



RAJA HOUSING LTD.
PROPERTY DEVELOPERS & BUILDERS
ISO 9001:2015 CERTIFIED COMPANY



www.rajamelrose.com

This project is not applicable under RERA compliance



RAJA
MELROSE
Yelahanka New Town





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



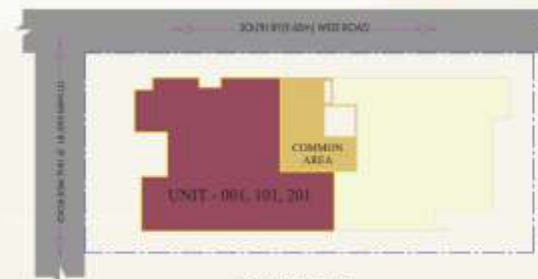
RAJA MELROSE - ONE



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

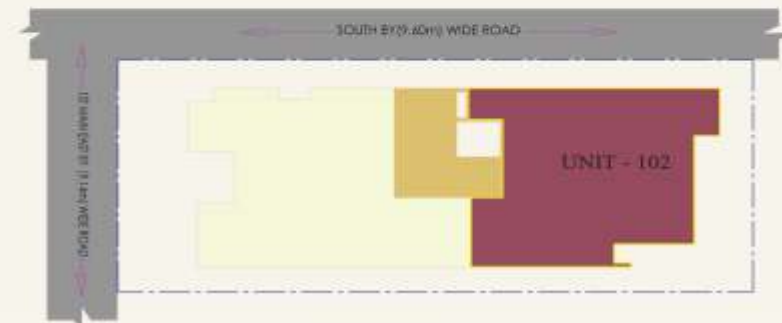


LOWER FLOOR

- A LIVING = 12'9"X11'9"
- B DINING = 14'9"X9'6"
- C KITCHEN = 7'9"X8'0"
- D UTILITY = 6'3"X5'0"
- E C.TOILET = 5'0"X5'3"

- F M.BED ROOM = 11'0"X14'0"
- G BALCONY = 8'3"X3'6"
- H BED ROOM = 11'0"X11'3"

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



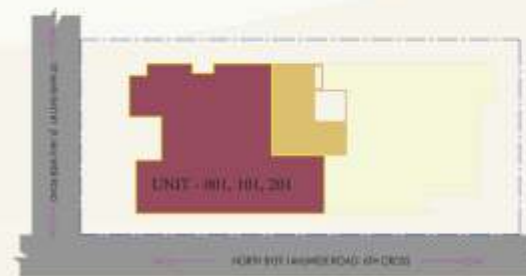
RAJA MELROSE - TWO



TYPICAL FLOOR

- | | |
|--------------------------|----------------------------|
| A BED ROOM = 12'0"X11'0" | 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

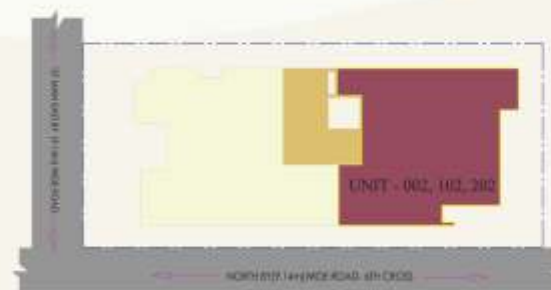
RAJA MELROSE - TWO



TYPICAL FLOOR

- | | |
|-------------------------------|-----------------------------------|
| A LIVING = 14'0"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"X4'9" | I C.TOILET = 5'0"X6'0" |
| E A.TOILET = 5'0"X8'0" | |

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



KEY PLAN

RAJA

MELROSE
 Yelahanka New Town

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 wall are plastered and finished with lime rendering.
- ♦ All external walls to be plastered with cement finish.

❖ FLOORING

- ♦ Entrance lobbies for each block & Ground floor shall have granite, natural stone etc, as per designs.
- ♦ Parking floor shall have cement concrete finish.
- ♦ 2' x2' Vitrified tiles flooring in entire flat with 4" skirting, except bath room & balcony flooring.
- ♦ Vitrified tile flooring for all common areas like passage, entrance, lobbies, etc.
- ♦ Stair case granite flooring.

❖ KITCHEN

- ♦ Counter top of 20mm thick kitchen platform with single bowl stainless steel sink with drain board.
- ♦ Vitrified tile dado up to 2'0" height for kitchen platform.
- ♦ 2' x 2' vitrified flooring.
- ♦ Ceramic tiles up to 4'-6" Cladding for Utility.

❖ DOORS

- ♦ Teakwood Door frame & shutter with both side polished for main doors.
- ♦ Sal wood Door frame and flush shutter with both side veneer for bedroom doors.
- ♦ Sal wood Door frame and flush shutter with outside veneer & inside laminate for toilet doors.

❖ WINDOWS

- ♦ Powder coated alumium sliding windows with plain glass and mosquito mesh.

❖ TOILETS

- ♦ Vitrified tiles foe toilets flooring. (Rs. 60-70)
- ♦ Ceramic/glazed tile dado up to false ceiling height.
- ♦ White standard sanitary fittings (wall mounted EWC)
- ♦ Standard C.P. Fittings.
- ♦ Water supply: Jaquar fittings or any other equivalent manufacturer.
- ♦ Sanitary : CPVC Pipes (Astral or equivalent)

❖ ELECTRICAL

- ♦ All electrical switches are of Modular type all wiring are of standard multistrand copper cables. (Fire resistance preffered from Finolex, Anchor or equivalent)
- ♦ Power points will be given as per standards and as suggested by Electrical consultants.
- ♦ 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
- ♦ A/C points in M.bedroom.

