



*I count my fortune  
in the smiles of my family*



# INTRODUCTION

The *R N Shetty Group* of Companies is more than 40 years old with a wide span of developmental projects to its credit in Karnataka - dams, highways, schools, hospitals, hotels. A trusted and respected name all over India, the group has pioneered its first real estate venture *RNS Shanthi Nivas*.

At *RNS Shanthi Nivas* we strive to give you the best of services for more convenience. In keeping with this, we have launched *RNS Shanthi Nivas* fully equipped with convenient modern facilities and services to help you lead a better and comfortable life with your family. Furthermore, the statutory and necessity approvals are fully complied with. Here are some of the facilities that we have chosen as the most required ones for you to give your family the best life can offer.

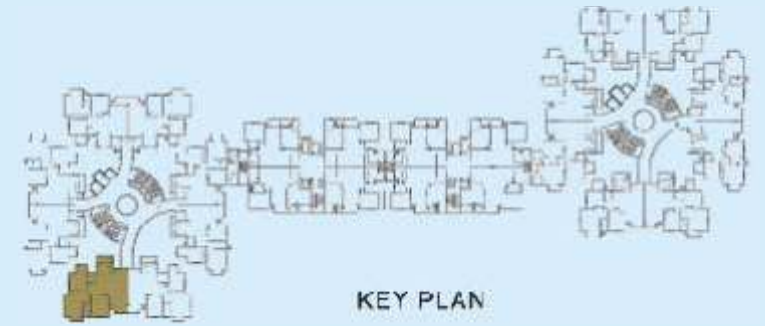


**ALL STATUTORY  
APPROVALS OBTAINED**





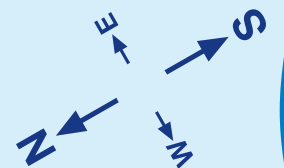
# GROUND FLOOR - 3 BEDROOM APARTMENT PLAN



