

## Location Map



## Ramky One North at Yelahanka

*Smiles* are no longer  
*miles* away...



Phase 4 RERA Regn. No. PR/KN/170823/001459



Give your family the luxury home of your dreams and enjoy high-life comforts at a cost that is within your budget. Ramky One North – situated at Yelahanka, the heart of North Bangalore – has 2 & 3 BHK apartments with world-class amenities and the finest recreational facilities. The best part is, we give you higher carpet area for every square foot of space, so you have more room to enjoy your family time! Live the luxurious life at an affordable price... head to Ramky One North.

## An Introduction to Ramky One North

Ramky One North is a premium residential experience. The project consists of 2 & 3 BHK apartments designed with optimal usage of carpet area in mind. Besides the premium specifications and the host of amenities included, Ramky One North has one of the highest efficiency ratings, compared to competition. Which basically means – more value for your money.

Ramky One North falls within closed proximity of a myriad of development activities, such as the International Airport, a host of SEZ's and IT Parks, as well as a number of industrial units. North Bangalore is now on the verge of turning into the epicenter of the city's economic growth, and Ramky One North is positioned at the heart of this zone. If you are looking for a home that has convenience, comfort, affordability and the inherent quality of capital appreciation, then you needn't look any further.

After the grand success of Phase I & 2, we are now releasing the next set of apartments as Phase 3. In this phase, we aim to offer more space – therefore more reasons for you and your family to smile.

9591328261, 9945918855



### Ramky Estates & Farms Limited

Ramky House, No.25-30, 2nd Cross, Raghavendra Nagar,  
Hennur Ring Road, Kalyan Nagar, Bangalore 560 043.  
Ph: 080 2544 4222 / 666 / 999 | Fax: 4212 6732 | Email: salesblr@ramky.com

Bengaluru • Chennai • Hyderabad • Vizag • Warangal

Corporate Office:

### Ramky Estates & Farms Limited

Ramky Grandiose, 9th Floor, Ramky Towers Complex, Gachibowli  
Hyderabad-500 032. Phone: +91 40 6435 7575.  
Email: customersupport@ramky.com

Website: [www.ramkyestates.com](http://www.ramkyestates.com)



