

— Affordable today, priceless tomorrow —

A large, decorative graphic is centered on the page. It consists of white and blue swirls and green leaves that frame the text 'Gangothi elegance'. The word 'Gangothi' is in a blue, serif font, and 'elegance' is in a grey, serif font. Below the main graphic, there are two wavy lines, one blue and one green, that sweep across the page.

# Gangothi elegance

2 & 3 BHK LUXURY FLATS

@ Gottigere, Bannerghatta Main Road, Bengaluru





# Gangothri elegance

— Affordably today, priceless tomorrow —



## Welcome to “GANGOTHRI ELEGANCE”

“GANGOTHRI ELEGANCE” our latest offering is built to ensure that you are connected to the city yet enjoy peace of mind & solitude.

MRC Group’s, Venky Builders and Developers, “GANGOTHRI ELEGANCE” offers 100 flats of 2 & 3 bedrooms deluxe apartments that are vastu specific, designed to facilitate living space with privacy and adequate ventilation keeping in our mind your needs and budgets.

The lovely ambience, lush greenery, clean air, calm & serene surroundings availability of all basic amenities like shopping malls, leisure joints makes this property one you can choose as your own sweet home or for a long term property investment which has a potential for exponential appreciation in value.

“GANGOTHRI ELEGANCE” is approved by the BBMP.

### Location

Our project is very thoughtfully located in a quiet & upcoming area in South Bangalore.

GANGOTHRI ELEGANCE is located in the tranquil surroundings of Gottigere, Bannerghatta Main Road, very close to NICE road (2 kms.) making it very convenient & easy access to techno hubs, reputed educational institutions, Engineering Colleges & hospitals.



# Specifications



## STRUCTURE

R.C.C. Framed structure Designed for Zone II Regulations, as Per Structural Drawings.



## WALLS

6" & 4" solid concrete blocks shall be used for main walls and 4" for partition walls.



## PLASTERING

Smooth with Lime Rendering for interior to receive OBD and sponge finish for exterior to receive cement paint.



## DOORS

All Door Frames are Honne/Sal Wood, Commercial flush Doors, Main Door and Pooja room Doors are made with Teak Wood.



## WINDOWS

Powder Coated 3 Trace Aluminum framed sliding windows with 4 mm tinted glass MS safety bright rods.



## FLOORING

Vetrified flooring for living, bedrooms, dining, kitchen areas & Sadarhalli grey granite will be provided for common area and lobby and Ceramic Tiles for Balconies.



## KITCHEN

Granite Counter top with stainless steel sink, and drain board 4" height glazing tiles dadoing shall be provided above the plat form.



## ELECTRICAL

Concealed type conduits fire retardant wire and switches of Anchor / Lisha Make. TV and Telephone points one each in the living room and master bed room will be provided.



## BATHROOMS

Dadoing shall be provided in toilets / bath rooms for height of 7' and flooring ceramic glazing tiles, white sanitary fixtures, premium CP fittings & Health faucets. MAKE: HINDUSTAN SANITARY, C.P. / any other standard make



## PAINTING

Asian Tractor Plastic Emulsion OBD for interior and exterior shall have weather proof paint and enamel paint for the wood work and grill work.



## LIFT

2no 6 passenger lift.





# Typical Floor Plan







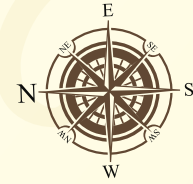
# Amenities

- ⊗ 24 hours water supply.
- ⊗ Round the clock security with intercom facility connecting to all flats.
- ⊗ 2 nos. of 6 passenger lifts in each block.
- ⊗ Vastu based construction.
- ⊗ Generator backup (for common area & lift) facility.
- ⊗ Paved pathway up to the building entrance.



