

 JOHN  
SMART CITY  
**MOUNT DALE**





# JOHN SMART CITY











Villa Name  
# 212

Villa Name  
# 213

Villa Name  
# 214

# DISCOVER THE **HARMONY** OF LIVING

**John Buildwell** has scaled up itself as one of the leading and successful real estate firms, promoting apartments and villas since 2007. With the launching of **John Smart City - Mount Dale**, John Buildwell has reached the milestone of 25 projects, with unwavering dedication of the entire team in earning the trust of a range of customers. We take pride in creatively identifying architectural values and certainly focusing on the demands of our customers so as to exceed their expectations and give them the best in quality.





*Villa Namu*  
#57

*Villa Namu*  
#58

# EXPERIENCE THE **SERENE** LIVING



**John Smart City** is the 25th project of John Buildwell. **Mount Dale**, the first phase of it is a well planned layout of villas, row houses and apartments which spell out the new way of living, a level up in aesthetics. Mount Dale comprises 270+ villas and 110 flats. Mount Dale promises the finest blend of comfort and privacy along with 25+ amenities like Club House with Swimming Pool, Indoor Games, Billiards, Yoga Hall, Gym, Park, Function Hall and Kids Play Area.





*Willa Home*

345

*Willa Home*

345

*Willa Home*

345



# AREA STATEMENT

TYPES OF PLOTS	BHK	MINIMUM PLOT SIZE		NOS	CONSTRUCTION AREA IN SQ.FT
		Length in ft.	Breadth in ft.		
<b>A</b>	<b>4 BHK</b>	<b>60</b>	<b>40</b>	<b>60</b>	
NORTH FACING				20	2705
SOUTH FACING				16	2704
EAST FACING				9	2675
WEST FACING				15	2781
<b>B</b>	<b>3 BHK</b>	<b>60</b>	<b>30</b>	<b>81</b>	
NORTH FACING				33	2091
SOUTH FACING				36	1952
WEST FACING				12	1952
<b>C</b>	<b>2/3 BHK</b>	<b>46</b>	<b>32</b>	<b>46</b>	
NORTH FACING				2	1852
SOUTH FACING				10	1922
EAST FACING				17	1870
WEST FACING				17	1922
<b>D</b>	<b>2/3 BHK</b>	<b>40</b>	<b>35</b>	<b>10</b>	
SOUTH FACING				10	1940
<b>E</b>	<b>2 BHK</b>	<b>36</b>	<b>20</b>	<b>31</b>	
NORTH FACING				21	1368
SOUTH FACING				10	1370
<b>F</b>	<b>2 BHK</b>	<b>32</b>	<b>23</b>	<b>48</b>	
NORTH FACING				24	1067
SOUTH FACING				24	1084
				<b>TOTAL PLOTS</b>	<b>276</b>



# FEATURES & SPECIFICATIONS

## TOILETS

- All Sanitary Wares shall be from Parryware/Roca or of equivalent make.
- Exhaust Fan Provision.
- Mirror Light Provision.
- **MBR Toilet**
  - Single lever concealed divertor, rain shower of appropriate size.
  - Single lever basin mixer with counter.
  - Wash basins.
- **Other Toilets**
  - Hot & Cold shower mixer with overhead shower & bucket spout.
  - Pedestal wash basin with built-in counter for other toilets.
  - Powder Room - Pedestal wash basin, EWC with accessories.
  - Plumbing & Electrical Provision for geyser in toilets.

## DOORS AND WINDOWS

- Main Door - Premium teak wood door frame with teak wood door shutter.
- **Other Room Doors**
  - Teak wood door frame.
  - Membrane door for bedrooms or equivalent quality.
- **Windows**
  - Teak wood/UPVC frames & shutters for all windows.
  - Teak wood/UPVC frames & shutters for all ventilators.
  - Plain glass for all windows.
  - White tinted glass for ventilators.

## ELECTRICAL

- One TV point in the living room and in all bedrooms.
- Fire resistant electrical wires of Finolex/Anchor make or equivalent.
- Branded modular switches.
- Miniature Circuit Breaker (MCB) for each room provided at main distribution box within each villa.
- For safety, one Earth Leakage Circuit Breaker (ELCB) for the villas.
- Telephone points in living room and family room.
- Provision for Internet points (max 2 points).

## AC PROVISIONS

- Provision for Split AC in all rooms.

## POWER PROVISIONS

- Depending upon the size of the villa (Single Phase/Three Phase).

