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RNS Shrinikethan

*An epitome of luxury
in the centre of the city*



RNS Shrinikethan is brought to you by RN Shetty Group of Companies, one of India's best established and reputed names in high end infrastructure. With a track record spanning 4 decades, the RNS Group has designed and constructed some of India's most enduring landmarks - dams, bridges, highways, hotels, commercial spaces and several other prestigious infrastructure projects.

The group is a household name in Karnataka with several schools, hospitals, hotels, resorts and places of worship. RNS Group now brings this expertise to RNS Shrinikethan, a unique project consisting of some of the most exclusive homes in the city - befitting those discerning few who prefer to have an international lifestyle.

RNS Shrinikethan is an architectural landmark consisting of 7 exquisitely designed towers - Gulabi, Kamala, Kanakambara, Mallige, Parijatha, Seventige and Sampige consisting of 3 BHK + Study & 4 BHK luxury condominiums of area 3000 to 3500 sft. Designed to international standards using the finest of materials, RNS Shrinikethan is everything you would expect in a home - classy, airy and well connected to your world around...



Strategic location

RNS Shrinikethan is located at Yeshwantpur, one of Bangalore's fastest growing and best connected areas. Just 6 kms from CBD, RNS Shrinikethan offers excellent intra-city connectivity with the metro station just outside the premises.

RNS Shrinikethan is close to Taj Vivanta, the National Public School, Yeshwantpur Railway Station and several other centres of entertainment, education and healthcare. The Bangalore International Airport is connected via the Outer Ring Road.

RNS Shrinikethan is designed for those discerning few who have experienced the finest across the world. The project consists of spacious apartments and reflects the best in international design. Natural light, airy ambience, sprawling exteriors, and world class amenities underline the exclusivity of this project.

*International
design
world class
ambience*



A touch of class A touch of green

RNS Shrinikethan is designed to ensure the residents celebrate the bounties of nature - a rarity when it comes to city living. Environment friendly by design, each apartment is well lit naturally and incorporates rainwater harvesting. A waste-water treatment plant ensures zero discharge.

Highlights

No opposite-facing windows -
complete privacy for each apartment

Environmental friendly design -
Abundant natural light and ventilation

Complete privacy - *only two apartments per floor*

Fully air-conditioned apartments -
complete comfort round the year

All round connectivity - *Metro, Rail, Road and Airport*

Environment friendly design *zero discharge*

Extensive landscaping - *sprawling lung space*



Amenities

- ◆ 30,000 Sft club house with Indoor Badminton court, Billiards room, Card room
- ◆ 2 Banquet Halls
- ◆ Spa & Saloon

- ◆ Exclusive gymnasium for ladies and gents with health club
- ◆ Tennis court
- ◆ Swimming pool
- ◆ Childrens play area

Proposed Landscape Layout for
RNS Shrinikethan



Specifications

Structure: RCC framed structure with
Concrete block /Porotherm/ light weight blocks for the walls

Flooring

Common Areas

Lift lobby/ Corridors: Imported marble flooring. Granite /Kota for staircases

Apartment

- ♦ Foyer/ Living/ Dining: Imported marble flooring
- ♦ Master Bedroom: Laminated wood flooring
- ♦ Other Bedrooms & Kitchen: Large size Vitrified tiles
- ♦ Balcony & Utility: Vitrified tiles with wood look finish
- ♦ Toilets: Antiskid Vitrified tile flooring. Glazed tile dado up to false ceiling height

Dadoing

- ♦ All Toilets : Glazed Ceramic tiles upto 8' high.
- ♦ Kitchen : 2' high above the counter with Ceramic tiles.
- ♦ Utility : Ceramic tiles up to 7' high

Doors & Windows

- ♦ Apartment main door in teak wood frame with teak wood shutter
- ♦ Internal doors in hard wood frame with masonite skin on both sides
- ♦ UPVC Windows with glazing

False Ceiling: False ceiling using Gypsum board for living, dining and bedrooms

Railing: MS railing for all staircases and balcony.

