



Your fantasy can come true with a king-sized lifestyle surrounded by luxurious greenery.

Go anywhere and get back home faster and smoother





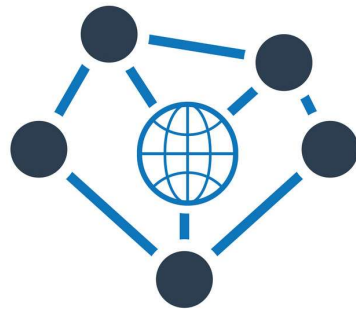
# At Last, This Is What You've Been Searching For.



Location

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Everything at Right Place



Connectivity

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Right Around the  
Corner, Near  
Everywhere You  
Want to Be.



Social  
Infrastructure

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Excellence and  
convenience  
meet here.



Upcoming  
Infrastructure

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Great Experiences  
Are Just Around  
The Corner.

## Location - Everything At Right Place

- Rajanakunte is a suburban area located in the northern part of Bangalore, Karnataka.
- It is known for its peaceful and green environment, situated away from the hustle and bustle of the city.
- Rajanakunte is well-connected to major parts of Bangalore through road networks and is close to the Bangalore International Airport.
  - The area is experiencing gradual development, with residential projects and some commercial establishments making it an emerging locality for real estate investment.
- It is popular among people seeking a quieter place to live while still having access to the city.

## Location - Everything At Right Place



- Rajanukunte is located to the north of Bangalore. The location is recognized for its calm surroundings, which provides a tranquil living environment surrounded by rich greenery and water bodies.
- It is on the Bangalore-Hyderabad highway and is well-connected to the rest of the city via various forms of transportation.
- Rajanukunte has grown substantially in recent years by creating educational institutions, healthcare facilities, and residential complexes and is home to several temples.
- The region provides a wonderful combination of modern conveniences and a traditional lifestyle, making it an excellent choice for people seeking a calm and well-connected suburb.

# Connectivity - Right Around the Corner, Near Everywhere You Want to Be.



- Rajanakunte bus stop via Kakolu road is 5 min i.e, 2.4 kms.
- Doddaballapura main road is 9 min i.e, 5.2 Kms.
- Yelahanka is 20 min i.e, 10 Kms.
- Hebbal is 35 min i.e, 18 Kms.
- Four lane NH- 44 Bangalore – Hyderabad Highway is 25 min i.e, 12 kms.

- Rajanakunte railway station is 8 min i.e, 3 Kms.
- Doddaballapura railway station is 20 min. i.e, 12 Kms.
- Yelahanka railway station is 20 min. i.e, 12 Kms.



- Kempegowda International Airport is 30 min i.e, 20 Kms.
- Jakkur Aerodrome is 40 mins away i.e,



# Social Infrastructure - Excellence and convenience meet here

## IT SEZ / Office spaces :

Manyata Embassy Business Park– 20.9 Km ( 30 min)

Kirloskar Tech Park-17 Km (30 min)

Hardware Tech Park – 22 Km ( 40 min)

Brigade magnum – 16 Km (30 min)

Brigade Opus - 16 Km (30 min)

RMZ latitude 16 km ( 30 km)

RMZ Infinity – 30.3 Km



## Schools :

Sai vidya institute of technology 2 km (5 min)

Nagarjuna pre university college 10km (17 km)

Orchids the international school 4 km ( 8 min)

BMS Institute of Technology- 6.9 Km ( 15 min)

Presidency school – 8 km (15 min)

Ryan International School- 12 Km (25 min)

NITTE International school- 6.5 Km (10 min)

Nagarajun vidyaniketan – 9 km ( 15 km )

East west college of engineering - 10 km ( 20 min)

Kendriya Vidyalaya Yelahanka- 11 Km (20 min)

## Hospitals :

Manipal Hospital doddaballapur-11 Km (15 min)

Manipal hospital – 16 km ( 25 min)

Aster CMI Hospital - 16.5 Km ( 25 min)

Baptist Hospital – 20 Km (35 min)

Omega multi-speciality hospital - 11 Km (15 min)