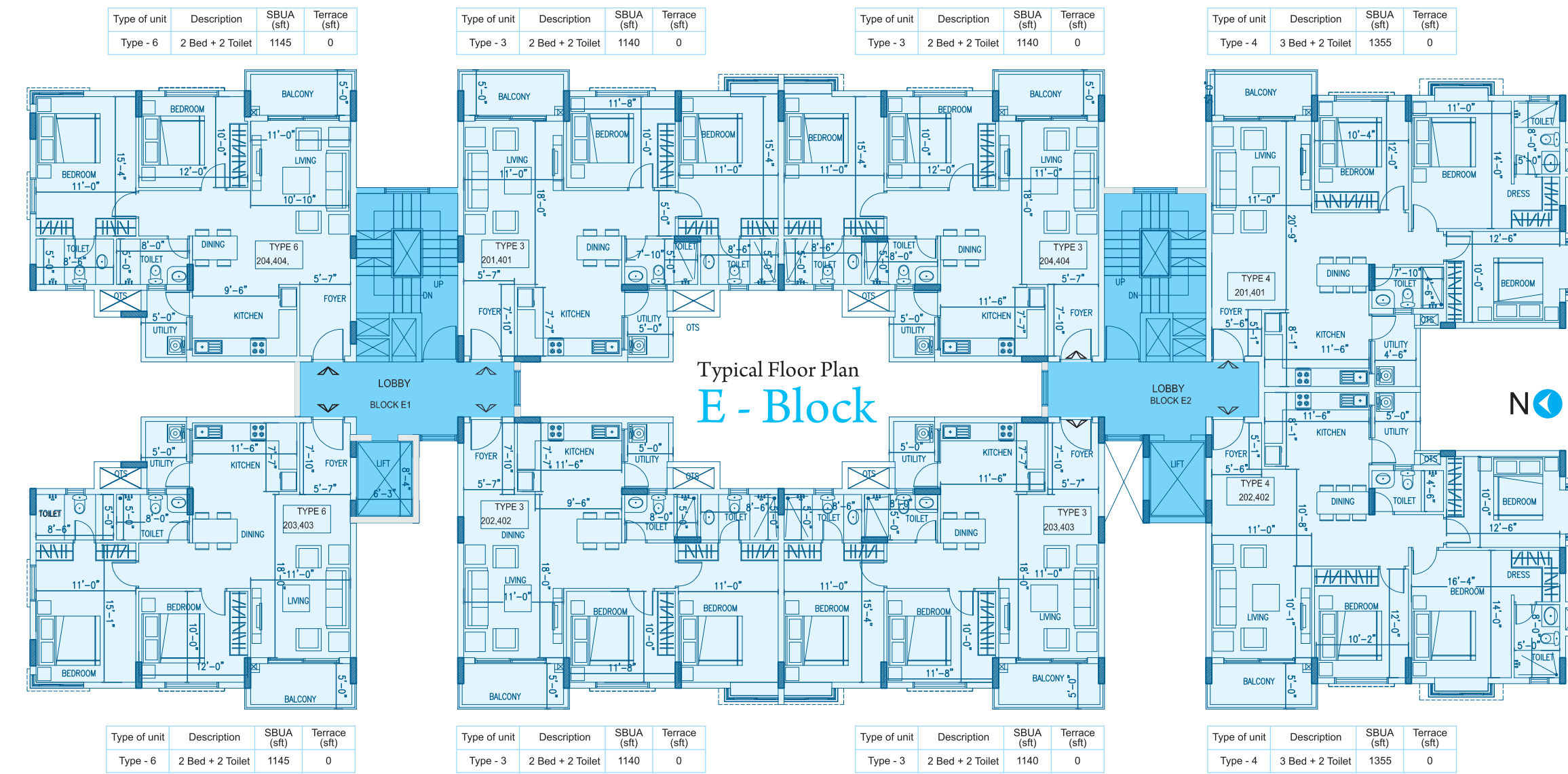
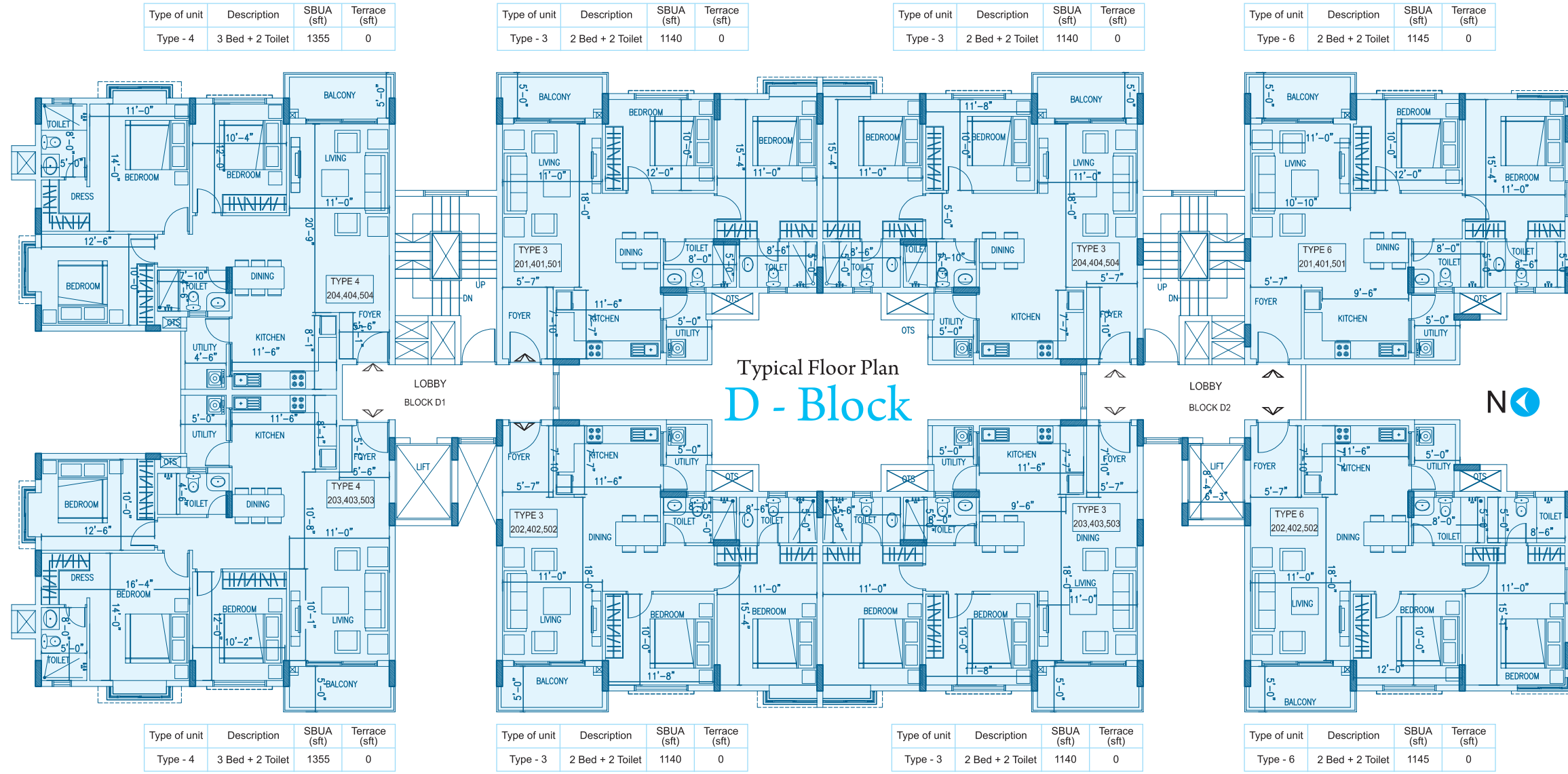
Disclaimer: Concepts mentioned above are indicative only. The developer reserves the right to use Indian/imported material of equivalent quality. The developer reserves the right for alteration in plans, elevations and specifications. All details are subject to change and any feature, other than the ones specified above, is at extra cost. This brochure is a conceptual presentation only and not a legal offering.

