



LA CAMPANA
ELEVATE YOUR LIFESTYLE

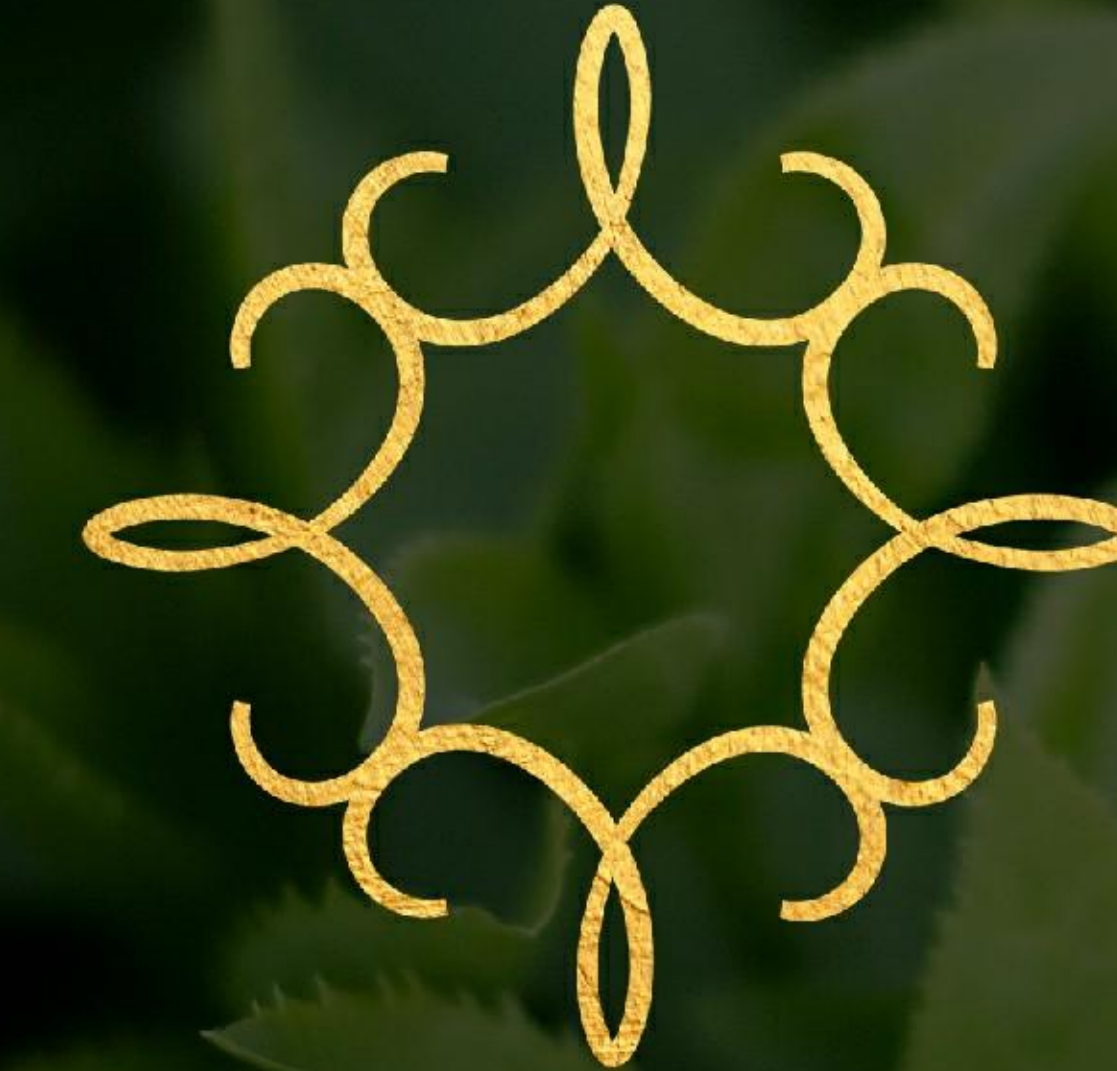
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LA CAMPANA
ELEVATE YOUR LIFESTYLE

