

## Location Map

Not to scale



### SCHOOLS

- ◆ New Carmel Public School - 700m
- ◆ Sunshine Public School - 1.6km
- ◆ Skanda School of Music - 1.1km
- ◆ Little Parrots Pre School - 900m
- ◆ V.V.S Public School - 2.9km
- ◆ Viveka Samskruti Vidya Kendra - 1.8km
- ◆ Blue Bell Public High School - 1.3km
- ◆ Annie Besant Convent & High School - 1.7km

### HOSPITALS

- ◆ Anupama Hospital - 600m
- ◆ Sahana Rehabilitation Center - 2.6km
- ◆ TB Hospital - 1.2km
- ◆ SSG Hospital - 1km
- ◆ Jeevan Hospital - 1.1km
- ◆ Krishna Hospital - 1.4km
- ◆ Ayur Ashrama - 1.4km

### COLLEGES

- ◆ Prajwal College of Nursing - 850m
- ◆ East West College of Nursing & Management - 1.6km
- ◆ Raja Ram Mohan Roy College of Education - 1.8km
- ◆ K.L.E Society's Law College - 1.9km
- ◆ University Law College - 5.9km
- ◆ Shantidhama College of Nursing - 3.1km
- ◆ Bangalore Institute of Legal Studies - 8.6km

### OTHERS

- ◆ CII Institute of Quality - 700m

### PROXIMITIES



# REACHING NEW HEIGHTS



Ad-COM/RJH/0247/18-19  
RERA No: PRM/KA/RERA/1251/309/PR/190410/002521



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Note: This brochure is purely conceptual. The developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion. Specifications, write ups, layouts, plans and pictures shown in this brochure are only indicative. All rendering, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping.





Presenting Laksh Royal Manor, a contemporary development that ups your lifestyle, with homes that complement the quality of life for its residents.

Comfortable homes, perfect for those looking for an escape from the hustle of everyday life and those longing for the true solace of 'home'. Come to peaceful living spaces, for the entire family, with enchanting interiors and exteriors. A place to relax and a place that would be your private retreat far from the maddening crowds!!

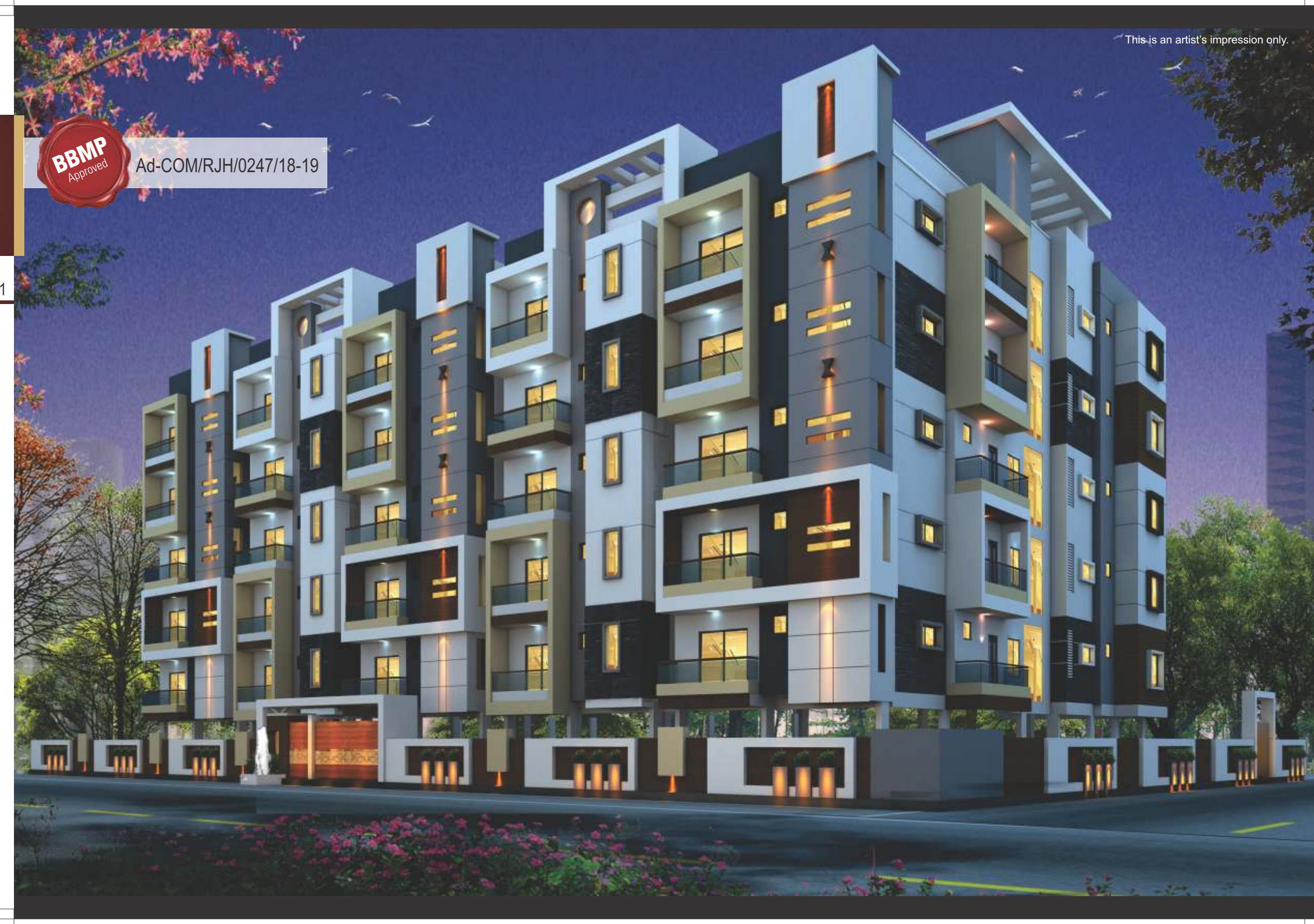
Move to Laksh Royal Manor.... move to a calm world!



