

Walk your way



to lasting serenity



Your journey to an enduring life of luxury begins right here



A home is one of life's most enduring and cherished things—your own private space to relax, rare moments to cherish and memories to collect, with your loved ones, family and friends.

Of course, you must be lucky to get a dwelling that meets your expectations in terms of location, connectivity, interiors, design, space, amenities and more... one that meets all your parameters for a dream home.

Welcome to DSR RR Avenues... and live happily ever after.



A landmark in the making



Luxury in a different light



Overview



Location	: Yelahanka, Bengaluru
Total Land Area	: 2.23 Acres
Total No. of Units	: 212
No. of 2 BHK Units	: 107
No. of 3 BHK Units	: 105
Area of 2 BHK	: 1315 - 1375 sft
Area of 3 BHK	: 1460 - 1785 sft
Structure Details	: 2 Basements+Ground+13 Floors



The wish list for your dream home comes true



Project Overview



A fine synergy of location and luxury

DSR RR Avenues is an exquisitely designed 2 & 3 BHK apartment project located in one of Bangalore city's most sought after and best-connected zones - Yelahanka. The project is located in KHB Layout, Yelahanka New Town, just opposite the Rail Wheel Factory, a landmark of national importance and an icon of Indian self-reliance.

Planned on a spacious land patch of 2.23 acres, the project consists of 107 elegant 2 BHK homes (1315 - 1375 sft) and 105 spacious 3 BHK homes (1460-1785 sft).

Thoughtfully designed to harness the bounties of nature, each DSR RR Avenues home is naturally well-lit and airy. Another unique feature is that no home shares common walls, ensuring complete privacy to residents. There is sufficient space between buildings and each home is 100% Vaastu compliant. Spacious interiors and wide balconies with pleasant views accentuate the lifestyle quotient, taking luxury to a new level.



- LEGEND**
1. ENTRY / EXIT
 2. OPEN LAWN
 3. AMPHITHEATRE
 4. PATHWAY
 5. OUTDOOR GYM
 6. MOUND
 7. TRANSFORMER YARD
 8. CHILDREN'S PLAY AREA (EPDM)
 9. SAND PIT WITH CLIMBING WALL
 10. SEATING STEPS
 11. KIDS POOL
 12. WOODEN DECK
 13. SWIMMING POOL
 14. CHANGING ROOM
 15. WATER CASCADE W/ FEATURE WALL ON EITHER SIDE
 16. MEDITATION COURT W/ SEATER
 17. ENTRANCE PLAZA
 18. BUILDING ENTRANCE PLAZA
 19. CAR PARKING W/ GRASS PAVERS
 20. CONCRETE DRIVEWAY
 21. RAMP
 22. PEOPLE'S PLAZA

Typical Floor Plan

2nd to 13th Floor



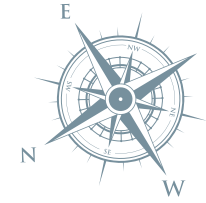
Flat No.	BHK	Sft	Facing
201	3 BHK	1685 Sft	North
202	3 BHK	1585 Sft	North
203	3 BHK	1460 Sft	South
204	2 BHK	1375 Sft	North
205	2 BHK	1375 Sft	North
206	2 BHK	1370 Sft	West
207	2 BHK	1370 Sft	East
208	2 BHK	1375 Sft	North
209	2 BHK	1315 Sft	South
210	2 BHK	1375 Sft	North
211	3 BHK	1585 Sft	North
212	3 BHK	1685 Sft	North
213	3 BHK	1460 Sft	South
214	2 BHK	1330 Sft	East
215	3 BHK	1785 Sft	West
216	3 BHK	1705 Sft	East