❖ PAINTING

- ♦ All internal walls are painted with acrylic emulsion.
- ♦ 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 pain.

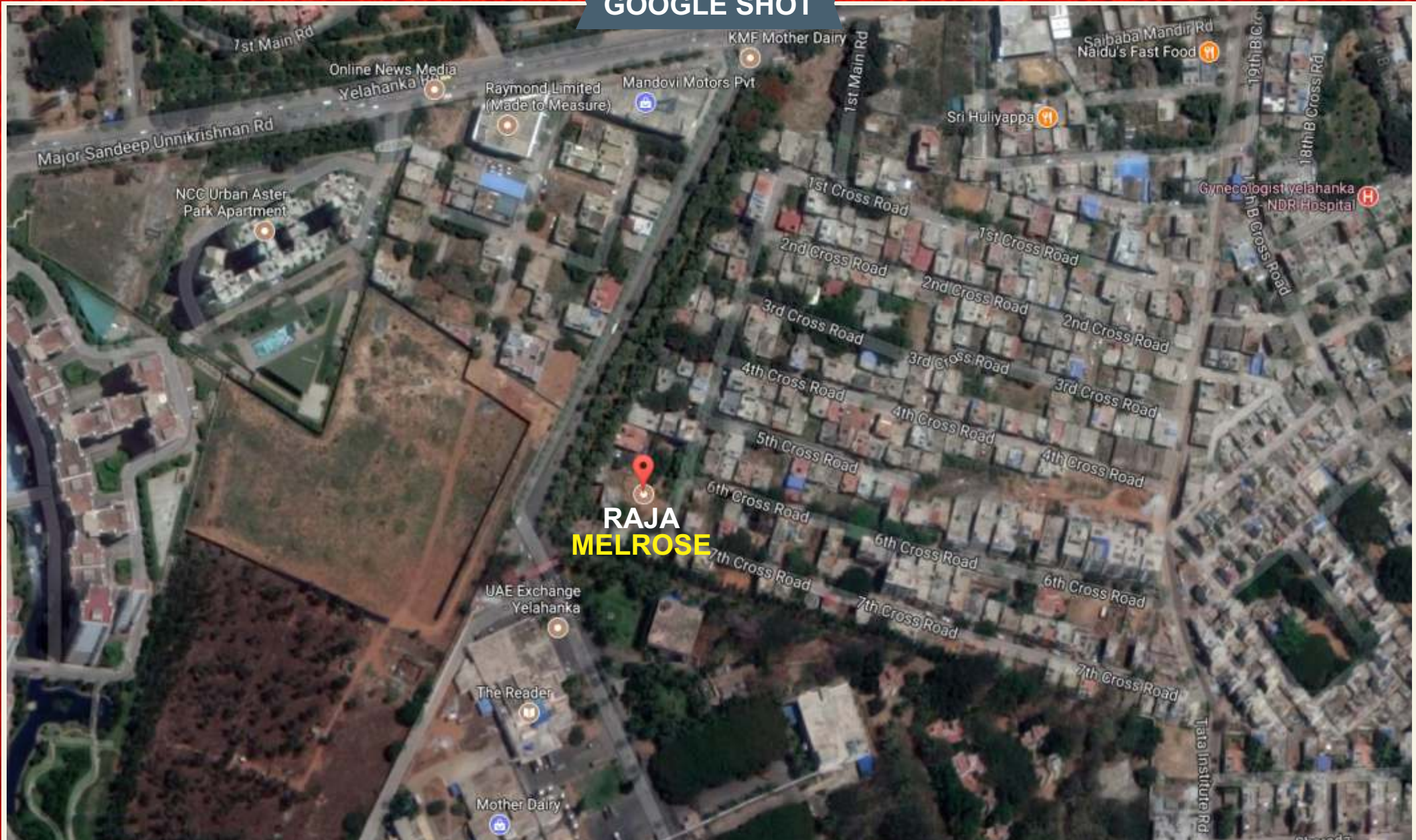
❖ POWER

- ♦ Raw power of 3 K W for 2BR flats, 5 K W for 4BR flats will be provided.
- ♦ Main entrance watchman cabins with 24 hrs security.



<https://www.google.co.in/maps/place/Raja+Melrose>

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.



RAJA HOUSING LTD.

PROPERTY DEVELOPERS & BUILDERS
ISO 9001:2015 CERTIFIED COMPANY

A NAME SYNONYMOUS WITH TRUST, QUALITY AND CLASS

Since the establishment in 1992, we at RAJA HOUSING LTD. - the Real Estate Development & Construction arm of RAJA GROUP; have 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 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 made the RAJA GROUP's flag fly high - not only in Real Estate sector but also in other industry sectors such as Automobile, Manufacturing, Infrastructure, SEZ's & IT Parks, Logistics, etc.

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

LOGIN YOUTUBE FOR 3D WALKTHROUGH
You Tube / RAJA MELROSE

RAJA MELROSE

Yelahanka New Town

A PREMIUM VENTURE BY



☎ 9902025561/62

CORPORATE OFFICE

"Raja Mahalakshmi" F – 2, #12, Basappa Road,
Shanthi Nagar, BANGALORE – 560 027.

☎ 91-080-22104227

☎ 91-080-22104222 / 3 / 4 / 5 / 6

✉ sales@rajahousingltd.com

🌐 www.rajahousingltd.com

APPROVED BY MAJOR FINANCIAL INSTITUTIONS

MEMBER:
CREDAI
BENGALURU

Thank You...