

RERA NO: PRM/KA/RERA/1251/310/PR/030325/007538

PROJECT BY



**JR DEVELOPERS**

BUILDERS | DEVELOPERS | PROMOTERS  
QUALITY REDEFINED



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1, 2 & 3 BHK Luxurious Apartments @ Rajarajeshwari Nagar,  
Near Global Village Tech Park and Sri Krishna Garden Layout.



## Building Trust & Loyalty with perfect Creation



**JR Developers** has made a credible reputation in construction of residential apartments across Bangalore. With the experience spanning nearly two decade, our exquisite structures are the perfect combination of aesthetic design, elegance, and luxury. We devote our time knowing customers requirement to build them home with maximum facilities, in eco-friendly environs. Adhering to Quality and Attention to detail in each stages of construction ensures secured feeling of having a home really built to last long.

We are uncompromising when it comes to design and quality. Our impeccable designs and stern quality measures have accomplished to create structures of architectural excellence. Our core teams of Engineers, Managerial, Technical and Supervisory staff are highly competent and ensure timely delivery of projects. Our superior workmanship, excellent infrastructure, technologically advanced construction with top quality finishes along with state-of-the-art amenities.

**JR Royale** is Innovatively designed with optimal use of space, providing you the best in class and comfort. A perfect balance of serenity, safety and security executed with flawless engineering and top quality construction has enabled us to transform your dreams of owning homes into reality.

**JR Royale** is a cluster of riveting residential apartments nestled in the heart of Rajarajeshwari Nagar, Near Global Village Tech Park and Sri Krishna Garden Layout, One of the established Residential Area in Bengaluru. **JR Royale** shares vicinity with other prime residential areas like Mysore Road, Banashankari, Uttarahalli & Kanakapura Road makes it an ultimate choice of dwelling.