# Individual Floor Plan

## Block - A



### Typical Flat No.1

Area Statement  
 3 Bed Room Flat  
 001 101 201 301 401  
 Super Built up area : 1360 sft

### Typical Flat No.2

Area Statement  
 2 Bed Room Flat  
 002 102 202 302 402  
 Super Built up area : 1100 sft



### Typical Flat No.3

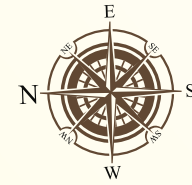
Area Statement  
 2 Bed Room Flat  
 003 103 203 303 403  
 Super Built up area : 1100 sft





# Individual Floor Plan

## Block - A



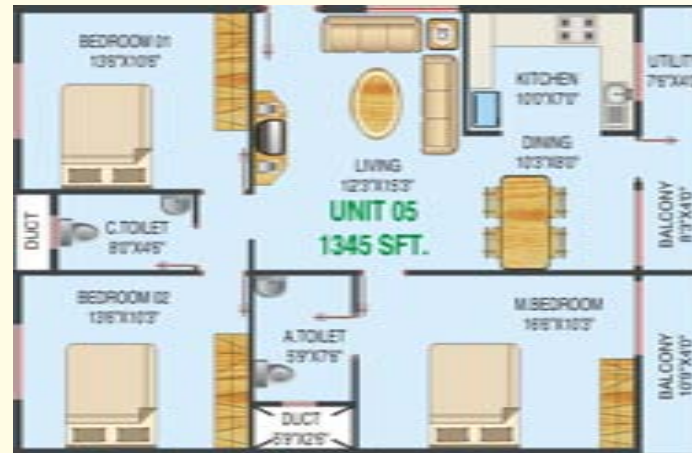
### Typical Flat No.4

Area Statement

2 Bed Room Flat

004 104 204 304 404

Super Built up area : 1340 sft



### Typical Flat No.5

Area Statement

3 Bed Room Flat

005 105 205 305 405

Super Built up area : 1345 sft



### Typical Flat No.6

Area Statement

3 Bed Room Flat

006 106 206 306 406

Super Built up area : 1415 sft



# Individual Floor Plan

## Block - A



### Typical Flat No.7

Area Statement

2 Bed Room Flat

007 107 207 307 407

Super Built up area : 1195 sft



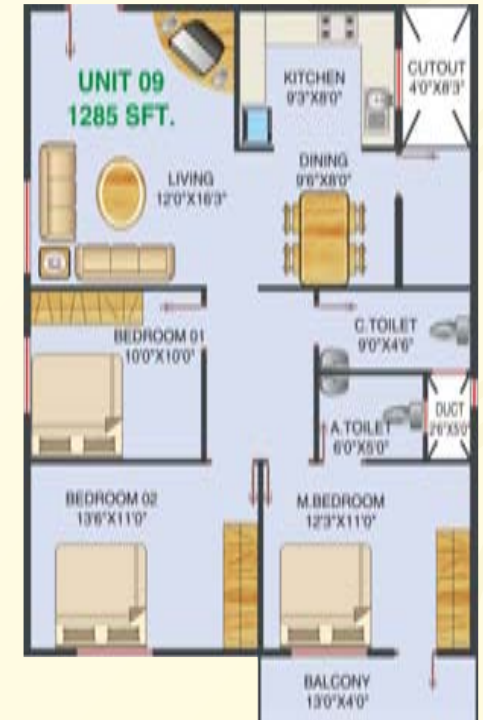
### Typical Flat No.8

Area Statement

2 Bed Room Flat

008 108 208 308 408

Super Built up area : 1155 sft