Elegant Luxe Apartments

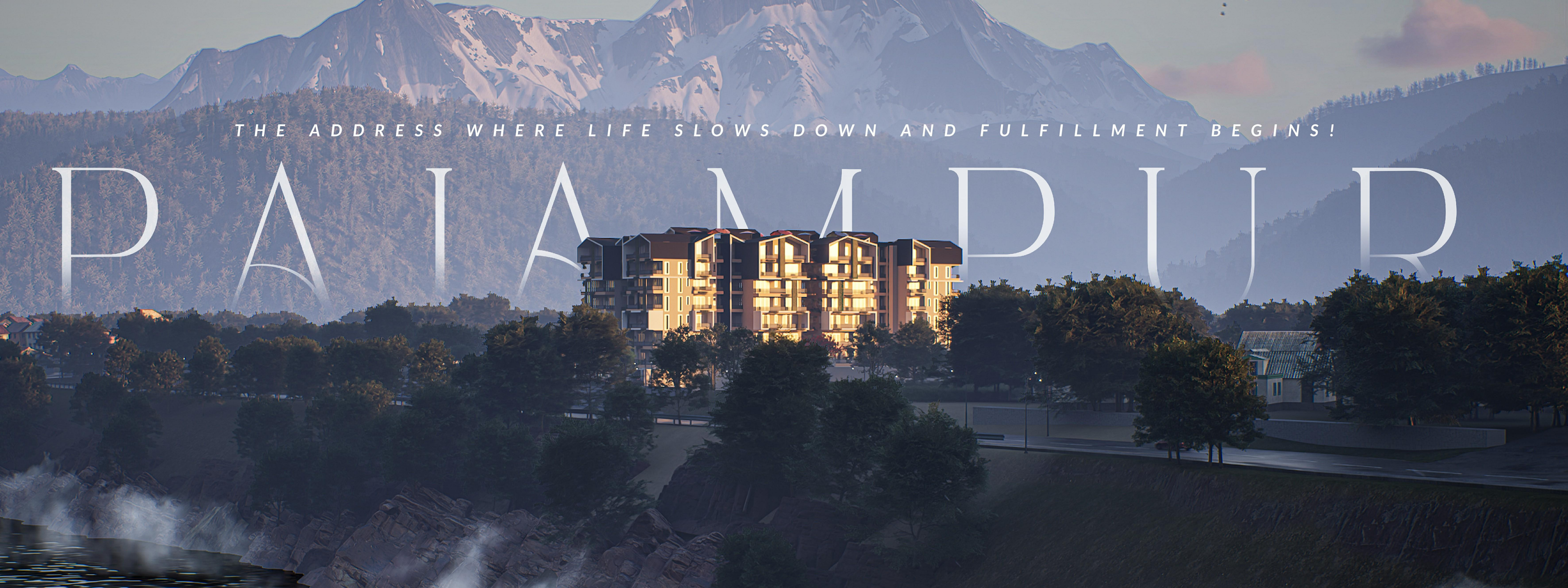
P A L A M P U R

Elevate your lifestyle



THE ADDRESS WHERE LIFE SLOWS DOWN AND FULFILLMENT BEGINS!

PALAMPUR



What Makes Palampur So Special?

Palampur is surrounded by natural beauty, with nearby treasures like Bir-Billing, tea gardens, the Dalai Lama Monastery, and the Baijnath Temple. It's the perfect blend of adventure, spirituality, and serenity.





