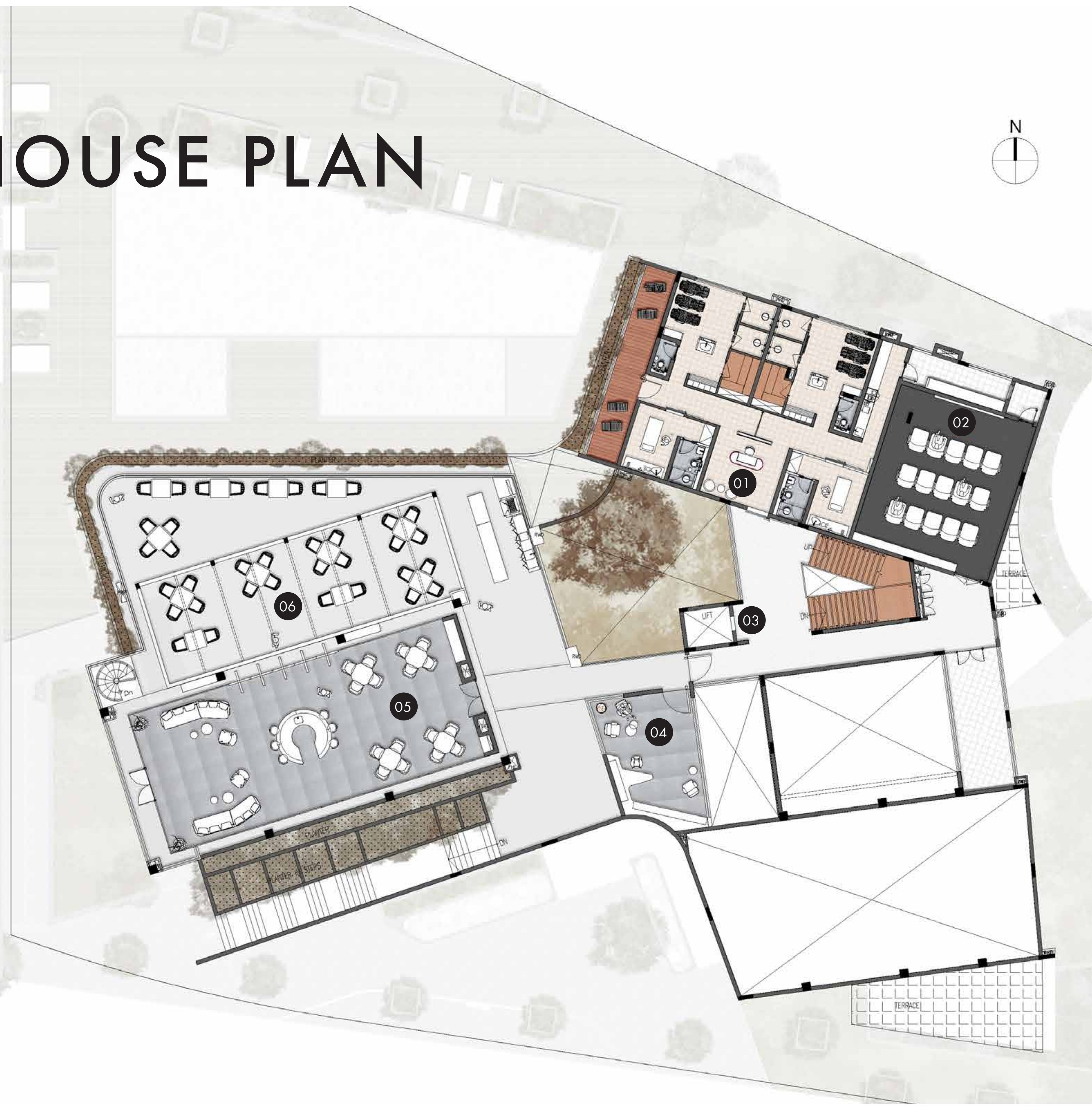
CLUBHOUSE PLAN

FIRST FLOOR



LEGEND

- 01 Spa
- 02 Home Theatre
- 03 Lift Lobby
- 04 Library
- 05 Lounge
- 06 Terrace



BRANCHING OUT

NORTH BANGALORE – WHERE THE ACTION IS TODAY.



- Accelerated connectivity: You can now fly your way from Hebbal to the airport in 30 min on the six-lane expressway. Rail, Monorail and Metro rail make the connectivity seamless from and to the city.
- Corporate choice: Prominent companies such as Shell, SAP Labs, Thyssenkrupp, Molex, Tyco, Wipro, Dynamatics, Autoliv, Centrum, TATA Power SED, AMADA India, etc are operational, while Boeing, Airbus and Collins Aerospace are under development.
- Information Technology Investment Region: Being planned.
- Premium healthcare: Reassuring presence of Columbia Asia and Aster Hospitals.
- Hospitality: Taj Bangalore, Clarks Exotica, Courtyard By Marriott, Hyatt Place.
- Apart from these, better air quality and access to excellent schools and colleges have made North Bangalore a preferred destination.



BRANCHING OUT

NORTH BANGALORE - WHERE THE ACTION IS TODAY.

