



ESTD

1890

RAJA GROUP

REAL ESTATE · AUTOMOBILE · MANUFACTURING

RAJA

MELROSE

Yelahanka New Town



This project is not applicable under RERA compliance



Come discover the Gracious life!

RAJA MELROSE

Raja Melrose is a sophisticated luxury residential apartment with just (11) very thoughtfully designed signature apartments, spread across 2 separated yet together towers, carefully interpreted in mere 3 floors, in the heart of Yelahanka New Town emerging Bangalore. Located in the northern region of Bangalore very close to Kempegowda International Airport and upcoming SEZs.

It will be developed in Scottish style & design as the name suggests, combined with sense of privacy. Melrose brings forth the elegance and grace of contemporary lifestyle. Raja Melrose provides all conveniences for a lavish living tucked in a serene residential neighborhood. It is designed for the few who don't wish to be in large complexes.



RAJA

MELROSE

Yelahanka New Town

ONE



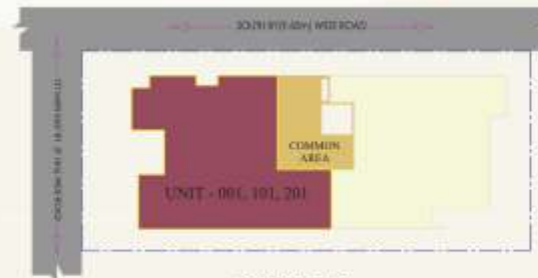
RAJA MELROSE - ONE



TYPICAL FLOOR

- | | |
|---------------------------------|-----------------------------------|
| A BED ROOM = 12'0"X11'0" | F KITCHEN = 8'0"X9'9" |
| B C.TOILET = 5'0"X5'0" | G UTILITY = 8'6"X3'6" |
| C LIVING = 14'9"X11'9" | H TOILET = 5'0"X8'0" |
| D BALCONY = 11'0"X5'3" | I M.BED ROOM = 11'0"X14'0" |
| E DINING = 10'3"X7'6" | |

UNIT: 001, 101 & 201
2-BHK
AREA= 1248 SFT



KEY PLAN

RAJA

MELROSE
 Yelahanka New Town

TYPICAL UNIT - @ 3 LEVELS

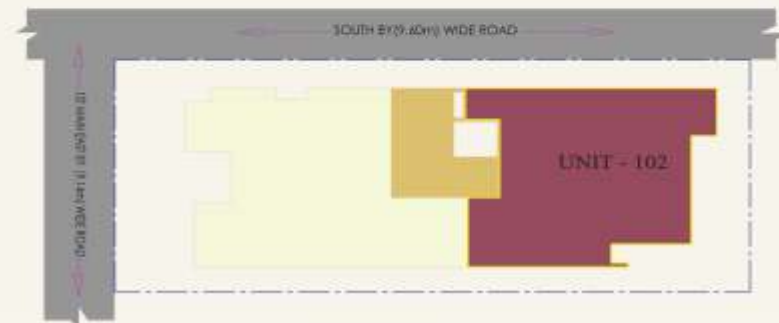
RAJA MELROSE - ONE



LOWER FLOOR

- | | |
|-------------------------------|-----------------------------------|
| A LIVING = 12'9"X11'9" | F M.BED ROOM = 11'0"X14'0" |
| B DINING = 14'9"X9'6" | G BALCONY = 8'3"X3'6" |
| C KITCHEN = 7'9"X8'0" | H BED ROOM = 11'0"X11'3" |
| D UTILITY = 6'3"X5'0" | |
| E C.TOILET = 5'0"X5'3" | |

UNIT: 102
4-BHK
AREA= 2388 SFT



KEY PLAN



UPPER FLOOR

- | | |
|--------------------------------------|-----------------------------------|
| A FAMILY = 12'9"X11'0" | F M.BED ROOM = 11'0"X14'0" |
| B FAMILY LOUNGE = 14'9"X10'0" | G BALCONY = 8'3"X3'6" |
| C LAUNDRY = 9'0"X4'9" | H BED ROOM = 11'0"X11'3" |
| D C.TOILET = 5'0"X8'0" | |
| E A.TOILET = 5'0"X8'0" | |