NEW STANDARD IN LUXURY  
HOMES WHERE COMFORT  
MEETS LEISURE

BBMP 45 1 BHK 2 BHK 3 BHK  
APPROVED FLATS 770 Sq.ft 1265 Sq.ft 1585-1760 Sq.ft

CC & OC G+4 NO COMMON 100 %  
PROJECT FLOORS WALLS VASTU





TYPICAL FLOOR PLAN

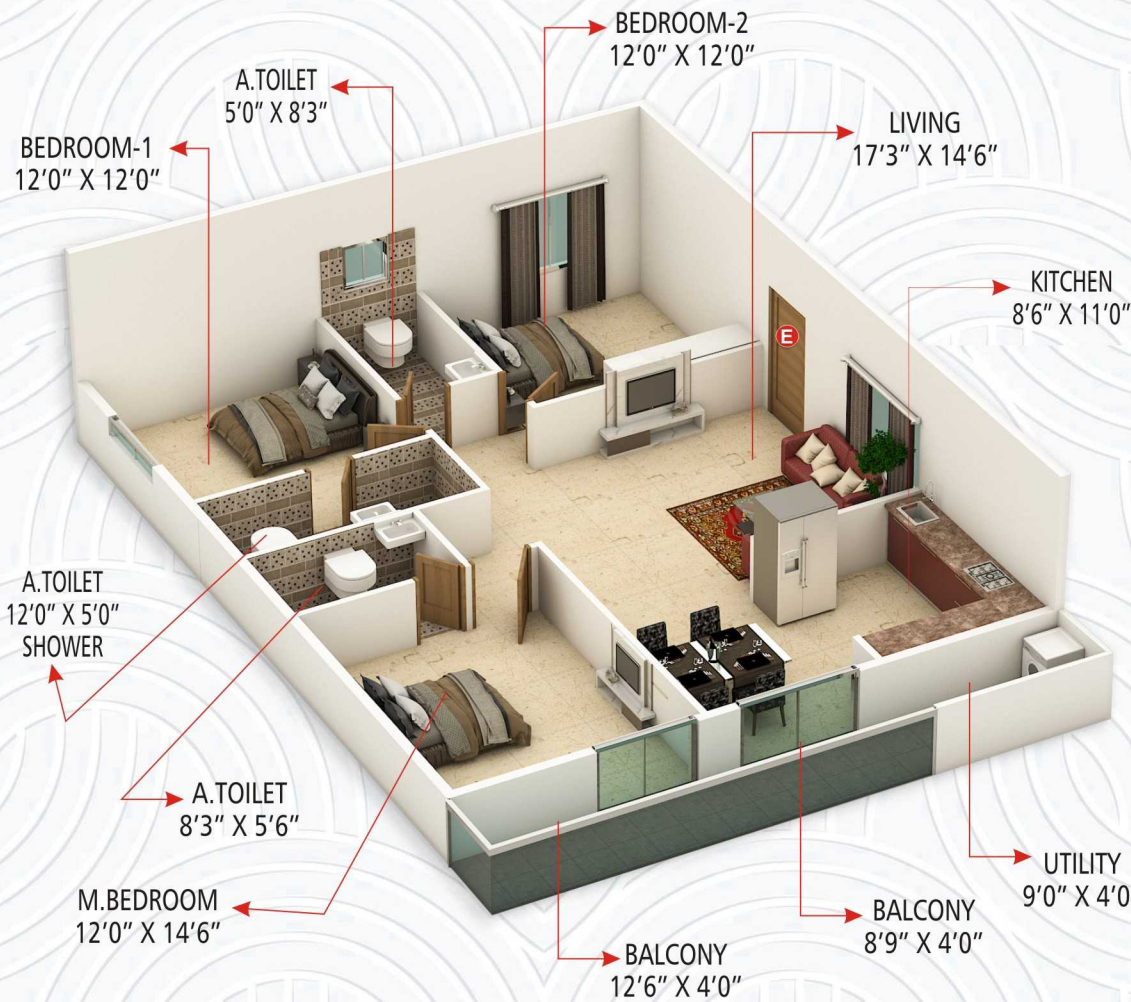


AREA STATEMENT IN SQ.FTS

UNIT NO:	TYPE	AREA	AREA				
5	3 BHK	1585 Sq.ft	NORTH	5	3 BHK	1585 Sq.ft	NORTH
1	3 BHK	1670 Sq.ft	NORTH	6	3 BHK	1760 Sq.ft	EAST
2	3 BHK	1590 Sq.ft	NORTH	7	3 BHK	1620 Sq.ft	NORTH
3	2 BHK	1265 Sq.ft	NORTH	8	3 BHK	1755 Sq.ft	NORTH
4	2 BHK	1265 Sq.ft	EAST	9	3 BHK	1665 Sq.ft	NORTH

