

JLR  
*Royals Residency*  
3 BHK LUXURIOUS FLATS



Chennammanakere Achukattu, BSK 3rd Stage, Bengaluru

# SPECIFICATIONS

## STRUCTURE

R.C.C framed structure designed for zone II regulations.

## WALLS

6" thick external walls and 4" thick internal walls of solid block masonry.

## Plastering

All internal walls smoothly plastered with lime rendering and outer walls with sponge finishing.

## FLOORING

- Italian Marble flooring for all flats.
- Staircase and lobbies with granite flooring.

## DOORS

- Solid teak wood for main & pooja doors.
- All other doors of Teak wood frames with teak wood flush wood shutters.

## WINDOWS

Teak wood windows with MS safety grills.

## KITCHEN

Stainless steel sink on 20 mm granite platform, 2' height ceramic tile dadoo above platform.  
Power point provision for drinking water purifier, refrigerator, cooking range and exhaust fans.

## TOILETS

Anti-skid ceramic tiles for flooring. Glazed tiles dadoo upto 7' height for toilet.  
Concealed plumbing lines with quality CP fittings of ESS-ESS or equivalent make.  
Sanitary ware of Hindware or Parryware or equivalent make.

## PAINTING

Internal walls : Emulsion with smooth finish.  
External walls : ACE paint, cladding with tiles & texture as per elevation.  
Doors & grills : Enamel paint.  
Polish : Main door.

## ELECTRICAL

- Copper wires.
- TV and telephone points in living and master bedrooms.
- Quality switches & sockets : Anchor/Rider/equivalent

## CAR PARKING

- Stilt level parking.

## WATER SUPPLY

- BWSSB & borewell supply.

## Facilities :

- 6 passenger automatic Lift
- 24X7 Hours power Back Up  
(For Common area, Lift & Pumps)
- 24X7 Hours Security
- Covered car Parking

## AREA STATEMENTS

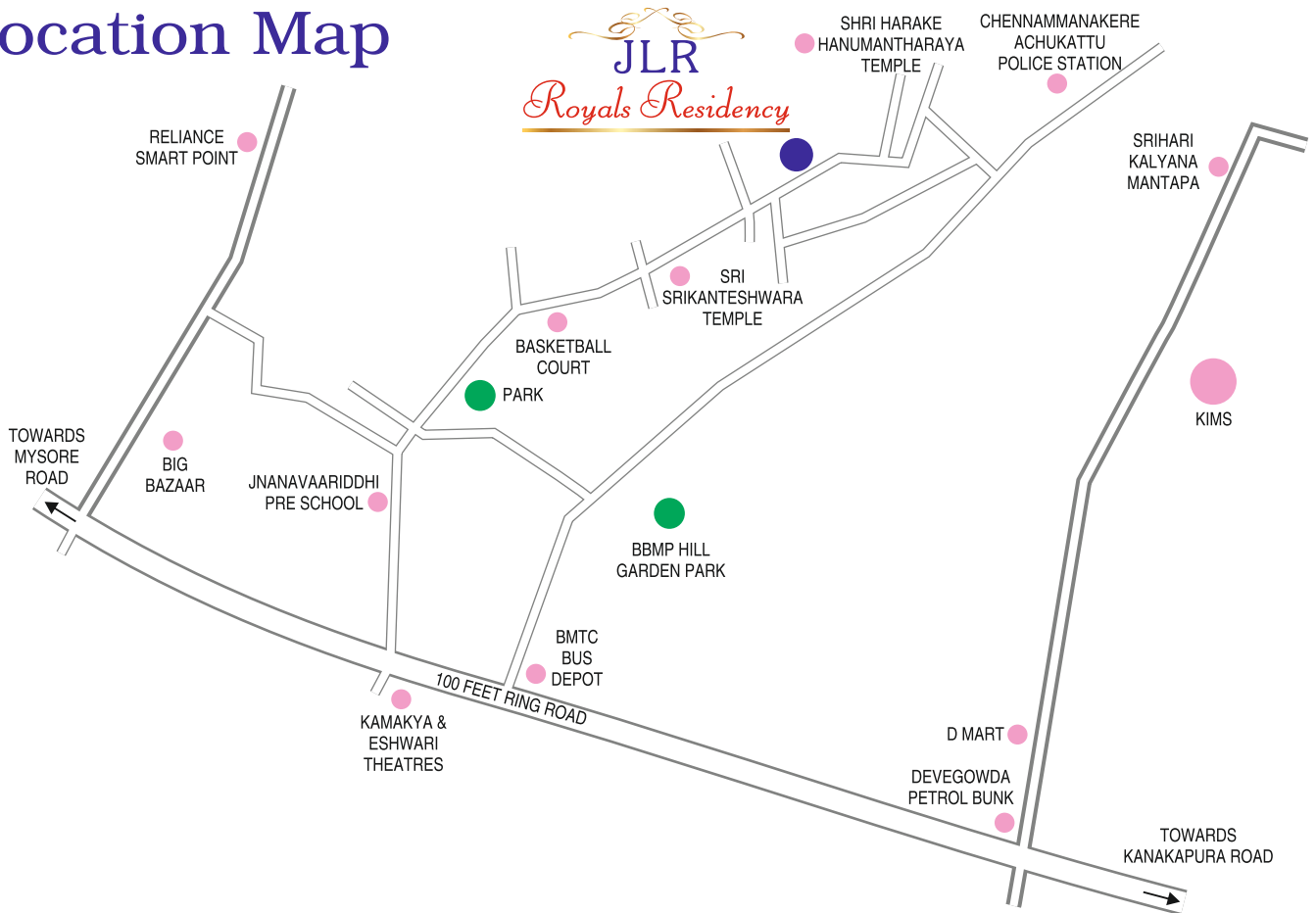
SL. No.	FLOORS	AREA IN S.F.T.
1.	Ground Floor	G.F.1 2150
2.	First Floor	F.F.1 2150
3.	Second Floor	S.F.1 2150
4.	Third Floor	T.F.1 2150
5.	Fourth Floor	Fr.F.1 2150