Airport City

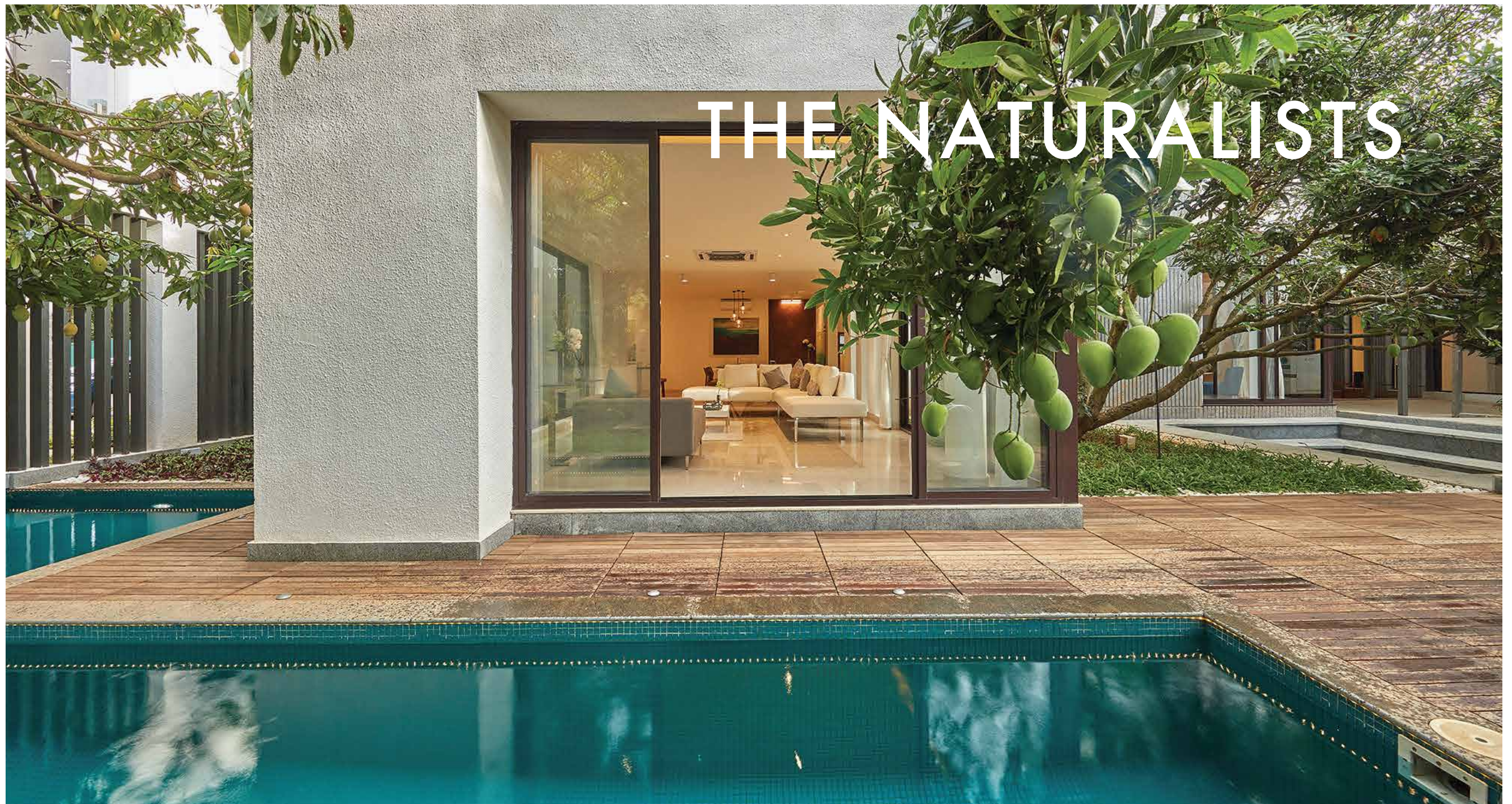
- A 500-acre sustainable, smart and vibrant city with emphasis on: Work, play, live, learn and create.
- State of the art business and knowledge parks will bring in huge investments and development in support sectors.
- Dining, entertainment, hospitality, convention and exhibition centres will also see significant investments.
- All this will benefit not just the airport but also everyone living in the area



ACTUAL SHOT AT SITE

We believe in the life-affirming 'ability in disability' as part of our CSR activities. The gardens and lawns at Under the Sun are tended by specially abled horticulturists trained by The Association of People with Disability (APD). They also nurture the organic vegetable and herb gardens in each villa.

Mint, coriander, ridge gourd, beans, palak, tomatoes, bottle gourd, brinjal, amarnath leaves, and carrot are some of the fresh produce you can expect.



ACTUAL SHOT AT SITE

- Villa designs by RSP Design Consultants, India's foremost design firm.
- Landscape and urban design by Formium Landscape, Australia.
- Project managed by Colliers.
- Legal and Title Clearance by Anup S Shah Law Firm.
- Ajay Shah Design Studio.