Close to Needs, Closer to Peace



Railway Station - 10 Mins



Kangra-Gaggal Airport - 40 Mins



Vivekanand Hospital - 15 Mins
Fortis Hospital - 40 Mins



Saint Paul School - 5 Mins
DAV School - 5 Mins

Site Plan



- | | | |
|---------------------------|--------------------------|-------------------------------|
| 1. Entry Gate | 6. Kids Play Area | 11. Open Amphitheatre |
| 2. Stilt Parking | 7. Cabana | 12. Bornfire |
| 3. Casa Campana | 8. Gazebo | 13. Cycling and Jogging Track |
| 4. Archery Area | 9. Rooftop Swimming Pool | 14. Drop Off |
| 5. Cricket Practice Pitch | 10. Rooftop Sitting | 15. Exit |

Live a Peaceful Life of Fulfillment at
La Campana!



Design Inspiration

Inspired by the hills of Palampur, La Campana's architecture blends nature and innovation. Spacious balconies and landscaped walkways create a refreshing, timeless living experience.





A Gated Society with 24/7 Security for Peace!

The grand entryway with expansive gates ensures security and elegance, offering 24/7 protection. Enter a thoughtfully designed space where safety and serenity combine for a fulfilling life.

Crafted for Connected Living

La Campana brings families closer with a low-density layout encourages meaningful connections. Inspired by Palampur's serene hills, its nature-infused design, complete with green walkways, sets the stage for a vibrant, close-knit community.





Serenity in Every View

Nestled against the majestic Dhauladhar range, La Campana offers stunning mountain views and riverside tranquillity. Inspired by the hills of Palampur, its nature-blended architecture and landscaped walkways create a refreshing, timeless living experience.

Balconies with a Horizon

Perched against the Dhauladhar range, La Campana's spacious balconies open up to breathtaking mountain vistas and riverside serenity. Thoughtfully designed, they blend nature and architecture to offer a refreshing escape in every moment.





Nature-Infused Serenity

La Campana, nestled against the majestic Dhauladhar range, offers green walkways and tile roofs that provide a peaceful escape. Surrounded by nature, its open layouts and thoughtful design offer a refreshing living experience that blends tranquillity and innovation.

Starlit Nights of Togetherness

At La Campana, evenings come alive in the fresh air, offering a peaceful retreat. With a close-knit community and the serene backdrop of the Dhauladhar range, every night promises tranquillity and connection.





Fireside Freshness & Wellness

La Campana offers a peaceful bonfire area to enjoy serene evenings with a close-knit community, set against the tranquil Dhauladhar range. With fresh air and a pollution-free environment, it invites you to live a healthy, timeless lifestyle.