# Typical Floor Plan



# Location Map



## JLR Royals Residency

### Project address:

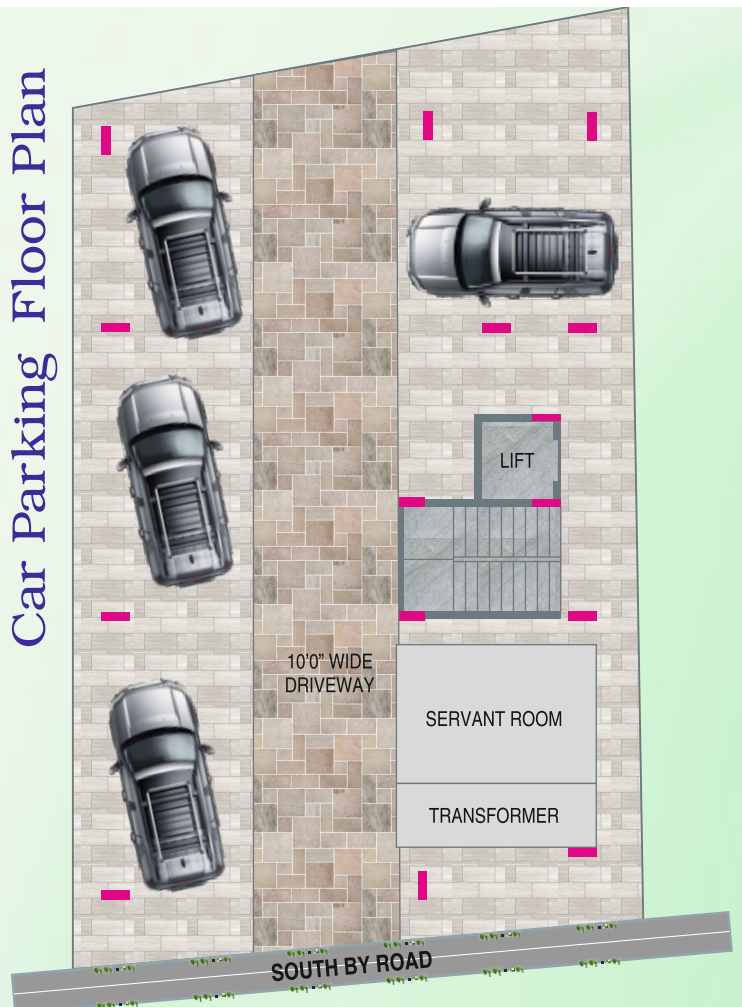
# 300, Chennammanakere Achukattu main Road,  
BasK 3 Rd Stage, Near Guru Raghavendra Temple,  
Bangalore 560 085. Email : rakeshkjn@gmail.com

Promoted by



**99456 38889**

## Car Parking Floor Plan



This brochure is purely conceptual. It is by no means a legal document.

The promoters, developers and the architects reserve the right to add, delete or alter any specifications, elevation or areas mentioned herein. If required.