



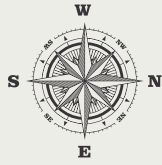
Sophistication.
Space.
Contemporaneity.
Passion.



Every aspect at
VRL ROYAL HOMES
Exhibits attitude. An attitude that
challenges the norm with creativity,
Expertise and perfection to create
an urban living experience of rare
elegance and luxury.



TYPICAL FLOOR PLAN



AREA STATEMENT IN SFT

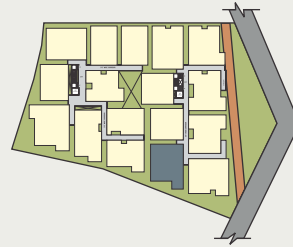
UNIT-#	01	02	03	04	05	06	07	08
SB-AREA	1595 SFT	1470 SFT	1160 SFT	1120 SFT	1500 SFT	1440 SFT	1580 SFT	1520 SFT
FACING	WEST	NORTH	EAST	NORTH	EAST	EAST	NORTH	NORTH
BHK	3BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK

AREA STATEMENT IN SFT

UNIT-#	09	10	11	12	13	14	15	16	17
SB-AREA	1170 SFT	1470 SFT	1765 SFT	1140 SFT	1440 SFT	1175 SFT	1175 SFT	1170 SFT	1080 SFT
FACING	WEST	NORTH	NORTH	NORTH	EAST	EAST	EAST	EAST	EAST
BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK



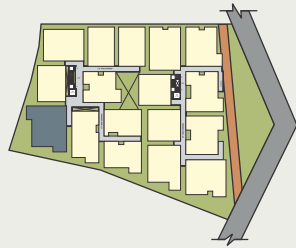
UNIT # 002
SBA-1470 SFT
NORTH FACING - 3 BHK



UNIT # 009
SBA-1170 SFT
WEST FACING - 2 BHK



UNIT # 011
SBA-1765 SFT
NORTH FACING - 3 BHK





PROJECT FEATURES & AMENITIES

- Swimming Pool
- Senior Citizen Park
- Multipurpose Hall
- Gymnasium
- Children's Play Area
- Jogging Track
- Landscape Garden
- Round the Clock Security
- Sewage Treatment Plant
- Rain Water Harvesting
- 2 no's. of 8 Passenger Capacity lifts
- Exclusive Covered Car Parking
- Generator Backup
- CCTV Camera Surveillance
- Vasthu Compliant

AIR.

THE LIFE BREATH OF EVERY HOME.

Surrounded by lush green cover, the air around urban ville is clean and unpolluted. Landscaped garden, jogging tracks, tree filled playing area for children, & a swimming pool-all go to make the air that is clean and pure easily available for you and your family.

- ✓ Clear Title
- Prime Residential Area
- Excellent Ventilation
- Premium Quality Constructions
- Pollution Free Environment



A MERGER OF MODERN DAY ARCHITECTURE & SUSTAINABLE DESIGN.

VRL ROYAL HOMES provides opportunity with in exotic planning.

General Outdoor Amenities:

- 01 Entry/Exit
- 02 Security cabin
- 03 Visitor car parking
- 04 Pathway
- 05 Landscape garden
- 06 Senior Sitting area
- 07 Floral garden
- 08 TC yard
- 09 Drive way
- 10 Children play area
- 11 Swimming pool
- 12 Changing room
- 13 Jogging track

SPECIFICATIONS



STRUCTURE:
RCC framed structure with seismic compliance resistance.



SUPER STRUCTURE:
6" Solid blocks/Light Weight for external walls.
4" Solid blocks/Light Weight for internal walls.
No common walls.



PLASTERING:
Internal wall 1:5 C.M. with lime rendering smooth finish.
External wall: smooth sponge finish cement plastering.



DOORS:
Main Door: Teak wood frame with teak wood shutter.
Other Door: Saal wood frame with moulded skin doors with standard hardware fittings.
WPVC doors for bathroom and Utility.
LOCKS:
Smart locks for Maindoor.



WINDOWS:
UPVC windows with mosquito mesh & safety MS Grills for all the windows.



FLOORING:
Vitrified tiles of premium quality for living area, bedroom & kitchen.
Antiskid tiles for toilets, balconies & utilities.



TOILET:
Ceramic glazes wall tiles and Ceramic flooring.



SANITARY WARE:
CERA / Jaguar or equivalent sanitary and CP fittings.



WATER SUPPLY:
24 hrs water deep tube well, Sump & Over head tank.



KITCHEN:
Stainless steel sink and 2 feet height glazed tiles dado above the platform.
Provision for washing machine point.
Provision for water purifier point.
Chimney and electrical hub.



PAINTING:
Inside: One coat of primer with two coats tractor emulsion paints.
Outside: One coat of primer with two coats Asian apex or equivalent paints.
Main Door: Teak polish and Enamel paint for other doors and windows.



ELECTRICAL:
Concealed wiring with good quality Switches & Sockets.
AC points in all bedroom.
15 amps power plug points in kitchen, toilet and utility.



CAR PARKING
One car parking for each flat.



LIFT & LOBBY:
Entrance lobby finished with granite flooring staircase with railings.
Two automatic ISI Standard make lifts of 8 passenger capacity.



POWER BACK-UP:
Power back-up for each flat and additional power back-up for lifts, water pumps & common area lightings.



SECURITY FEATURES:
Round the clock with CCTV Camera,

LOCATION MAP

NOT TO SCALE

Key distances

New Wipro, Kodathi
 Sarjapura Metro Station (Upcoming)
 Forum Mall
 Decathlon
 Carmelaram Railway Station
 Ecospace, Bellandur

HOSPITAL

Spandana Heart &
 Super Speciality Hospital
 Sathya Sai Hospital, Sarjapura
 Town Hospital, Sarjapura
 Manipal Clinic, Sarjapura
 Confident care clinic
 Sri Lakshmi Multi speciality Hospital

SHOPPING

D-Mart
 IBO
 Forum Mall

EDUCATIONAL INSTITUTIONS

SCHOOLS

Euro Kids Pre-School - 50M. - 1Min.
 Sri Ram Public School - 1.2Kms. - 3Min.
 Aikhyatha Public School - 2.6Kms. - 6Min.
 Sandeepani Academy for Excellence - 3.1Kms. - 8Min.
 Champion International School - 3.3Kms. - 8Min.
 New Oxford School, Sarjapura - 3.5Kms. 8Min.
 The International School, Bangalore - 3.9Kms. - 10Min.
 Oakridge International School - 3.7Kms. - 9Min.
 Global Indian International School - 5.5Kms. - 15Min.

COLLEGE

SVP Patel PU College - 3.2Kms. - 6Min.
 New Oxford PU College - 3.6Kms. - 8Min.
 St. Jerome's PU & Degree College - 8.1Kms. - 15Min.
 Azim Premji University



SITE & OFFICE ADDRESS:

VRL CONSTRUCTIONS

SY.#118/2, 118/3, 118/9, 118/17 & 118/18, ITTANGUR, OFF SARJAPURA ROAD,
 BESIDE PRESTIGE CITY EAST GATE, SARJAPURA,
 BANGALORE - 562 125

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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*



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