## Retail Spaces:

Esteem Mall - 17 Km (30 min)

The Galleria mall 12 km ( 20 min)

Phoenix mall of Asia 15 km ( 30 min)



## UPCOMING INFRASTRUCTURE: GREAT EXPERIENCES ARE JUST AROUND THE CORNER

- **Bengaluru Satellite Ring Road:** This upcoming ring road, expected to be completed by March 2024, will significantly ease traffic congestion in and around Bengaluru. It will connect multiple highways, reducing the need for vehicles to enter the city, and will pass through regions such as Rajanakunte and Chikka Madhure, boosting real estate and economic activity in the vicinity([Bangalore Mirror](#)).
- **Four-lane Signal-Free Corridor:** A major project converting a 39-km stretch from Nelamangala to Rajanakunte and onwards to Kempegowda International Airport (KIA) into a signal-free, four-lane corridor is underway. This project, expected to be completed in 30 months, will drastically reduce travel time to the airport and other key regions, bypassing Bengaluru's congested Outer Ring Road([Bangalore Mirror](#))([NBM Construction World](#)).

# UPCOMING INFRASTRUCTURE: GREAT EXPERIENCES ARE JUST AROUND THE CORNER

## GROWING IT HUB

- A 950 acre SEZ is planned to be put up in North Bengaluru, which will have a 250 acre special economic zone.
- With the establishment of offices by PSUs, aerospace, defense, and IT companies, development accelerated.

01

## PROXIMITY TO AIRPORT

The zone is planned to be home to a 530 acre Airport city with several hotels, business parks and shopping malls.

02

## UPCOMING SUBURBAN RAILWAY

The planned Suburban railway will connect many North Bengaluru localities with routes such as Kengeri to Whitefield.

## METRO EXTENSION

05

- The upcoming Pink line of Namma Metro will connect Gottigere in South to Nagawara in North
- The proposed Blue line of Namma Metro will stations at Bagalur, Yelahanka, Jakkur, Hebbal and Nagawara in North

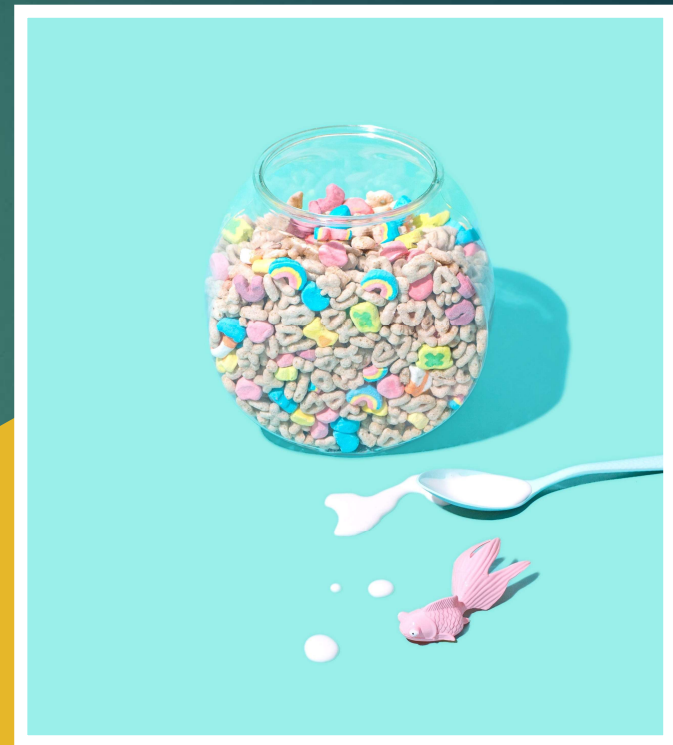
04

## EXTENSIVE ROAD NETWORK

- Peripheral Ring road will connect Hosur Road with Tumkur road via Sarjapur road, NH 75, Bagalur road and NH 44
- The planned Satellite Town Ring road will connect Devanahalli to Hoskote, Sarjapur and many other key micro markets
- North Bengaluru will house a transit hub at Bellary Road and PRR Junction

03

**Meet a few of our  
customers who  
grabbed this rare  
opportunity!**



# The novice young buyer

“ WFH Weekdays, Cycle on weekends

- 28 yrs
- Manager at Accenture
- Just married

As first-time home buyers, our dream was a home where space, lifestyle, location, and security were untouched by compromise. We believed it would be at least five more years before this dream would blossom into reality.