RERA No:  
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# RM LAKSH - ROYAL MANOR



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RERA No: PRM/KA/RERA/1251/309/PR/190410/002521

## The perfect example of fine living !!

Being close to everywhere is what everyone dreams of, while living in a busy metro. Laksh Royal Manor is exactly that!!

What's with all promises of luxury if you just don't have the time to enjoy them. What we offer is your priceless time! Be it rushing to office on a busy morning or dropping your children to school or just relaxing with your friends and family after a long day. Don't you wish that all this could be had at one place, so you won't be stressed out battling all the traffic and crowd?

This is exactly the kind of place you have at Laksh Royal Manor!!!

We at Laksh Heights strive to bring to our customers a hassle free life. With just 55 flats on 5 floors, on offer are immaculately designed 2 & 3BHK homes, with no common walls!! You get the look and feel of an independent home, with excellent natural lighting and ventilation.

The architecture is contemporary in style and is characterised by sheer convenience.

With wide corridors, the surrounding landscaped greenery, comfortable parking and lifestyle amenities, you are assured of a fulfilling lifestyle striking an uncanny balance between tranquility and luxury. The impeccable planning and optimal space utilisation makes each home at Laksh Royal Manor a dream come true!!



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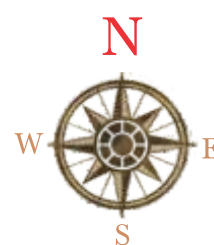
## Amenities

At Laksh Royal Manor you have amenities for a world-class lifestyle. Relax, refresh and rejuvenate with your loved ones !!

- ◆ Swimming Pool
- ◆ Sports Center
- ◆ Community Center
- ◆ Garden Area
- ◆ Parking
- ◆ Children's Play Area
- ◆ STP