DUPLEX

RAJA

MELROSE
Yelahanka New Town

1 - DUPLEX @ 2/3RD FLOOR

RAJA

MELROSE
Yelahanka New Town

TWO



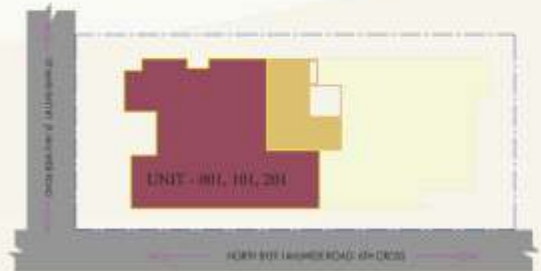
RAJA MELROSE - TWO



TYPICAL FLOOR

- A** BED ROOM = 12'0"X11'0"
- B** C.TOILET = 5'0"X5'0"
- C** LIVING = 14'9"X11'9"
- D** BALCONY = 11'0"X5'3"
- E** DINING = 10'3"X7'6"
- F** KITCHEN = 8'0"X9'9"
- G** UTILITY = 8'6"X3'6"
- H** TOILET = 5'0"X8'0"
- I** M.BED ROOM = 11'0"X14'0"

UNIT: 001, 101 & 201
2-BHK
AREA= 1248 SFT



KEY PLAN



TYPICAL UNIT - @ 3 LEVELS

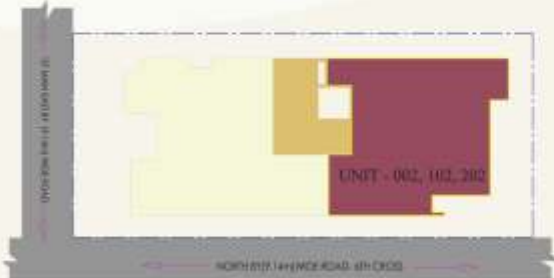
RAJA MELROSE - TWO



TYPICAL FLOOR

- A** LIVING = 14'0"X11'9"
- B** DINING = 14'9"X9'6"
- C** KITCHEN = 7'9"X8'0"
- D** UTILITY = 6'3"X4'9"
- E** A.TOILET = 5'0"X8'0"
- F** M.BED ROOM = 11'0"X14'0"
- G** BALCONY = 8'3"X3'6"
- H** BED ROOM = 11'0"X11'3"
- I** C.TOILET = 5'0"X6'0"

UNIT: 002, 102, 202
2-BHK
AREA = 1194 SFT



KEY PLAN



TYPICAL UNIT - @ 3 LEVELS



BEDROOM



BEDROOM 2



LIVING ROOM

LIVING ROOM



KITCHEN



ATTACHED TOILET



DINING ROOM



SPECIFICATIONS

- **STRUCTURE**

- RCC frame structure.
- Solid concrete blocks of 8" & 4"

- **PLASTERING**

- All internal walls are plastered and finished with lime rendering/ JK putty.
- All external walls to be plastered with cement finish.

- **FLOORING**

- Entrance lobbies for each block shall have granite, natural stone etc, as per designs.
- 2' x 2' Vitrified tiles flooring in entire flat with 4" skirting.
- Vitrified tile flooring for all common areas like passage, entrance, lobbies, etc.
- Stair case- granite flooring.

- **KITCHEN**

- Counter top of 20mm thk kitchen platform with single bowl stainless steel sink with drain board (counter provided only for required customers).
- Vitrified Tile dado/Glazed tile up to 2' 0" height for kitchen platform.
- 2' x 2' vitrified flooring.
- Ceramic tiles up to 4'6" cladding for utility

- **DOORS**

- Teakwood frame with BST veneered shutter, both side polished with beadings.
- Hard wood Frames with Skin doors of Masonite / Jackson make.

