



2 & 3 LUXURY FLATS @ AGS LAYOUT, AREHALLI

As Per Vastu





# TYPICAL FLOOR PLAN



## SPECIFICATIONS

- STRUCTURE**  
RCC Frame with column & Structure.
- MASONRY**  
Solid Blocks for walls, external 6" and internal 4" thick walls.
- FLOORING**  
Vitrified flooring for the entire flat.
- DOORS**  
All the doors of teak wood frame with BST & OST shutters, SS fittings.
- WINDOWS**  
Aluminum 3 Track sliding windows with mosquito mess, Grills & Plain Glass where ever Necessary.
- KITCHEN**  
Natural Quanto Kitchen sink on granite platform 3' height daddo above platform, Power point provision for drinking water purifier, refrigerator, cooking range and exhaust fans.
- COMMON AREAS**  
Granite Staircase with MS Railing.

- ELECTRICAL**  
TV & Telephone points will be provided in living rooms & Master bedroom. Fire resistant electrical wires of Anchor / Finolex made, Electrical switches of Anchor make (Anchor Roma).
- PAINTING**  
Asian Paints: Interior Emulsion Paint, External ACE, Enamel Paint for MS grill/door.
- TOILETS**  
Digital wall tiles upto 8ft height, **WALL MOUNTED** Ewc & washbasin in all toilets provided with parryware / Hindware. **DIVERTERS** in all toilets from Jaquar / Hindware make, one geyser point shall be provided in each toilet.
- PLASTERING**  
Internal cement mortar with lime rendering, External with sponge Finish.
- WATER SUPPLY**  
24 Hours water supply from bore well with overhead tank and sump Provision for Cauvery water Supply.
- LIFT**  
SURYA Elevator.

## Amenities



Covered car parking



Automatic Lift



Rainwater Harvesting



24/7 Security



CCTV Camera



Letters Box for each flat in stilt Floor

- Key Distances**
- 5 Mins Drive from Uttarahalli Circle.
  - 10 Mins Drive from Isckon Temple
  - 15 Mins Drive from Kanakapura Main Road.
  - 20 Mins Drive from Banashankari temple.
- Near By Hospitals**
- BGS Global Hospital
  - Sagar Hospital
  - Maharaja Agrasena Hospital
  - Kidney Foundation
  - DG Hospital
- Near By Educational Inst.**
- Chaitanya Techno PU College
  - RNSIT Engineering College
  - JSS Engineering College
  - BGS Engineering/ Medical College
  - National Public School
  - BIPS School
  - Prathana School
  - Delhi Public School
  - Deccan International School
  - Baldwin School
  - Carmel School
- Near By Super Markets**
- Vishal Mart • Big Bazaar
  - Royal Mart • Reliance Fresh
  - Metro Cash & Carry

LOAN'S ARRANGED FROM LEADING FINANCIAL INSTITUTIONS



"Shivaganga Sathyarama" A BBMP Approved 2 & 3 BHK residential apartments is located in AGS Layout, off Uttarahalli Main Road. "Shivaganga Sathyarama" is designed as the perfect place for modern living, combining quality and value with attention to detail and contemporary design. It is close to many well known locations, Educational institutions, Hospitals and Shopping Centers making it attractive option for home buyers. "Shivaganga Sathyarama" is a striking architectural development of total 8 luxury units. The apartment super built up area ranges from 1040 to 1135 Sq.ft. "Shivaganga Sathyarama" is constructed to touch your imagination for a beautiful lifestyle with its team work of finest architects, structural engineers, landscape architects and the team for quality construction.