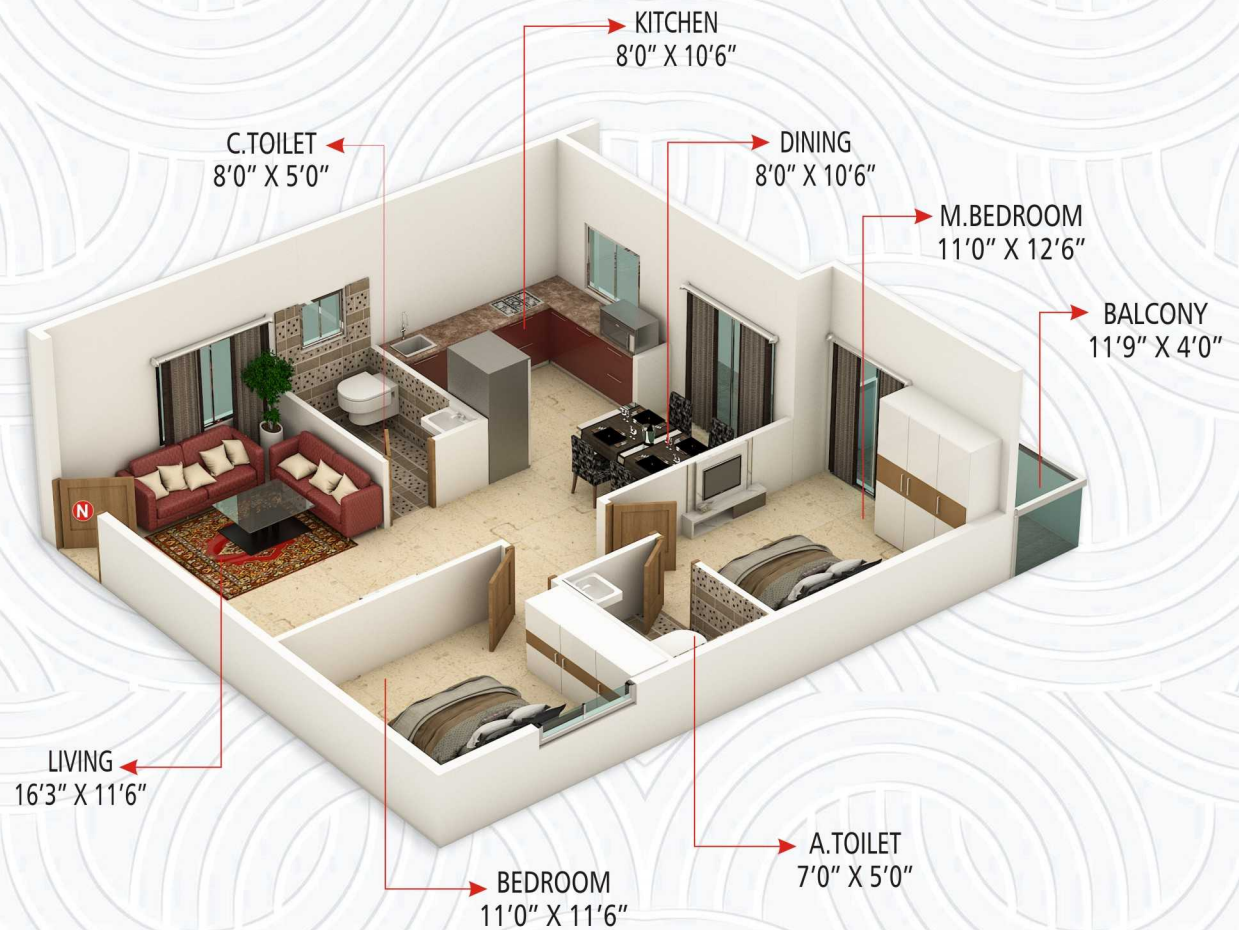


DISCOVER THE  
ART OF **REFINED**  
**LIVING IN OUR**  
**LUXURY**  
**APARTMENTS**

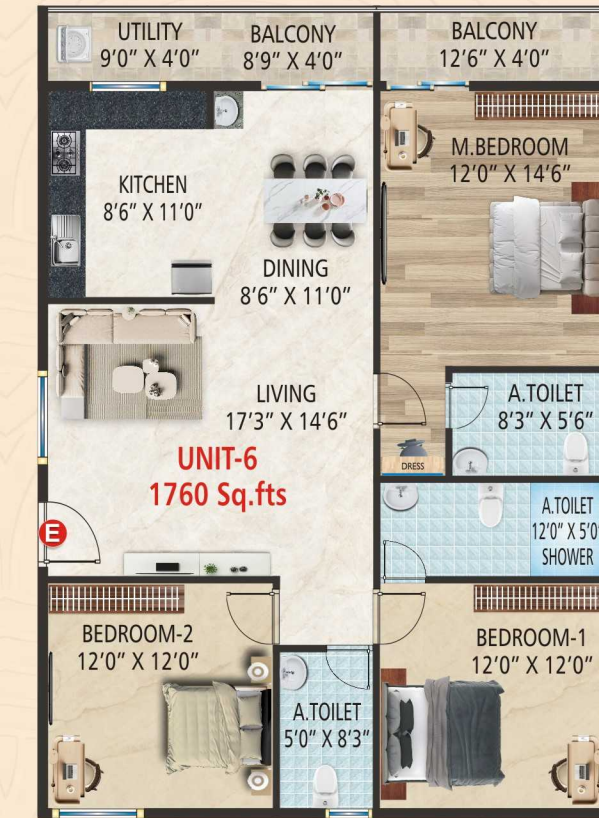