## COMMON AREA FEATURES

- Grand main entrance with security room and compound wall.
- Combined cobblestone, asphalt and paver block driveways with green cover on either side of the driveway.
- Covered storm water drains.
- Street Lights with adequate common area lighting.
- Underground electrical, plumbing & drainage lines for common areas & villas.
- Septic Tanks to be provided for each villas.



### **TOILET DOORS**

- High quality waterproof doors.
- Good quality chrome finish hardware.

### **BALCONY DOORS**

- Living room and bedrooms will be provided with Teak/UPVC sliding doors with clear glass.

### **SUB STRUCTURE**

- Earthwork, as per design.
- RCC Footing with pedestal.
- Plinth Beam.

### **SUPER STRUCTURE**

- RCC frame structure.
- Red Bricks, Fly Ash Bricks & AAC Block masonry.

### **KITCHEN / UTILITY**

- Provision for electrical & plumbing points.
- Granite/15 mm Vitrified tile platform with modern type sink of reputed make.
- Cladding upto 2 ft above cooking platform in kitchen with ceramic tiles.
- Provision for water purifier.
- Provision for washing machine in utility.

### **PLASTERING**

- All internal walls are smoothly plastered along with external plastering.

### **PAINTING**

- Interior - Superior quality interior emulsion paint.
- Exterior - Weather Proof exterior emulsion or other equivalent solution as per elevation features.

### **FLOORING**

- 4 x 2 Vitrified flooring tiles for living, dining and family areas.
- Master Bedroom - 4 x 2 Vitrified flooring tiles or equivalent.
- Other Bedroom - 4 x 2 Vitrified flooring tiles or equivalent.
- Kitchen - Vitrified or equivalent flooring.
- Utility and Balcony - Anti-skid ceramic flooring and wall tiles.
- Master Bedroom Toilet - Combination of vitrified tiles for flooring and wall.
- Other Bedroom Toilets - Combination of vitrified tiles for flooring and wall.

### **PLUMBING**

- All water supply lines of CPVC/PVC or equivalent.
- Individual OHT provision for villas.
- PVC sewer lines.





*Villa Name*  
#173



# TYPE A

4 BHK • 60 VILLAS



# TYPE A

SOUTH FACING

4 BHK

OPTION 1

TOTAL BUILT-UP AREA  
2704 sq.ft.

GROUND FLOOR AREA  
1547 sq.ft.

FIRST FLOOR AREA  
1157 sq.ft.

GROUND FLOOR



FIRST FLOOR





## OPTION 2

TOTAL BUILT-UP AREA  
2704 sq.ft.

GROUND FLOOR AREA  
1547 sq.ft.

FIRST FLOOR AREA  
1157 sq.ft.





# TYPE A

NORTH FACING

4 BHK

OPTION 1

TOTAL BUILT-UP AREA  
2705 sq.ft.

GROUND FLOOR AREA  
1545 sq.ft.

FIRST FLOOR AREA  
1160 sq.ft.

GROUND FLOOR



FIRST FLOOR





## OPTION 2

TOTAL BUILT-UP AREA  
2705 sq.ft.

GROUND FLOOR AREA  
1545 sq.ft.

FIRST FLOOR AREA  
1160 sq.ft.

GROUND FLOOR



FIRST FLOOR





# TYPE A

EAST FACING

4 BHK

OPTION 1

TOTAL BUILT-UP AREA  
2675 sq.ft.

GROUND FLOOR AREA  
1523 sq.ft.

FIRST FLOOR AREA  
1152 sq.ft.

GROUND FLOOR



FIRST FLOOR



## OPTION 2

TOTAL BUILT-UP AREA  
2675 sq.ft.

GROUND FLOOR AREA  
1523 sq.ft.

FIRST FLOOR AREA  
1152 sq.ft.





# TYPE A

WEST FACING

4 BHK

OPTION 1

TOTAL BUILT-UP AREA  
2781 sq.ft.

GROUND FLOOR AREA  
1591 sq.ft.

FIRST FLOOR AREA  
1190 sq.ft.

GROUND FLOOR



FIRST FLOOR





## OPTION 2

TOTAL BUILT-UP AREA  
2781 sq.ft.

GROUND FLOOR AREA  
1591 sq.ft.

FIRST FLOOR AREA  
1190 sq.ft.

GROUND FLOOR



FIRST FLOOR







*Villa Name*  
# 81

*Villa Name*  
# 82





# TYPE B

3 BHK • 81 VILLAS



# TYPE B

NORTH FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
2091 sq.ft.

