



*palm hillside*  
*The address of pride*





*palm hillside*

*The address of pride*



GOA ROAD, JAMBOTI HILLS, JAMBOTI

*A Premium gated community 2 bhk & 3bhk  
boutique hillside villas.*



5500 SQFT



BALI THEMED  
VILLAS



2BHK | 3BHK  
VILLAS



30,000 SQFT  
CLUB HOUSE



PRIVATE  
POOL



OPEN PARTY  
LAWN



HILLSIDE  
VIEW



- 01. INTRODUCTION
- 02. VILLA TYPE 1 - 3BHK EAST
- 03. VILLA TYPE 2 - 2BHK WEST
- 04. VILLA TYPE 3 - 3BHK WEST
- 05. VILLA TYPE 4 - 2BHK WEST
- 06. STRUCTURAL SPECEFICATIONS
- 07. ARCHITECTURAL SPECEFICATIONS
- 08. MASTER PLAN

**CONTENTS**



# HOLIDAY HOMES

*escaping the city chaos.*



*A contextually designed layout celebrating harmony between built and natural environments*

Owning a piece of land is a dream cherished by many — a symbol of stability, legacy, and pride. In today's world of towering skyscrapers and diminishing open spaces, we offer you a rare opportunity to own a plot of land you can truly call your own. Whether as an investment for the future or a cherished gift for the next generation, land remains one of life's most enduring and valuable legacies.

Partnering with some of the finest architects in the city, we are transforming a pristine stretch of land at Jamboti, Belgaum into a landmark development that blends modern luxury with nature's timeless beauty. Inspired by the serene elegance of Balinese architecture, our villas are envisioned as tranquil sanctuaries that celebrate harmony, openness, and sustainability.

Drawing from the contours of the land and the infinite possibilities of nature, this green building project embodies our vision — to transform a plot of land into a lasting landmark, where design, comfort, and ecology coexist in perfect balance.

**INTRODUCTION**



**GATED COMMUNITY LAYOUT**



**ENTRANCE GATEWAY**



**SECURED AREA**



**UGD**



**UGW**



**UGE**



**VASTU COMPLIANTS**



**CLUB HOUSE**



**OPEN PARTY LAWN**



**OPEN SPACE GARDEN**



**CHILDREN'S PARK**



**GREEN NATURE**



*Inhale the soul of nature.....*



Escape the ordinary  
*and celebrate life with  
our private pool villas.*

## EXCLUSIVE **STANDALONE** **VILLAS** IN A PREMIER COMMUNITY



SWIMMING  
POOL



VASTU  
COMPLIANTS



PARTY LAWN



5,500 SQFT

Discover your ultimate sanctuary in Villa Type One, where luxury meets nature in a breathtaking Bali-themed setting. Choose from exquisite 2BHK and 3BHK villas, each designed for unparalleled living. Wake up in your Master Bedroom to step onto a private balcony offering a panoramic, captivating hill station view. Every villa features a spacious Kitchen, Dining area, and a comfortable Living space. Outside, enjoy the tranquility of palm trees all around, a secluded private pool and a dramatic backdrop of a dense forest hillside view. With an open lawn perfect for special events, this is more than a home—it's a paradise waiting to be claimed.

**VILLA TYPE 1**



1. ENTRANCE
2. LIVING ROOM
3. KITCHEN
4. DINING SPACE
5. POWDER ROOM
6. STAIRCASE
7. SEATING
8. INDOOR CORRIDOR
9. MASTER BEDROOM 1
10. TOILET
11. COURTYARD
12. OUTDOOR CORRIDOR
13. POOL CHAIRS
14. SWIMMING POOL
15. OUTDOOR DECK
16. OUTDOOR SEATING

**GROUND FLOOR**

BUILTUP AREA: 907.75 SQ FT  
 SUPER BUILTUP AREA: 1341.48 SQ FT  
 POOL AREA : 128 SQ FT



**ISOMETRIC VIEW**



- 17. MASTER BEDROOM 2
- 18. TOILET
- 19. WALKIN WARDROBE
- 20. BALCONY
- 21. MASTER BEDROOM 3
- 22. TOILET
- 23. BALCONY
- 24. OPEN TERRACE

### FIRST FLOOR

BUILTUP AREA: 813.54 SQ FT  
SUPER BUILTUP AREA: 935.43 SQ FT



### ISOMETRIC VIEW



*palm hillside*  
The address of pride



1. CAR PARKING
2. OUTDOOR SEATING
3. MAIN ENTRANCE
4. SWIMMING POOL
5. VERANDA
6. OPEN TERRACE
7. GAZEBO
8. OPEN LAWN



**VILLA TYPE 1 - 3BHK EAST**



## Design Concept Summary: Palm Hillside

Inspired by the tranquil aesthetics of Balinese architecture, Palm Hillside celebrates natural textures, open courtyards, and a seamless indoor-outdoor connection. The design uses laterite stone, teak wood to evoke tropical warmth and timeless serenity.