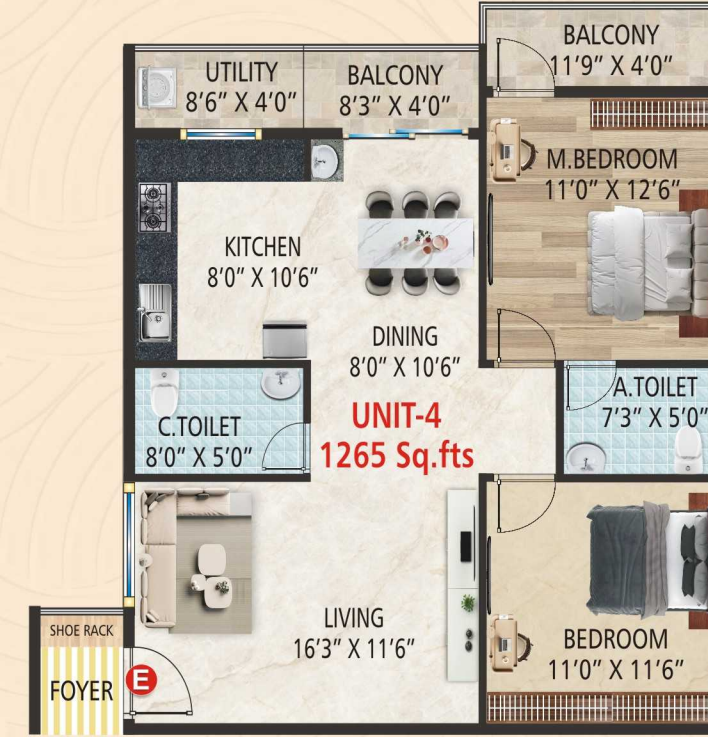
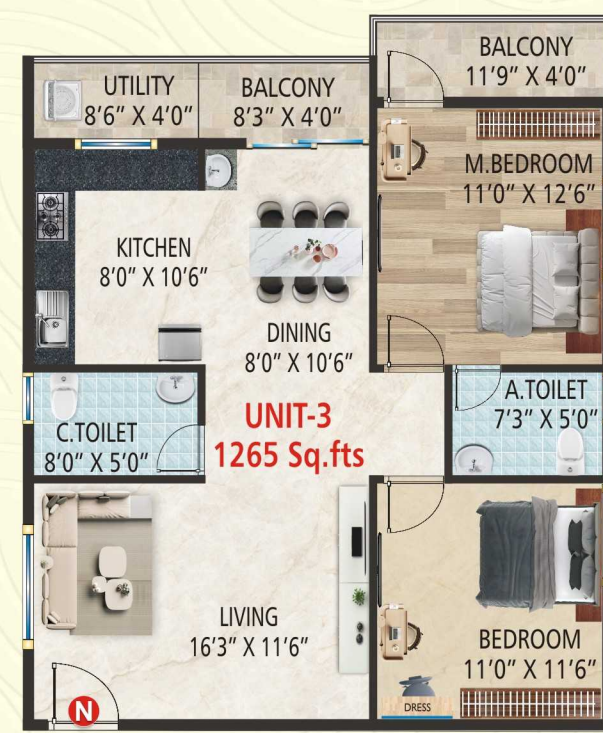
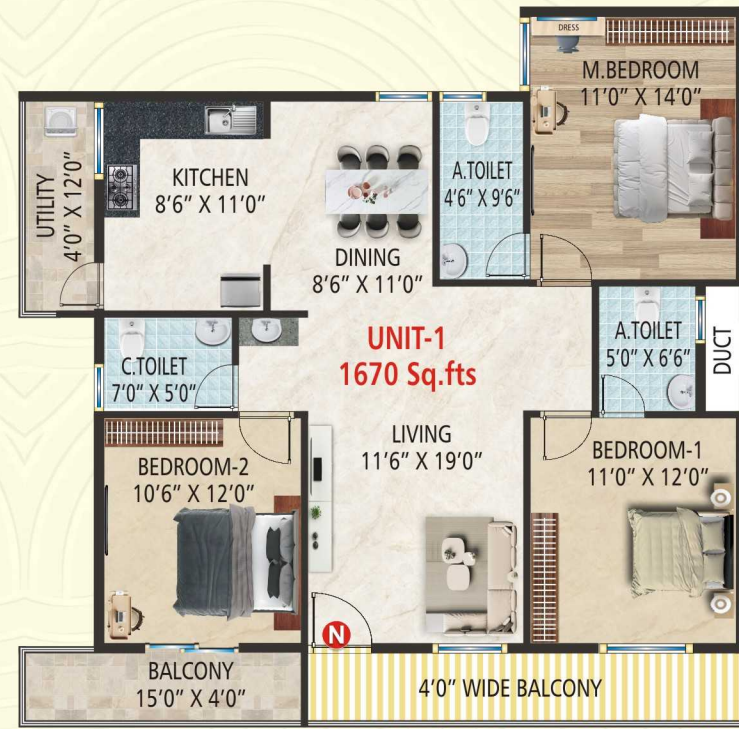