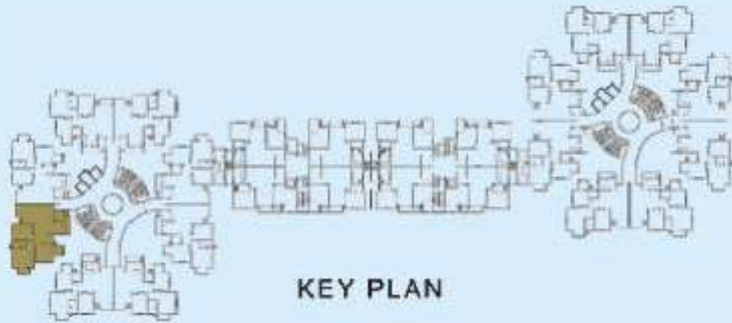
Built up Area 1460 Sft

Super built up area 1810.00 Sft

Wing A & C - 002



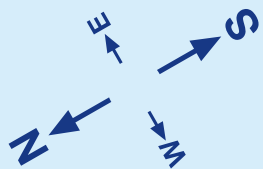
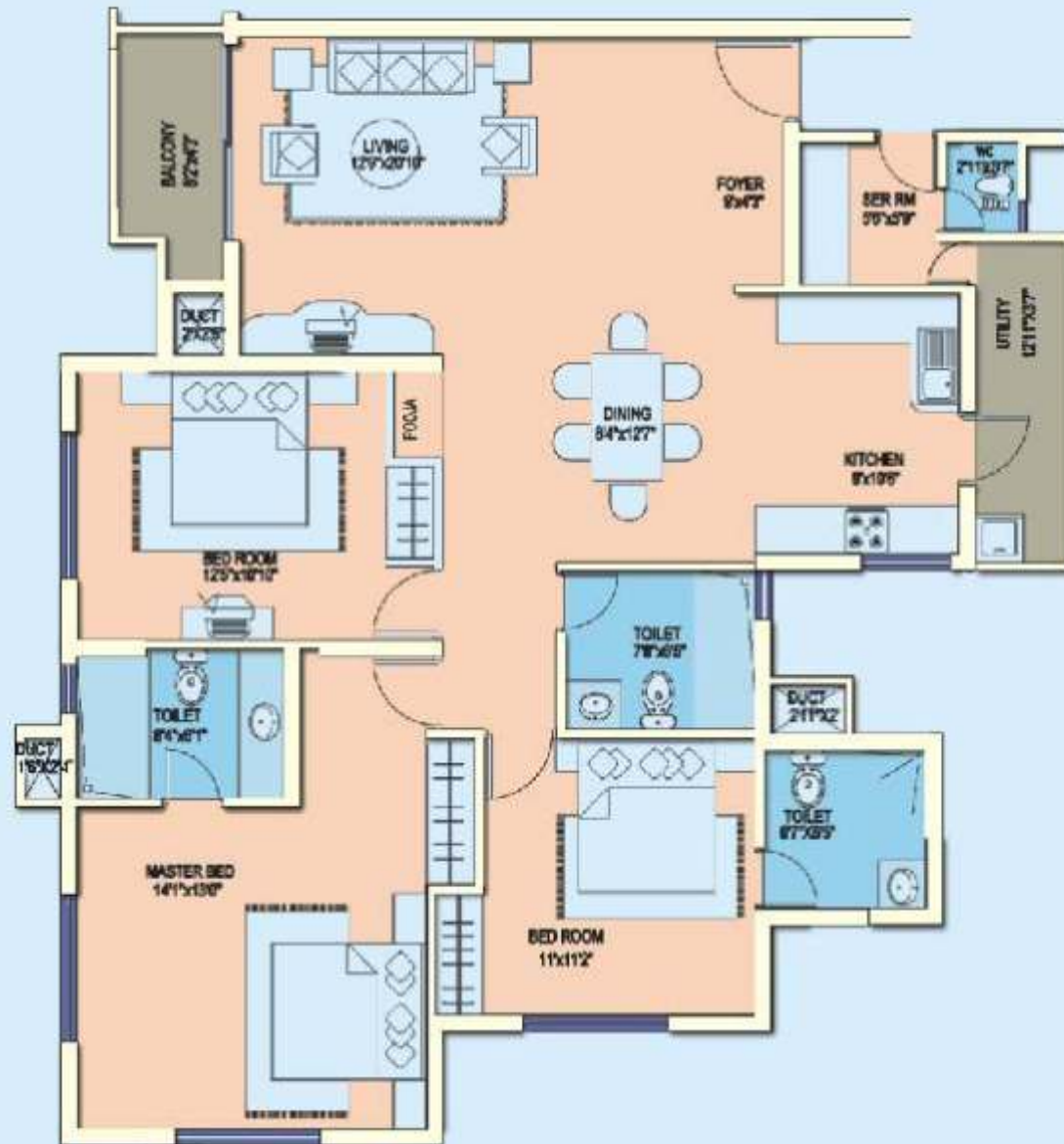
# GROUND FLOOR - 3 BEDROOM APARTMENT PLAN (WITH SERVANT ROOM)



