

Life is good when the location is.



FORTIUS WATERSCAPE





The Waterscape is an insightful, joyous reflection on life.

An inspired vision by Fortius Infra, an emerging presence in property development that draws on 'life' lessons acquired over two decades.

Fortius aspires to create breakthrough life and work spaces that accommodate your needs and the environment's, while redefining industry standards in quality and delivery.

The insights that reside in the depths of your mind, the values that have endured generations and contemporary design find a home in Fortius Waterscape.

From the placid lake outside your window to the flowing, elemental spaces, Fortius Waterscape is a reflection of you.



FORTIUS WATERSCAPE



Old Madras Road: The new growth corridor

The Waterscape resides in a neighbourhood where ripples of developmental activity have drawn the focus of well-informed home buyers and investors.

The six-lane Old Madras Road corridor, with its easy connectivity to the IT hub of Whitefield as well as the International Airport, is a sought after neighbourhood with ample potential for appreciation.

Situated a breezy 6 kms from the KR Puram suspension bridge, Fortius Waterscape lets you access the Outer Ring Road, Indiranagar and Koramangala in minutes. Every contemporary need, from the finest educational institutions, health care facilities, malls and dining options are reassuringly within reach.

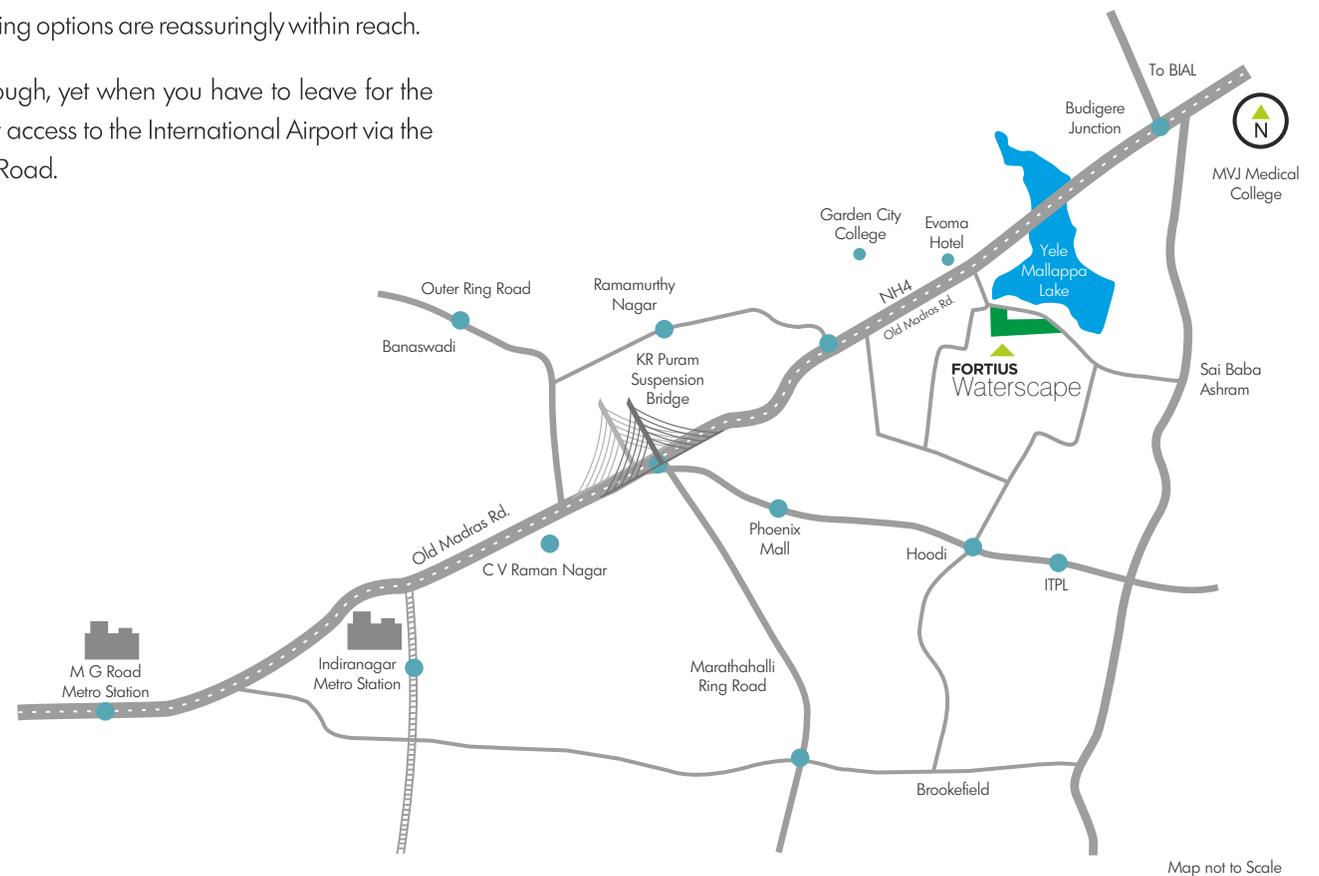
The world is close enough, yet when you have to leave for the world, you enjoy direct access to the International Airport via the less congested Cargo Road.