Ground floor plan

Master plan with

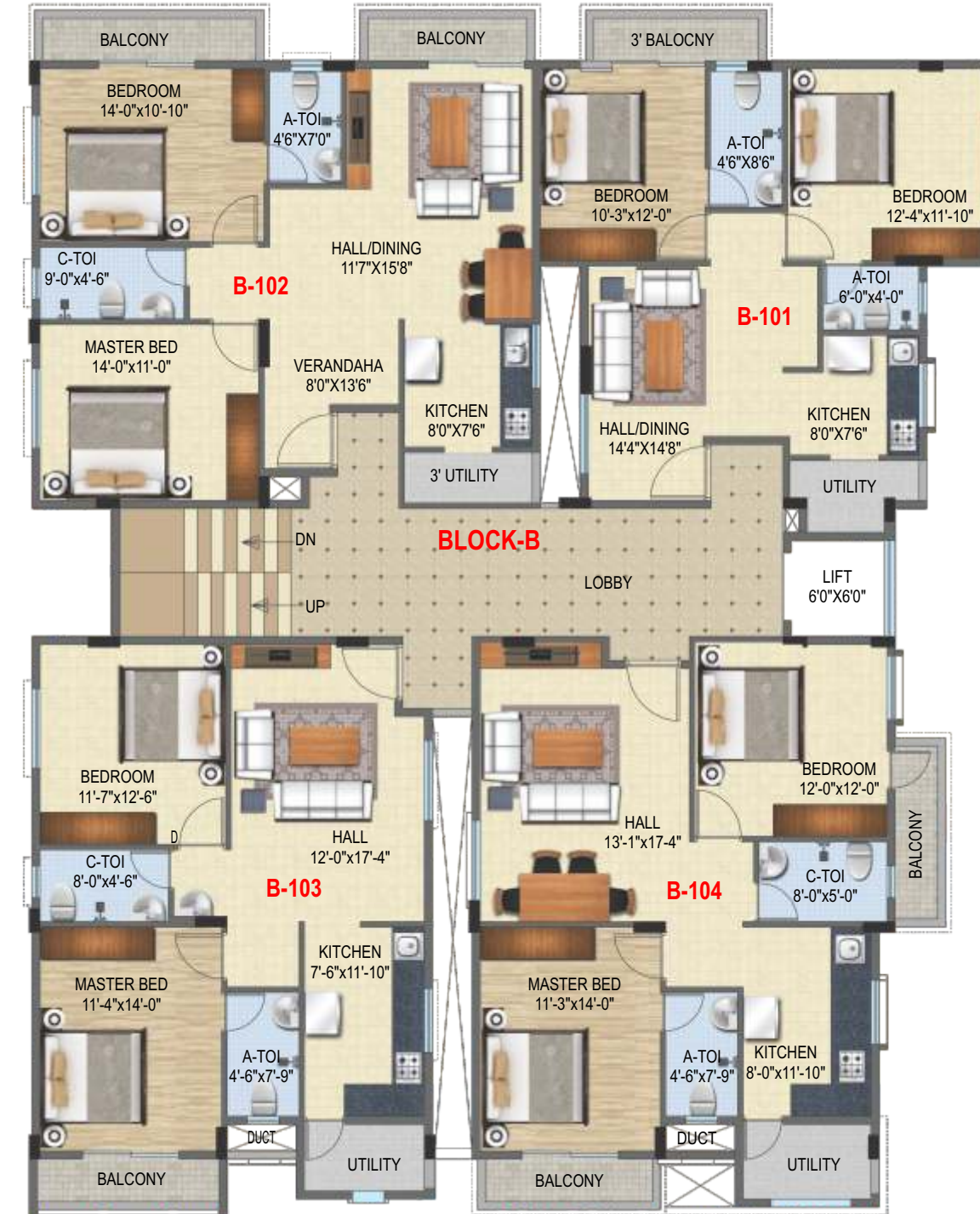
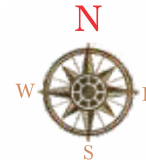




KEY PLAN

## BLOCK A

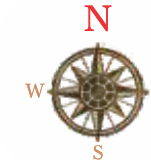
AREA STATEMENT					
FLAT NO.	BLOCK	SBA (Sq.ft)	SBA (Sq.m)	FACING	FLAT TYPE
101	BLOCK A	1805.00 Sft	167.5 Sqm	NORTH	3 BHK
102	BLOCK A	1877.00 Sft	174.5 Sqm	EAST	3 BHK
103	BLOCK A	1150.00 Sft	107.0 Sqm	EAST	2 BHK
104	BLOCK A	1281.00 Sft	119.0 Sqm	NORTH	2 BHK
105	BLOCK A	1181.00 Sft	109.75 Sqm	NORTH	2 BHK
106	BLOCK A	1150.00 Sft	107.0 Sqm	NORTH	2 BHK
107	BLOCK A	1145.00 Sft	106.5 Sqm	NORTH	2 BHK