**UNIT-6 | 1760 Sq.ft | 3 BHK | EAST FACING**

ISOMETRIC  
VIEW



**UNIT-3 | 1265 Sq.ft | 2 BHK | NORTH FACING**



UNIT-9 | 1 BHK | 770 SQ.FTS | NORTH FACING  
GROUND FLOOR PLAN

UNIT-1 | 3 BHK | 1670 SQ.FTS | NORTH FACING

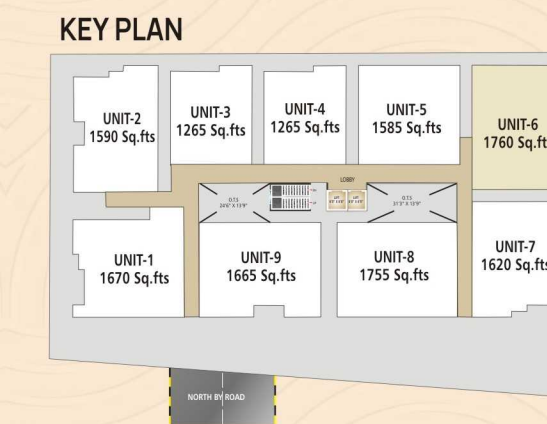
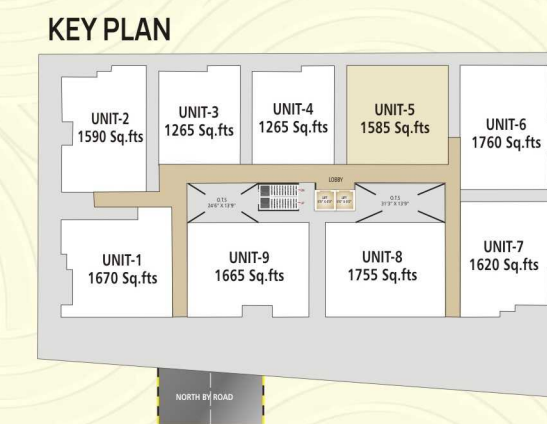
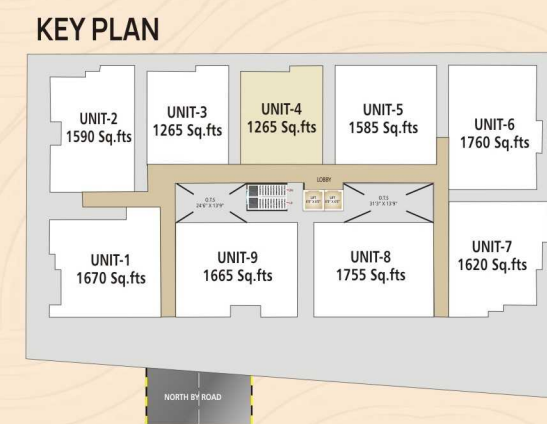
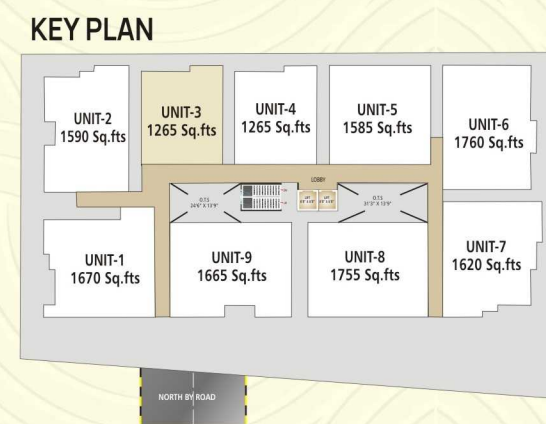
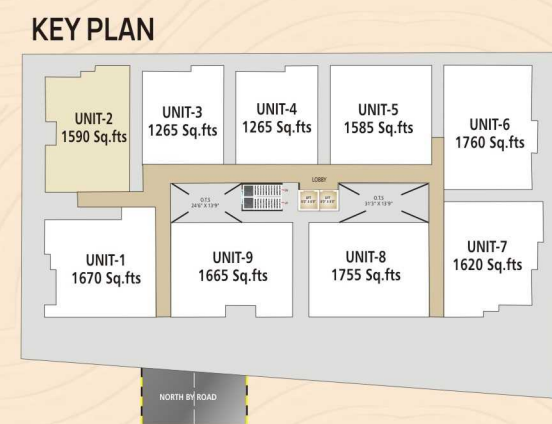
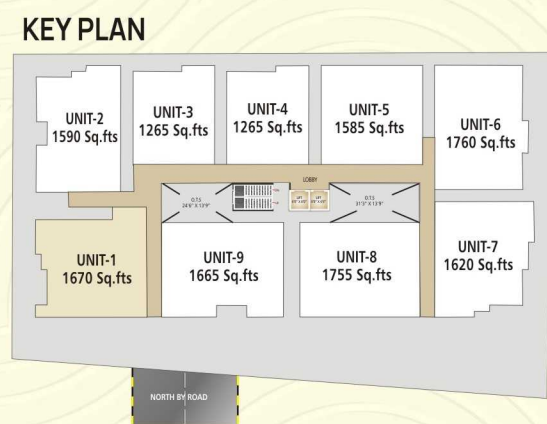
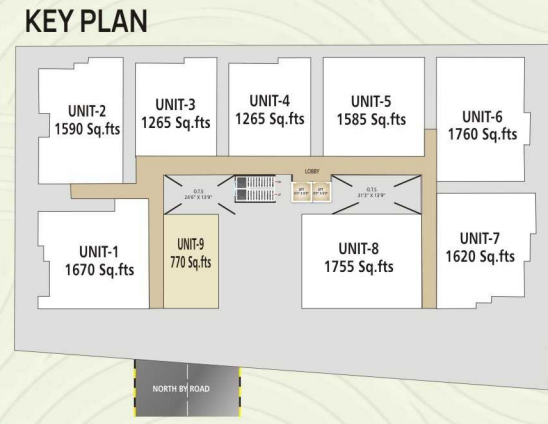
UNIT-2 | 3 BHK | 1590 SQ.FTS | NORTH FACING