GROUND FLOOR AREA  
1097 sq.ft.

FIRST FLOOR AREA  
994 sq.ft.





GROUND FLOOR



FIRST FLOOR



## OPTION 2

TOTAL BUILT-UP AREA  
2091 sq.ft.

GROUND FLOOR AREA  
1097 sq.ft.

FIRST FLOOR AREA  
994 sq.ft.



# TYPE B

SOUTH FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
1952 sq.ft.

GROUND FLOOR AREA  
1118 sq.ft.

FIRST FLOOR AREA  
834 sq.ft.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



## OPTION 2

TOTAL BUILT-UP AREA  
1952 sq.ft.

GROUND FLOOR AREA  
1118 sq.ft.

FIRST FLOOR AREA  
834 sq.ft.





*Villa Name*  
#08

*Villa Name*  
#09



# TYPE C

2/3 BHK • 46 VILLAS



# TYPE C

EAST FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
1870 sq.ft.

GROUND FLOOR AREA  
1037 sq.ft.

FIRST FLOOR AREA  
833 sq.ft.

GROUND FLOOR



FIRST FLOOR



**EAST FACING**

**2 BHK**

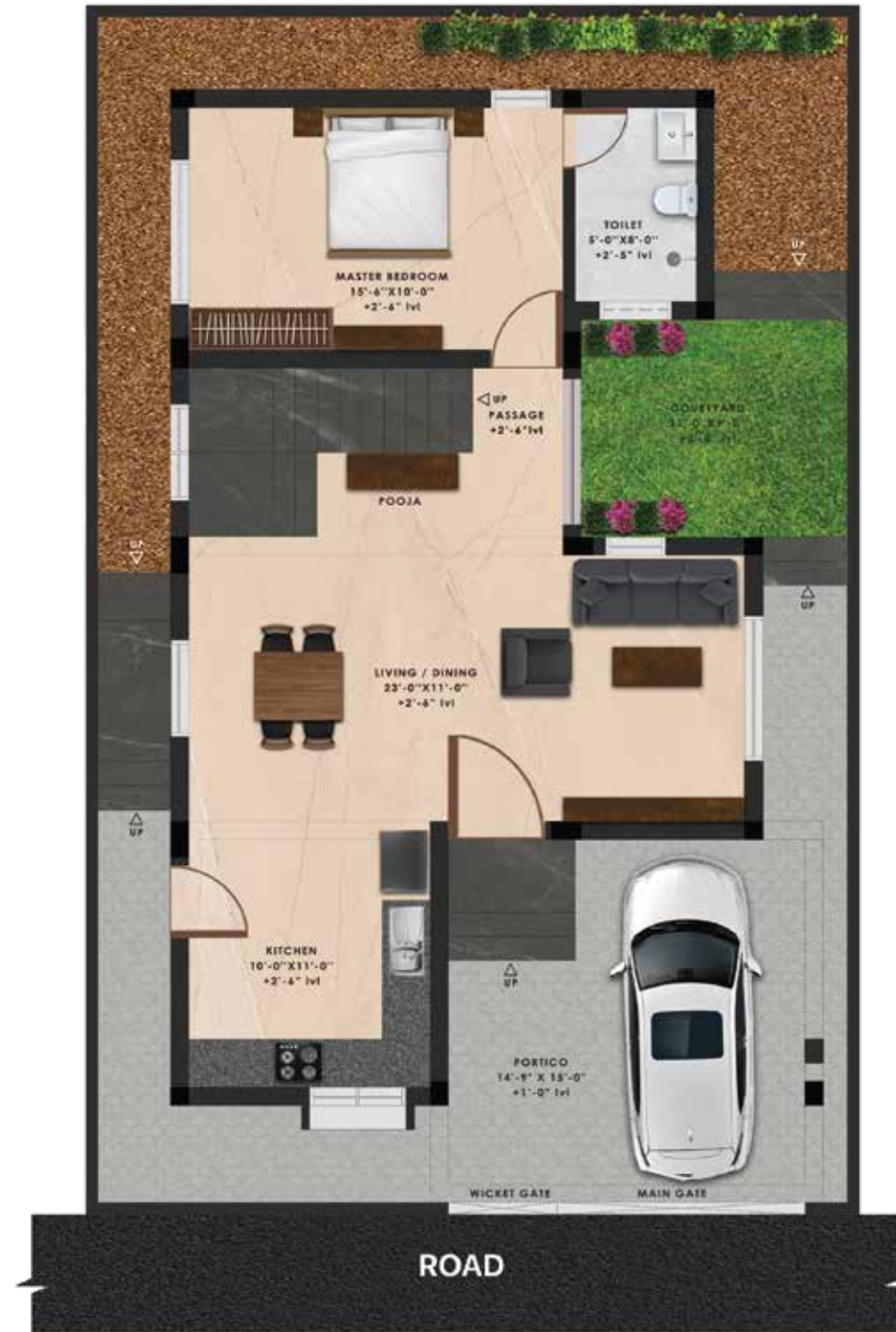
**OPTION 2**

TOTAL BUILT-UP AREA  
**1636 sq.ft.**

GROUND FLOOR AREA  
**1037 sq.ft.**

FIRST FLOOR AREA  
**599 sq.ft.**

GROUND FLOOR



FIRST FLOOR





# TYPE C

WEST FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
1922 sq.ft.

GROUND FLOOR AREA  
1011 sq.ft.

FIRST FLOOR AREA  
911 sq.ft.

GROUND FLOOR



FIRST FLOOR



WEST FACING

2 BHK

OPTION 2

TOTAL BUILT-UP AREA  
1725 sq.ft.

GROUND FLOOR AREA  
1011 sq.ft.

FIRST FLOOR AREA  
714 sq.ft.

GROUND FLOOR



FIRST FLOOR





# TYPE C

SOUTH FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
1922 sq.ft.

GROUND FLOOR AREA  
1011 sq.ft.

FIRST FLOOR AREA  
911 sq.ft.

GROUND FLOOR



FIRST FLOOR



# SOUTH FACING

2 BHK

OPTION 2

TOTAL BUILT-UP AREA  
1725 sq.ft.

GROUND FLOOR AREA  
1011 sq.ft.

FIRST FLOOR AREA  
714 sq.ft.

GROUND FLOOR



FIRST FLOOR







Villa Miami  
11-115

Villa Miami  
11-117



# TYPE D

2/3 BHK • 10 VILLAS