Typical 2 BHK 3D Plan 1370 Sft



West Facing 1370 Sft

1.	Living Room	16'10" x 12'0"
2.	Dining	10'6" x 15'0"
3.	Master Bedroom	12'0" x 14'0"
4.	M. Toilet	9'0" x 5'0"
5.	Sitout	10'6" x 6'0"
6.	Kitchen	8'0" x 9'10"
7.	Utility	8'0" x 4'0"
8.	CH. Bedroom	14'0" x 12'0"
9.	CH. Toilet	8'0" x 5'0"

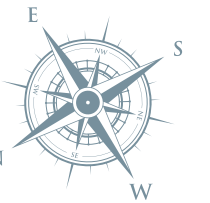


Typical 3 BHK 3D Plan 1685 Sft



North Facing 1685 Sft

1.	Living Room	12'0" x 13'2"
2.	Guest Bedroom	12'0" x 12'10"
3.	Master Bedroom	12'0" x 13'0"
4.	M. Toilet	8'0" x 5'0"
5.	Dining	12'0" x 15'0"
6.	Sitout	12'0" x 6'0"
7.	Kitchen	8'4" x 10'0"
8.	Utility	4'4" x 10'0"
9.	Common Toilet	8'0" x 5'0"
10.	CH. Bedroom	12'6" x 10'6"
11.	CH. Toilet	8'0" x 5'0"



Clubhouse Floor Plan



Play, unwind, socialize... just have the time of your life



The clubhouse at DSR RR Avenues is designed just for you to relax, unwind, catch-up with your neighbours and friends. Just party hard with like-minded folks, play various games - cards, carrom, snooker/billiards and have fun! If in the mood to enjoy a match, just draw a cozy chair and gang up with your friends - the large display (open amphitheater) screen ensures you have an engaging experience.

Feeling too stuffy? The swimming pool is inviting enough for a dip... sure there are separate lockers and changing rooms for ladies and gentlemen.




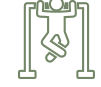














So if you decide on a resort-style holiday experience, it's right in your neighbourhood - at the clubhouse!



Amenities



Live up a global lifestyle

 <p>Sprawling lawns and landscaped exteriors</p>	 <p>Amphitheatre</p>	 <p>A distinct, tree-lined pathway leading to the property</p>	 <p>Outdoor gym</p>	 <p>Swimming pool</p>	 <p>Spa</p>
 <p>Children's play area (EPDM)</p>	 <p>Sand pit with climbing wall</p>	 <p>Seating steps</p>	 <p>Changing room</p>	 <p>Meditation court</p>	 <p>People's plaza</p>
 <p>Wooden deck</p>	 <p>Children's swimming pool</p>	 <p>Entrance plaza</p>	 <p>Multipurpose hall</p>	 <p>Indoor games</p>	 <p>Gym</p>



AMPHITHEATRE



OUTDOOR GYM



WELLNESS SPA



CHILDREN'S PLAY AREA



SWIMMING POOL



CAR PARKING



Specifications



Perfect design. Quality materials.

STRUCTURE



Framed Structure: RCC framed structure to withstand Wind & Seismic loads.

Super structure: 6" thick Solid Block Masonry for External Walls and 4" thick Solid Block Masonry for Internal Walls.

Plastering: Two Coats of plastering in cement mortar 1:6.

DOORS & WINDOWS



Main door: Molded Acacia wood (Engineered Wood) door frame and both side teak veneer designed flush shutter with melamine polish and S.S. hardware of reputed make.

Internal Door: Molded Acacia wood (Engineered Wood) door frame and both side teak veneer designed flush shutter with melamine polish and S.S. hardware of reputed make.

Toilet & Utility doors: Molded Acacia wood (Engineered Wood) door frame and flush shutter with water proofed phenol bonded resin of one side, teak veneer with melamine polish and other side with enamel finish over resin coat and S.S. hardware of reputed make.

French Doors (If any): U.P.V.C. door frame with Glass Sliding shutters with provision for mosquito mesh .

Windows: UPVC sliding doors with glass and mosquito mesh shutter and safety grills.

Grills: Aesthetically designed, mild steel M.S grills with enamel paint finish

PAINTING



External: Textured finish & Two coats of exterior Emulsion Paint of reputed brand.

Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brand over a coat of primer.

FLOORING



Master Bed Room: Laminated Wooden Flooring

Other Bedrooms, Living, Dining & Kitchen: Vitrified tiles of size 80 cm X 80 cm.

Bathrooms: Acid resistant, Anti-Skid Ceramics Tiles 300X300 mm of reputed brand.

Balconies: Acid resistant, Anti-Skid Ceramics / Porcelain Tiles of size 600X600 mm of reputed brand.

Utilities / Wash: Acid resistant, anti-skid ceramic tiles 300X300 mm of reputed brand.

CORRIDORS: Vitrified tiles with inlay.

STAIRCASE: Polished kota stone.

TILE CLADDING & DADOIN



Bathroom: Glazed ceramic tiles dado of reputed make up to door height of size 300X600 mm.

Utilities / Wash: Glazed ceramics tiles dado up to 3ft height of size 300X300 mm.

Kitchen: Treated water connection and provision for water purifier.

Utility: Provision for Washing machine and SS single bowl sink with granite counter.

BATHROOMS



All Bathrooms shall consist of

1. Wash basin with half pedestal.
2. EWC with concealed flush tank of Vitra/American Standard/Sirius or equivalent make/brand
3. Hot and Cold wall single lever diverter with head shower.
4. Provision for geyser in all bathrooms.
5. All C.P. fittings are chrome plated Vitra/American Standard / Sirius or equivalent brand.

ELECTRICAL



1. Concealed copper wiring of Havells / Anchor or equivalent make.
2. Power outlets for Air-Conditioners in all the bedrooms.
3. Power outlets for geysers in all Bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen.
5. Plug points for television in Living and Master bedroom.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havell's or equivalent make.
7. Elegant designer modular electrical switches of Anchor / Schneider or equivalent make.

TELE-COMM. & INTERNET



1. Telephone point in Master Bedroom and living room.
2. Intercom facility to all the units connecting security, club house and other common areas.

SECURITY



Standalone video door phone of reputed brand.
DTH / Cable TV: Provision for cable connection in Master Bed room and Living room.

ELEVATORS



Branded automatic lifts with Granite / Vitrified cladding.

GENERATOR



100% DG set backup with acoustic enclosure & AMF Panel for all flats & Common areas.



Location Map



LEGENDS



In Close Proximity



IT Parks



Leisure

IT Parks

Manyata Tech Park	13 km
Ecopolis IT / ITES SEZ	10 km
L&T Tech Park	5.1 km
Brigade Opus	6.0 km
Brigade Magnum	6.1 km
RMZ Latitude	7.3 km

Schools

Mallya Aditi International School	500 mts
GK Naidu School	800 mts
Kendriya Vidyalaya Yelahanka	400 mts
Vishwa Vidya Peta	4.7 km
Sheshadripuram Educational Trust	2 km
BMS College	4 km
VIBGYOR School	7 km
Vidya Sai Public School	4.8 km
Delhi Public School	9.5 km
NITTE School	8.3 km

Leisure

Lumbini Gardens	11 km
Ramanashree California Resort	2 km
RMZ Galleria Mall	2.7 km
Esteem Mall	7.8 km

Hospitals

Columbia Asia	7.5 km
Navachaitana Hospital	2 km



Schools



Hospitals





DSR INFRA PROJECTS

Cementing Dreams since 1988



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Site Address: Opposite Rail Wheel Factory, Doddaballapura Road, Yelahanka, Bengaluru - 560 064.

This project "DSR RR AVENUES" comprising of 212 flats and a clubhouse is registered with Karnataka RERA under the Registration No PRM/KA/RERA/1251/472/PR/190809/002785 and can be viewed at <https://rera.karnataka.gov.in/>

Disclaimer: This Brochure is purely conceptual and not a legal offering. The Promoters reserve the right to change any specifications, amenities, floor plans, etc., mentioned herein as required.