KEY PLAN

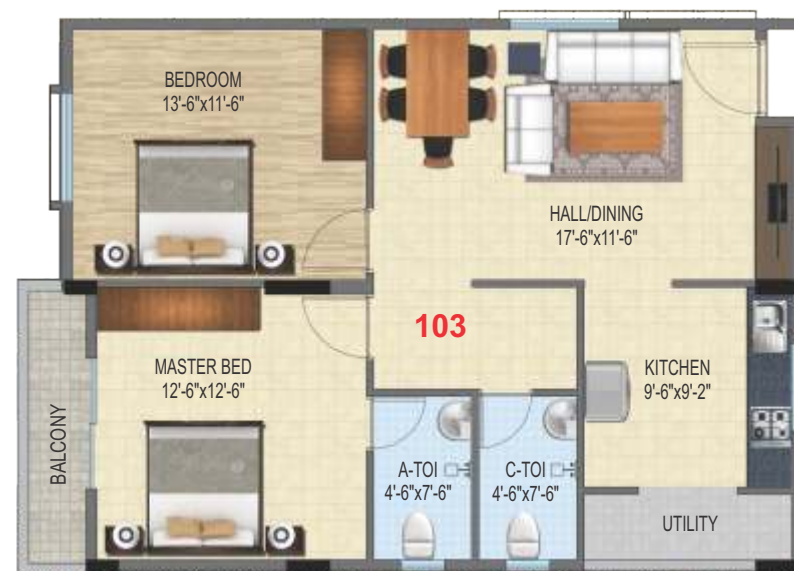
## BLOCK B

AREA STATEMENT					
FLAT NO.	BLOCK	SBA (Sq.ft)	SBA (Sq.m)	FACING	FLAT TYPE
101	BLOCK B	959.00 Sft	89.0 Sqm	EAST	2 BHK
102	BLOCK B	1211.00 Sft	112.5 Sqm	EAST	2 BHK
103	BLOCK B	1109.00 Sft	103.0 Sqm	EAST	2 BHK
104	BLOCK B	1215.00 Sft	113.0 Sqm	NORTH	2 BHK





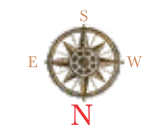
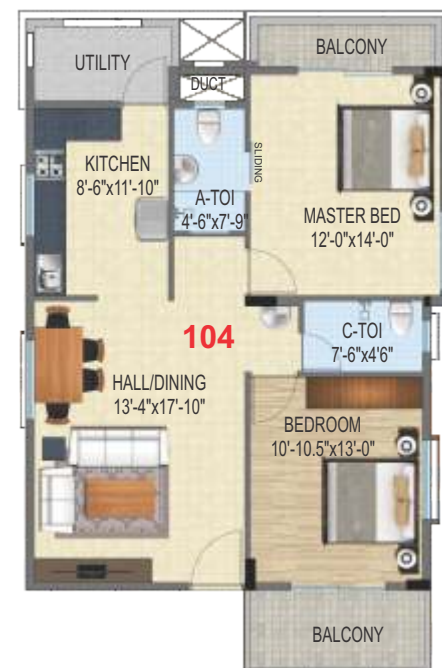
BLOCK A - 102 / 3 BHK / 1877 sq ft