## Goals

#1 Healthier lifestyle

#2 Try new things

**Akshay Tiwari**



Lives on rent in Sahakar Nagar!

# The tiny family, cradled in the arms of existence.

“ I love my plants and care for them like they are my pets.

- 35 yrs
- Doctor
- Has 1 kid

We reside on the first floor of a house, where our kind landlord dwells above. Yet, my heart yearns for a place where my daughter can freely play and I can nurture a small garden. I dream of a home where laughter dances in open spaces and greenery thrives under my care.

## Goals

- #1 A haven for plants, and a cup of tea to savor.
- #2 Ample space for her child.

**Shalini Reddy**



**Rents in Yalahanka**

# The smart investor

“ Create financial prosperity for my children.

- 45 yrs
- Works in Air-force
- 2 teenagers!

With our home loans settled, I aim to venture into real estate investment. Seeking returns without the burden of hefty investments is my preference.

Goals

#1 Create a long-term asset

#2 Consistent returns

**Pankaj Choudhury**



Lives near Yelahanka

# The safe investor

“ Appreciation & dual source of income

- 60 yrs
- South Western Railway

I sought a perfect real estate opportunity to purchase with my settlement funds, aiming to secure an additional income stream alongside my pension. Additionally, I desired to bestow upon my son the gift of a home.

## Goals

#1 Dual Income Post retirement.

#2 Investment for kids

**Timma Reddy**



Lives near Rajanakunte



# Codename Smash Hit

Discover a world of serenity



- Spread over 3.83 acres with ample open space
- 3 Towers, 2B+G+12 Floors
- Total No of Units -270
- 2 BHK size range from – 1065 – 1275 sft – 110 Units
- 3 BHK size range from - 1285 – 1755 sft – 160 units.
- 11,465 sft. Amenity Block of 2B+G+2 floors with a wide range of amenities.
- Total saleable are – **3,76,035.00** Sq.ft
- Efficient common spaces with compact cores to ensure maximum space within the unit
- All Vaastu compliant units
- Ample resident and visitor Car parks



# MASTER PLAN

**Note:**

- These drawings are for marketing purpose only.
- All dimensions mentioned are clear between masonry walls excluding plaster and finishes.
- Column size, shafts, doors and window sizes are subject to change based on drawing development and statutory approvals.
- Policy of continual attention to detail and construction requires that some revisions may be made by architect or developer during the process of development, all dimensions are approximate.
- Window sizes and location vary with exterior design and specification dimensions.
- Furniture arrangement is tentative to indicate location of electrical points.
- Furniture and appliances like fridge & washing machine are not a part of standard apartment.
- 15Q M + 10.764 SQ FT



**LEGEND**

- |  |                      |                               |
|--|----------------------|-------------------------------|
| A. Serenity gateway                    | 1. Welcome court     | 13. Outdoor gym               |
| B. Fire driveway                       | 2. Community green   | 14. Fragrance haven           |
| C. Ramps                               | 3. Parents nook      | 15. Mythical haven            |
| D. Clubhouse                           | 4. Joyful squares    | 16. Zen court (15m x 28m)     |
| E. Swimming / Waddle pool              | 5. Playful steps     | 17. The six hitters' paradise |
| F. DG / Transformer yard               | 6. Mirror magic      | 18. Pet's retreat             |
| G. OWC                                 | 7. Kids realm        | 19. Serenity stroll           |
| H. Surface parking                     | 8. Toddlers haven    | 20. Green lawn                |
| I. Civic amenities                     | 9. Tranquil path     | 21. Steppingstone crossing    |
| J. U G R Below                         | 10. Reflexology      | 22. Cycle docking station     |
| K. S T P Below                         | 11. Open sky theatre | 23. Fruit garden              |
| L. Proposed Master Plan<br>12.0 M Road | 12. Calm stage       | 24. Butterfly garden          |