WE WOULD LOVE TO
HAVE YOU OVER

FOR MORE DETAILS VISIT
underthesun.co.in

CORPORATE OFFICE
Level Four, Raheja Paramount,
138, Residency Road,
Bangalore, Karnataka - 560025.



**under
the sun**

underthesun.co.in

LUXURY VILLA LIFESTYLE BY **FORTIUS INFRA**

ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

EVERYDAY BEAUTIFUL EMBRACES A NEW PHASE

EXPERIENCE PHASE II

Under the Sun - Villas by Fortius Infra is a 30 acre densely wooded, uninterrupted luxury habitat. A getaway from the bustle of urban living with architecture and landscaping that place nature at the centre of life. Bespoke, handcrafted villas amidst 2650 trees play host to a welcoming eco-conscious community. Inspiring 'Everyday Beautiful', Phase 2 is a sequel to the promise, realized.

Phase 2 comprises 39 plots of which 29 plots measure 4250 sq ft and 10 plots are of varied dimensions. Each unfolds a unique canvas for your villa framed by trees and fresh, inspiring perspectives.

YOUR HOME AMONGST THE TREES



ACTUAL SHOT AT SITE

Villas under a canopy of 2650 trees - Mango, Chiku, Coconut, Jackfruit, Teakwood, Silverwood and Sandalwood. Green is all you see...



BREATHE EASY

- A 8-minute drive (5.5 km) from Bangalore International Airport flyover.
- Situated half a kilometre off IVC Road.
- Abuts a 500 acre protected lake bed... your view of Nandi Hills will remain unchanged forever.





