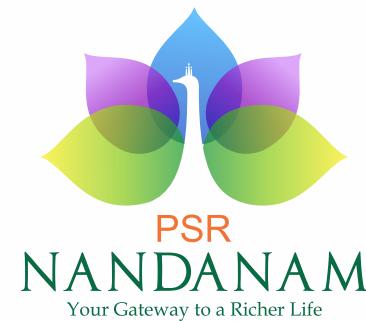




PRM/KA/RERA/1250/303/PR/210312/004003



*Your privileged address of  
amazing experiences.*





## *The team behind the scene.*

The PSR Group was established in 2002 and is one of the leading real estate companies in Bangalore. With our unique contemporary style and passion for connecting people with property, we aspire to provide the ultimate real estate experience for today's consumer.

Our philosophy is very simple: we design projects around the needs of our customers. We believe in earning the trust of our customers and building long lasting relationships.

Our focus has been on the development of premium residential, commercial, and retail properties, integrated townships, lifestyle gated communities and re-development projects, primarily in Bangalore.

The PSR Group has to its credit a number of completed projects. To name a few there are PSR Arcade, PSR Pavilion, PSR Flora, PSR Garden, PSR Aster, PSR Krish Kamal and many more in the list of 19 landmarks developed till date.

Innovative construction and futuristic infrastructure is our forte.

All of our projects have been designed by Yukti Architects who are a highly experienced firm with a zest to deliver architectural services for all types of projects. Yukti Architects have created a niche for themselves in the architecture field with a vibrant team, which develops innovative ideas far exceeding customer expectations.



PSR Flora



PSR Aster



PSR Krish Kamal



### Vision

To be the agent of choice for anyone considering buying, selling or renting a property in Bangalore. To provide an outstanding level of service to our clients, making each property transaction a pleasurable experience.

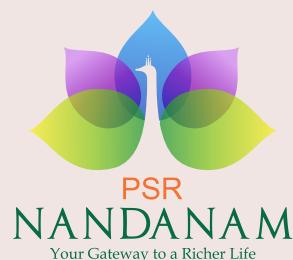


### Mission

To be a leading real estate company that provides a professional and transparent service for all property related matters. Our business is built on strong, ethical principles allowing our company to deliver outstanding service and results.



PRM/KA/RERA/1250/303/PR/210312/004003



*A unique concept...  
a new way of living !!*

**PSR Nandanam** is conceptualized with a novel idea, which integrates the advantages of a villa and an apartment, both at one place !! This exclusive project has a series of 2 duplex villas, one above the other. It is an embodiment of our passion for innovation through excellence and respect for your love of the good life.

Our aim at PSR Nandanam is to build homes on the pillars of joy, contentment, security and prosperity. Each individual home here is an oasis that nurtures your soul. Its the place which values the warmth, respect and bonding of a close knit family.



## *Master plan of a green life.*

At PSR Nandanam, we have aimed at creating architecturally superior homes infused with vitality that makes people feel truly alive. A home in this unique **44 residences** project assures you that you are at the right place at the right time.

Our team of professional architects have brought distinctive structural finesse to this **one of its kind concept of just 2 duplex homes** one above the other. Each home is spacious with the right blend of innovation, creativity and luxury and optimal use of natural lighting and ventilation.

The luxurious living & dining areas, the warm ambience of all bedrooms, the spacious kitchen with separate utility area, the well laid out bathrooms and large balconies speak of well deserved opulence.

The outdoors are equally impressive with magnificent space planning and flawless execution of well designed pathways, extensive landscaping and fine amenities. Environment friendly initiatives add to the green quotient.

## FACILITIES

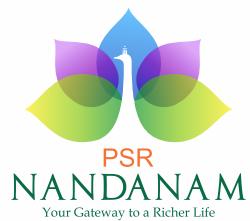
- ◆ Intercom. ◆ Underground drainage, electricity and telephone lines. ◆ Rain water harvesting. ◆ Sewage treatment plant. ◆ 24 hours security. ◆ CCTV surveillance. ◆ All round compound wall.