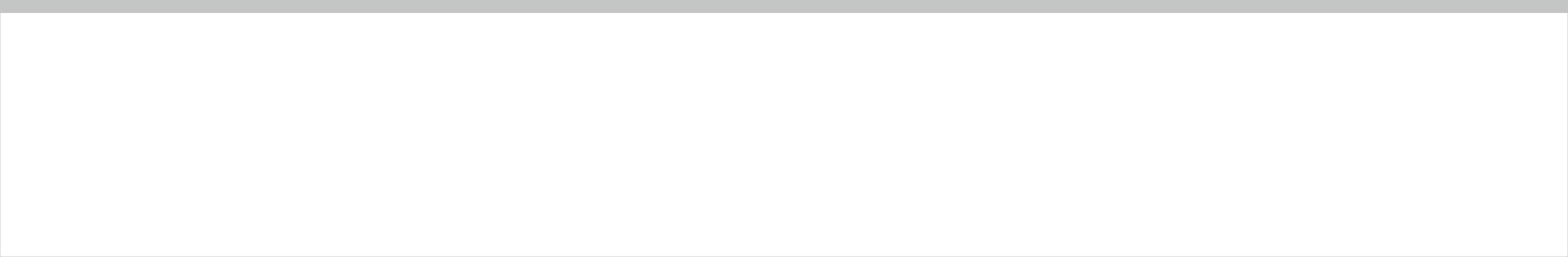
Distance to destinations

- MG Road - 13 kms
- Indira Nagar - 10 kms
- KR Puram Bridge - 6 kms
- KR Puram - 4 kms
- Whitefield - 4.5 kms
- ITPL - 6.5 kms
- Bangalore International Airport - 42 kms (direct access thru Cargo Road)
- Manyata Embassy Business Park - 14 kms

Places in proximity

Malls - Phoenix Market City, Park Square, Inorbit, Gopalan Signature, World Market
 Hospitals - Narayana Multi Speciality, Satya Sai Speciality, Vyedehi, MVJ
 Hotels - Marriot, Taj Vivanta, Zuri





Stress therapy: A 260 acre pristine lake

Even as you drive to the Waterscape, the workday stress dissolves as the cool breeze from the placid lake soothes frayed nerves and calms the mind.

Situated 500 mtrs off the Old Madras Road, a 60 ft approach road leads you to the Waterscape. Spread over a verdant 11 acre swathe, well-insulated from the bustle and noise, Fortius Waterscape rises in the vicinity of the Yele Mallapa Lake. One of the largest and most picturesque water bodies in Bangalore, the lake bestows the Waterscape with beautiful blue vistas and abundant lung space.

The eco-system plays host to a rich variety of flora and fauna, including a diverse community of feathered folk who are sure to fascinate birdwatchers.

Most apartments at the Waterscape open out to scenic, soulful window views of the lake. The unhindered vantage niche occupied by Waterscape will ensure the vistas are a privilege for life.



The science of Vasthu. The art of life.

The wisdom of the ancients embraces contemporary urban design concepts at the Fortius Waterscape.

