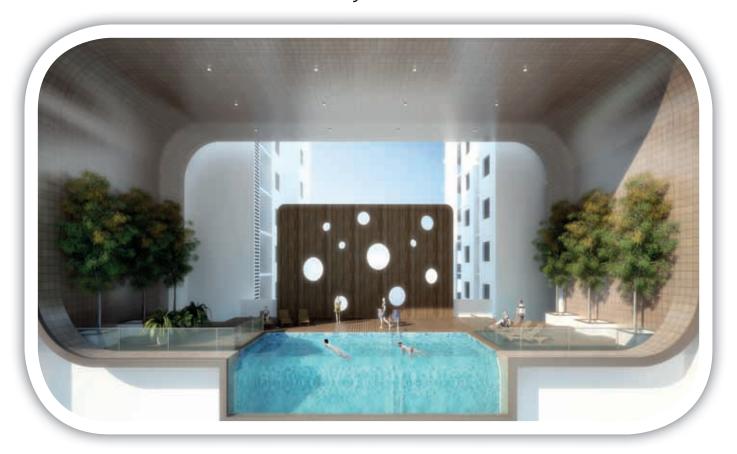








Signature Sky Pool on the 21st foor at RJ Lake Gardenia



RJ Group presents their fagship project RJ Lake Gardenia a Luxury Residential Development located at Old Madras Road, Bangalore East. The Key to this project are the surrounding lake features, adding to the design value by providing a complete lakescape, giving each of the corner apartments a beautiful view.

The twin tower, 27 Storey landmark comprises of a limited number of 173 units of 3 BHK Terrace units, 4BHK, Sky Condominiums and Signature Sky Villas. Hence providing you a home of your need and a great investment.





SIGNATURE SKY VILLAS

RJ Lake Gardenia comprises of the following configurations of apartments, in order to suit your need and requirement to a great living and lifestyle.

TERRACE UNITS

Tailor made to perfection, these units range from 2000 to 2200 sq.ft. These units are designed as corner units proving ample amount of space, natural lighting and ventilation.

SKY CONDOMINIUMS

These flagship units range from 2800 sq.ft to 3800 sq.ft. These are designed as floating terraces between the two towers. A few are accessible though expansive triple height decks floating in the midst of the high rise creating an ambience of excellent living.

SKY VILLAS

These signature duplex units are limited to 8 numbers varying from 3,800 sq.ft. to 4,400 sq.ft of opulent design and niche outdoor decks.

MASTER PLAN





RIPPLES - CLUBHOUSE FACILITIES

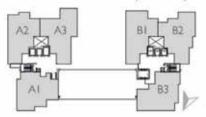
Club house facilities:

- Half basketball court
 Swimming pool
 Toddler's pool
 Pool deck
- Lounge
 Concierge
 Squash Court
 Banquet hall
 Billiards, Carrom
 Chess Room
 Sauna
- Gym Steam Room Elevated park on the First floor.

Exclusive Sky pool On The 21st Floor

Services: • Visitor's parking • Gas Bank • Sewage Treatment plant.

KEY PLAN TERRACE UNITS (3BHK)











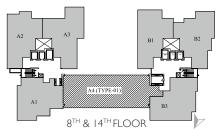


Type B2 2174.87 sqft

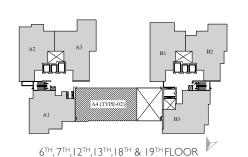


Type B3 2123.26 sqft

KEY PLAN SKY CONDOMINIUMS (4BHK)

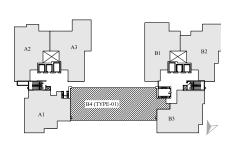






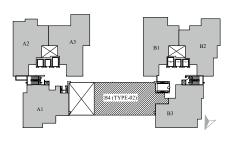


A4 Type-02 2892.68 Sqft



5TH, IITH & I7TH FLOOR





9TH, 10TH, 15TH & 16TH FLOOR





In keeping with today's eco - conscious trend, RJ Lake Gardenia is a Pre-Gold Certified LEED Building, making you proud to own a home here.