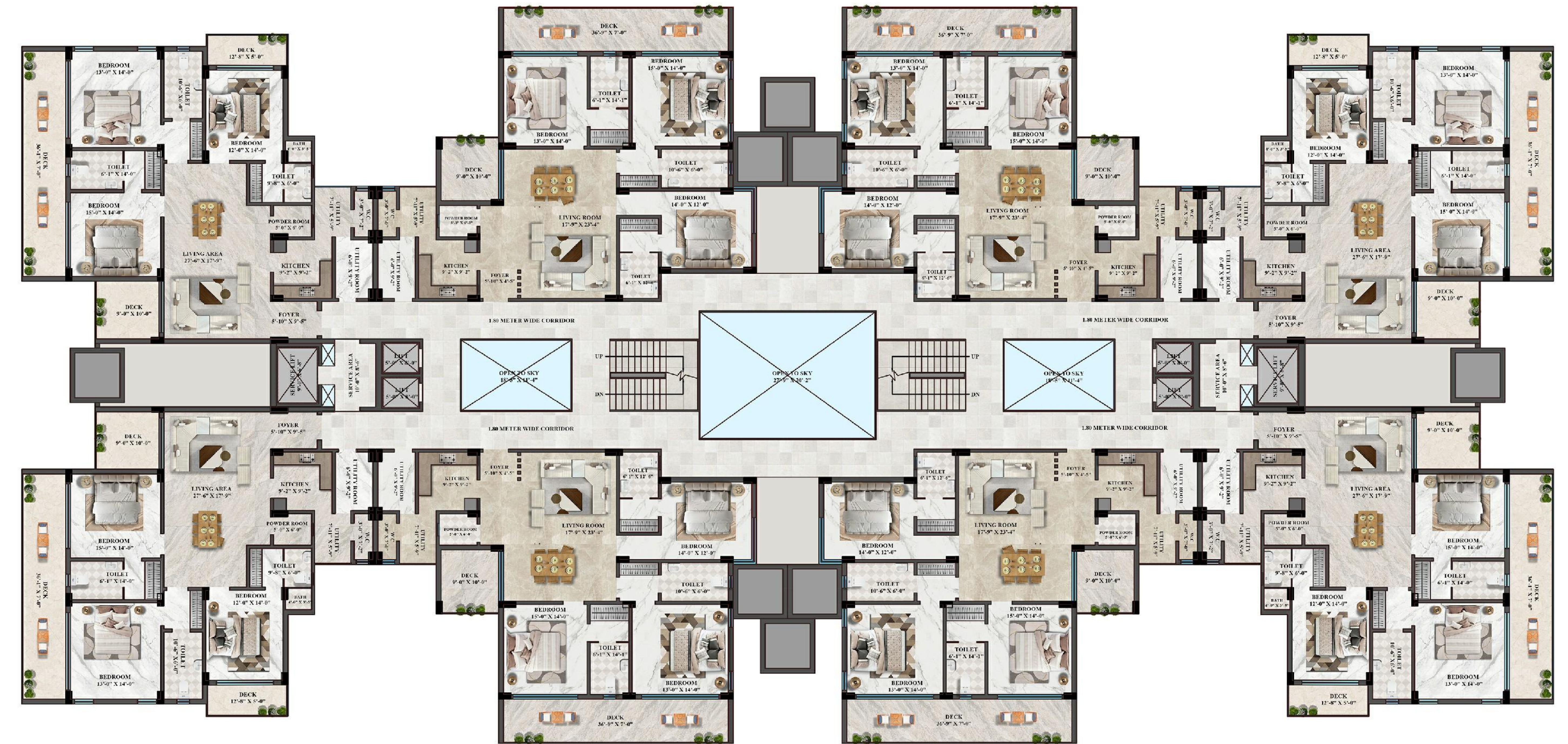
Seamless Connectivity with Scenic Living

La Campana's premium location ensures effortless connectivity to city life while letting you enjoy the peaceful mountain atmosphere. With every necessity at your doorstep, its unique design offers a refreshing living experience.



Unit Plans

3BHK + 1 (Cluster Plan)





3BHK + 1

RERA Carpet Area	Balcony Area	Builtup Area	Super Area
1590 Sq. Ft.	400 Sq. Ft.	2120 Sq. Ft.	3000 Sq. Ft.



3BHK + 1 (Corner Unit)

RERA Carpet Area	Balcony Area	Builtup Area	Super Area
1570 Sq. Ft.	460 Sq. Ft.	2160 Sq. Ft.	3000 Sq. Ft.

A Home That Awakens the Senses



ARTISTIC IMPRESSION

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Amenities

That Go Beyond Comfort into Fulfillment!





Cue Up
for Skill & Stillness!

Let the Waters Revive
Your Spirit!





Move With

Intent, Rise with Energy!

Amenities Woven into Life!