The project is 100% Vasthu compliant - a first for contemporary housing in India. The elemental harmony channelizes the unobstructed flow of positive energies and enhances well-being.

As science evolves, increasing evidence for the science of Vasthu continues to unravel the positive benefits that it can bring to everyday life.



Scientific evidence that backs Vasthu principles

Vastushastra is an ancient belief-system that offers instructions and guidelines on how to create buildings and live in harmony with the earth. Outlined below is emerging scientific evidence that lends credence to Vasthu beliefs.

Vasthu principle: Vasthu believes orientations can effect a positive change. For instance, North, North-East corner, East and the center indicate positive benefits.

Scientific evidence:

Research has confirmed the ancient understanding that the brain is sensitive to orientation. The firing rate of specific neurons in the brain has been observed to change with direction. When one is facing East, the brain physiology functions differently than when facing North, South or West.

Neuro-science also reveals that the Sun, Moon and the planets are co-related to the different parts of the brain. This cosmic alignment is reflected in the Vasthu concept of orienting buildings towards the East to gain from the rising Sun.

The Earth's rotation around the sun is inclined 23.5 degrees North-East. This forward tilt represents a positive inclination.

Homes at the Waterscape are designed to be in harmony with these principles. For instance, kitchens are not tucked away in a dark corner as it is the case with most apartments. Kitchens here face East and gain from the positive, health benefits of sun light. Likewise, master bedrooms are positioned in the South-West corner as harmful rays recede by nightfall while the orientation channelizes positive energy for prosperity.

Vasthu principle: The positive benefits of the Sun's rays

Scientific evidence:

99% of sunrays contain visible light and the remaining are ultraviolet rays, infrared rays, etc. The position of the sun in the sky has a bearing on the dispersion of rays.

In the early hours, the intensity of infrared rays are both less and beneficial. They help kill bacteria and germs. Hence, water stored in the East, North or North-East sunlight benefits from the germicidal properties of the rays.

From 11 a.m. to 3 p.m., ultraviolet rays are at their highest. Vasthu suggests closure of the West and South directions, in order to safeguard occupants from the detrimental effects of ultraviolet rays and the intense heat from infrared rays.

Site plan



Phase 1 comprises 156 apartments in 2 & 3 BHK options

The indoors have a muse: The outdoors

Fortius Waterscape is a contemporary, sustainable project designed taking into account lifestyle and environmental concerns.

The planning recognizes the importance of indoor and outdoor relationship. As much as 80% of the land area is reserved for open spaces and verdure. Space transcends 4 walls, with open spaces on 3 sides. The lake flows through the design expression, with fluid, expansive spaces and ample ventilation that help keep the spaces inside cooler while reducing energy costs.

Designed for IGBC LEED certification, the Waterscape is anchored in 'green' values that reflect in the practices, choice of materials and features that minimize the impact on the environment.

The design is rooted to the times, with generous sized rooms and optimal use of space. Nothing common finds space at the Waterscape. No common walls that compromise on privacy. Comfort, elegance and superior finishes colour your life with a refined palette.



Life brims with leisure opportunities

Fortius Waterscape is a world in itself, a gated community with abundant verdant spaces, tree lined boulevards and endless opportunities for an indulgent, leisure lifestyle. A lifestyle that is not merely about few amenities, but an entire new way of life that is stress-free, cared for and complete.

- Tree-lined boulevards
- Entrance portal
- Entrance lobby with waiting space
- Swimming pool with deck
- Toddlers' pool
- Clubhouse
- Gymnasium
- Lounge
- Indoor games
- Billiards
- Mini theatre
- Meditation room
- Party lawns
- Barbeque pit
- Jogging trail
- Basketball court
- Children's play area
- Senior citizens' court
- Convenience store
- Concierge services





Fortius Infra: Not just structures, milestones

Citius, Altius, Fortius (Faster, Higher, Stronger) - Derived from the Olympic motto, Fortius represents more than just physical strength: the strength of imagination, vision and character.

Embodying these very strengths, Fortius was founded by Gopi Krishnan - an accomplished professional with over two decades of experience in the real estate business, both in India and internationally.

