



Star Property Optimizer Report

Ver. 1.0



Property Details



Hill Crest

Hill Crest is a unique residential plot project spread over 2 acres, this project is located at the midst of Nandi Hills range. Hill County combines modern living with nature's beauty. It is approved by Chikkaballapur planning Authority. This project has been developed by VR Holdings Pvt Ltd and marketed by Wellnest India Projects Pvt Ltd.

Property Type	plot
Location	Chikkaballapur Highway
Country	India
State	Karnataka
City / District	Bangalore
Plot Number	102
Plot Area	1360Sqft
Total Project Area	2 Acres
No. of Units	30
Statutory Details	Obtained

Highlights

Development on 2 acres with 30 plots. Plot dimension – 1500 sq. ft. In the midst of Nandi hills range. Near to Satya Sai Educational Institution.

Soil Report



The field and laboratory studies carried out for obtaining the necessary information about the subsoil characteristics including the position of ground water are termed as Geotechnical.

Investigation

The site investigation is thus able to give information about following:


- Depth and composition of soil strata
- Depth of rock
- Ground water level
- Engineering properties of samples
- Soil bearing capacity
- Selection of foundation type

Bore Hole No. :1				G.W.L :(-)1.0m																	
Type of Boring :Rotary				Dia of Boring :100mm																	
Started on :22/01/2016				Location : Ref. Fig																	
Ended on :22/01/2016				Soil Drilled : 4.0m																	
Depth (m)	Layer Thickness	Soil Profiles	Soil Description	IS Classification	SPT Details				Graphical Representation of SPT											Type of Samples	
					Depth (m)					0	10	20	30	40	50	60	70	80	90		100
						15	30	45	N												
0.0			Filled up Soil		0.00																SPT
0.5																					
1.0	1.00				1.00	3	2	2	4												SPT
1.5			Loose Brownish Fine to Medium SAND	SM																	
2.0	2.00					2.00	5	4	4	8											
2.5			Very Dense Brownish Medium to Fine SAND	SC																	SPT
3.0	3.00					3.00	50	50 Blows for 5cm													
3.5			Soft Disintegrated Rock	GP																	SPT
4.0	4.00					4.00	50 Blows for 0cm														

Weather Report



Weather has a profound and widespread influence on business. We are all vulnerable to unforeseen weather events, and the inability to manage weather-related risk can limit business success, thwart economic development. The weather report helps to plan the construction of plots or form layouts. Based on the weather data, the layouts can plan for the reuse of water and construct drainage system accordingly to balance the water bodies and future sustainability.

City	Bangalore
Weather Description	scattered clouds
Weather	
Minimum Temperature	22.00 °C
Maximum Temperature	23.00 °C
Wind Speed	2.6 km/h
Wind Degree	110
Pressure	1017 Hetropascals
Sun Rise	Mon Dec 03 2018 00:57:17 GMT+0000 (Coordinated Universal Time)
Sun Set	Mon Dec 03 2018 12:21:44 GMT+0000 (Coordinated Universal Time)

Vastu Report



Vastu guidelines for selecting the plot

Plots with irregular shapes must be avoided. Preference should be given to plots with a rectangular and square shape. These are auspicious from the point of Vastu and are said to bring prosperity and happiness.

* Shapes to be avoided: Circular shape, oval shape plot, semi-circular shape plot

Below are generally referred as best Vastu compliant plots / sites.

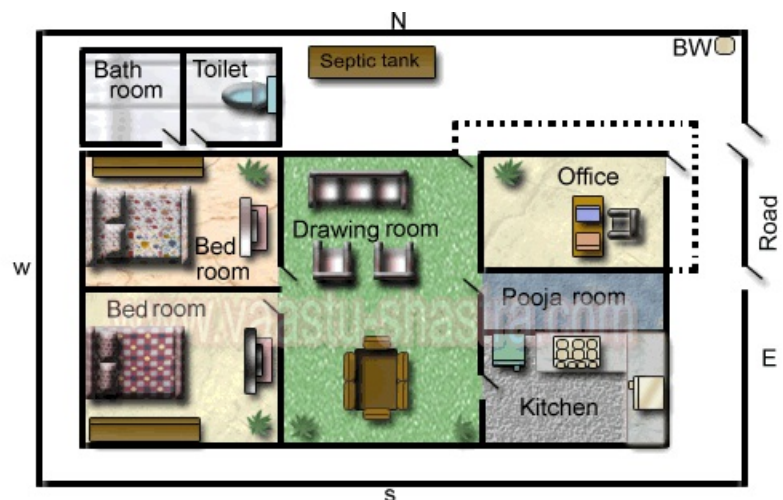
When the incoming road is from the east and hits the northeast part of the plot.

When the incoming road is from the north and hits the northeast part of the plot.

When the incoming road is from the West and hits the North- West part of the plot.

When the incoming road is from the South and hits the South- East part of the plot.

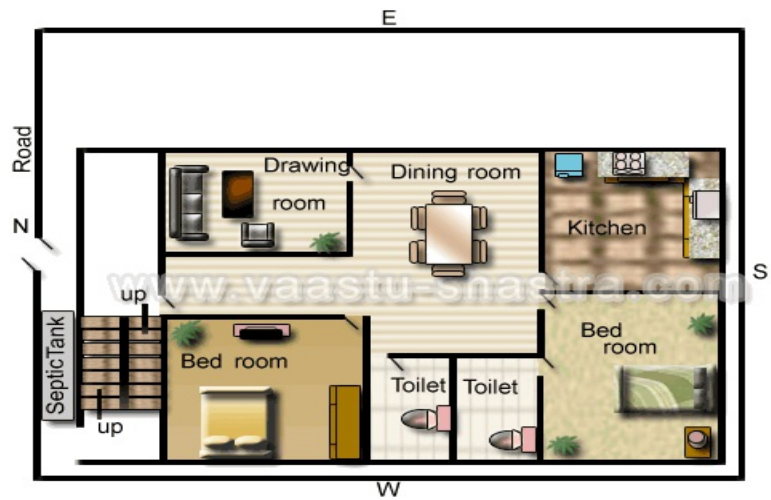
East facing plot - Below design can be adopted to harness positive energy



Vastu Report



North facing plot - Below design can be adopted to harness positive energy



South facing plot - Below design can be adopted to harness positive energy



Investment Opportunities



New upcoming properties from the developer from whom a property is already owned by you. These are golden opportunities for multiplying the investments.

Hillview Greens

Hillview Greens is part of North Bangalore's exciting growth and development, while offering a distinctive living experience. The layout, initially developed on 2 acres of land parcel, with its exclusive environs promotes the bonding that is part of closely-knit communities.

Property Type	Plot
Location	Off NH 44 Highway Nandi Hills
City / District	Bangalore
Total Project Area	1.3 Acres
No. of Units	26
Statutory Details	Pending

Future On Demand Services



On demand services which will be provided in future comprising in Gold and Platinum plans.

Neighbourhood Analysis	<ul style="list-style-type: none"> • Facilities like Hospital • Shopping • Schools • Colleges • Banks • Gyms • Etc.
New Developments in and around surroundings	<ul style="list-style-type: none"> • New roads • New metro • Upcoming Industries • Commercial Projects • Etc.
Economical Value Analysis	<ul style="list-style-type: none"> • Analysis on the present and future forecast based on surrounding development • Analysis on the current Govt value versus future Govt value • Analysis on the current Market value versus future market value • Etc.
Property Announcements within Community	<ul style="list-style-type: none"> • Property lease within community • Property sale within community • New property market value analysis • Promoting new property within new developer community

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Thank You

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