# TYPE D

SOUTH FACING

3 BHK

OPTION 1

TOTAL BUILT-UP AREA  
1940 sq.ft.

GROUND FLOOR AREA  
1023 sq.ft.

FIRST FLOOR AREA  
917 sq.ft.

GROUND FLOOR



FIRST FLOOR



# SOUTH FACING

## 2 BHK

### OPTION 2

TOTAL BUILT-UP AREA  
1665 sq.ft.

GROUND FLOOR AREA  
1023 sq.ft.

FIRST FLOOR AREA  
642 sq.ft.

GROUND FLOOR



FIRST FLOOR









# TYPE E

2 BHK • 31 VILLAS



# TYPE E

## NORTH FACING

2 BHK

TOTAL BUILT-UP AREA  
1368 sq.ft.

GROUND FLOOR AREA  
900 sq.ft.

FIRST FLOOR AREA  
468 sq.ft.



GROUND FLOOR



FIRST FLOOR





# SOUTH FACING

## 2 BHK

TOTAL BUILT-UP AREA  
**1370 sq.ft.**

GROUND FLOOR AREA  
**978 sq.ft.**

FIRST FLOOR AREA  
**392 sq.ft.**

GROUND FLOOR



FIRST FLOOR









# TYPE F

2 BHK • 48 VILLAS



# TYPE F

NORTH FACING

2 BHK

TOTAL BUILT-UP AREA  
1067 sq.ft.

GROUND FLOOR AREA  
614 sq.ft.

FIRST FLOOR AREA  
453 sq.ft.

GROUND FLOOR



FIRST FLOOR



# SOUTH FACING

## 2 BHK

TOTAL BUILT-UP AREA  
1084 sq.ft.

GROUND FLOOR AREA  
640 sq.ft.

FIRST FLOOR AREA  
444 sq.ft.

GROUND FLOOR



FIRST FLOOR





## 01 CLUB HOUSE



A shared place for residents to socialise and enhance their living experience.

## 02 SWIMMING POOL



This chill pill is accessible at your living place with safe and hygienic maintenance.

## 03 INDOOR GAMES



A range of games for recreational activities for adults and kids to enjoy precious leisure times.

## 04 PARK



A place to walk, exercise, relax with nature and have conversations with family and friends.

## 05 FUNCTION HALL



A multipurpose hall for social gatherings, parties, celebrations, events and group activities.

# 25+ AMENITIES

## 06 KIDS PLAY AREA



Carefully designed for enabling kids to play and enjoy their precious childhood, every day.