# Many reasons to smile at Ramky One North

Come home to peace and tranquility, to a place where you can escape the fatigue of the day, and rejuvenate your senses. Ramky One North is a haven that soothes body, mind and soul. Here, you and your family can chill out in the swimming pool, keep fit at the well-equipped health club and gym, enjoy a thrilling game of squash or basketball, broaden your mind at the reading room, or connect with you inner self at the yoga area. For your added peace of mind, we have efficient power backup facilities and reliable security systems. With something for everyone, Ramky One North ensures your family keeps smiling – always.

## Facilities & Amenities

- Automatic Lifts
- Power Backup for each apartment
- Sufficient Power Backup for common areas and lifts
- 100% Power Backup for the Club House
- 24/7 Security System
- Rain Water Harvesting System
- Landscaped Gardens
- Sewage Treatment Plant
- Large Swimming Pool with separate Toddler's Pool
- Indoor Games with Multi-purpose Hall
- Health Club
- Table Tennis
- Billiards
- Yoga & Meditation Area
- Squash Court
- Reading Room
- Skating Rink
- Home Theatre
- Amphitheatre
- Basketball Post
- Exercise Station
- Gym



## Specifications

- Flooring**
1. Master Bedroom: Vitrified Tiles
  2. Bedrooms: Vitrified Tiles (600mm x 600mm) of reputed make
  3. Living & Dining Room: Vitrified Tiles
  4. Toilets: Anti-Skid Ceramic Tiles
  5. Toilets & Utility Flooring: Anti-Skid Ceramic Tiles
  6. Lobby Flooring: Combination of Granite & Tiles
  7. Staircase Flooring: Kota Stone

- Dadoing**
1. Kitchen Dadoing: Ceramic Tiles up to 0.6m height
  2. Toilet Dadoing: Ceramic Tiles up to 2.1m height
  3. Utility Dadoing: Ceramic Tiles up to 1.2m height
  4. Lobby Cladding: Combination of Granite & Tiles

**Kitchen :** Granite Platform with stainless steel sink of single bowl with drain board.

**Toilet**  
False Ceiling: Cement Particle Board

- Painting**
1. All Interior Wall Faces: Oil Bound Distemper with putty in Living Room and Master Bedroom & only OBD in other areas.
  2. Exterior facia of the building: Ace/Equ. Exterior weather-proof paint
  3. Ceiling: Oil Bound Distemper

**Joinery**  
**Main Door**: Teak wood door frames with HDF moulded panelled shutter both sides veneered and French polished, fixed with reputed make hardware

**Bedroom Doors**: Hard wood frames with HDF moulded door shutter both sides veneered and French polished, fixed with reputed make hardware

**Toilet Doors**: Hard wood frames with HDF moulded door shutter, external side veneered and French polished, inside enamel painted

**Utility**: Hard wood frames with HDF moulded door shutter, external side veneered and French polished, inside enamel painted

**Balcony Door**: UPVC sliding door  
**Windows**: UPVC glazed windows  
**Ventilators**: UPVC glazed ventilators  
**Balcony & Staircase Railing**: MS Railing  
**Elevation - Projected Balconies**: SS Railing with Glass