# Amenities

## Senior Serenity Retreat

1. **Tranquil Path** (9 - Street workout station)
2. **The Open Sky Theatre** (11 - OAT)
3. **Serenity Stroll** (18 - Walking/jogging track)
4. **Welcome Court** (1 - Entrance court)

## Toddler's Tranquil Zone

1. **Toddler's Haven/ Tiny Tides Garden** (8 - Toddlers park)
2. **Mirror Magic** (6 - Giant floor games - Mirror me)
3. **Joyful Squares** (4 - Giant floor games - Ludo)

## Kid's Serenity Zone

1. **Playful Steps** (5 - Giant floor games - Hopscotch)
2. **Kid's Realm** (7 - Children's park)
3. **Parent's Nook** (3 - Parents bay)

## Serenity Gardens

1. **Fragrance Haven** (14 - Aroma garden)
2. **Mythical Haven** (15 - Mythological garden)
3. **Community Green** (2 - Multi purpose lawn)
4. **Green Lawn** (20 - Lawn for proposed road)

## Play and Recreation Serenity Zone

1. **Peaceful Pool** (E - Swimming pool)
  2. **Serenity Oasis Clubhouse** (D - Club house)
  3. **Calm Stage** (12 - Stage)
  4. **Zen Court**(16 - Mini multi court (28m x 15m))
  5. **The Six Hitters' Paradise** (17 - Cricket practice net)
  6. **Pet's Retreat** (19 - Pet's park)
  7. **The Tranquil Touch Path** (10- reflexology pathway)
1. **Serenity Gateway** (A - Entry/Exit)

# 2 BHK UNIT PLAN

Smart homes : 2BHK, smartly designed, accommodating all requirements of a modern household

Well designed to accommodate all your needs:

- *Spacious living/dining room.*
- *Master bedroom with attached toilet with ample space for your double bed, wardrobe, TV Cabinet*
- *Second Bedroom of good size to accommodate a bed and a wardrobe*
- *L- shaped kitchen with ample storage space accommodating all your appliances :aqua guard, washing m/c and fridge.*
- *A balcony opening to outside providing a space to enjoy a morning tea with a cool breeze.*

*All units open outside providing ample natural light and ventilation*



# 3 BHK UNIT PLAN

Smart homes : 3BHK, smartly designed, accommodating all requirements of a modern household

Well designed to accommodate all your needs:

- *Spacious living/dining room.*
- *Master bedroom with attached toilet with ample space for your double bed, wardrobe, TV Cabinet*
- *2<sup>nd</sup> Bedroom with ample space to accommodate a double bed and a wardrobe*
- *Kids Bedroom of good size to accommodate a bed and a wardrobe*
- *L- shaped kitchen with ample storage space accommodating all your appliances :aqua guard, washing m/c and fridge.*
- *A balcony opening to outside providing a space to enjoy a morning tea with a cool breeze.*