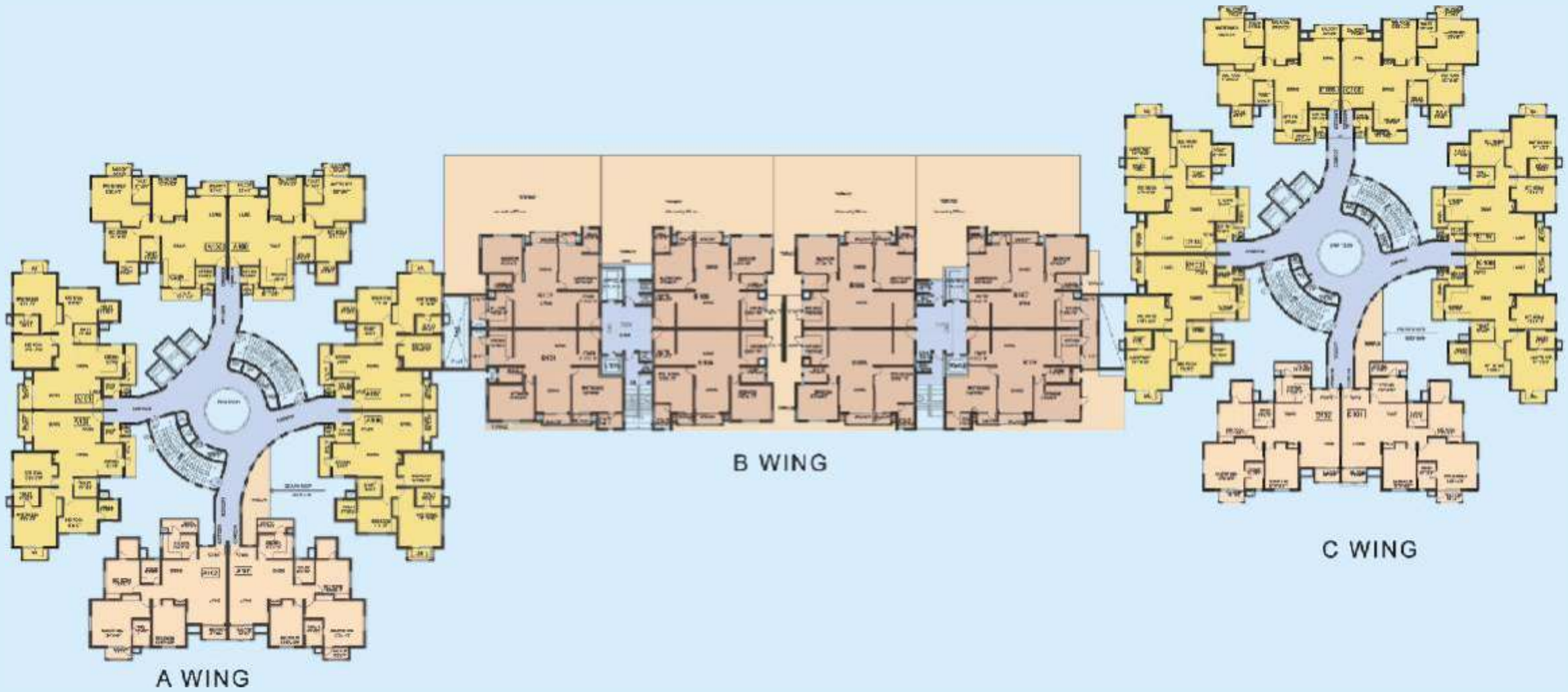
Built up Area 1461 Sft

Super built up area 1812.00 Sft

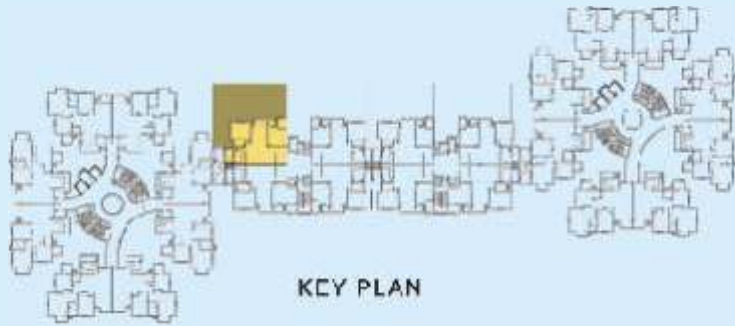
Wing A & C - 003



# FIRST FLOOR PLAN



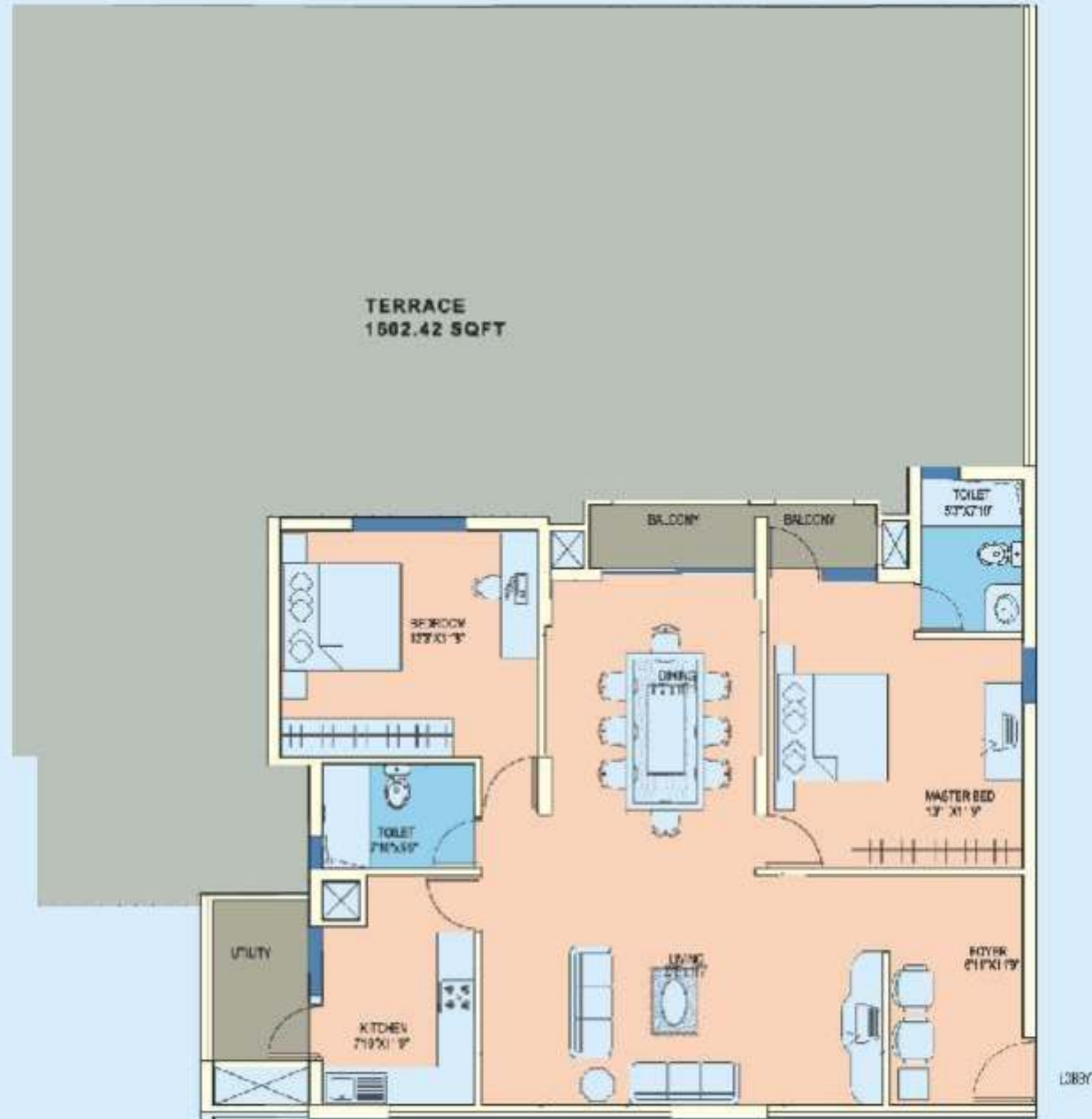
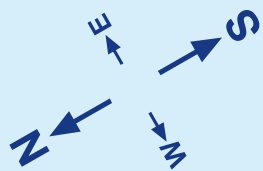
# FIRST FLOOR - 2 BEDROOM APARTMENT PLAN (WITH TERRACE)



Built up Area 1243.00 Sft

Super built up area 1541.00 Sft

Wing B - 102



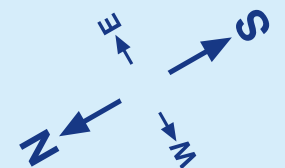
# FIRST FLOOR - 2 BEDROOM APARTMENT PLAN