## 07 BASKETBALL



How awesome to see the expansive ground for outdoor sports in your own premises!

## 08 BILLIARDS



For the way you fancy billiards, we have meticulously crafted this room with complete furnishings.

## 09 YOGA HALL



A breathing space to help you achieve a healthy mind and a balanced physique.

## 10 GYM



Fitness cannot be easily bought unless you have a well-equipped, functional gym like this.

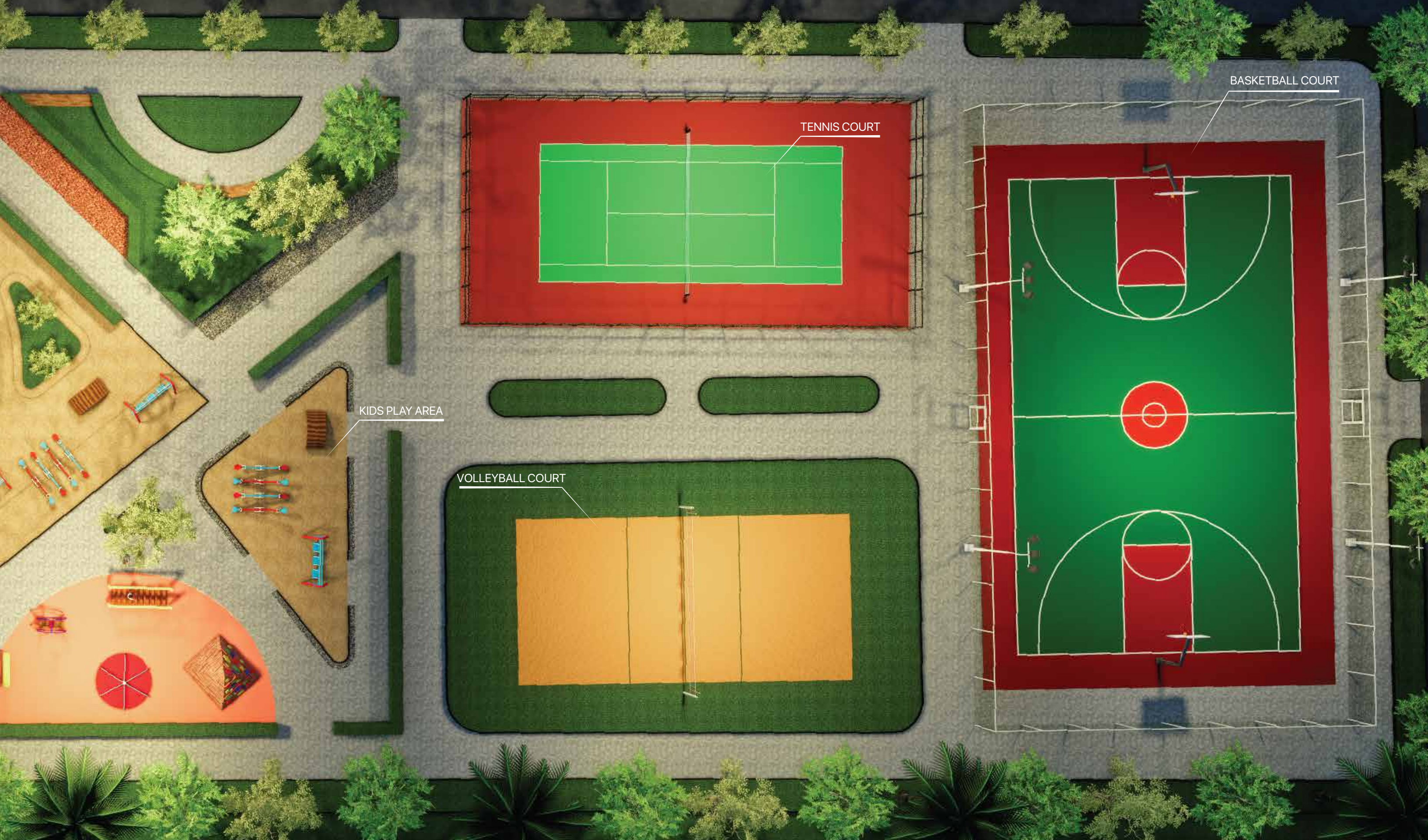




PARK

FOUNTAIN





BASKETBALL COURT

TENNIS COURT

KIDS PLAY AREA

VOLLEYBALL COURT



# CLUB HOUSE









# COMMERCIAL COMPLEX







COMPLEX





















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