ACTUAL SHOT AT SITE

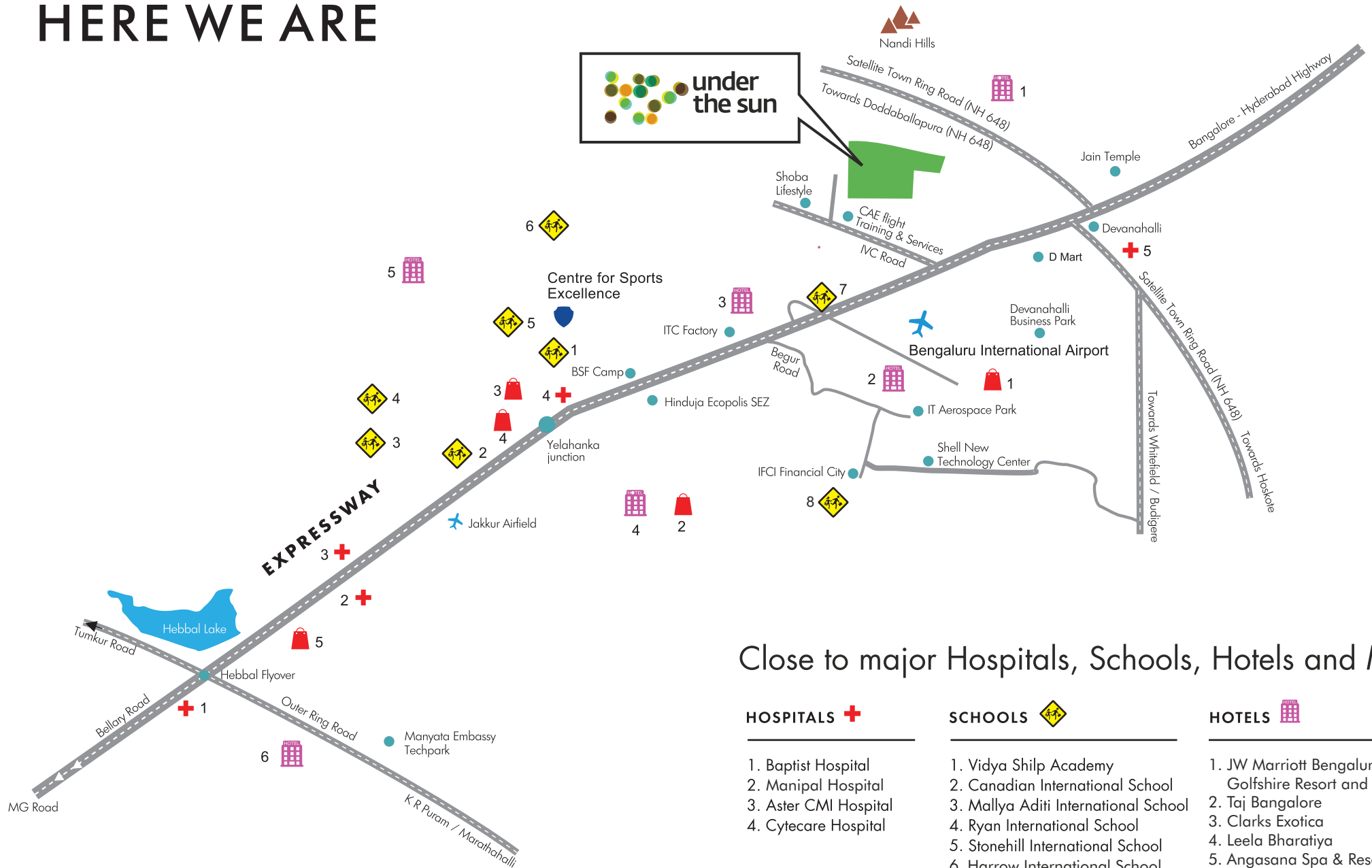
GREENHOUSE



Total Number of
Trees: 2650

● JACK FRUIT, TEAKWOOD & SANDALWOOD ● MANGO ● COCONUT ● CHIKU ● SILVERWOOD

HERE WE ARE



Close to major Hospitals, Schools, Hotels and Malls

HOSPITALS +

1. Baptist Hospital
2. Manipal Hospital
3. Aster CMI Hospital
4. Cytecure Hospital

MALLS 🛍️

1. The Quad
2. Bhartiya Mall of Bengaluru
3. RMZ Galleria
4. Mall of Asia
5. Esteem Mall

SCHOOLS 🎒

1. Vidya Shilp Academy
2. Canadian International School
3. Mallya Aditi International School
4. Ryan International School
5. Stonehill International School
6. Harrow International School
7. National Public School
8. Delhi Public School

HOTELS 🏨

1. JW Marriott Bengaluru Prestige Golfshire Resort and Spa
2. Taj Bangalore
3. Clarks Exotica
4. Leela Bharatiya
5. Angasana Spa & Resort
6. Courtyard By Marriott



30 minute drive from Hebbal Flyover to Under the Sun

BIRD'S-EYE VIEW



ACTUAL SHOT AT SITE

- 30 acre densely wooded land parcel.
- 2650 trees including full-grown fruit trees.
- Abuts a 500 acre protected lake bed... so you have an uninterrupted view of the Nandi Hills.
- The villas are designed preserving existing trees on the plot.
- Size of villas: 4250 sft. approx.
- 100% Vaasthu design.
- Sunbeam Club, swimming pool, outdoor and indoor sports facilities.
- Landscaped promenade.

BEHIND THE TREES



ACTUAL SHOT AT SITE

Fortius Infra is promoted by Gopi Krishnan, a visionary with over three decades of experience across diverse aspects of real estate business in India and abroad. Gopi has led teams in the development of over 30 million square feet of high-quality space. For more information visit <https://www.fortiusinfra.com/our-founder/>