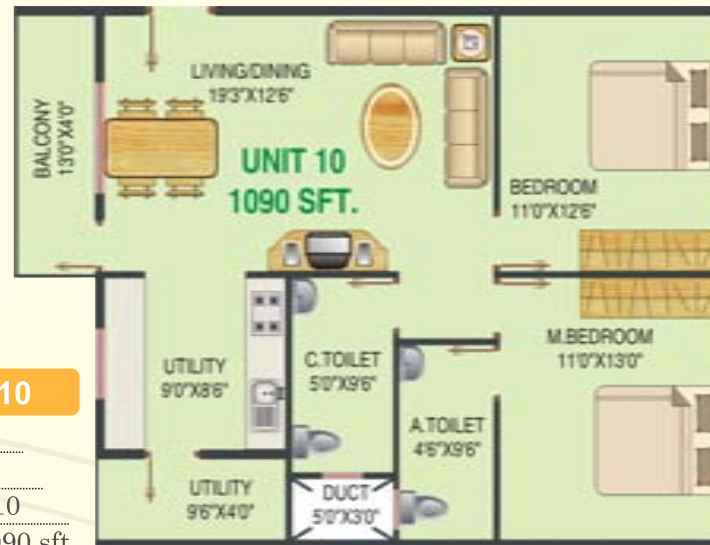
### Typical Flat No.9

Area Statement

3 Bed Room Flat

009 109 209 309 409

Super Built up area : 1285 sft



### Typical Flat No.10

Area Statement

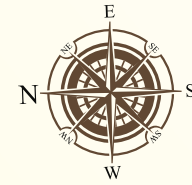
2 Bed Room Flat

010 110 210 310 410

Super Built up area : 1090 sft

# Individual Floor Plan

## Block - B



**Typical Flat No.1**

Area Statement

2 Bed Room Flat

001 101 201 301

Super Built up area : 1145 sft



**Typical Flat No.2**

Area Statement

3 Bed Room Flat

002 102 202 302

Super Built up area : 1950 sft



**Typical Flat No.3**

Area Statement

2 Bed Room Flat

003 103 203 303 4031

Super Built up area : 1095 sft



# Individual Floor Plan

## Block - B



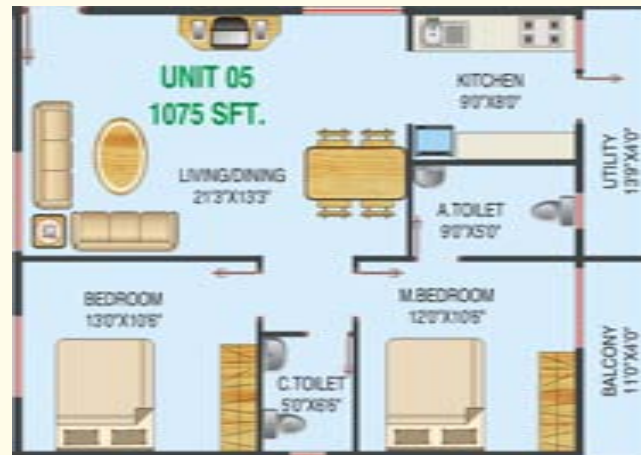
### Typical Flat No.4

Area Statement

2 Bed Room Flat

004 104 204 304

Super Built up area : 1100 sft



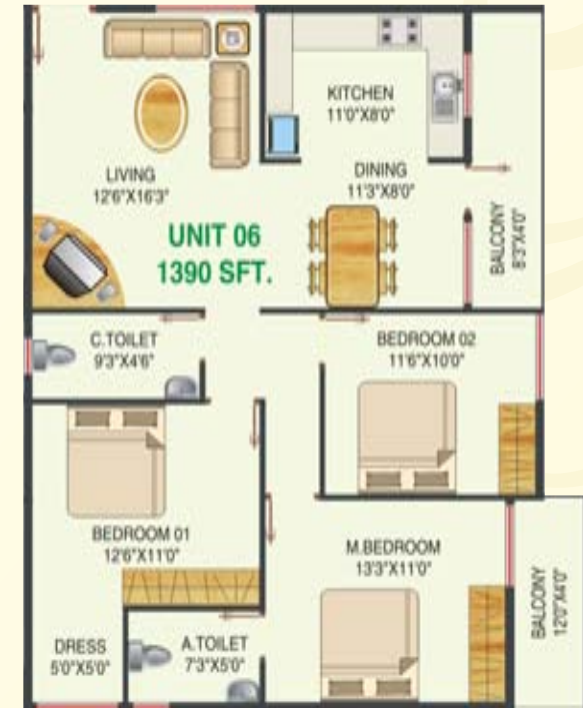
### Typical Flat No.5

Area Statement

2 Bed Room Flat

005 105 205 305 405

Super Built up area : 1070 sft



### Typical Flat No.6

Area Statement

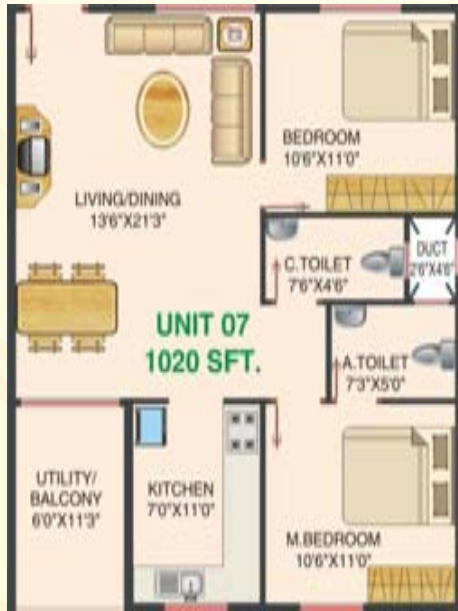
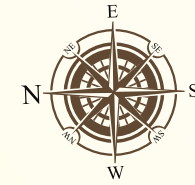
3 Bed Room Flat