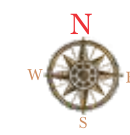
BLOCK A - 103 / 2 BHK / 1150 sq ft



BLOCK A - 104 / 2 BHK / 1281 sqft



BLOCK A - 106 / 2 BHK / 1150 sqft





BLOCK A - 107 / 2 BHK / 1145 sqft



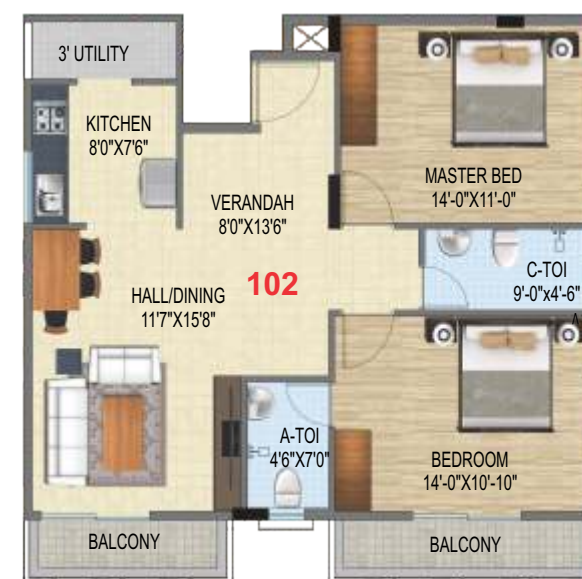
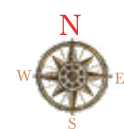
BLOCK B - 101 / 2 BHK / 959 sqft



BLOCK B - 102 / 2 BHK / 1211 sqft



BLOCK B - 103 / 2 BHK / 1109 sqft





BLOCK B - 104 / 2 BHK / 1215 sqft



## CONSTRUCTION AMENITIES

- ◆ Contemporary architecture.
- ◆ Teak wood main door.
- ◆ Granite kitchen platform with stainless steel sink.
- ◆ Textured vitrified flooring & 8 feet high tiles in bathroom.
- ◆ Vitrified tiles in living and kitchen.
- ◆ Concealed wiring and plumbing.
- ◆ UPVC sliding windows with frame.
- ◆ Weather proof external paint.
- ◆ Emulsion paint for internal walls.
- ◆ All round compound wall.
- ◆ Construction design as per Vaastu.
- ◆ Contemporary interiors - optional.



**RM**  
LAKSH - ROYAL MANOR

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## SPECIFICATIONS



### Building structure:

RCC framed structure.



### Walls:

External walls of Bilttech-Auto Calved Aerated Blocks of 6" X 24" for the external walls with 4" x 24" internal walls.



### Doors:

Main door: Teak wood frame (thickness: 8" x 3" & size:3.6ftW x 7ftH) with elegantly finished teak wood (35 mm thick) shutters.

Other doors: Natural white Sal wood painted with Asian satin enamel for the door frames with flush shutters laminated aesthetically.



### Windows:

High profile UPVC windows with float glass and SS mosquito mesh.



### Electricals:

Wiring concealed with fire resistant wires.

Provision for split AC in all bedrooms.

Adequate points for lights, fans & other plugs in bedrooms, toilets and kitchen with modular switches of reputed brand of Havells and GM make.

Exhaust fans & geysers points in toilets and kitchen, plug points for chimney, UPS, water purifier, refrigerator and other kitchen appliances in kitchen.

MCB with ELCB provided for each apartment.



### Flooring:

Living, bedrooms, dining area & kitchen - Double charged vitrified tiles of Exxaro brand.

Toilets - Textured vitrified tiles flooring with ceramic tiles dado upto 8ft height in all toilets ( Exxaro ).

Balconies - Anti skid ceramics tiles ( Exxaro ).

Water proofing has been executed by Build Healer in bathrooms, balconies, utility areas, terrace, swimming pool, UG sump, etc.



### Kitchen:

Granite cooking platform with stainless steel sink.

2' height glazed tiles dadoing above the platform. CP fittings of Jaguar make. Provision for electrical chimney, water purifier(RO), micro oven etc. Separate line for Corporation water.



### Toilets:

Wash basins in all bathrooms and CP fittings of Jaguar make holds good with single diverter, telephone shower, wall mounted shower panel, short body tap, health faucet, pillar cock, angle cock etc.

Concealed piping system for cold & hot water with provision for geysers. Porcelain sanitary wares of Jaguar brand and WC of Jaguar brand holding concealed flush tank.



### External and internal paints:

External wall: Weather proof paints of Asian apex ultima for external walls.

All internal walls with Asian Emulsion paints with 2 coats of wall putty, primer, two coats of paints followed with all typical standard procedures.



### TV, AC & Telephone:

TV, AC & telephone points in living & master bedrooms.



### Power back-up:

24/7 Power back-up for common area lightings, lifts, car parking, garden area and pumps.



### Corridors & lift:

Two lifts of reputed make with 14 & 8 passenger capacity. Granite flooring with premium standard elegant finish interiors in both the lifts jambs.



### Security features:

Round the clock security. Intercom facility with entrance gate from each apartment.