Built up Area 1348.00 Sft

Super built up area 1671.00 Sft

Wing B - 101





LANDSCAPE PLAN





TRANSFORMER YARD

BLOCK A

PERIPHERAL PLANTATION

BLOCK A

ACTIVE RECREATION

PASSIVE RECREATION

ACTIVE RECREATION

CLUB HOUSE

FACTORY

TREE CANOPY IN FORMAL GRID IRON PATTERN WITH AN UNDER LAYER OF LANDSCAPE AS AN INFORMAL SPACIAL ORGANIZATION WITH SEATING FACILITY AROUND THE TWO CROSSING CORNERS

EXISTING TREES RETAINED AND PROTECTED DURING CONSTRUCTION

BLOCK B

TREES FOR PARKING

COLUMNAR TREES AS BACKDROP FOR WATER FEATURE

CLUB HOUSE

SWIMMING POOL

TRANSFORMER YARD

GATHERING SPACE WITH CASCADING WATER

TRANSFORMER YARD

WATER BODY AT THE END OF DEVELOPMENT ENTRY AREA

SWIMMING POOL

COMMERCIAL FLUORE EXPANSION

EXISTING TREES RETAINED AND PROTECTED DURING CONSTRUCTION

LAWYER VIB COURT

SAND PIT FOR TOILETS

PLAY EQUIPMENT WITH PERGOLA FOR SHADE & SEATING

AVENUE TREES

ORNAMENTAL HILLS

TRANSFORMER YARD

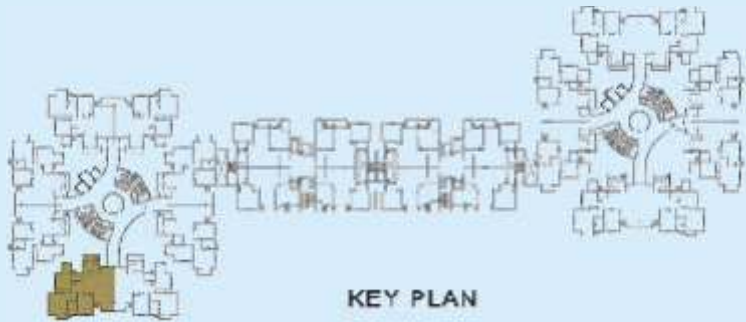
TRANSFORMER YARD

EXISTING RWS MOTORS

AT CENTRAL MEDIAN

WATER FOUNTAIN FRONTING FORMAL ENTRY

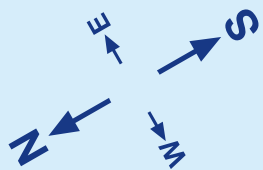
# 1ST TO 11TH FLOOR - 3 BEDROOM APARTMENT PLAN