006 106 206 306

Super Built up area : 1390 sft

# Individual Floor Plan

## Block - B



### Typical Flat No.7

Area Statement

2 Bed Room Flat

007 107 207 307

Super Built up area : 1020 sft



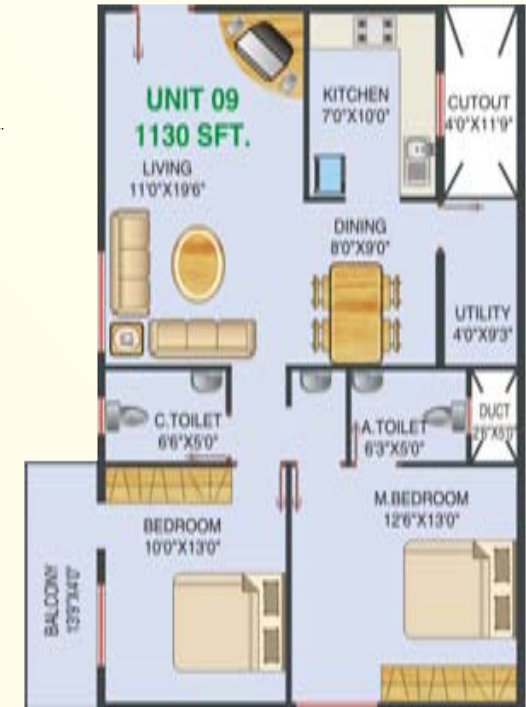
### Typical Flat No.8

Area Statement

2 Bed Room Flat

008 108 208 308

Super Built up area : 1020 sft



### Typical Flat No.9

Area Statement

2 Bed Room Flat

009 109 209 309

Super Built up area : 1130 sft



### Typical Flat No.10

Area Statement

2 Bed Room Flat

010 110 210 310

Super Built up area : 1070 sft



# Area Statement

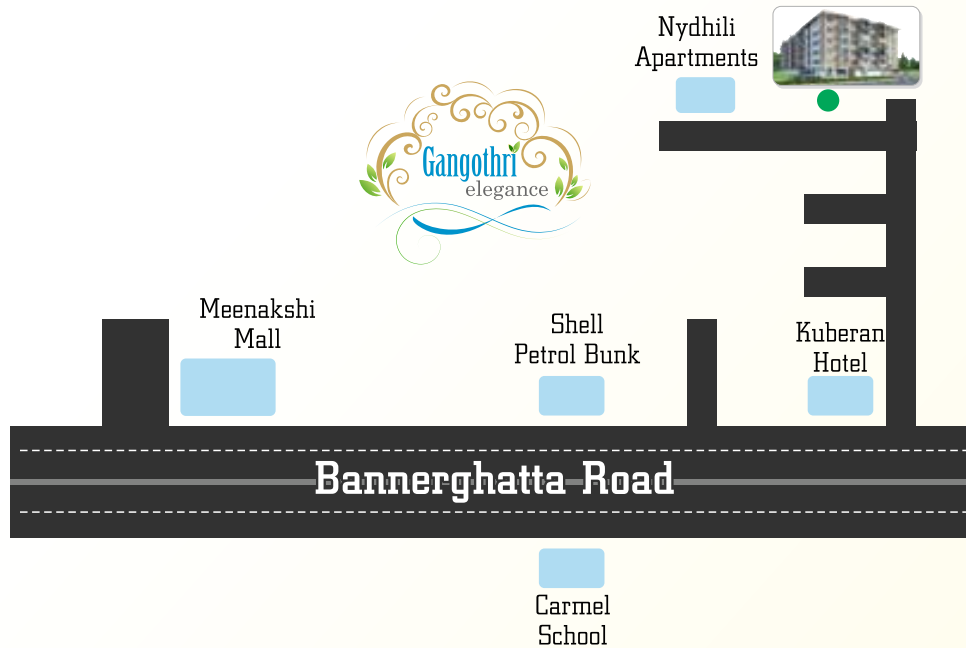
## Block - A

Sl. No.	Floors	Saleable Areas in S.F.T									
		001	002	003	004	005	006	007	008	009	010
1.	Ground Floor	1360	1100	1100	1340	1345	1415	1195	1155	1285	1090
2.	First Floor	101 1360	102 1100	103 1100	104 1340	105 1345	106 1415	107 1195	108 1155	109 1285	110 1090
3.	Second Floor	201 1360	202 1100	203 1100	204 1340	205 1345	206 1415	207 1195	208 1155	209 1285	210 1090
4.	Third Floor	301 1360	302 1100	303 1100	304 1340	305 1345	306 1415	307 1195	308 1155	309 1285	310 1090
