

PROJECT BY  
**BHAVANI  
SHANKER & CO.**

*Dreams are realised in opportunity driven landscapes*



**VBS**  
**CHAMBERS**  
COMMERCIAL COMPLEX

Survey No 70/3A1 (P), Haripadav Road, Blueberry Hills,  
Yeyyadi, Mangalore, Karnataka, India-575008

# VBS CHAMBERS

COMMERCIAL COMPLEX



From being a quint coastal town, Mangalore is fast emerging as an Industrial and commercial hub. It is the fastest growing non Metro in South India and the only city of Karnataka to be connected by all modes of transport - air, road, rail, sea and it is one of the fastest growing smart cities in India and is ranked 48th best city in the world. Mangalore has always been known for its tile factories, banking, fishing, healthcare and educational institutions. It is now the preferred destination for modern industries like, petrochemicals, shipping, manufacturing, robotics, IT/BT and tourism. The city blends the traditional with modern, seamlessly. It is proud of its rich diverse culture and heritage; but is progressive in its outlook and lifestyle. It has amazing beaches, picturesque hills and valleys, fields and greenery, along with modern infrastructure, water, lighting, waste management, mobility, safety and sustainability.

VBS Chambers at Blueberry Hills offers commercial and office spaces in this classic yet contemporary city- convenient for IT companies, corporate offices, healthcare units, education and training facilities, that can be designed to suit requirements.



## SPECIFICATIONS

- ◆ Fully framed R.C.C. structure with laterite masonry walls for external and block masonry for internal walls along with structural glazing.
- ◆ Spacious entrance lobby/visitors lounge having marble / granite flooring, and a full height atrium.
- ◆ Superior quality polished vitrified floor tiles inside the commercial space.
- ◆ Concrete / interlock paving for car parking and yard.
- ◆ Parking facility in 3 lower basement floors.
- ◆ Commercial and Office spaces in Ground and Four upper floors connected with Two numbers High speed automatic elevators for vertical transportation and common lobby with required services.

## HIGHLIGHTS

- ◆ Ample power provided for each consumer with single phase meters.
- ◆ Solar Power Panels for common area lighting and diesel generators for backup power.
- ◆ CCTV connection from the gates, entrance and common area to all units for maximum security.
- ◆ Overhead water tank and underground sump tank with required pumps, Open well in addition to the corporation water connection.
- ◆ Rain water harvesting techniques and systems incorporated.
- ◆ Sewerage treatment plant to be provided.
- ◆ Landscaped garden and lawn along the building periphery.
- ◆ Fire fighting system and fire control room

**VBS**  
**CHAMBERS**  
COMMERCIAL COMPLEX  
BLUEBERRY HILLS, MANGALORE



## GROUND FLOOR



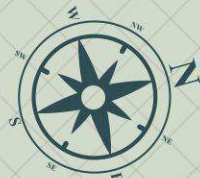
GROUND FLOOR	
SHOP NO.	SALEABLE AREA
UNIT 1	1197.00 SFT
UNIT 2	1941.00 SFT



## TYPICAL FLOOR



TYPICAL FLOOR	
SHOP NO.	SALEABLE AREA
UNIT 3	1878.00 SFT
UNIT 4	2797.00 SFT



## IDEAL LOCATION FOR

- HEALTHCARE CENTERS
- I.T. COMPANIES
- CALL CENTERS
- PROFESSIONALS
- CORPORATE OFFICES
- BANKS
- SHIPPING COMPANIES
- TRAINING INSTITUTES
- EDUCATION CENTERS