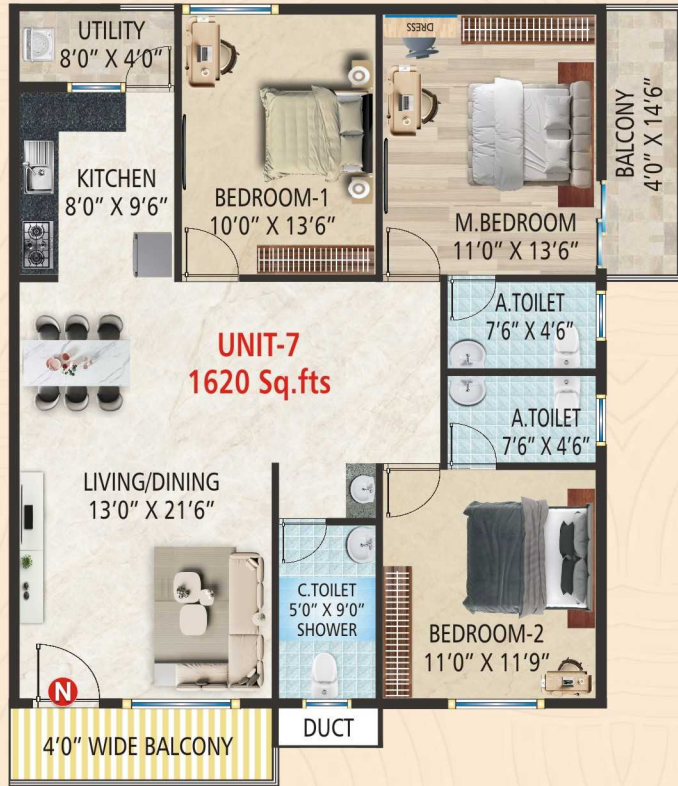
UNIT-3 | 2 BHK | 1265 SQ.FTS  
| NORTH FACING