- Toilets**  
All the Toilets will consist of:
1. Counter top washbasin in Master Bedroom Toilet & washbasin in other toilets
  2. Wall mount cascade EWC in Master Bedroom Toilet & floor mounted in other toilets
  3. Hot & Cold single lever mixer with shower
  4. Provision for geysers
  5. All CP fittings of premium quality
  6. All Sanitary fittings of premium quality

- Electrical**
1. Concealed copper wiring of standard make
  2. Power outlets for air-conditioners in Master Bedroom and Living Room
  3. Power outlets for geysers in all bathrooms
  4. Power plug in Kitchen : 2 Nos. of 5 Amps for mixer/grinder and Aquaguard, and 2 Nos. 15 Amps for refrigerator & oven in Kitchen
  5. Power plug/TV & audio systems, etc.
  6. Power plug in Utility : 1 No. 15 Amps power plug for washing machine
  7. 3-phase supply for each unit & individual meter boards.
  8. Miniature circuit breaker (MCB) & ELCB for each distribution board

**Telephone, Intercom & Internet**

1. Provision for telephone line in Master Bedroom, Drawing Room & Living Room
2. Provision of conduit for telephone, intercom/internet from Living Room to duct in the respective places

**Cable TV** : Cable TV provision for Master Bedroom & Living Room.

**Air-conditioning** : AC power socket in Master Bedroom and Living Room.

**Lifts**: Automatic lifts are provided.

- Generator**
1. Power back-up of 500W for each flat
  2. Common areas like corridors & lifts with minimum power backup
  3. 100% power backup in Club House



1. Entrance Plaza
2. Security Cabin
3. Arrival Plaza
4. Paved Panel
5. Feature Wall
6. Driveway
7. Pathway
8. Kid's Pool
9. Main Swimming Pool
10. Pool Deck Wooden Flooring
11. Water Feature & Pergola
12. Sandpit with Play Equipment
13. Water Feature
14. Basketball Post
15. Interactive Plaza
16. Paved Panel with Seating
17. Amphitheatre
18. Reflexology Path
19. Exercise Station
20. Skating Rink
21. Surface Car Parking
22. Boundary Planting
23. Feature Tree Planting



## Many reasons to smile at Ramky One North

Come home to peace and tranquility, to a place where you can escape the fatigue of the day, and rejuvenate your senses. Ramky One North is a haven that soothes body, mind and soul. Here, you and your family can chill out in the swimming pool, keep fit at the well-equipped health club and gym, enjoy a thrilling game of squash or basketball, broaden your mind at the reading room, or connect with you inner self at the yoga area. For your added peace of mind, we have efficient power backup facilities and reliable security systems. With something for everyone, Ramky One North ensures your family keeps smiling – always.

Birds View of Ramky One North



## Strategic location Closer to the action!



### Regional office

**Ramky Estates & Farms Ltd**  
Ramky House, 25-30, 2nd Cross,  
Raghavendranagar,  
Hennur Ring Road, Kalyan Nagar,  
Bengaluru 560043  
Boardline – 080 2544 4222/666/999

### Corporate office

**Ramky Estates & Farms Ltd.**  
9th Floor, Ramky Grandiose,  
Ramky Towers Complex,  
Gachibowli, Hyderabad - 32  
Boardline : 040 – 2301 5000

Website: [www.ramkyestates.com](http://www.ramkyestates.com) | Bangalore | Chennai | Hyderabad | Vizag | Warangal

Disclaimer: Concepts mentioned above are indicative only. The developer reserves the right to use Indian/imported material of equivalent quality. The developer reserves the right for alteration in plans, elevations and specifications. All details are subject to change and any feature, other than the ones specified above, is at extra cost. This brochure is a conceptual presentation only and not a legal offering.



Only few can own it.  
Will you be the one?



## Ramky One North at Yelahanka

"Premium 3 Side open - Exclusive 3 BHK Tower"

Phase 3 RERA Regn. No. PRM/KA/RERA/1251/309/PR/171118/001475  
[www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



You've often dreamt this life.  
A life amidst greenery.  
A life without space famine.  
A life where comforts are plenty.  
And concerns non-existent.