VIEW OFTHETRIPLE HEIGHT DECK @ SKY CONDOMINIUMS



LANDSCAPED DECKS



LANDSCAPED PODIUM

SPECIFICATIONS FOR THE PROJECT RJ LAKE GARDENIA

STRUCTURE: RCC Structure with cement block masonry

PLASTERING: All internal walls and ceilings are provided with lime

finish, and external walls with rough sponge finish.

FLOORING : Good Quality Vitrified tiles for living, dining & bed

rooms. Pre-laminated Wooden Flooring for Master Bedroom. Lift Lobby & Common areas flooring with good quality Vitrified Tiles, Stair case with good

quality Kota Tiles.

DOORS : All the doors with Masonite Skin door shutters and

Yellow Cedar frames.

WINDOWS : All windows provided with UPVC three track sliding

shutters with mosquito mesh

KITCHEN: Provision for Modular Kitchen

TOILETS: Wash basin & EWC of Duravit or equivalent

make, taps & shower with hot and cold mixture of Grohe or Equivalent make with provision for geyser. Antiskid tiles for flooring and ceramic tile daddoing

for walls upto 7 feet height.

PAINTING : Internal walls will be treated with Plastic Emulsion

Paint and external walls with Apex Exterior /

Equivalent paint.

ELECTRICAL: All concealed wiring using PVC fire retardant copper

wire with PVC conduits and Anchor Roma or Equivalent modular switches with sufficient points for power and lighting. Provision for cable TV and telephone points with Finolex cables all rooms.

Provision for Air condition points in all rooms.

WATER SUPPLY: Overhead tank and underground sump of adequate

capacity with electric pump for continuous water supply. Bore well provided to supplement corporation

water.

LIFTS : Schindler or Equivalent make lift of 16 passengers

capacity and Service lift of 16 Passenger capacity to

be provided.

GENERATOR : Stand by generator of reputed make provided for

emergency use in common areas and lift with power back up for each apartment 5Kw for 3 BHK & 7kw for 4

BHK & Duplex.

Intercom Facility: Intercom with Video Camera facility from security

room to reception and all apartments.

GAS BANK : Centralized Reticulated gas distribution system for

all apartments.

CONSULTANTS

PROPERTY DEVELOPERS : R J GROUP

ARCHITECTS: THIRD EYE DESIGN STUDIOS

PROJECT MANAGEMENT : JONES LANG LASALLE (JLL)

STRUCTURAL CONSULTANTS : STERLING ENGINEERING

CONSULTANCY SERVICES PVT LTD, MUMBAI

CONTRACTORS: PRATIBHA INDUSTRIES LTD, MUMBAI

ENGINEERING CONSULTANTS : MAPLE SERVICE CONSULTANCY

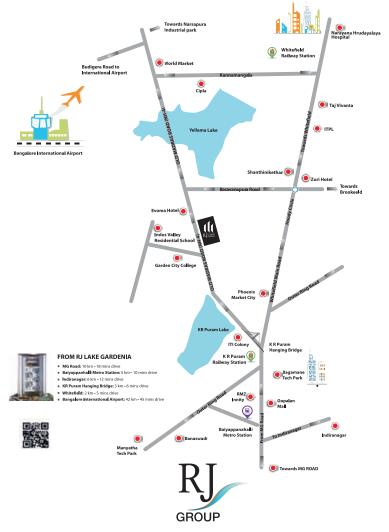
LEED CONSULTANT : GREEN BY DHRUV FUTNANI.

LANDSCAPE ARCHITECTS: DHRUVA LANDSCAPE ARCHITECTS

LEGAL: MR. SYED MASOOD AHMED



LOCATION MAP





RI GROUP, # 21/6, CRAIG PARK LAYOUT, MG ROAD, BANGALORE- 560001

TOLL FREE: +91 80888 78668



PROJECT BY: RJ RISHIKARAN PROJECTS PVT LTD.

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