The layout emphasizes natural ventilation and abundant daylighting, ensuring spaces feel bright and airy throughout the day. Tropical planting enhances the cooling microclimate of the site. This approach is rooted in a commitment to sustainability, utilizing local materials and integrating rainwater harvesting to minimize the environmental footprint while maximizing comfort and aesthetic appeal.

## BALI-INSPIRED TROPICAL VILLA

Rooted in Bali's serene tropical essence, Palm Hillside blends laterite stone, teakwood, and earthy materials to create harmony between architecture and nature. The villa design incorporates open courtyards and natural ventilation to achieve a balance of sustainability and tranquility.

The structure features generous roof overhangs and traditional design elements that create cool, comfortable outdoor living areas essential for the tropical climate. The aesthetic is focused on natural textures and a deliberate architectural language that fosters a deep connection with the surrounding lush, tropical environment, ensuring spaces are bright, airy, and inviting.



1. MAIN ENTRANCE
2. LIVING ROOM
3. COMMON TOILET
4. MASTER BEDROOM 1
5. TOILET
6. MASTER BEDROOM 2
7. TOILET
8. WALKIN WARDROBE
9. WINDOWSIDE SEATING
10. KITCHEN
11. SERVING COUNTER
12. DINING SPACE
13. UTILITY
14. STORE ROOM
15. SWIMMING POOL
16. OUTDOOR DECK
17. COURTYARD

## GROUND FLOOR

BUILTUP AREA: 1168.93 SQ FT  
 SUPER BUILTUP AREA: 1803.78 SQ FT  
 POOL AREA : 128 SQ FT



## ISOMETRIC VIEW

VILLA TYPE 1 - 2BHK EAST



- 1. CAR PARKING
- 2. ENTRANCE
- 3. SWIMMING POOL
- 4. OUTDOOR DECK
- 5. PASSAGE
- 6. COURTYARD
- 7. GAZEBO
- 8. OPEN LAWN



Your Personal Bali Retreat,  
*High on the Hill.*



**SWIMMING POOL**



**VASTU  
COMPLIANTS**



**PARTY LAWN**



**5,500 SQFT  
2,750 SQFT**

**VILLA TYPE 2**



1. ENTRANCE
2. LIVING ROOM
3. POWDER ROOM
4. DINING SPACE
5. KITCHEN
6. COURTYARD
7. STAIRCASE
8. MASTER BEDROOM 1
9. TOILET
10. STORAGE
11. OUTDOOR CORRIDOR
12. OUTDOOR SEATINGS
13. OUTDOOR DECK
14. SWIMMING POOL
15. POOL CHAIRS



### GROUND FLOOR

BUILTUP AREA: 916.98 SQ FT  
 SUPER BUILTUP AREA: 1430.03SQ FT  
 SWIMMING POOL : 162 SQ FT

### ISOMETRIC VIEW

**VILLA TYPE 2 - 3BHK WEST**



- 16. MASTERBEDROOM 2
- 17. TOILET
- 18. BALCONY
- 19. WALKIN WARDROBE
- 20. INDOOR CORRIDOR
- 21. MASTER BEDROOM 3
- 22. TOILET
- 23. BALCONY

### FIRST FLOOR

BUILTUP AREA: 838.62 SQ FT  
 CARPET AREA: 536.80 SQ FT  
 SUPER BUILTUP AREA: 838.62 SQ FT



### ISOMETRIC VIEW

VILLA TYPE 2 - 3BHK WEST



- 1. CAR PARKING
- 2. LAWN
- 3. SEATING
- 4. OUTDOOR DECK
- 5. SWIMMING POOL
- 6. GAZEBO



**VILLA TYPE 2 - 3BHK WEST**



*The greenest community around belgaum*



1. CAR PARKING
2. LAWN
3. VERANDA
4. OUTDOOR DECK
5. SWIMMING POOL
6. LIVING ROOM
7. DINING SPACE
8. STAIRCASE
9. KITCHEN
10. STORE & UTILITY
11. COMMON TOILET
12. MASTER BEDROOM 1
13. TOILET
14. DECK