UNIT-4 | 2 BHK | 1265 SQ.FTS | EAST FACING

UNIT-5 | 3 BHK | 1585 SQ.FTS | NORTH FACING

UNIT-6 | 3 BHK | 1760 SQ.FTS | EAST FACING





UNIT-7 | 3 BHK | 1620 SQ.FTS | NORTH FACING

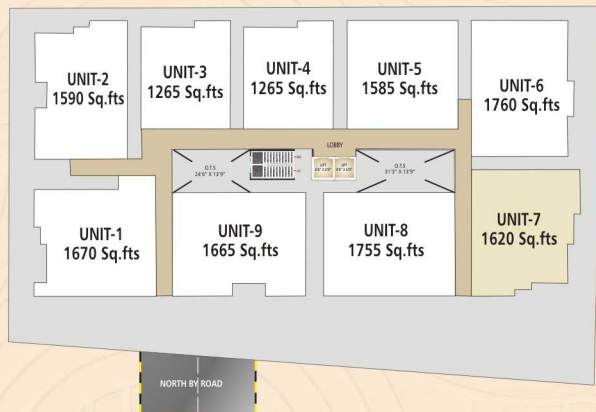


UNIT-8 | 3 BHK | 1755 SQ.FTS | NORTH FACING

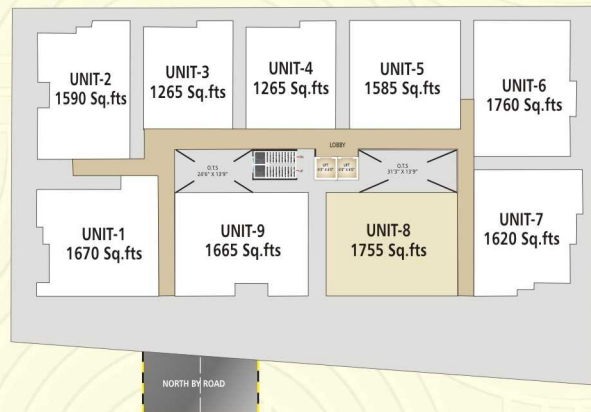


UNIT-9 | 3 BHK | 1665 SQ.FTS | NORTH FACING

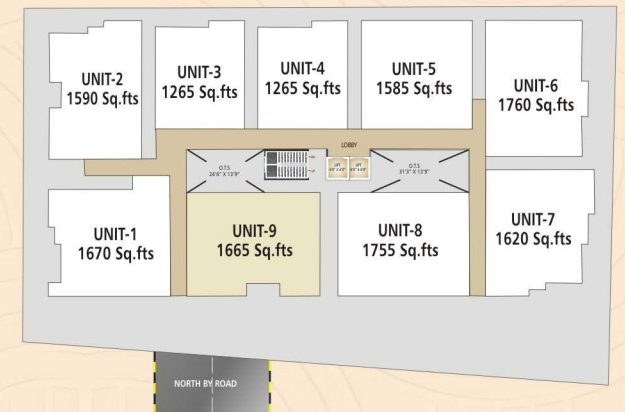
KEY PLAN



KEY PLAN



KEY PLAN



DISCOVER UNMATCHED  
COMFORT AND  
EFFORTLESS STYLE



# PREMIUM SPECIFICATIONS



## STRUCTURE

RCC framed Structure



## WINDOW/SLIDING DOORS

UPVC / Aluminum Sliding windows.



## PAINTING

Internal walls : Tractor Emulsion.  
External walls : APEX / ACE.  
Doors & Windows Grills : Enamel Paint.



## WATER SUPPLY

24 Hrs Water supply from Overhead Tanks.



## WALLS

6" Thick Cement solid block for exterior walls & 4" thick cement solid block for interior walls



## KITCHEN

With Electrical Provisions, RO Provision & Kitchen Taps



## LIFT

Fujitec / Kone / Schindler / Equivalent Automatic lift



## CAR PARKING

Exclusive covered car parking



## FLOORING

Vitrified tiles for living, Kitchen, Dining & Bedrooms.  
Anti-skid tiles for Balcony & Utility



## TOILETS

Anti-skid tile flooring with Ceramic tiles dado Upto 7 feet height



## COMMON AREA

Tiles / Granite for common area



## SANITARY

Hindware / Jaguar/ Equivalent



## DOORS

Main door teak wood frame with Veneer finish door & All other doors with skin / flush doors