Recreational Outdoor Amenities

Swimming Pool

Ornamentally Designed &
Landscaped Gardens

Divine Pergola

Jogging Track

Senior Citizen Zone

Kids Play Area with Slides,
Swings and Sandpit

Amphitheatre

Water Bodies

Cricket Practice Pitch

Archery

Recreational Indoor Amenities (Casa Campana Amenities)

Reception & Concierge

Yoga & Meditation Room

Restaurant

Library

Cafeteria

Carrom Zone

Dance & Music Zone

First Aid

Billiards Room

Chess Zone

Play Cards Zone

GYM



Technical Specifications

STRUCTURE

Floors	: Ground + 7 Floor + Terrace
Structure System	: RCC framed structure - earthquake resistant (Seismic Compliant - Zone 5)
Masonry	: Blocks finished with cement plastering
Floor to Floor Height	: 3000 mm (incl. slab)
ATT	: Anti-termite treatment will be done

FLOOR FINISHES

Living & Dining	: Double charged premium vitrified tiles
Bedrooms & Kitchen	: Double charged vitrified
Bathroom	: Anti-skid ceramic tile
Outdoors	: Anti-skid ceramic outdoor tile
Car Park	: Ceramic tiles
Staircase	: Granite flooring
Balcony	: Anti- skid ceramic outdoor tile

WALL & CEILING FINISHES

Internal Walls & Ceiling	: 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Exterior Walls	: 1 coat of primer & 2 coats of weatherproof external emulsion paint
Bathroom	: Wall tile up to 7' height; above 7' height - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Powder Room	: Wall tile up to 7' height; above 7'- 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Grills / Railings	: Zinc Chromite non-corrosive primer with enamel paint

KITCHEN/UTILITY

Kitchen Accessories	: Fully modular kitchen with hob, chimney, water purifier, sink & electrical provision for washing machine & dishwasher
Plumbing Provision	: Water inlet & outlet provision for sink faucets, water purifier, washing machine & dishwasher
Others	: Kitchen countertop, wall dado & sink - not part of standard specifications

DOORS

Main Door	: 8' high, teak wood frame with designer molded shutter with Yale / Godrej (or) equivalent brand digital door lock
Bedroom Doors	: 8' high, seasoned wood frame with molded shutter with Yale / Dorma / Godrej or equivalent quality door hardware
Bathroom Doors	: 8' high, seasoned wood frame with waterproof shutter
Balcony & Utility Doors	: 8' high, seasoned wood frame with waterproof shutter / UPVC doors

WINDOWS

Windows	: UPVC windows with see-through plain glass
Ventilators	: UPVC with suitable louvered glass panels

HANDRAIL FINISHES

Staircase	: MS handrails as per the architect's design
Balcony	: Glass/MS as per the architect's design

BATHROOM

Sanitary Fixtures	: TOTO/Kohler (or) equivalent
CP Fittings	: Grohe / Kohler (or) equivalent
Master Bathroom	: Overhead 3 function shower, glass shower partition, counter washbasin & Geberit concealed cistern
Other Bathrooms	: Overhead 3 function shower, counter washbasin & Geberit concealed cistern
Pipelines	: Concealed CPVC pipelines for hot & cold water UPVC for other plumbing lines PVC line for underground drainage
Others	: Provision for exhaust will be provided in all bathrooms; geyser is provided inside the bathrooms

ELECTRICAL FIXTURES & FITTINGO

Power Supply	: 3-phase power supply will be provided
Safety Devices	: MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Honeywell / Schneider (or) equivalent
Cables / Wires	: Fire Retardant Low Smoke (FRLS) copper wires -ISO certified brand
Switches & Sockets	: Modular switches and sockets - Honeywell / Schneider (or) equivalent
Air Conditioner Points	: Split AC points will be provided for the Living, Family & all Bedrooms (electrical & core-cutting provision only - does not involve copper piping)
DTH / TV Points	: DTH / TV point will be given in the Living, Family & Master Bedroom
Power Backup	: Electrical provision for domestic UPS (wiring & conduit provision for lighting & fan points)

ADDITIONAL FEATURES

Intercom Point	: Provision will be given in the Living & Master Bedroom
Landscaping	: Suitable external hard / soft landscaping as per architect's design

SMART HOME SPECIFICATIONS

Entrance Management	
Digital Door Lock	: Yale / Godrej (or) equivalent digital door lock will be provided in the main door