## SCHEMATIC SECTION

# TOTAL AREASTATEMENT 21,035 (in Sft)

## GROUND FLOOR

### UNIT 1

CARPET AREA	PLINTH AREA	SALEABLE AREA
736.00	801.00	1197.00

### UNIT 2

CARPET AREA	PLINTH AREA	SALEABLE AREA
1288.00	1300.00	1941.00

## FIRST FLOOR

### UNIT 3

CARPET AREA	PLINTH AREA	SALEABLE AREA
846.00	1258.00	1878.00

### UNIT 4

CARPET AREA	PLINTH AREA	SALEABLE AREA
1360.00	1875.00	2797.00

## SECOND FLOOR

### UNIT 5

CARPET AREA	PLINTH AREA	SALEABLE AREA
846.00	1258.00	1878.00

### UNIT 6

CARPET AREA	PLINTH AREA	SALEABLE AREA
1360.00	1875.00	2797.00

## THIRD FLOOR

### UNIT 7

CARPET AREA	PLINTH AREA	SALEABLE AREA
846.00	1258.00	1878.00

### UNIT 8

CARPET AREA	PLINTH AREA	SALEABLE AREA
1360.00	1875.00	2797.00

## FOURTH FLOOR

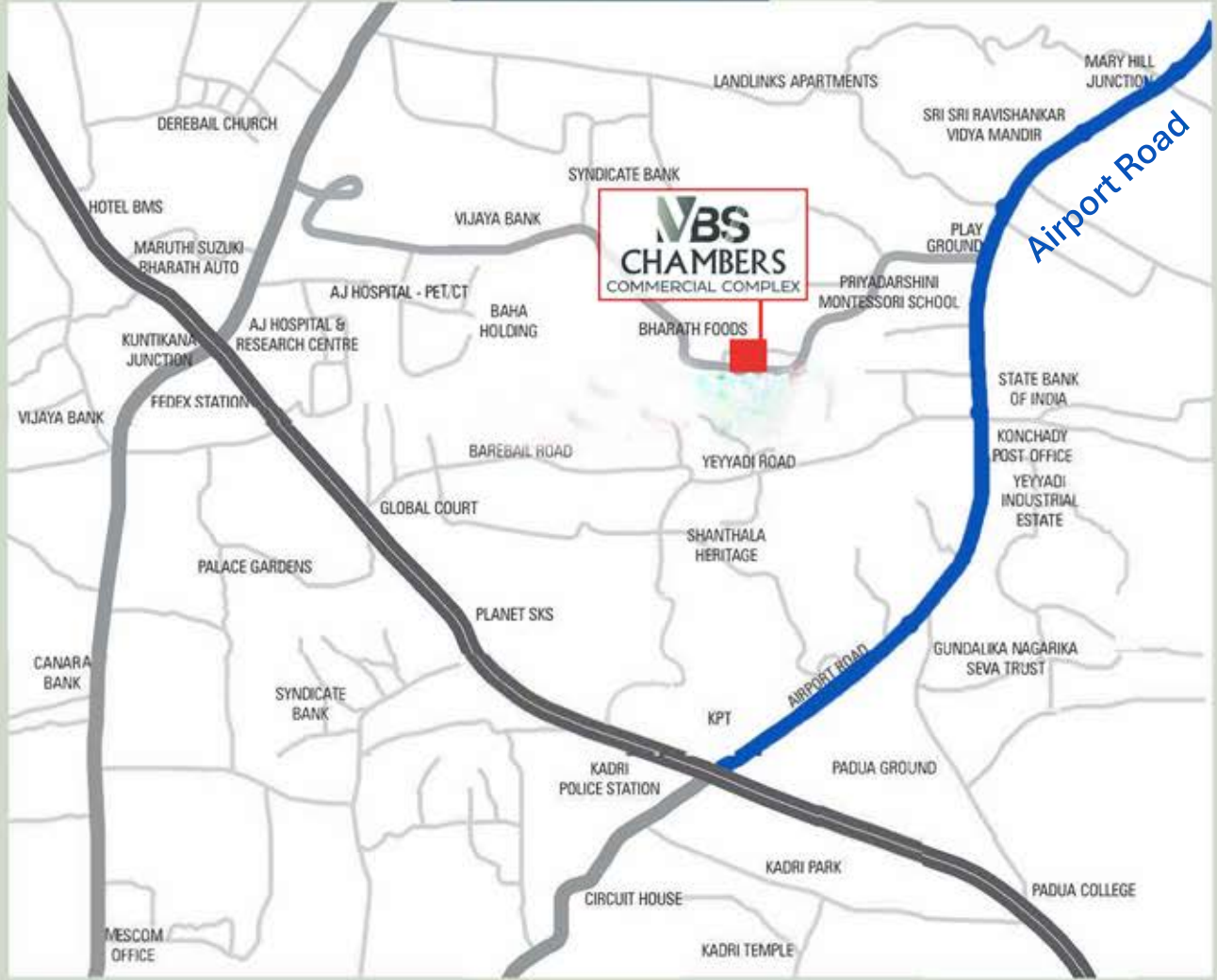
### UNIT 9

CARPET AREA	PLINTH AREA	SALEABLE AREA
846.00	1258.00	1878.00

### UNIT 10

CARPET AREA	PLINTH AREA	SALEABLE AREA
1360.00	1875.00	2797.00

## LOCATION MAP



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