# An Introduction to Ramky Group

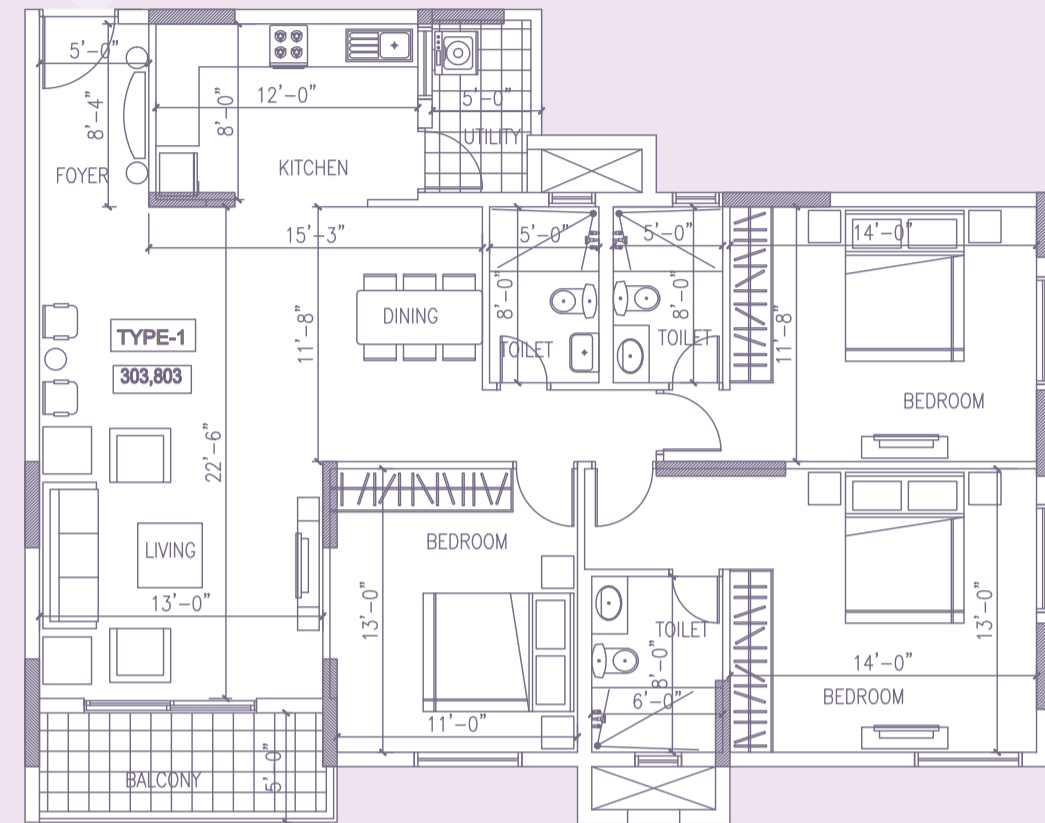
Ramky Group has diversified interests in Finance, Investments, Civil & Environmental and Waste Management with specific emphasis on "Public Private Partnership" projects. Established in 1994 Ramky Group has a turnover of more than Rs.5000 crore and over the years has gained an impeccable reputation by the successful establishment of a large number of fast track projects. With a respectable presence in more than 55 locations across pan India in addition to branch offices at South Africa, Saudi Arabia, UAE and Singapore we have subsidiaries across the globe.

Ramky Estates & Farms Limited is the child company of Ramky Group. In the past 16 years, REFL has a proven track record of creating landmark projects across South India. Our projects encompass the whole gamut of real estate in a multitude of options covering Residential, Commercial and Integrated Townships. REFL has nearly 5 million sq ft under development with another 30 million sq ft of prime space in the pipeline.