### GROUND FLOOR

BUILTUP AREA: 1168.93 SQ FT  
 SUPER BUILTUP AREA: 1803.78 SQ FT  
 POOL AREA : 128 SQ FT



### ISOMETRIC VIEW

## VILLA TYPE 2 - 2BHK WEST



- 1. MASTER BEDROOM 2
- 2. TOILET
- 3. BALCONY

## FIRST FLOOR

BUILTUP AREA: 1168.93 SQ FT  
 SUPER BUILTUP AREA: 1803.78 SQ FT  
 POOL AREA : 128 SQ FT



## ISOMETRIC VIEW

VILLA TYPE 2 - 2BHK WEST



- 1. CAR PARKING
- 2. LAWN
- 3. SWIMMING POOL
- 4. OUTDOOR DECK



**VILLA TYPE 2 - 2BHK WEST**

OWN A  
*luxurious*  
TOMORROW

2 BHK | 3 BHK HILLSIDE  
BOUTIQUE VILLAS

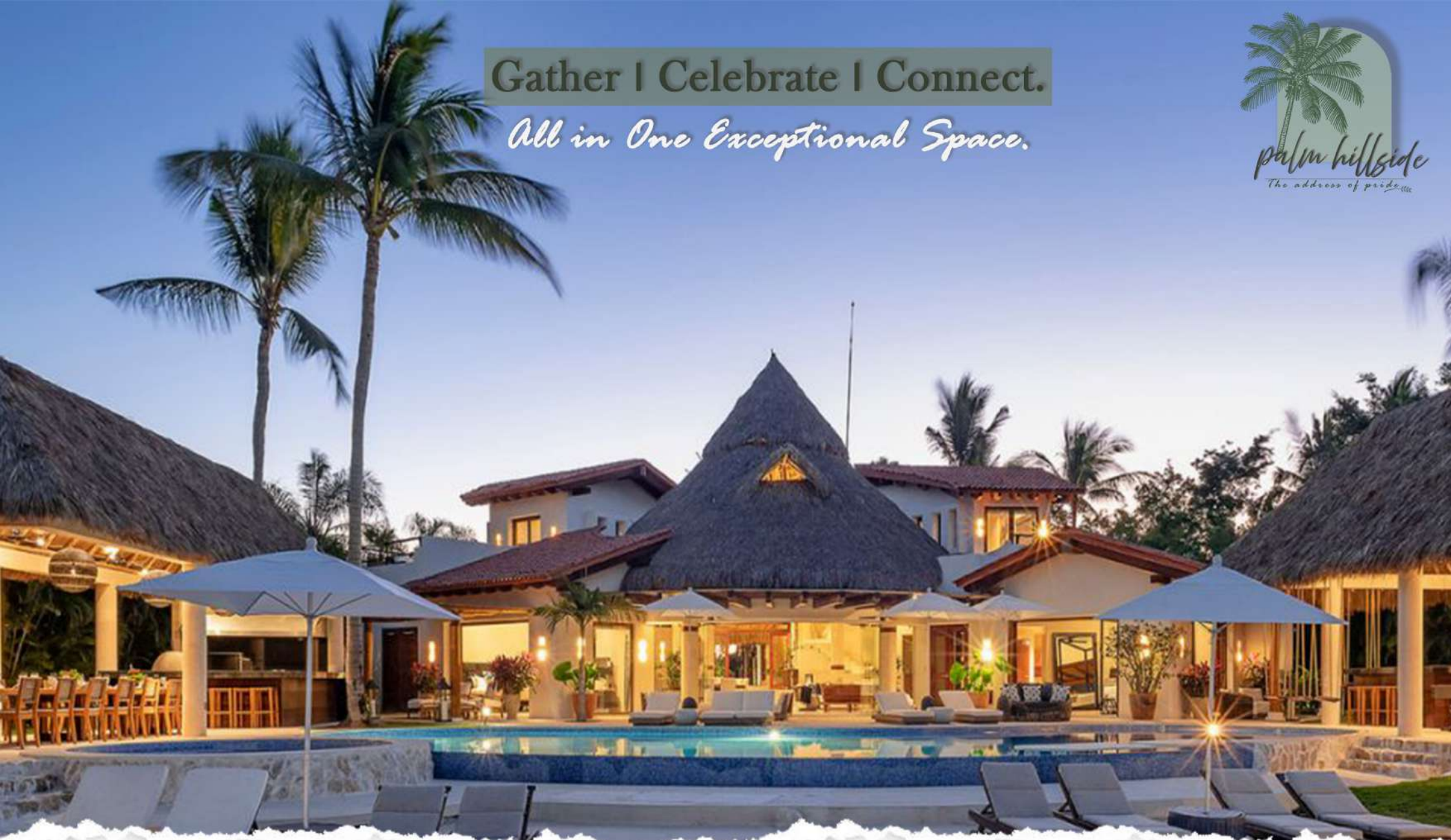
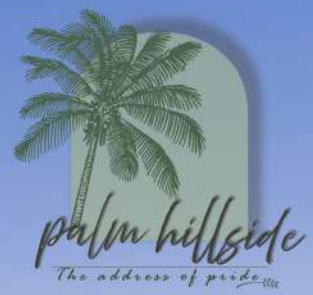


