



PALAZZO

LANIBAN VENTURES

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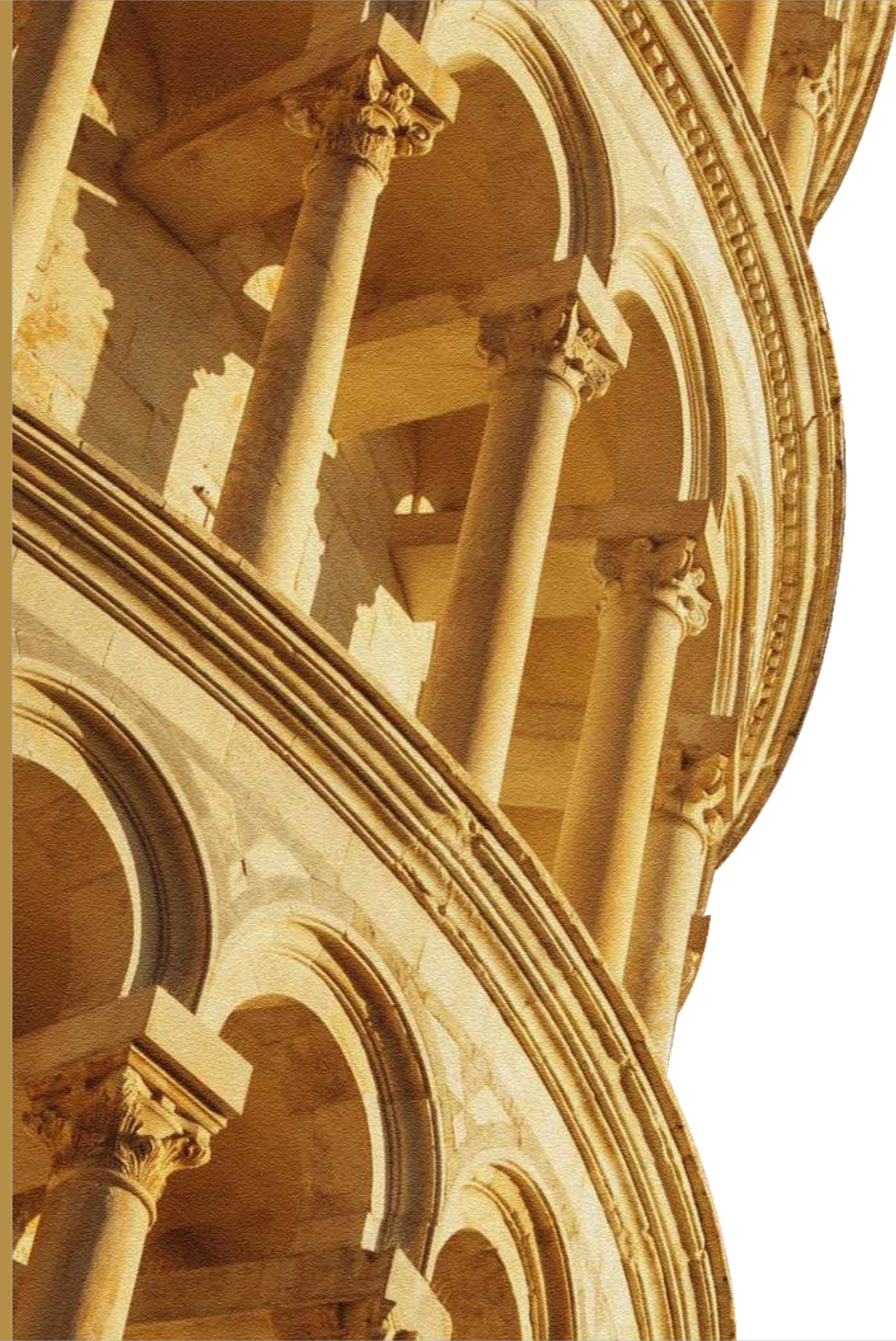


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TAKE THE FIRST STEP
TOWARDS YOUR
DREAM HOME.



PALAZZO



PALAZZO

Our Vision

We aim at delivery of high quality residential projects that correlate with global relators.
We are committed to follow professionalism & ethnical behavior.