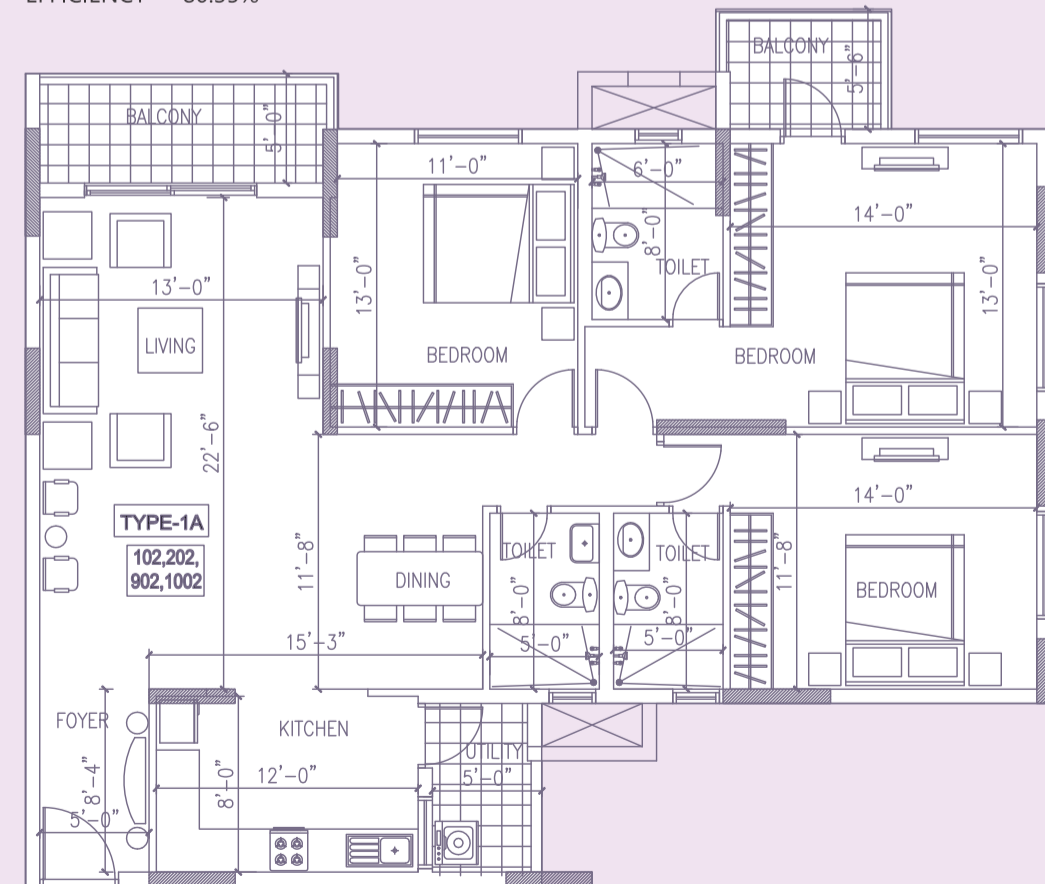


- Entrance Plaza
- Security Cabin
- Arrival Plaza
- Paved Panel
- Feature Wall
- Driveway
- Pathway
- Kids' Pool
- Main Swimming Pool
- Pool Deck Wooden Flooring
- Water Feature & Pergola
- Sandpit with Play Equipment
- Water Feature
- Basketball Post
- Interactive Plaza
- Paved Panel with Seating
- Amphitheatre
- Reflexology Path
- Exercise Station
- Skating Rink
- Surface Car Parking
- Boundary Planting
- Feature Tree Planting

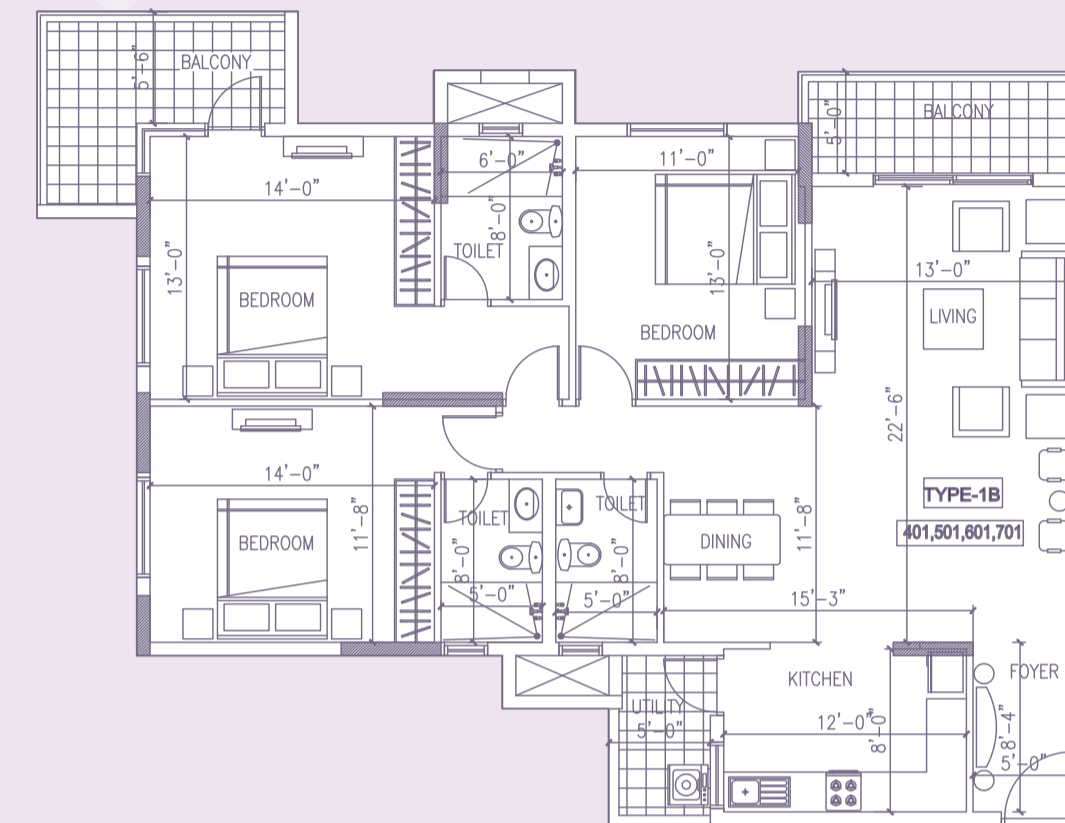
CARPET AREA - 1365 Sft  
SALEABLE AREA - 1650 Sft  
EFFICIENCY - 80.29%