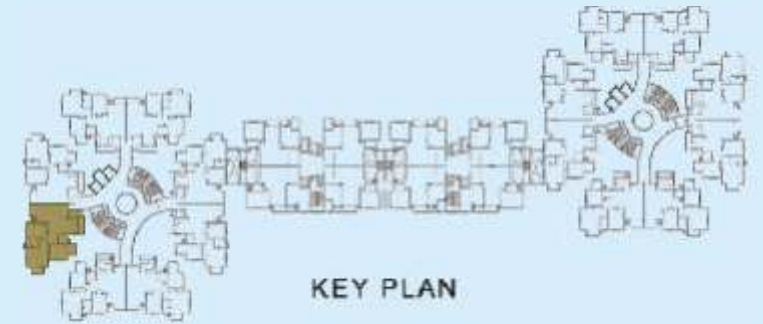
Built up Area 1494.00 Sft

Super built up area 1852.00 Sft

Wing A & C - 102



# 1ST TO 11TH FLOOR - 3 BEDROOM APARTMENT PLAN (WITH SERVANT ROOM)

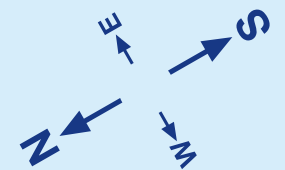


KEY PLAN

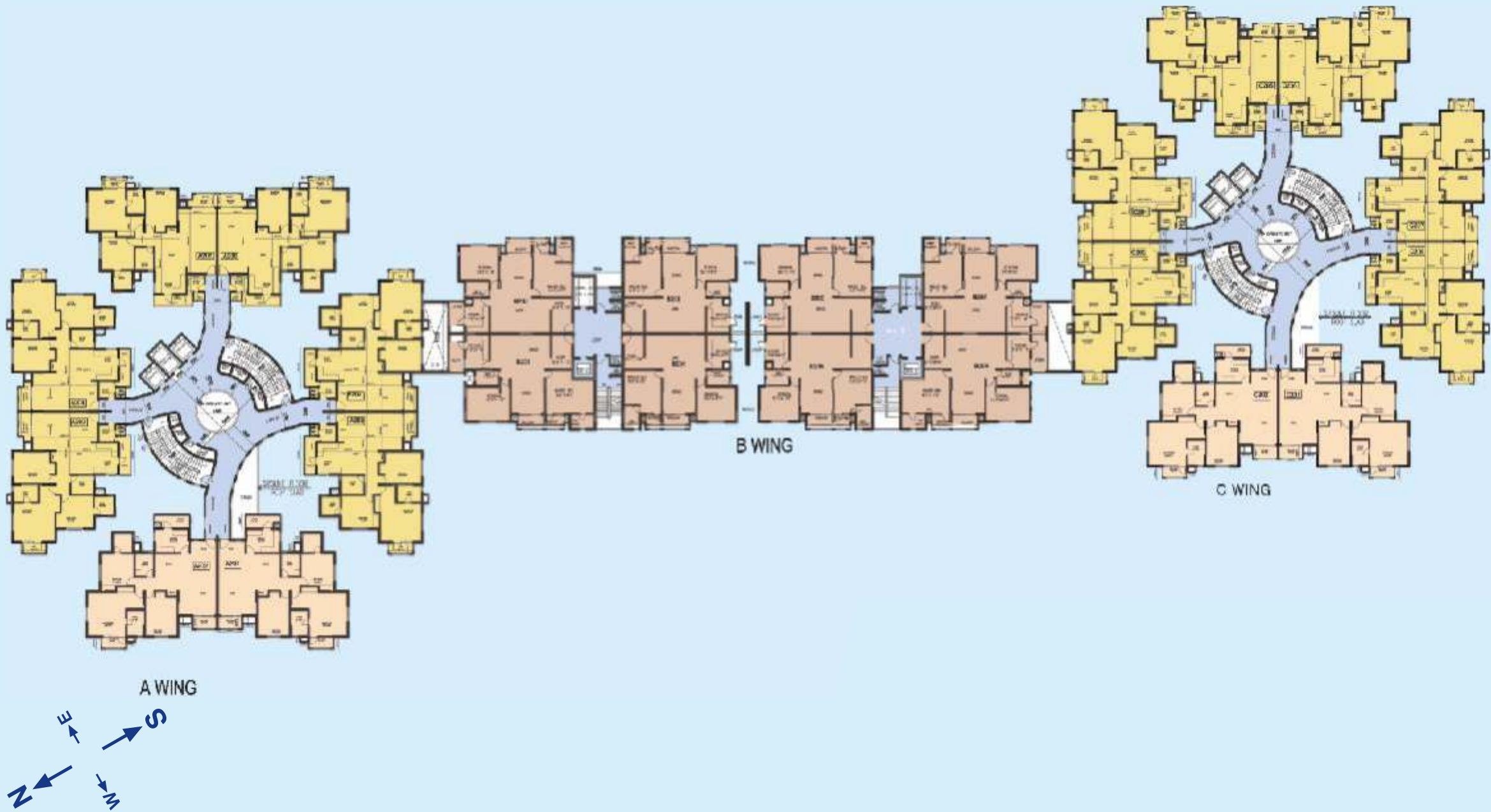
Built up Area 1495.00 Sft

Super built up area 1853.00 Sft

Wing A & C - 103



# 2ND TO 11TH FLOOR - TYPICAL FLOOR PLAN



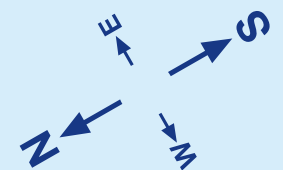
# 2ND TO 11TH FLOOR - 2 BEDROOM APARTMENT PLAN