*All units open outside providing ample natural light and ventilation*



# CLUBHOUSE PLAN

## Ground Floor

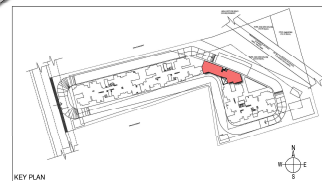
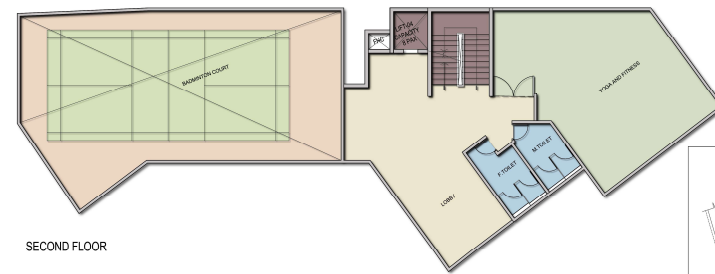
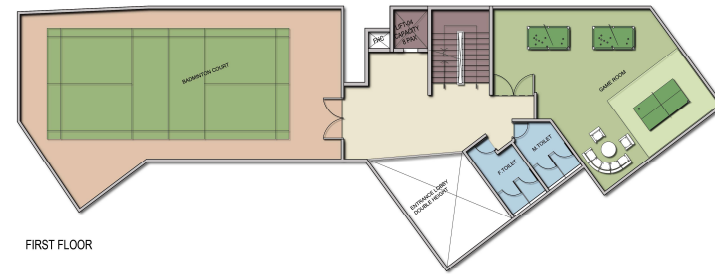
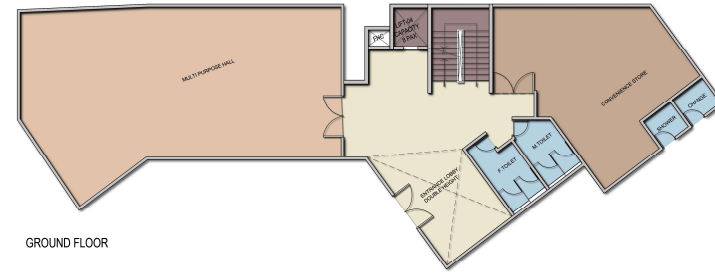
1. Multipurpose hall
2. Convenient store