*Nature at your doorstep*



**MASTER PLAN**

Gather | Celebrate | Connect.  
*All in One Exceptional Space.*



30,000 SQ FT



CLUB HOUSE



PARTY LAWN



SWIMMING POOL



GYM



RESTAURANT



INDOOR GAMES



BANQUET HALL

# STRUCTURAL SPECIFICATIONS

## 1. General Description

The structure is designed as a reinforced concrete (RCC) framed system with isolated or combined footings, columns, beams, and slabs as per IS 456:2000, IS 875.

## 2. Structural Design Parameters

Structural System: RCC framed  
 Grade of Concrete: M25/M30  
 Grade of Steel: Fe500/Fe550  
 Foundation: Isolated/Combined  
 Codes: IS 456, IS 875, IS 1893, IS13920.

## 3. Materials

Cement: OPC 53/PPC  
 Fine Aggregate: River Sand/M-sand  
 Coarse Aggregate: 20mm  
 Water: Clean Potable  
 Admixtures: IS 9103 Compliant.

## 4. Foundation

PCC 1:4:8 (M10) below footing, RCC M25 with 50mm cover, anti-termite treatment, and soil tested for SBC.

## 5. Columns & Beams

RCC M25/M30;  
 Beams 230x450mm;  
 Columns 300x450mm;  
 Clear cover: Beams 25mm, Columns 40mm, Footings 50mm.

## 6. Slabs

RCC M25, 120–150mm thick, main bars 8mm@150mm c/c, top cover 15mm, bottom 20mm, cured min 7 days.

## 7. Staircase

RCC dog-legged type; tread 300mm, riser 150mm, width 1.2m; reinforcement as per design.

## 8. Waterproofing & DPC

Integral waterproofing (IS 2645), liquid membrane on terraces, DPC 40mm M20 concrete with admixture.

## 9. Workmanship & Quality Control

Concrete batching by weight, compaction by vibrator, cube test as per IS 516, slump test per batch.

## 10. Notes

All RCC cured min 7 days (M25) or 10 days (M30).  
 Deviation from design only with consultant approval

## DETAILED STRUCTURAL PARAMETERS

Structural Member	Typical Size (mm)	Concrete Grade	Steel Grade	Remarks
Footings	900×900×250	M25	Fe500	Isolated footing on PCC
Plinth Beam	230×300	M25	Fe500	Continuous under walls
Columns (G+1)	300×450	M30	Fe550	Axial + Biaxial load design
Beams	230×450	M25	Fe500	Main + secondary beams
Slabs	120-150 thick	M25	Fe500	Two-way reinforced slab
Staircase	150 tread / 300 riser	M25	Fe500	Dog-legged RCC

## COVER & REINFORCEMENT DETAILS

Member	Clear Cover (mm)	Rebar Diameter	Spacing	Remarks
Footing	50	12–20 mm	As per design	Main + distribution bars
Column	40	16–25 mm	As per BBS	Vertical + ties
Beam	25	10–20 mm	150 mm c/c	Top & bottom reinforcement
Slab	15 (top), 20 (bottom)	8–10 mm	150 mm c/c	Main + distribution
Staircase	20	10–12 mm	150 mm c/c	Waist slab reinforcement