A GRAND WELCOME



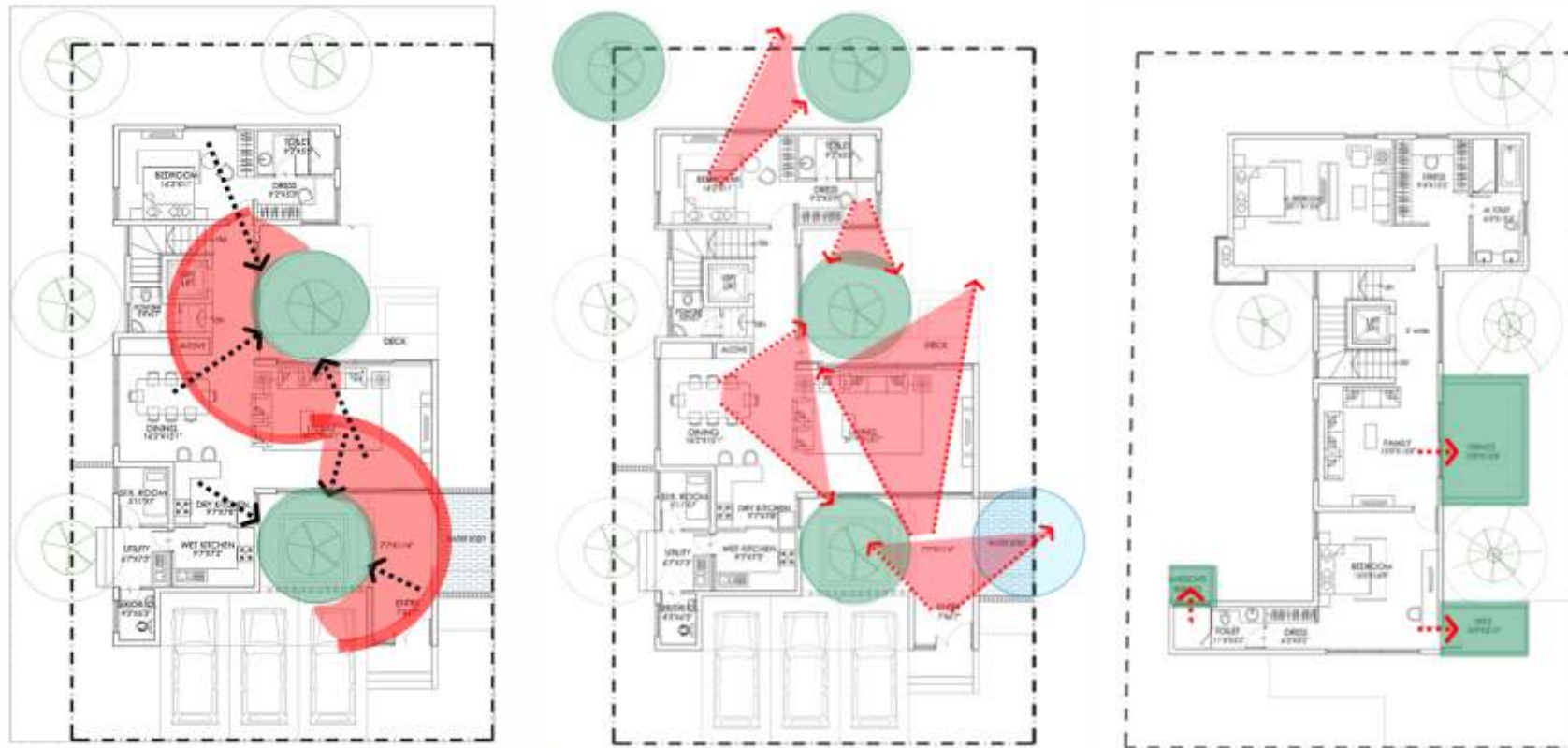
ACTUAL SHOT AT SITE

PLANNING ROOTED IN NATURE

Our design guidelines are interaction and balance with nature.
Protection of trees, natural airflow across the villas, and an uninterrupted view of Nandi Hills from the terrace of each villa... it is a reboot for your senses.

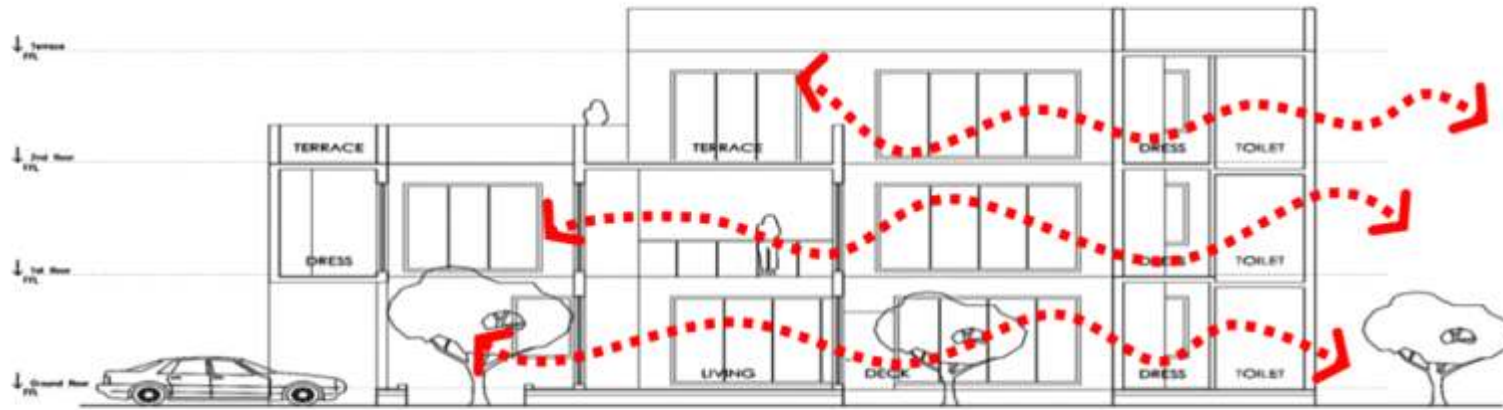


NATURE AT YOUR DOORSTEP

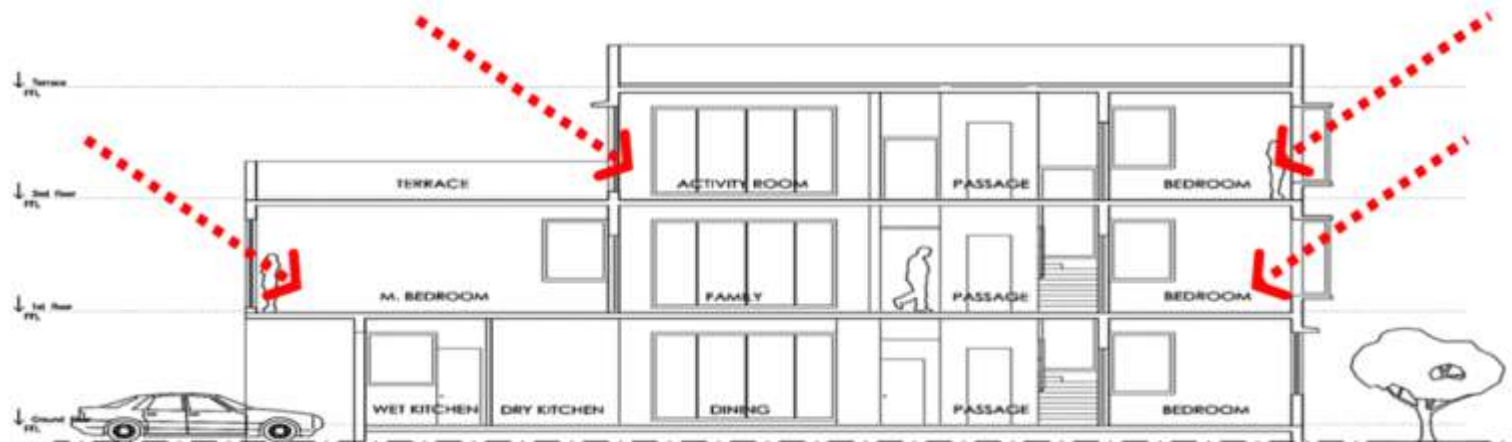


- Free flow design minimizes disturbance to the trees and allows a close connect with nature.
- Clean, modern lines offer a counterpoint to the organic natural setting.
- Tree courtyards as foci of all principal rooms of the house.
- Views of nature from all primary spaces.
- Outdoor spaces as an extension of the indoor spaces.
- Courtyards and orchard trees as incidents along the circulation spine.
- Terrace and landscape extensions to enjoy the salubrious weather of Bengaluru in a unique orchard setting.