Fortius is anchored in enduring values and aspires to abide by ethical standards and transparency. The Fortius vision is to develop breakthrough residential and commercial spaces that will raise the bar in sustainability, quality and delivery.

Fortius believes in creating not just an enduring home and asset, but enduring relationships. This commitment to the long-term translates to a host of thoughtful services: In-house property management with professional maintenance services that ensure your property stays as good as new. Home-care and concierge service that provide you and your family with access to a slew of services.

In alignment with its quality focus, Fortius has brought on board a world-class team. The award-winning Singapore affiliated RSP Design Consultants will bring to bear sophisticated, thoughtful design. Synergy Property Development Services represents cutting-edge construction expertise. The well-established acumen of Anup Shah Law Firm will secure clear property titles.



A picture speaks a thousand words: specifications

Structure

- Seismic zone II complaint structure
- RCC Frame with concrete solid block masonry
- Covered parking in basement
- Internal walls plastered with smooth finish

Lifts

- 1 passenger lift of 10 pax and 1 stretcher lift of 15 pax capacity in each tower
- Elegant lift lobbies

Flooring

- Superior quality vitrified tile flooring for lobbies and common area
- Granite wall cladding for lift lobbies
- False ceiling with concealed lighting for entrance and lift lobbies
- 2' X 2' superior quality vitrified tile flooring within the apartment
- High quality anti-skid ceramic tile flooring and glazed ceramic tile cladding for toilets
- Ceramic tile flooring for all balcony and utility areas

Paints

- Oil-bound distemper paint for all internal walls
- Anti-fungal weather-shield paint for all external walls

Doors and windows

- Main doors with hardwood frame and polished finish flush shutter with magic eye and night latch

- All internal doors with wood frame and paint finish flush shutter
- Anodized two track aluminium sliding windows with glass
- Brushed steel finish superior quality hardware

Toilets

- Toilets with superior quality ceramic fixtures of Jaquar / Hindware or equivalent make
- Superior quality CP fittings of Jaquar / Hindware or equivalent make
- Provision for geyser points and exhaust fans in all toilets

Electrical

- 3 KW power for 2 bedrooms and 4 KW power for 3 bedrooms
- Concealed wiring with PVC conduits and fire resistant electrical wires
- ELCB and MCB for each apartment
- A/c point in living room and all bedrooms
- TV and Telephone points in living room and all bedrooms
- Intercom facility

Power back-up

- 100% generator back-up for all common areas and facilities
- Back-up power of 1 KVA for 2 bedroom units and 1.5 KVA for 3 bedroom units

Safety & convenience features

- Fire fighting system in each lobby and external yard hydrants
- Sprinklers in basement
- CCTV camera for round the clock surveillance
- Rain water harvesting
- Central water treatment plant
- Central sewage treatment plant
- Reticulated piped gas

Approvals received

- Clearance from State Level Environment Impact Assessment Authority
- NOC from Karnataka State Pollution Control Board
- NOC from Airport Authority of India
- NOC from Bangalore Electricity Supply Company Ltd.
- NOC from Director General, Karnataka State Fire & Emergency Services
- NOC from Bangalore Water Supply and Sewerage Board
- Plan Sanction from Bruhat Bangalore Mahanagara Palike

Key plan



- 01. Entrance Water feature
- 02. Security check
- 03. Arrival court
- 04. Party lawn
- 05. Wooden deck
- 06. Feature Wall with Jets
- 07. Swimming pool
- 08. Toddler's pool
- 09. Changing room
- 10. Open Shower
- 11. Kid's play area
- 12. Sand bed
- 13. Pergola Seating
- 14. Car parking
- 15. Building drop-off
- 16. Connecting pathways
- 17. Jogging trail
- 18. Yoga court / outdoor fitness court
- 19. Services
- 20. Practice basketball court

Floor plans



Type 1 - 1322 sft



Type 2 - 1328 sft

Floor plans



Type 3 - 1351 sq ft



Type 4 - 1379 sq ft

Floor plans



Type 5 - 1739 sft



Type 6 - 1764 sft



Explore. Invest. Live. The Waterscape glimmers with the promise of fine living and excellent returns. For a site visit or more information, please contact us.



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ANUP S SHAH LAW FIRM



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