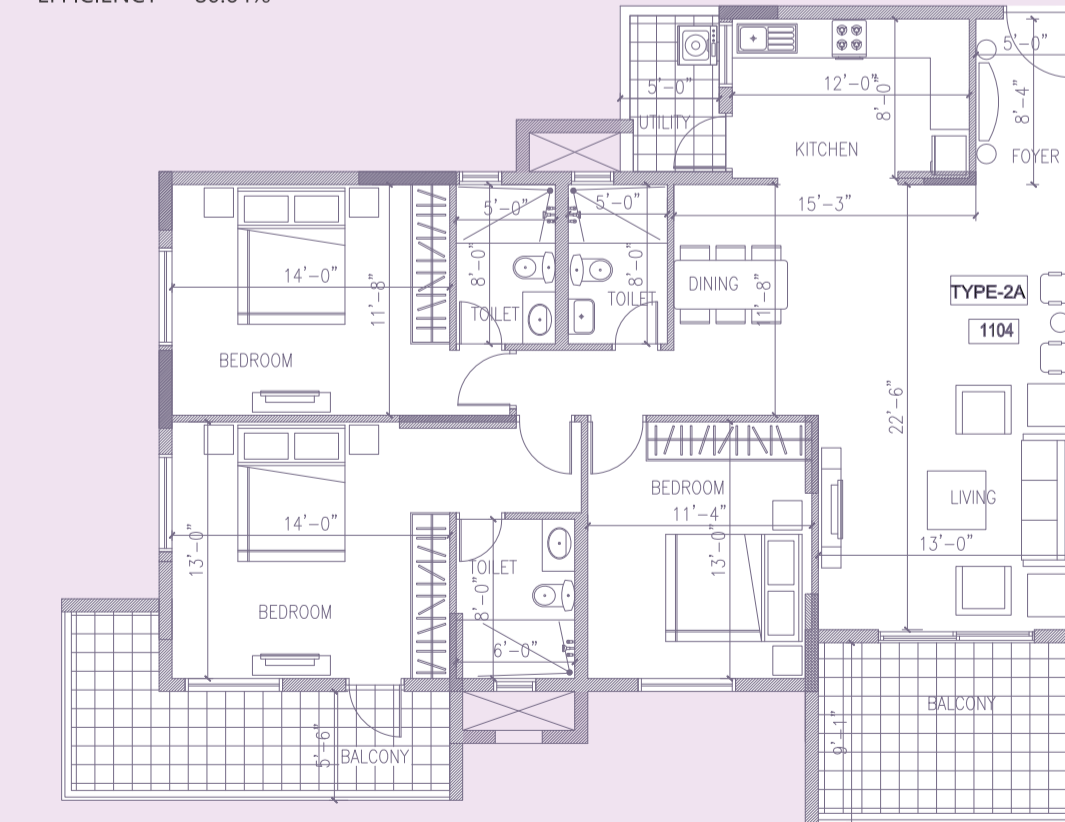
CARPET AREA - 1325 Sft  
SALEABLE AREA - 1700 Sft  
EFFICIENCY - 80.35%