- **WINDOWS**

- Anodised Aluminum two track
- Windows with plain glass.

- **TOILETS**

- Ceramic Anti skid tiles for toilets flooring.
- Ceramic/glazed tile dado up to false ceiling height.
- White standard sanitary fittings.(wall mounted EWC)/ parry ware or Hindustan or any other brand.
- Standard C.P. Fittings.
- Water supply: Jaguar fittings, Solo or Vigenate series or any other brand.
- Sanitary: CPVC Pipes (Astral or Equivalent).

- **ELECTRICAL**

- All electrical switches are of Modular type all wiring are of standard multistrand copper cables.(Fire resistance preferred from Finolex, Anchor or equivalent).
- Power points will be given as per standards and as suggested by electrical consultant.
- Telephone points in living and all bedrooms.
- T.V. point in living and all bedrooms.
- ELCB & MCB for each flat. Electrical fittings like geyser etc., not provided.
- EPABX: Intercom facility from the security room to each flat.
- (MSDN facility may be looked into for cable TV connections. Decisions can be taken at a later date after studying the cost implications).
- MCB as per designs
- Lift

- **PAINTING**

- All internal walls are painted with distemper
- All external walls are painted with Apex or equivalent paint for textured finish as per elevational designs.
- All M/S like grill, railing are painted with enamel paint.