Bathroom Fittings & Accessories

- ♦ CP Fittings of Grohe/ Kohler/ Delta or equivalent
- ♦ Sanitary Fittings of Vinci/ Duravit/ Hatria or equivalent
- ♦ Concealed cistern of Geberit or equivalent
- ♦ Glass shower enclosure for master bathroom

Paint

- ♦ Acrylic Emulsion paint for Internal ceilings and walls
- ♦ Long lasting weatherproof paint with texture finish for Exterior walls

Kitchen

- ♦ Polished Granite slab 2' wide for counter
- ♦ 2' Height Ceramic / Glazed tile dado with SS Sink
- ♦ Provision for water purifier, microwave
- ♦ Reticulated gas pipe connection from centralised gas bank

Utility

- ♦ Provision for Sink, washing machine, dishwasher, water heater
- ♦ Ceramic dado for walls

Power Supply

- ♦ 7 KW for 4 BHK Apartment
- ♦ 6 KW for 3 BHK Apartment

Backup Power

- ♦ 100% Emergency Power for Lifts, Pumps and common area lighting
- ♦ 3 KW for 4 BHK Apartment
- ♦ 2 KW for 3 BHK Apartment

Airconditioning: Fully airconditioned apartment with ducted units in living, dining and bedrooms.
Mitsubishi/ Daikin or equivalent

Elevators: 2 elevators in each tower – one passenger and one service,
of Mitsubishi or equivalent

Security & Automation

- ♦ Perimeter and entry points monitoring through CCTV System
- ♦ Provision for basic home automation system conducting

Fire Safety: Apartments will have sprinkler facility. Fire fighting system in each tower, including external yard hydrants.



Specifications

Kitchen:

- ♦ Polished granite slab 2 ft width for counter and 2 ft height ceramic tile dado with stainless steel sink
- ♦ Provision for exhaust fan
- ♦ Provision for drinking water purifier
- ♦ Provision for additional sink, dishwasher, Washing machine in the utility area

Electrical:

- ♦ Electrical power supply from BESCOM
- ♦ 6KW for 3BHK and 7KW for 4BHK Bescom power provided
- ♦ Electrical modular switches of Schneider make or equivalent
- ♦ TV, Telephone points in all rooms
- ♦ Fire resistant electrical wires of reputed make conforming to BIS standards.
- ♦ All produce like switch accessories, PVC Conduit, switchgear, wiring table etc will be of reputed make

Bathroom Fittings and accessories:

- ♦ CP fittings of Grohe, Kohler, Delta or equivalent.
- ♦ Sanitary fittings of Vinci/Hatria or equivalent.
- ♦ Concealed cistern of Geberit or equivalent.
- ♦ UPVC ventilators for bathrooms with provision for exhaust fan.

LIFTS

2 Lifts in each tower one Passenger another one service lift of Mitsubishi or equivalent.

Home automation and Air conditioning

- ♦ Video door phone
- ♦ Motion sensors and auto lighting for all toilets
- ♦ Motorized remote controlled window curtains
- ♦ Gas leak detectors ♦ Panic button
- ♦ DTH connectivity
- ♦ Fully Air conditioned apartments with Mitsubishi, Daikin or Equivalent.

Fire Safety

- ♦ Apartments will have sprinkler facility
- ♦ Fire fighting system in each tower, including external yard hydrants with dedicated storage tanks.

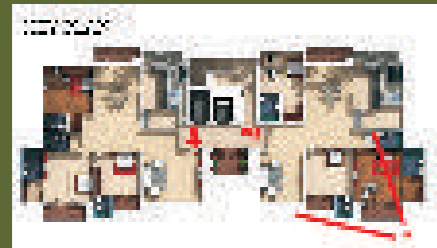
Security System

- ♦ Round the clock security
- ♦ Trained security personnel
- ♦ A CCTV camera will be installed in the lobby and the

Generator backup

- ♦ Generator backup for common area lighting, lifts and pumps.
- ♦ 3KVA Backup for each apartment.

3 Bedroom Apartment - Isometric View



3 Bedroom Apartment - Ground Floor Plan



3-BHK
Left : 2966.02 sq.ft. (275.55 sq. mt.)

3-BHK
Right : 2961.21 sq.ft. (275.10 sq. mt.)



3 Bedroom Apartment - Second Floor - Isometric View

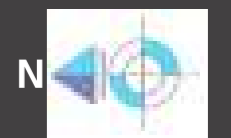


3 Bedroom Apartment Plan - Second Floor and above



3-BHK
Left : 3227.53 sq.ft. (299.85 sq. mt.)

3-BHK
Right : 3107.80 sq.ft. (288.73 sq. mt.)



3 Bedroom Apartment Plan - Study Room - Isometric View



3 Bedroom Apartment Plan - Study Room - Ground



3 Bedroom Apartment Plan - Study Room - Second Floor - Isometric View



3 Bedroom Apartment Plan - Study Room - Second Floor



4 Bedroom Apartment - Isometric View



4 Bedroom Apartment - Ground Floor Plan



4 Bedroom Apartment - Isometric View



4 Bedroom Apartment Plan - Second Floor and above



4-BHK
Left : 3502.78 sq.ft. (325.42 sq. mt.)

4-BHK
Right : 3361.75 sq.ft. (312.21 sq. mt.)





LOCATION MAP