LET YOUR MIND, **BODY & SOUL** REJUVENATE AND
REVITALIZE IN THIS CALM, TRANQUIL AND SERENE ENVIRONMENT

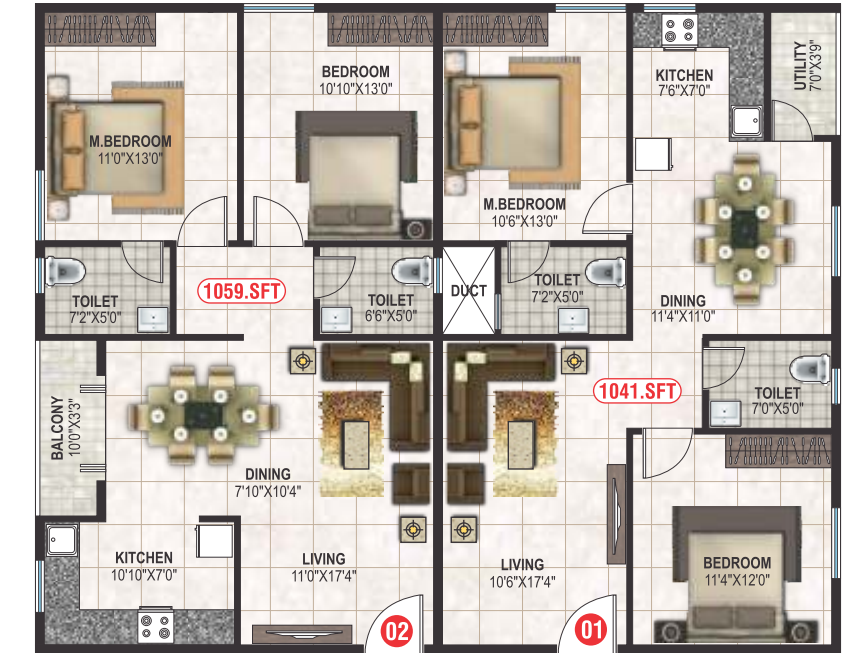


KEY PLAN

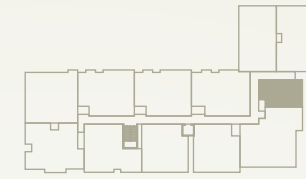


GROUND FLOOR AREA STATEMENT IN SFT.

UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12
FACING	EAST	EAST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	EAST	EAST	EAST
FLAT TYPE (BHK)	2	2	1	3	2	1	2	2	2	2	2	2
CARPET AREA (RERA)	805	812	364	953	736	539	785	802	836	828	828	856
BALCONIES AREA	28	35	0	57	32	40	36	48	36	74	74	77
SBA	1041	1059	455	1263	960	724	1026	1063	1090	1128	1128	1166

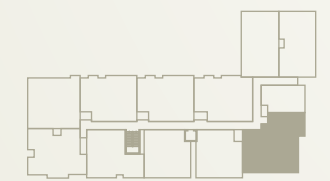


GROUND FLOOR PLAN



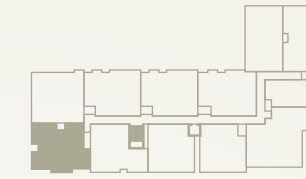
UNIT # - 103, 203 & 303
SBA-539 SFT | RERA-368 SFT
WEST FACING - 1 BHK

A LIVING	11'7"X10'0"	D TOILET	6'1"X4'0"
B KITCHEN	7'6"X5'6"	E BAL/UTILITY	15'10"X4'0"
C M.BEDROOM	10'1"X11'6"		



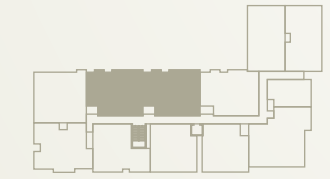
UNIT # - 104, 204 & 304
SBA-1508 SFT | RERA-999 SFT
WEST FACING - 3 BHK

A LIVING/DINING	11'0"X27'2"	G BEDROOM	11'0"X14'2"
B KITCHEN	11'0"X7'2"	H BALCONY	14'2"X4'0"
C M.BEDROOM	10'6"X14'2"	I BALCONY	10'6"X4'0"
D TOILET	7'2"X5'0"	J BALCONY	11'2"X4'0"
E BEDROOM	10'6"X13'2"	K UTILITY	11'2"X4'0"
F TOILET	7'2"X4'8"	L FOYER	4'0"X4'6"