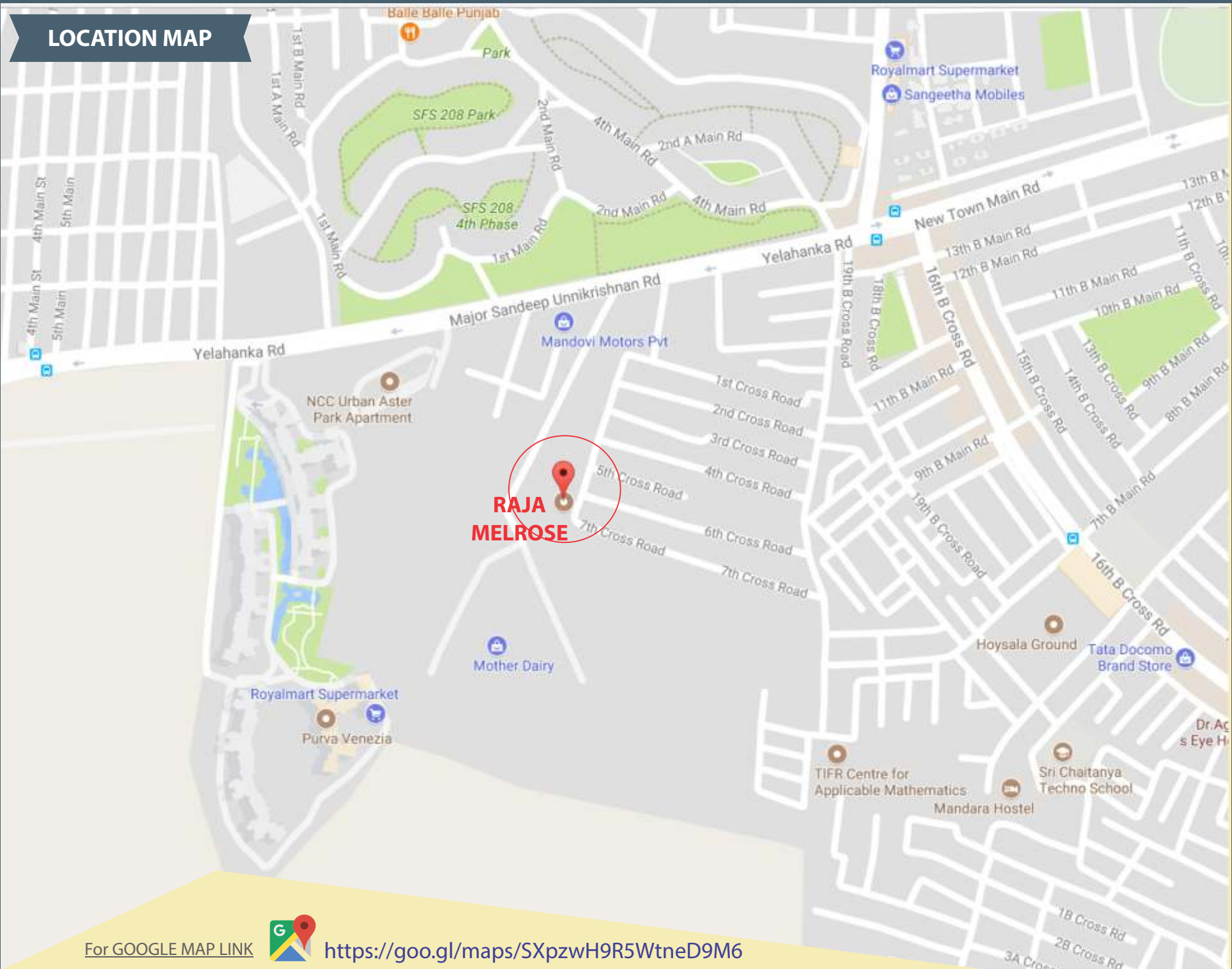
- **POWER**

- Raw power of 3 KW for 2BR flats, 5 KW for 3BR flats will be provided.

- **OTHER COMMON FACILITIES**

- Landscaped area as per landscape designs and details. All driveways will have Driveway tiles or natural Cement Paving.
- Balcony/sit out with Glass.
- Main entrance watchman cabin with 24hrs security.