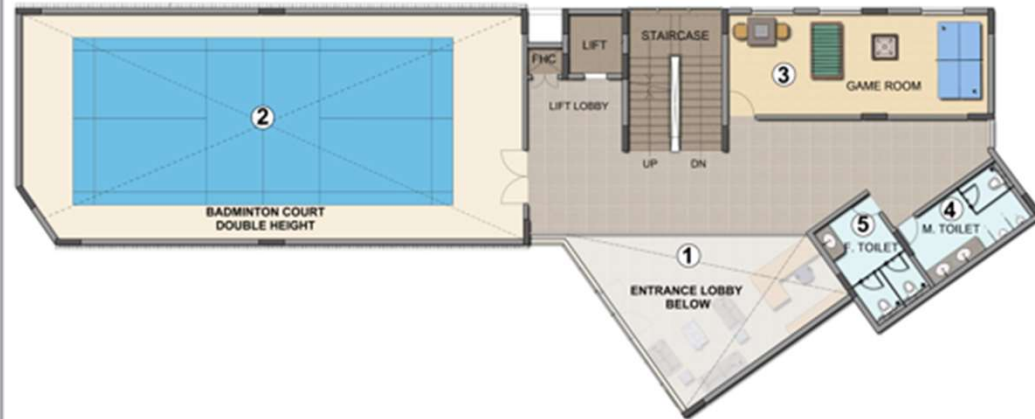
## First Floor

1. Double height Badminton court
2. Game room

## Second Floor

1. Yoga fitness





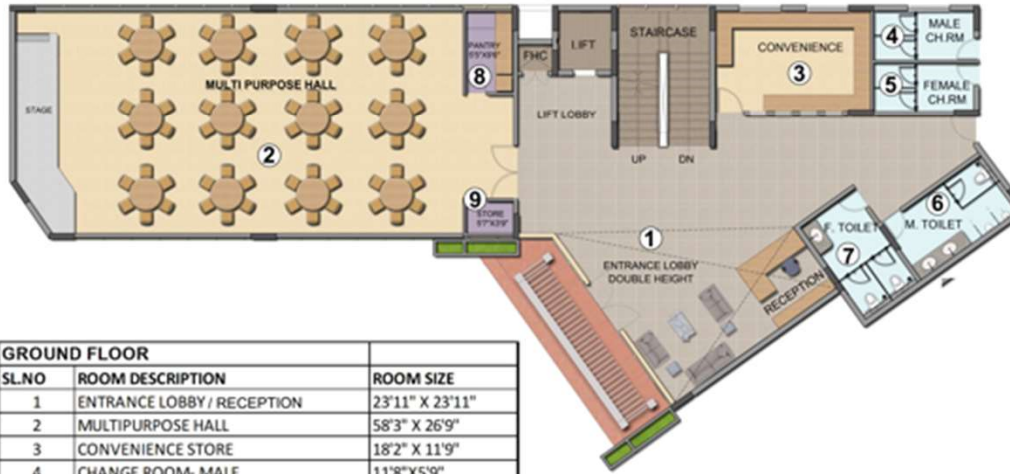
GROUND FLOOR		
SL.NO	ROOM DESCRIPTION	ROOM SIZE
1	ENTRANCE LOBBY / RECEPTION	23'11" X 23'11"
2	MULTIPURPOSE HALL	58'3" X 26'9"
3	CONVENIENCE STORE	18'2" X 11'9"
4	CHANGE ROOM- MALE	11'8"X5'9"
5	CHANGE ROOM- FEMALE	11'8"X5'8"
6	TOILETS-MALE	14'3"X8'10"
7	TOILETS-FEMALE	14'3"X8'0"
8	PANTRY	5'5"X9'6"
9	STORE	5'7"X3'9"
<b>B CORE SPACE</b>		
	STAIRCASE	
	LIFT	
	CORRIODR	
	ENTRANCE STEPS WITH PLANTER BOX	



FIRST FLOOR		
SL.NO	ROOM DESCRIPTION	ROOM SIZE
1	ENTRANCE LOBBY (DOUBLE HEIGHT)	
2	BADMINTON COURT	58'3" X 26'1"
3	GAME ROOM	30'3" X 11'9"
4	TOILETS-MALE	14'3"X8'10"
5	TOILETS-FEMALE	14'3"X8'0"







GROUND FLOOR		
SL.NO	ROOM DESCRIPTION	ROOM SIZE
1	ENTRANCE LOBBY / RECEPTION	23'11" X 23'11"
2	MULTIPURPOSE HALL	58'3" X 26'9"
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6	TOILETS-MALE	14'3" X 8'10"
7	TOILETS-FEMALE	14'3" X 8'0"
8	PANTRY	5'5" X 9'6"
9	STORE	5'7" X 3'9"
<b>B CORE SPACE</b>		
	STAIRCASE	
	LIFT	
	CORRIODR	
	ENTRANCE STEPS WITH PLANTER BOX	



TERRACE FLOOR		
SL.NO	ROOM DESCRIPTION	ROOM SIZE
1	MULTIFUNCTION LAWN	22'4" x 21'4"
2	SEATING ALCOVE	24'4" x 21'4"
3	BARBEQUE CORNER	30'10" x 32'5"
4	SPILL OVER SEATING	
5	SERVICE COUNTER	



# CLUBHOUSE ELEVATION



# AREA STATEMENT BRIEF

Tower Name	Configuration	Unit Type	Facing	No of Units	Min SBA	Max SBA
TOWER - A	2 BHK	2B+2T+1B	East	12	1275	1275
			North	12	1085	1085
			East	12	1225	1225
	3 BHK	3B+2T+1B	North	12	1325	1325
			West	12	1325	1325
		3B+3T+2B	West	24	1590	1725
			East	12	1615	1615
<b>TOWER - A Total</b>				<b>96</b>	<b>1085</b>	<b>1725</b>
TOWER - B	2 BHK	2B+2T+1B	North	26	1065	1225
	3 BHK	3B+2T+1B	West	13	1325	1325
			West	13	1625	1625
		3B+3T+2B	East	26	1625	1745
<b>TOWER - B Total</b>				<b>78</b>	<b>1065</b>	<b>1745</b>
TOWER - C	2 BHK	2B+2T+1B	North	24	1085	1225
			East	24	1085	1275
	3 BHK	3B+2T+1B	East	12	1285	1285
			West	24	1550	1755
		3B+3T+2B	East	12	1590	1590
<b>TOWER - C Total</b>				<b>96</b>	<b>1085</b>	<b>1755</b>
<b>Grand Total</b>				<b>270</b>	<b>1065</b>	<b>1755</b>