UNIT # - 108, 208 & 308
SBA-1216 SFT | RERA-833 SFT
NORTH FACING - 2 BHK

A LIVING	11'0"X15'8"	F BEDROOM	11'6"X12'0"
B DINING	12'0"X13'0"	G TOILET	7'8"X4'8"
C KITCHEN	7'10"X10'0"	H BALCONY	13'0"X4'0"
D M.BEDROOM	11'0"X12'8"	I BALCONY	12'0"X4'0"
E TOILET	4'8"X8'2"	J UTILITY	10'5"X4'0"



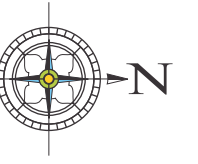
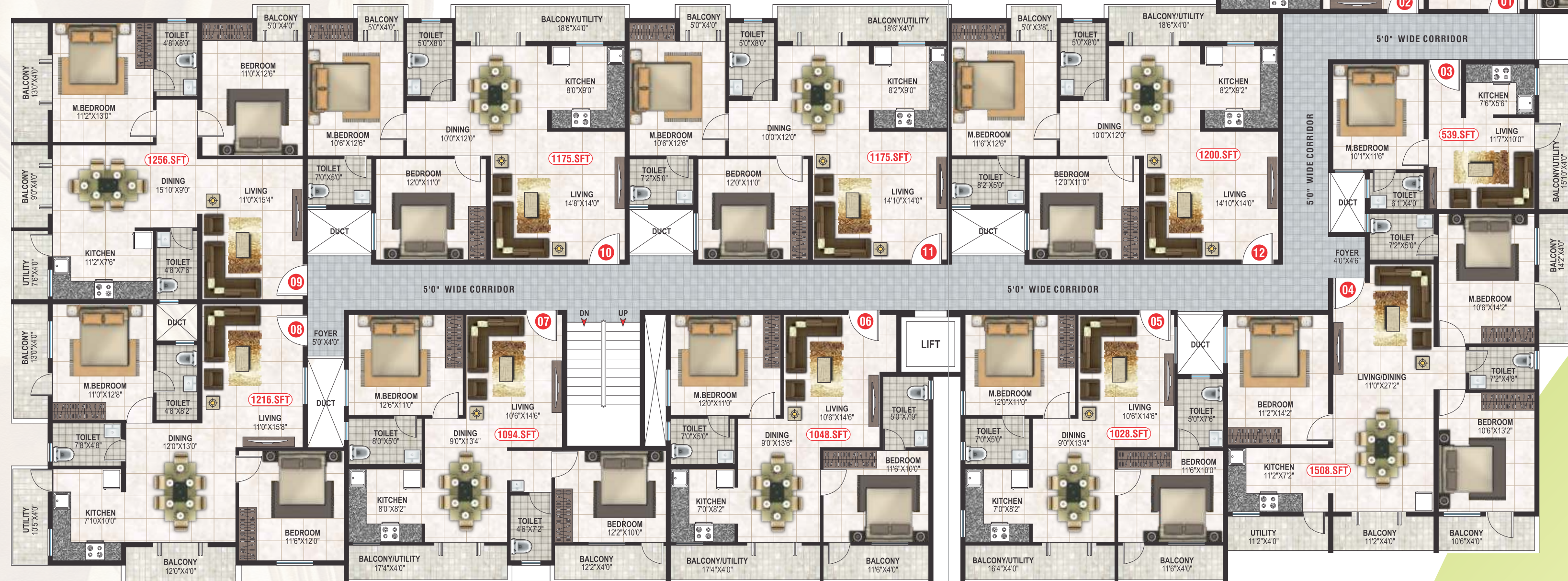
UNIT # - 110, 210 & 310
111, 211 & 311
SBA-1175 SFT | RERA-846 SFT
EAST FACING - 2 BHK

A LIVING	14'8"X14'0"	F BEDROOM	12'0"X11'0"
B DINING	10'0"X12'0"	G TOILET	5'0"X8'0"
C KITCHEN	8'0"X9'0"	H BALCONY	5'0"X4'0"
D M.BEDROOM	10'6"X12'6"	I BAL/UTILITY	18'6"X4'0"
E TOILET	7'0"X5'0"		



TYPICAL (1st, 2nd & 3rd) FLOOR - AREA STATEMENT IN SFT.

UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12
FACING	EAST	EAST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	EAST	EAST	EAST
FLAT TYPE (BHK)	2	2	1	3	2	2	2	2	2	2	2	2
CARPET AREA (RERA)	837	851	368	999	711	727	759	833	867	846	846	873
BALCONIES AREA	77	77	63	207	111	111	116	140	138	94	94	87
SBA	1143	1160	539	1508	1028	1048	1094	1216	1256	1175	1175	1200



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TYPICAL FLOOR PLAN



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DEFINING THE **NATURAL** WAY OF
LIVING IN THE MODERN ERA!



STRUCTURE
 ♦ RCC framed structure designed to IS code using M25/M20 grade designer concrete.



WALLS
 ♦ External walls with 6" solid concrete blocks.
 ♦ Internal walls with 4" solid concrete blocks.



PLASTERING
 ♦ External wall: Two coat sponge finishing.
 ♦ Internal wall: Smooth plastering with wall care putty rendering.



FLOORING
 ♦ Vitrified tile flooring for living, dining, kitchen & all bedrooms.
 ♦ Anti-skid ceramic tile flooring for balcony, utility and toilets.



DOORS
 ♦ Main Door: Teak wood frame and OST moulded shutter with standard fittings.
 ♦ Internal Doors: Sal wood frame and moulded shutter with standard fittings.
 ♦ Dining Balcony: 3 Track UPVC sliding doors with clear glass and mosquito mesh.
 ♦ Other Balconies: Sal wood frame with moulded doors with standard fittings



WINDOW
 ♦ 3 Track UPVC sliding doors with clear glass, mosquito mesh and M.S safety grills.



KITCHEN
 ♦ 20 mm Black Granite Platform.
 ♦ Stainless steel sink and glazed finished tiles dado upto 2' height above platform.
 ♦ Electrical provision for chimney, aquaguard, refrigerator and grinder.
 ♦ Washing machine point in utility area.



TOILET
 ♦ Anti skid tiles for flooring.
 ♦ Ceramic glazed wall tiles up to 7' height.
 ♦ Concealed plumbing lines with quality C.P. Fittings of Jaquar or equivalent.
 ♦ Sanitary ware of hindware or equivalent.
 ♦ Wash basin in all toilets.
 ♦ Single level hot and cold water mixture unit.
 ♦ Shower of Jaquar or equivalent make in all toilet.
 ♦ Health faucet in all toilet.
 ♦ Provision for geyser point in all toilet.



WATER SUPPLY
 ♦ Water supply through bore well.
 ♦ Underground /overhead storage or water tank of suitable capacity.
 ♦ Pipe lines or CPVC of Ashirwad or Astral make.



LIFT & LOBBY
 ♦ Entrance lobby finished with granite flooring with suitable staircase railing.
 ♦ One automatic 8 passenger capacity lift of Kone/Jonser or equivalent make with ARD System.



GENERATOR BACKUP
 ♦ 0.5 KVA Power backup to each apartment.
 ♦ Additional power back-up for lift, water pump and common area lightings.



SECURITY
 ♦ Round the clock security.
 ♦ Intercom facility from each flat to security and to other flats.
 ♦ CCTV Camera surveillance at basement parking and security.



PARKING
 ♦ One car parking space for each flat.

VASTHU
 ♦ Vasthu compliant.