LOCATION MAP

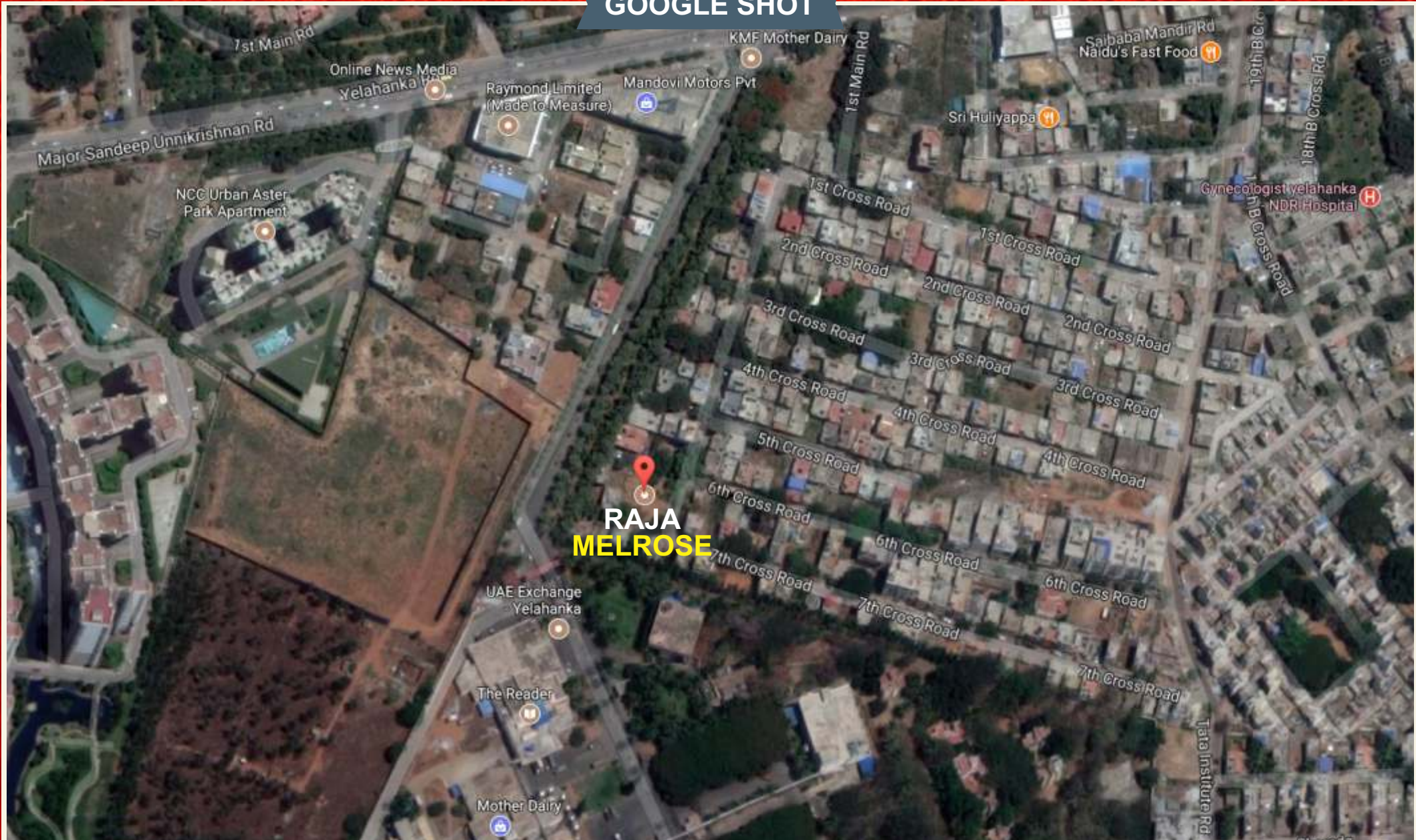


For GOOGLE MAP LINK



<https://goo.gl/maps/SXpzwH9R5WtneD9M6>

GOOGLE SHOT



About Yelahanka New Town: Yelahanka is a well planned township, it is connected with downtown Bangalore through a network of roads & a six lane highway. Yelahanka has excellent connectivity be it road, rail and air. The road network to Yelahanka is one of the best in entire Bangalore. National highway NH7 passes through eastern fringes of Yelahanka. Due to its higher altitude, it is lush green and has pleasant weather all round the year.



A NAME SYNONYMOUS WITH TRUST, QUALITY AND PRIDE

Since Inception 1992 Raja Housing Ltd. has focused on developing projects that boast of the highest quality construction with distinctive design to change the way people live.

Raja Housing Ltd. constantly seeks to fulfill the aspiration of their customer's through unique designs. Well, Raja Housing is a seamless confluence of convenience and comfort.

RAJA GROUP has been constantly striving in making the two words "luxury" and "value/economy" mutually compatible and delivering the same over the years. This practice has led us, first among the developer community in Bangalore, to provide Modular Kitchens & Marble Flooring as standard specifications.

When we flip back to the history, RAJA GROUP had started business operations in Bangalore during 1890 but the legacy of ethics, principle & value still continues today with the strong capability of Mr. Raja Suchindra and Mr. Raja Datta. Using their knowledge, experience and skill, today they have taken the legacy of RAJA GROUP to great heights - not only in the Real Estate vertical but also in other industry sectors such as Automobile, Manufacturing, Infrastructure, SEZ's & IT Parks, Logistics, etc.

With the presence in the Real Estate Industry for more than two and a half decades, RAJA HOUSING has several landmark projects both residential & commercial in Bangalore to back the company's credibility in the present Bangalore Real Estate Scenario.

RAJA MELROSE

Yelahanka New Town

A Premium Venture By



CORPORATE OFFICE ADDRESS

Prestige Blue Chip Software Park, Block 2,
Mezzanine Floor, Opp. Christ College,
Next to Bangalore Dairy, Koramangala,
Hosur Road, Bangalore - 560 029

 **76 76 77 99 22**

 +91-80-22104222/3/4/5/6/7

 sales@rajahousingltd.com

 www.rajamelrose.com / www.rajahousingltd.com

Approved by all Major Financial Institutions

Thank You...