**Project Specifications for – Codename Smash Hit**

Sr. No	Description	Remarks
1	<b>Sub Structure</b>	Isolated / Combined footings
2	<b>Super structure</b>	RCC Framed structure (Complete Beam & Slab System)
3	<b>Walls</b>	Light weight Block Masonry with plastering
(a)	External wall	150 mm thick
(b)	Internal wall	100 mm thick
(c)	Staircase & Lift walls	200/150 mm thick
	** No Internal & External Plastering.	
4	<b>Flooring &amp; Dado tiles</b>	
(a)	Foyer, Living, Dinning & Bedrooms	Vitrified Tiles
(b)	Kitchen	Vitrified Tiles
(c)	Toilets	Anti -Skid Ceramic
(d)	Balcony & Utility	Anti -Skid Ceramic
	<b>Dado</b>	
(a)	Kitchen dado up to 2'0" height	Ceramic Tiles
(b)	Toilet wall dado up to False ceiling	Ceramic Tiles
(c)	Utility Dado up to sill	Ceramic Tiles
	<b>Common Area</b>	
	Corridor / Passage	Ground Floor/Entrance Lobby – Matt Finished Vitrified Tiles Upper Floors Common Lobby – Matt Finished Vitrified Tiles
	Staircase & Mid landings	Basement to Ground Floor – Epoxy Coated / Ceramic Tiles Upper Floors – Epoxy Coated / Ceramic Tiles

5	Kitchen & Utility Counter	Granite Counter
6	Lift Cladding	Combination of Granite & Textured Paint (Texture on the entire front face of the lift and granite on the side walls)
7	Doors	
(a)	Entrance	Engineered Wooded Laminated Doors
(b)	Others	Engineered Wooded Laminated Doors
8	Windows	UPVC Frame with White Color Casement / Sliding Window /Door (Mosquito mesh provision only )
	Staircase, Ventilators & Others	Ventilator - UPVC
9	Railings & Grills	
(a)	Staircase	M.S. Railing
(b)	Balcony	M.S. Railing
(c)	Utility	M.S. grill

<b>10</b>	<b>Painting</b>	
<b>(a)</b>	Internal & Common areas	OBD paint for Internal Common wall and Ceiling & Common Area
<b>(b)</b>	External	Exterior Acrylic Paint
<b>(c)</b>	Fabrication work	Synthetic Enamel
<b>11</b>	Sanitary Ware fittings	
<b>(a)</b>	EWC	Standard White Color Sanitary Fittings
<b>(b)</b>	WHB	Standard White Color Sanitary Fittings
<b>(c)</b>	Sink	
	Kitchen	SS Single Bowl Without Drain Board
	Utility	SS Single Bowl with Drain Board
<b>12</b>	CP Fittings	CP Fitting & Fixtures – Standard CP Fittings Bath Mixer – Single lever diverter

<b>13</b>	<b>Electrical</b>	
<b>(a)</b>	Points	
	Light/fan/socket	As Per Drawing
	AC point	Master Bedroom Only
	T.V Points/Telecom	Living/Dining Area
	Geyser Point	All Toilets
<b>(b)</b>	Wiring	Concealed Conduit /Copper Wiring
<b>(c)</b>	Switch/Socket	Modular Type
<b>(d)</b>	DG Back up	500 Watts
<b>(e)</b>	Power (BESCOM)	As Per BESCOM Standard Norms
<b>14</b>	Special Features	
<b>15</b>	PROJECT FACILITIES:	
<b>(a)</b>	100% DG Backup for Common Areas	Lift, Corridors, Pump ,STP , Etc.,
<b>(b)</b>	STP	As Per Standard Norms
<b>(c)</b>	Organic Waste Convertor	As Per Standard Norms
<b>(d)</b>	Rain Water harvesting	As Per Standard Norms
<b>(e)</b>	Lifts	As Per Drawings
<b>(f)</b>	Fire Fighting System	As Per New NBC Norms
<b>(g)</b>	CCTV	Common Area Like Entry/Exit and Periphery of the building in ground floor only