Built up Area 1369.00 Sft

Super built up area 1698.00 Sft

Wing B - 201



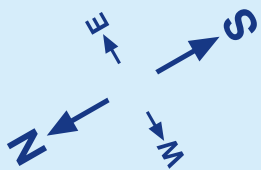
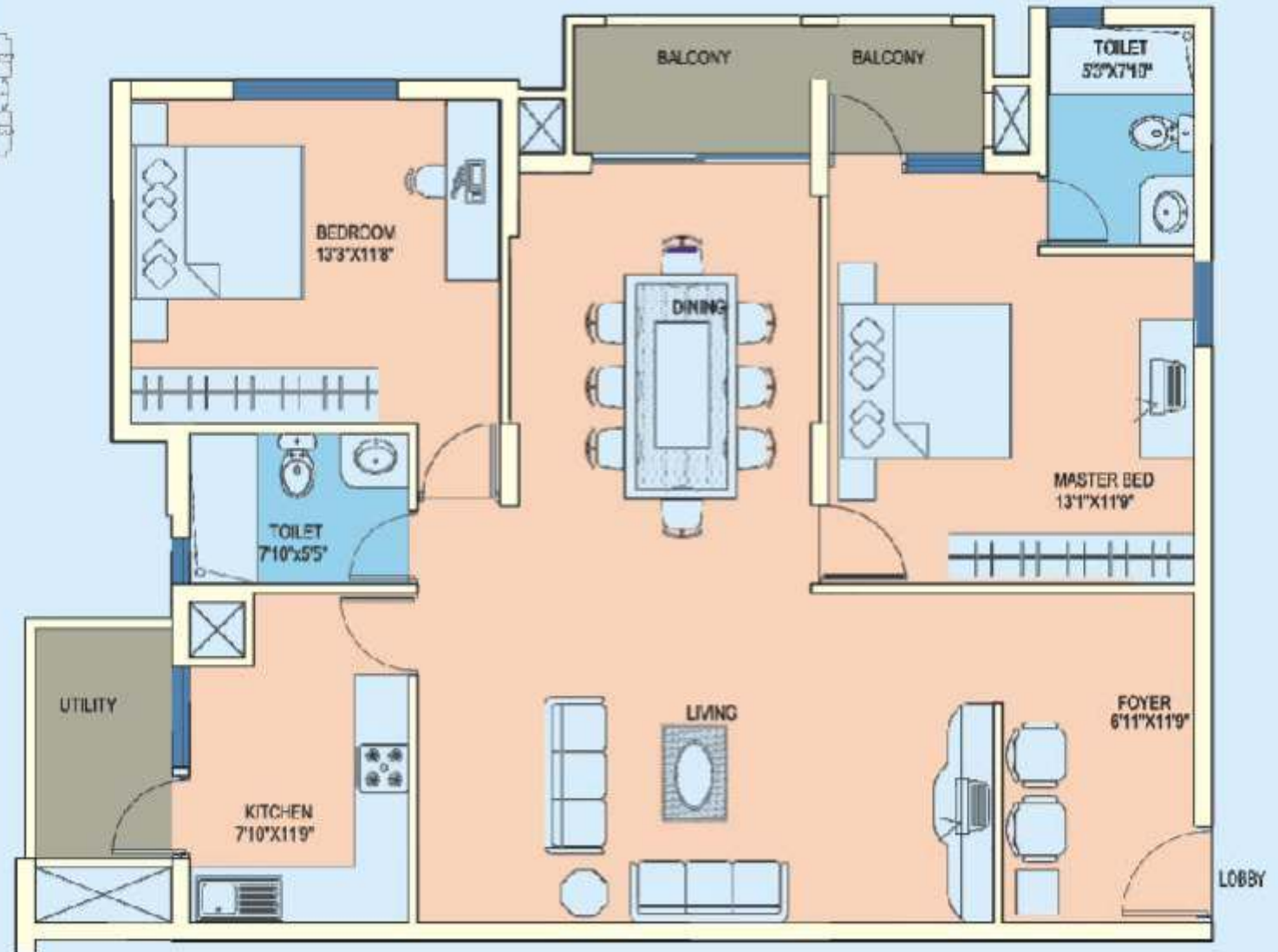
# 2ND TO 11TH FLOOR - 2 BEDROOM APARTMENT PLAN