CARPET AREA - 1420 Sft.  
SALEABLE - 1756 Sft.  
EFFICIENCY - 80.66%



CARPET AREA - 1505 Sft  
SALEABLE AREA - 1867 Sft  
EFFICIENCY - 80.64%



## Specifications:

- |  |  |   |   |
|--|--|---|---|
| <p><b>Flooring</b></p> <ol style="list-style-type: none"> <li>Master Bedroom: Laminated Wooden Flooring</li> <li>Bedrooms: Vitrified Tiles (600mm x 600mm) of reputed make</li> <li>Living &amp; Dining Rooms: Vitrified Tiles (600mm x 600mm) of reputed make</li> <li>Kitchen: Vitrified Tiles (600mm x 600mm)</li> <li>Toilets: Anti-Skid Ceramic Tiles</li> <li>Toilets &amp; Utility Flooring: Anti-Skid Ceramic Tiles</li> <li>Lobby Flooring: Combination of Granite &amp; Tiles</li> <li>Staircase Flooring: Kota</li> </ol> | <p><b>Doadoing</b></p> <ol style="list-style-type: none"> <li>Kitchen Dadoing: Ceramic Tiles Dado up to 0.6m height</li> <li>Toilet Dadoing: Ceramic Tiles Dado up to 2.1m height</li> <li>Utility Dadoing: Ceramic Tiles Dado up to 1.2m height</li> <li>Lobby Cladding: Combination of Granite &amp; Tiles</li> </ol>  | <p><b>Kitchen :</b></p> <p>Granite Platform with stainless steel sink of Double bowl with drain board.</p>  | <p><b>Balcony Door:</b> 3 track UPVC sliding door with provision for mosquito mesh</p> <p><b>Windows :</b> 3 track UPVC glazed windows with provision for mosquito mesh</p> <p><b>Ventilators :</b> UPVC glazed ventilator</p> <p><b>Living Balcony &amp; Staircase Railing:</b> MS Railing</p> <p><b>Elevation - Projected Balconies:</b> SS Railing with or without Glass</p> |
| <p><b>Toilet</b></p> <p>All the Toilets will consist of:</p> <ol style="list-style-type: none"> <li>Counter top premium washbasin in Master Bedroom Toilet &amp; in other toilets</li> <li>Wall mount premium EVWC in MBT &amp; in other toilets</li> <li>Premium Hot &amp; Cold Double lever mixer with shower in all bathrooms</li> <li>Provision for geysers in all bathrooms</li> <li>All CP fittings of premium quality</li> <li>All Sanitary fixtures of premium quality</li> </ol>  | <p><b>Electrical</b></p> <ol style="list-style-type: none"> <li>Concealed copper wiring of standard make</li> <li>Power outlets for air-conditioners in all Bedrooms and Living Room</li> <li>Power outlets for geysers in all bathrooms</li> <li>Power plug in Kitchen : 2 Nos. of 5 Amp for mixer/grinder and Aquaguard, and 2 Nos. 15 Amps for refrigerator &amp; oven in Kitchen</li> <li>Power plug/TV &amp; audio systems, etc.</li> <li>Power plug in Utility : 1 No. 15 Amps power plug for washing machine</li> <li>3-phase supply for each unit &amp; individual meter boards.</li> <li>Miniature circuit breakers (MCB) &amp; ELCB for each distribution boards</li> <li>Switches : From reputed brand</li> </ol> | <p><b>Telephone, Intercom &amp; Internet</b></p> <ol style="list-style-type: none"> <li>Provision for telephone line in Master Bedroom, Drawing Room &amp; Living Room</li> <li>Provision of conduit for telephone, intercom/internet from Living Room of flat. to duct in all bed rooms &amp; living room</li> </ol> | <p><b>Cable TV :</b> Cable TV provision for all Bedroom &amp; Living Room.</p> <p><b>Lifts:</b> Automatic lifts are provided.</p>   |
| <p><b>Painting</b></p> <ol style="list-style-type: none"> <li>All Interior Wall Faces: Plastic Imulsion with putty in Living Room and Master Bedroom &amp; in other areas.</li> <li>Exterior facia of the building: Ace/Equ. Exterior weather-proof paint</li> <li>Interior Ceilings: Plastic Imulsion</li> </ol>  | <p><b>Joinery</b></p> <p><b>Main Door</b></p> <p>Teak wood door frames with HDF moulded panelled shutter both sides veneered and French polished, fixed with reputed make hardware</p>   | <p><b>Bedroom Doors</b></p> <p>Hard wood frames with HDF moulded door shutter both sides veneered and French polished, fixed with reputed make hardware</p>   | <p><b>Toilet Doors</b></p> <p>Hard wood frames with HDF moulded door shutter, external side veneered and French polished, inside enamel painted</p>   |
| <p><b>Utility</b></p> <p>Hard wood frames with HDF moulded door shutter, inner side veneered and French polished, External side enamel painted</p>   | <p><b>Generator</b></p> <ol style="list-style-type: none"> <li>Power back-up of 1KVA for each flat with provision for UPS</li> <li>Sufficient power backup for common areas like corridors and lifts</li> <li>100% power backup in Club House</li> </ol>   |   |   |