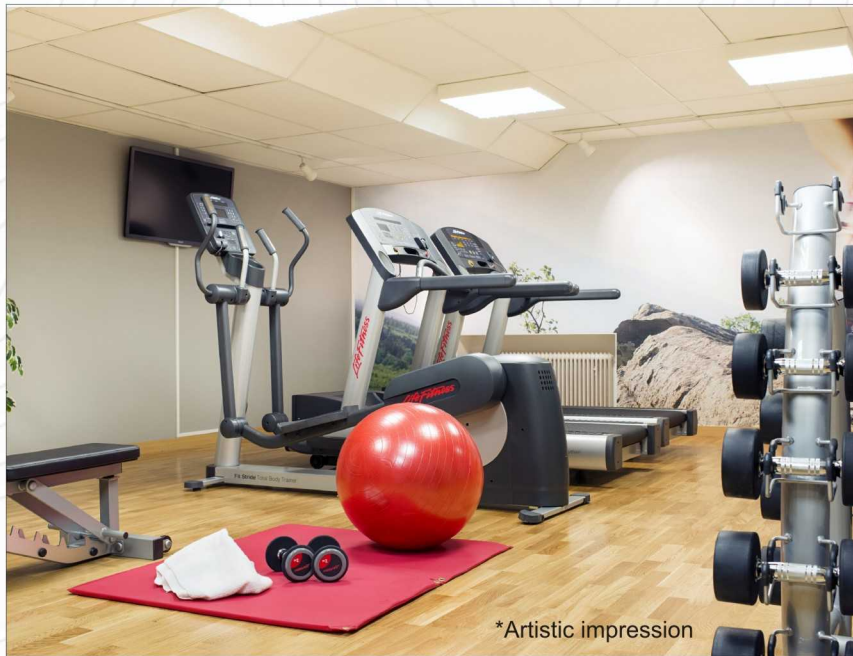
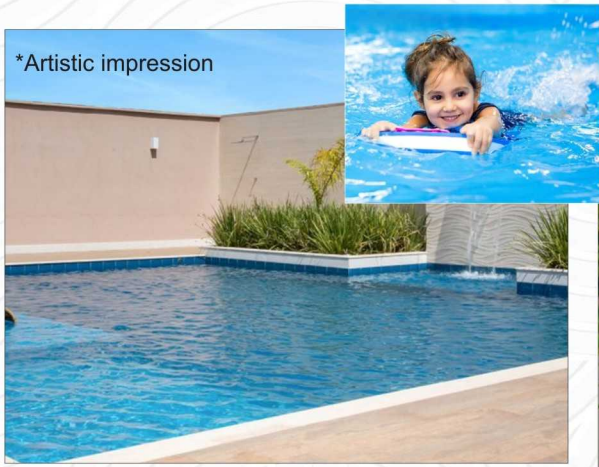
## ELECTRICAL

Wire & Switches - Finolex / Anchor / Equivalent



## POWER BACKUP

Generator for common area, lifts and lighting points up to power backup of 0.5 KW for each flat



## AMENITIES

-  Multipurpose Hall
-  Indoor Games
-  Gym
-  Co-working space
-  Swimming Pool or Cricket Practice Pitch or Dribble Court Pole
-  Landscaped Area
-  Kids Play Area
-  Rainwater Harvesting
-  Jogging Track
-  Power Backup
-  Round the Clock Security
-  CCTV Camera
-  Provision For Electric Vehicle Charging

### **Connectivity :**

- NICE Expressway.
- Kengeri Railway Station.
- Mysore Road Metro Station (Kengeri -Nayandahalli).
- Outer Ring Road.
- Mysore Road.
- Banashankari 6th Stage Bus stop

### **Shopping :**

- The Neighbourhood Mall
- YGR Signature Mall
- BEMEL Shopping Complex.
- Food World.
- Star Bazar.
- Family Mart.
- Global Arcade Mall
- Decathlon
- Vishal Mega Mart

### **Educational Institutions:**

- PES University
- NPS School
- Kumarans School
- RNSIT College
- Sri Jnanakshi Vidyaniketan.
- R V College
- Bangalore University.
- JSS College.

### **Hospital:**

- BGS Global Hospital.
- Rashtrotthana Hospital
- Sparash Hospital.
- P M Santhosh Hospital.
- Pathway Hospital

### **Corporate :**

- Sattva Global City ( Global Village Tech Park)

# Connectivity to Our Project

## EXPLORE THE DYNAMIC NEIGHBOURHOOD



Project By:



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Project @:

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Architect:



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit All applicable Taxes Extra, Conditions apply\*