Built up Area 1263.35 Sft

Super built up area 1567.00 Sft

Wing B - 202



# DETAILS

Location Flat No	Type of Flat	Builtup Area	Super Builtup Area
A & C 002 Ground Floor	3 BHK & 2 + 1 Toilets	1459.50 Sft	1809.78 Sft
A & C 003 Ground Floor	3 BHK with Servant Room & 2 + 2 Toilets	1460.99 Sft	1811.63 Sft
B 101 1st Floor	2 BHK & 1 + 1 Toilet	1347.64 Sft	1671.07 Sft
B 102 1st Floor	2 BHK & 1 + 1 Toilet	1243.12 Sft	1541.47 Sft
A & C 102 1st to 11th Floor	3 BHK & 2 + 1 Toilets	1493.81 Sft	1852.32 Sft
A & C 103 1st to 11th Floor	3 BHK with Servant Room & 2 + 2 Toilets	1494.67 Sft	1853.39 Sft
B 201 2nd Floor	2 BHK & 1 + 1 Toilet	1369.16 Sft	1697.76 Sft
B 202 2nd Floor	2 BHK & 1 + 1 Toilet	1263.35 Sft	1566.55 Sft



# SPECIFICATIONS

- Flooring:** Vitrified tiles with skirting in the living, dining, kitchen and bed rooms. Anti skid Ceramic tiles with skirting in the servant room, bathroom floors and balconies.
- Doors:** Main Entrance door in Teakwood Frame teak finish flush shutters and Bedroom doors in Hardwood frame with designer shutter (painted).
- Windows:** UPVC Sliding type shutter with mosquito mesh provision.
- Kitchen:** Granite counter and stainless steel sink with drain board in the kitchen. Dado with Glazed/ ceramic tiles. Cooking Gas line to the kitchen from on site Gas Bank.
- Toilets:** Bath room fittings will be of Jaquar Continental series or Equivalent make. G. I. piping for hot and cold water in bathrooms. Provision for gas geyser in bathroom. Concealed plumbing. Porcelain fixtures (western style W.C. & Counter top with oval wash basin) of standard make like Hindware / Parryware or equivalent.
- Painting:** Long lasting paints with textured finish for exteriors. Internal ceilings with oil bound distemper. Acrylic emulsion painting for internal walls. Oil bound Distemper for Common Area walls & ceiling
- Electrical:** BESCOM Connected Power supply of 5KW (Single Phase) for each apartment. Concealed PVC conduit with copper wiring. Modular switches of Anchor/MK or equivalent make. Provision for AC in master bedroom. Power backup for lifts & common areas and all flats (Up to 1 KW for 2BHK Flat and 2 KW for 3 BHK flat).
- Facilities:** Swimming pool and landscaped garden. Club area for indoor sports like table tennis, gym and steam bath. Tennis court and jogging track.
- Safety:** Video door phone in each apartment for safety.
- Conveniences:** Shopping facilities are available 1km from residential area. Yeshvanthpur Railway Station is 1km away. International airport is 28 km and is approachable via ring road.



This brochure is conceptual in nature and is by no means a legal offering. The promoters have the right to change, alter, delete or add any specifications mentioned herein.



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