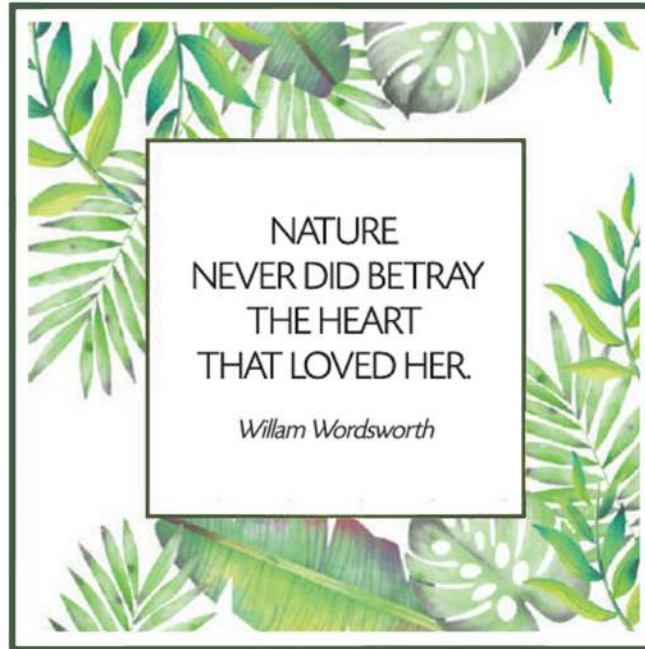
## LOAD ASSUMPTIONS

Type of Load	Design Load (kN/m <sup>2</sup> )	Code Reference	Remarks
Live Load (Floors)	2.0-3.0	IS 875 (Part 2)	Residential occupancy
Live Load (Roof)	1.5	IS 875 (Part 2)	Accessible roof
Dead Load (RCC)	Self-weight	IS 875 (Part 1)	Density 25 kN/m <sup>3</sup>
Wind Load	As per site	IS 875 (Part 3)	Calculated by zone factor

## ARCHITECTURAL SPECIFICATIONS

### DETAILED MATERIAL AND FINISH SCHEDULE

Item	Specification	Remarks
<ul style="list-style-type: none"> <li>• Masonry</li> <li>• Wall Finish</li> <li>• Flooring</li> <li>• Doors &amp; Windows</li> <li>• Roof Finish</li> <li>• Ceiling</li> <li>• Painting</li> <li>• Waterproofing</li> <li>• Landscape</li> <li>• Pool</li> <li>• Miscellaneous</li> </ul>	<ul style="list-style-type: none"> <li>• AAC Blocks (thicknesses from 200mm exterior to 150mm interior), Laterite stone.</li> <li>• Cement texture , Laterite Stone cladding, Textured Plaster, Terracotta jali.</li> <li>• Vitrified &amp; ceramic tiles, antiskid tiles for toilet moroccan tiles &amp; natural stone for passage.</li> <li>• Flush door with solid/FSC approved wood frame. Entrance door &amp; bedroom doors shall have superior lock &amp; handle.</li> <li>• Fabricated roof with roof tiles , RCC roof.</li> <li>• POP False Ceiling.</li> <li>• Asian paints -Exterior: Weather Shield. -Interior: Emulsion (or Acrylic Emulsion).</li> <li>• Integral compound in wet areas.</li> <li>• Laterite boundary wall, stone paving, and tropical planting.</li> <li>• Pludge pool ,FRP material.</li> <li>• Rainwater Harvesting &amp; Natural Ventilation systems.</li> </ul>	<ul style="list-style-type: none"> <li>• Lightweight, fire-resistant, and thermally efficient construction.</li> <li>• Provides a durable, smooth internal finish and a natural, earthy textured external finish.</li> <li>• Premium materials for a tropical and warm tone. Specifically requires a anti-skid finish in toilets &amp; balconies.</li> <li>• Features Brass hardware fittings and a Melamine Polish for a polished natural, durable finish.</li> <li>• Bali-inspired aesthetic.</li> <li>• Allows for a decorative natural ceiling texture and a durable, elegant finish.</li> <li>• Application requires Two coats over primer.</li> <li>• Compliance specified As per IS 2645 (Indian Standard).</li> <li>• Design integrates a Water feature.</li> <li>• Quick installation, excellent watertightness, low maintenance, and highly resistant to corrosion/chemicals</li> <li>• Forms the basis of the overall Sustainable design approach.</li> </ul>



AN ODE TO NATURE...

SHE SELDOM WANTS BUT ALWAYS GIVES. NATURE NEVER DID BETRAY THE HEART THAT LOVED HER.  
EVERY YEAR, THE FOUR SEASONS BRING IN A BOUNTY OF MYRIAD SHADES AND HUES.  
IN A BEAUTIFUL BOUQUET, NATURE HAS VARIOUS EVERLASTING COLOURS.  
OUR CHOICE IS GREEN.



"**JK INFRABUILD GROUP**" is one of the most experienced and reputed real estate developers in Belagavi. The Company thrives on goodwill, quality construction and customer-friendly projects.

Established in the year **2001**.

Headed by a team of visionaries and dynamic leaders, **JK INFRABUILD** has built projects in multiple segments such as residential, commercial, retail to name a few. The long standing mission of the company is to create life spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.

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You trust our values we value your trust.

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The project has a unique location, With choicest hand-picked lifestyle facilities and amenities this project offers rising returns on investment. Come join the community. You will be glad you did!



PROJECT BY:



Office : Gajanan saw mill, first floor, Khanapur road, Udyambag, beside HP petrol pump, Belagavi.

CONSULTANTS:



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*“The address of pride”*