5.	Fourth Floor	401 1360	402 1100	403 1100	404 1340	405 1345	406 1415	407 1195	408 1155	409 1285	410 1090

## Block - B

Sl. No.	Floors	Saleable Areas in S.F.T									
		001	002	003	004	005	006	007	008	009	010
1.	Ground Floor	1145	1195	1095	1100	1075	1390	1020	1020	1130	1070
2.	First Floor	101 1145	102 1195	103 1095	104 1100	105 1075	106 1390	107 1020	108 1020	109 1130	110 1070
3.	Second Floor	201 1145	202 1195	203 1095	204 1100	205 1075	206 1390	207 1020	208 1020	209 1130	210 1070
4.	Third Floor	301 1145	302 1195	303 1095	304 1100	305 1075	306 1390	307 1020	308 1020	309 1130	310 1070
5.	Fourth Floor	401 1145	402 1195	403 1095	404 1100	405 1075	406 1390	407 1020	408 1020	409 1130	410 1070

## Location Map



## Know Your Surroundings

- 🌿 Carmel School - 0.5 km
- 🌿 Nice Road - 2 km
- 🌿 Royal Meenakshi Mall - 1 km
- 🌿 Fortis Hospital - 3 km
- 🌿 Apollo Hospital - 3 km
- 🌿 Decathlon Sports Pvt Ltd - 1 km
- 🌿 Kuberan Restaurant - 0.2 km
- 🌿 Sri Chaitanya School - 0.5 km

Project By :

**Venky Builders & Developers**

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Architects :

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*Realizing Dreams*