SPECIFICATIONS

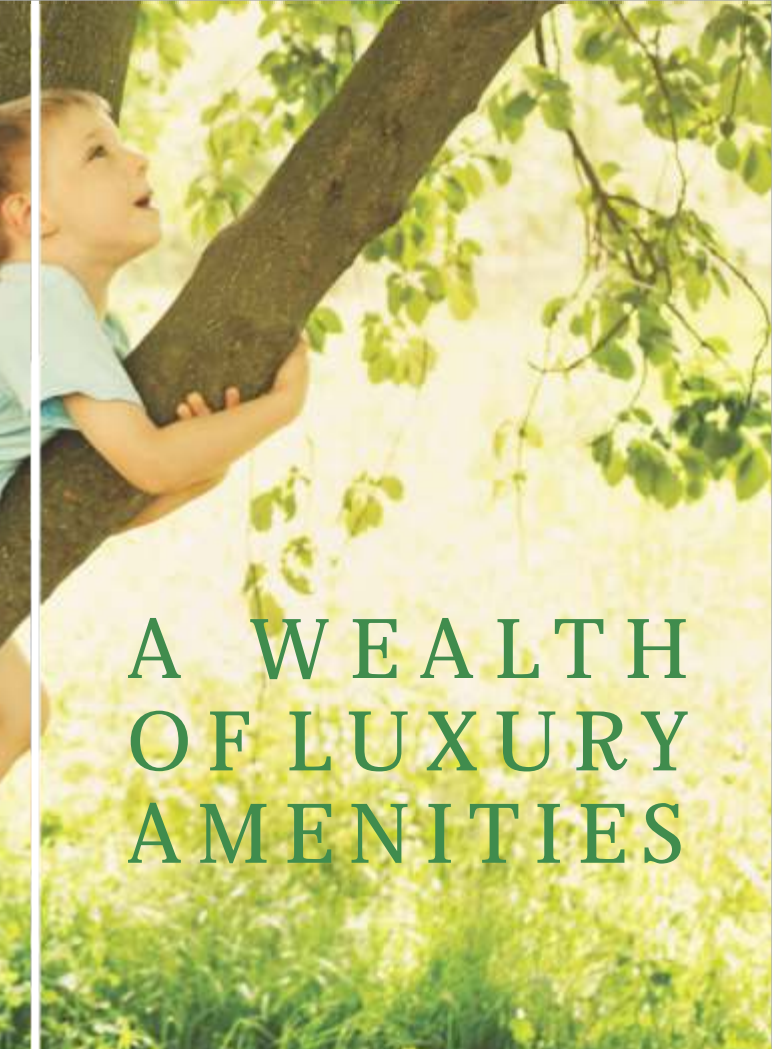


PAINTING
 ♦ Interior-walls: One coat of primer, two coats of Birla wall care putty and two coats of asian tractor emulsion or equivalent paint with smooth finish.
 ♦ Exterior walls: One coat of primer, two coats of Apex-paint and texture as per elevation.
 ♦ Main door: Teak wood polish.
 ♦ Other door: Asian enamel paint.



ELECTRICAL
 ♦ Copper wiring with anchor or equivalent switches and sockets.
 ♦ Fire resistant electrical wire of Finolex /Anchor or equivalent make.
 ♦ MCB and ELCB for each apartment.

TV & TELEPHONE
 ♦ TV & Telephone points in living & master bedroom.
 ♦ AC point only for master bedroom.



A WEALTH OF LUXURY AMENITIES

PALAZZO

ATTENTION TO
 DETAIL FOR
 GREAT LIVING
 EXPERIENCE



CHILDREN'S PLAY AREA



FULLY EQUIPPED GYM



MULTIPURPOSE HALL



INTERCOM FACILITY



ROUND THE CLOCK SECURITY



CCTV SURVEILLANCE @ BASEMENT



RAIN WATER HARVESTING



LANDSCAPED GARDEN



8 PASSENGER LIFT



GENERATOR POWER BACK UP



COVERED CAR PARKING



100% VASTHU COMPLIANCE

LOCATION MAP



Bangalore, the city of opportunity

Bangalore, the IT/ITES capital of India is seeing a high housing demand. Over the years, the city has transformed into the start-up capital of India, and its youth are investing heavily in real estate. With increasing rental returns and steady appreciation of real estate, the city is, beyond doubt, a preferred investment destination. Its salubrious climate, cosmopolitan culture and global outlook have made Bangalore an ideal destination to live and prosper.



SCHOOLS

- Whitefield Global School
- VIBGYOR High School
- Narayana E-Techno School
- PU College
- Delhi Public School
- Deen Academy
- All International Schools within reach of 7 km.

HOSPITALS

- Manipal Hospital
- Columbia Asia Hospital
- Satya Sai Hospital
- Narayana Hrudayalaya
- Vydehi Hospital & Medical College
- Cloud Nine
- Sankara Eye Hospital
- Apollo Hospital

IT CORRIDOR

- ITPL
- GR Tech Park
- JP Morgan
- IBM India Ltd.
- TCS
- CISCO
- Accenture
- Sigma Tech Park
- BGRT Tech Park

MALLS & MARKETS

- The Forum Value Mall
- Inorbit Mall
- Hyper City
- Cosmos Mall
- VR Mall
- Phoenix Mall
- Star Bazar
- Virginia Mall
- D-Mart

COMPLETED PROJECTS



R-SUN SUSHMITHAM



R-SUN PALMS



R-SUN WHITES



VAJRA ELITE HOMES