SUNNY & WINDY



Natural ventilations
and passive cooling
to ensure energy-saving
and sustainability



Windows on the
lower floor level
channel sunlight
into master spaces

Under the Sun has been accorded the prestigious 'Platinum Pre-Certification' by the Indian Green Building Council (IGBC), corresponding to the Platinum Rating under the Leadership in Energy and Environmental Design (LEED) of the US Green Building Council.

TYPICAL FLOOR PLAN (FOR 5100 SFT. PLOT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Total Built-up Area - 4592.69 sft. | Villa Layout for 5100 sft. Plot No. 100.

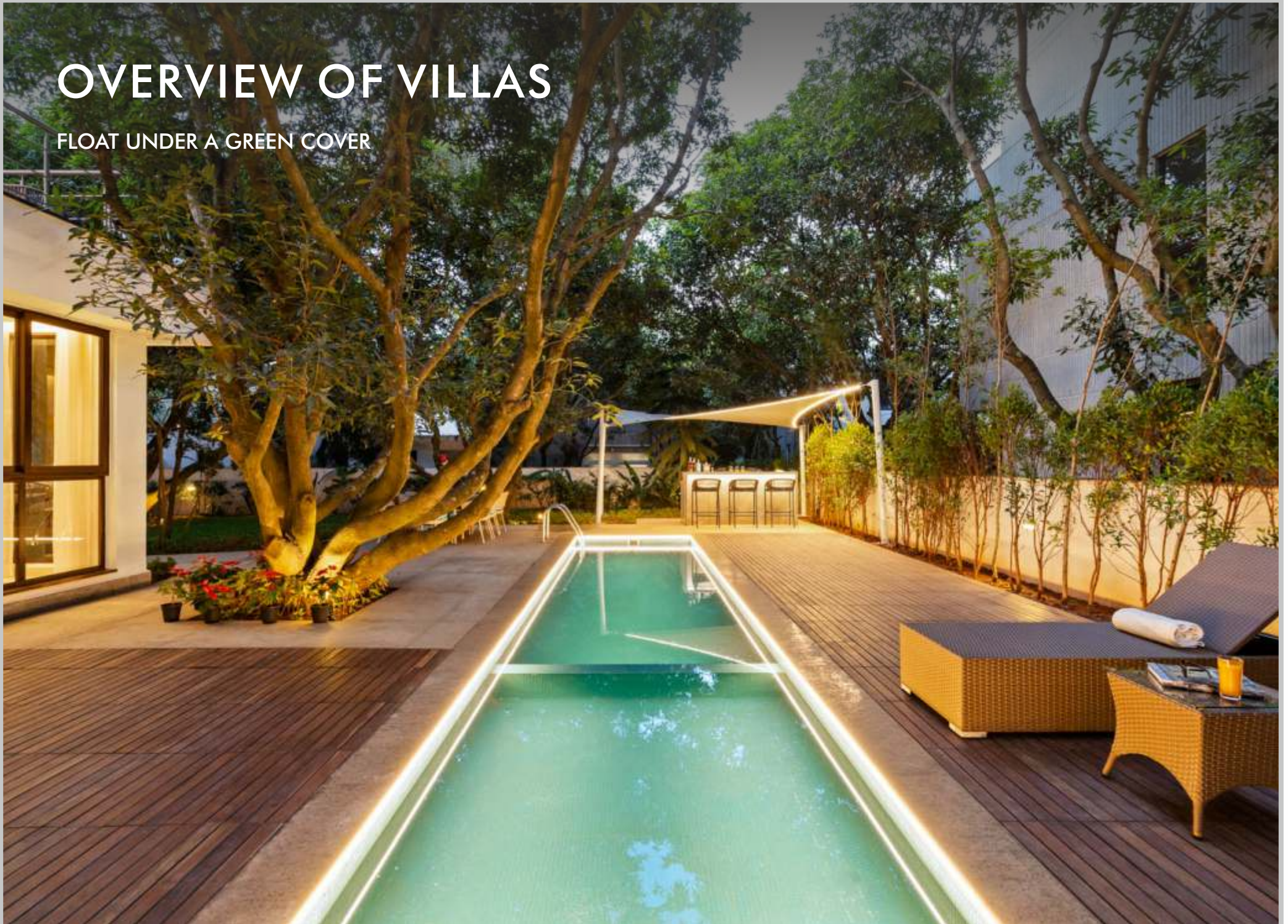
OVERVIEW OF VILLAS

A photograph of a modern, two-story villa at dusk. The building has a light blue upper floor and a darker lower floor. A large, leafy tree is on the left side of the frame. The entrance is covered by a dark roof supported by white columns. The interior lights are on, and the sky is a mix of blue and white clouds. A small sign with the number '125' is visible on a wall near the tree.

ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

FLOAT UNDER A GREEN COVER



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

BREATHE IN THE OXYGEN



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

REDEFINING GREEN LIVING



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

EVEN THE FENCES ARE GREEN

ACTUAL SHOT AT SITE



OVERVIEW OF VILLAS

WINDOWS OR PICTURE FRAMES FOR NATURE?



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

SPACES AS BIG AS YOUR DREAMS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

DESIGN THAT BRINGS THE OUTDOORS, INDOORS



ACTUAL SHOT AT SITE

OVERVIEW OF VILLAS

WHERE FRIENDSHIPS TAKE ROOT



ACTUAL SHOT AT SITE

SPECIFICATIONS

FLOORING

- Superior quality imported marble flooring in Living, Dining, Family, Kitchen and Bedrooms.
- Outdoor deck finished with composite timber.

ELEVATOR

- 1 lift of 5-passenger capacity within each villa.

FINISHES

- Combination of texture paint and exposed aggregate plaster in grit finish - a hard texture with rich granular effect for exteriors.
- Boundary wall in a combination of 1.2 m / 2.1m blockwork around the plot with a toe wall on the plot frontage.

TOILETS

- Superior quality CP fittings, under counter washbasin in toilets, wall-mounted EWC and flush tank.
- Steam room in Master Bathroom.

POWER BACK-UP

- 100% Generator back-up & uninterrupted power supply for individual villas, all common areas, and services.

SAFETY & CONVENIENCE FEATURES

- Video door phone at main door, intrusion alarm and gas leak detector. Fire extinguisher in the kitchen.
- CCTV cameras for round-the-clock surveillance of the common areas of the layout.

STRUCTURE

- Seismic Zone II compliant structure.

SUSTAINABILITY

- Pre-certified for 'IGBC Platinum' by Indian Green Building Council.

For more details please visit <https://www.underthesun.co.in/inspired-design/specification/>

THE PRECINCT



SANCTUARY FOR THE SOUL

Sunbeam' shines light on a singular focus to make 'Everyday Beautiful. Every moment of the day'. Luxuriously appointed, the club is a welcoming, convivial anchor of community. The design is rooted in the place and showcases an earthy palette. A play of light, texture and colour set the stage for inspired indulgence. A haven to bask in precious moments of reprieve with an exquisite lounge, multipurpose hall, a slew of courts, a swimming pool and other world-class facilities.



ACTUAL SHOT



ACTUAL SHOT



ACTUAL SHOT



ACTUAL SHOT



ACTUAL SHOT



ACTUAL SHOT

CLUB PLAN

GROUND FLOOR



LEGEND

- 01 Reception
- 02 Multipurpose Hall
- 03 Kitchen
- 04 Kids' Corner
- 05 Lift Lobby
- 06 Business Centre
- 07 Gymnasium
- 08 Squash Court
- 09 Convenience Store
- 10 Jacuzzi
- 11 Kids' Pool
- 12 Main Pool

CLUB PLAN

FIRST FLOOR

- 01 Spa
- 02 Home Theatre
- 03 Lift Lobby
- 04 Library
- 05 Lounge
- 06 Terrace



BRANCHING OUT

NORTH BANGALORE – WHERE THE ACTION IS TODAY.



- Accelerated connectivity: You can now fly your way from Hebbal to the airport in 30 min on the six-lane expressway. Rail, Monorail and Metro rail make the connectivity seamless from and to the city.
- Corporate choice: Prominent companies such as Shell, SAP Labs, Thyssenkrupp, Molex, Tyco, Wipro, Dynamatics, Autoliv, Centrum, TATA Power SED, AMADA India, etc., are operational, while Boeing, Airbus and Collins Aerospace are under development.
- Information Technology Investment Region: Being planned.
- Premium healthcare: Reassuring presence of Manipal and Aster Hospitals.
- Hospitality: Taj Bangalore, Clarks Exotica, Courtyard By Marriott, JW Marriott Bengaluru, Prestige Golfshire Resort and Spa.
- Apart from these, better air quality and access to excellent schools and colleges have made North Bangalore a preferred destination.



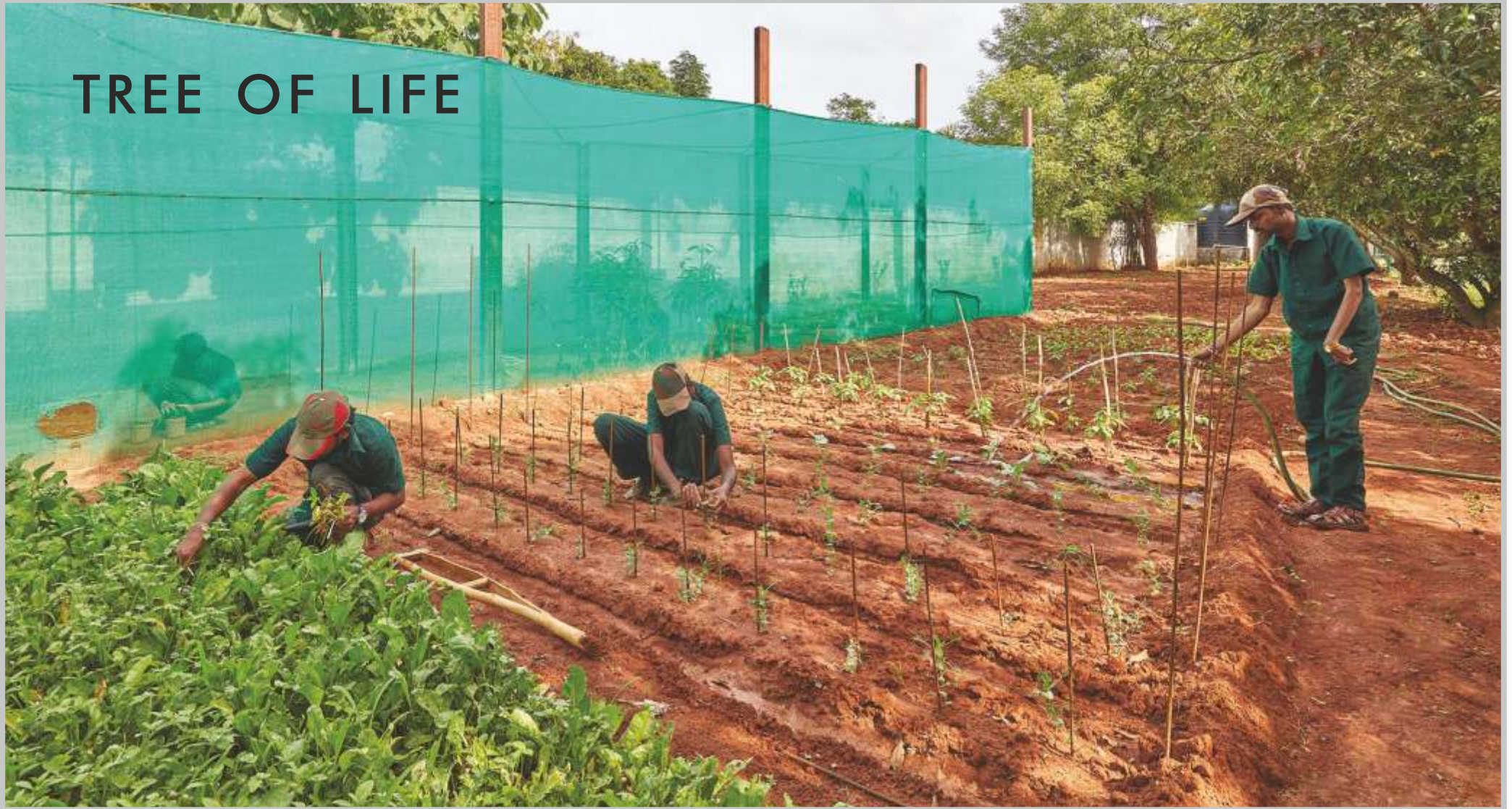
BRANCHING OUT

NORTH BANGALORE – WHERE THE ACTION IS TODAY.

Airport City

- A 500-acre vibrant, sustainable smart city with an emphasis on: work, play, live, learn and create.
- State-of-the-art business and knowledge parks will bring in huge investments and development in support sectors.
- 1.1 million sq ft of dining, retail, hospitality, convention, exhibition centres and entertainment arena.
- Located outside the KIAL terminals “The Quad” is an exclusive retail space as well as a gastronomical hub.

TREE OF LIFE



ACTUAL SHOT AT SITE

We believe in the life-affirming 'ability in disability' as part of our CSR activities. The gardens and lawns at Under the Sun are tended by specially-abled horticulturists trained by The Association of People with Disability (APD). They also nurture the organic vegetable and herb gardens in each villa. Mint, coriander, ridge gourd, beans, palak, tomatoes, bottle gourd, brinjal, amaranthus leaves, and carrot are some of the fresh produce you can expect.



ACTUAL SHOT AT SITE

- Villa designs by RSP Design Consultants, India's foremost design firm.
- Landscape and urban design by Formium Landscape, Australia.
- Project managed by Colliers.
- Legal and Title Clearance by Anup S Shah Law Firm.
- Ajay Shah Design Studio.

An aerial photograph of a modern residential development. In the foreground, a large, modern white house with a swimming pool and a tennis court is visible. The house is surrounded by lush greenery and palm trees. In the background, a cluster of similar white houses is nestled among trees. A large body of water, possibly a lake or a reservoir, occupies the lower right portion of the image. The sun is low in the sky, creating a warm, golden glow and reflecting off the water.

WE WOULD LOVE TO
HAVE YOU OVER

ACTUAL SHOT AT SITE

FOR MORE DETAILS VISIT
underthesun.co.in

CORPORATE OFFICE
Level Four, Raheja Paramount,
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Bangalore, Karnataka - 560025.

FORTIUS INFRA