# MASTER PLAN



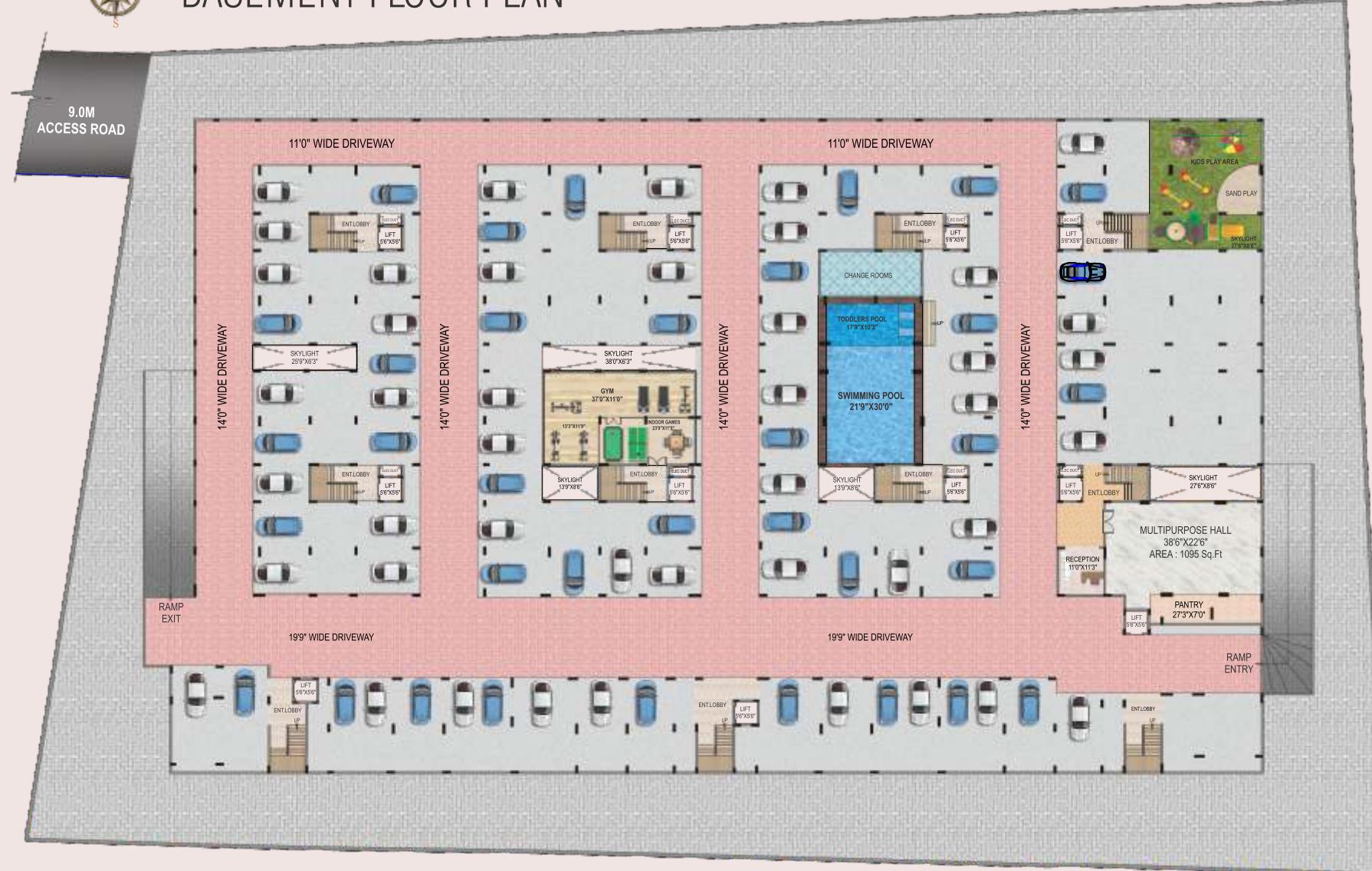
\*Transit-oriented development (TOD) High-density development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.



## PROJECT HIGHLIGHTS

- ◆ RERA approved project.
- ◆ Only 44 units.
- ◆ Each unit has 2 duplex homes, one above the other.
- ◆ High standards of privacy maintained as upper floor of each duplex is not accessible through the external staircase.
- ◆ Brilliantly designed warm bedrooms.
- ◆ Spacious kitchen with separate utility area.
- ◆ Well laid out, functional bathrooms.
- ◆ Large, inviting sitouts and balconies.
- ◆ Lush greenery throughout the layout.
- ◆ Superior amenities.
- ◆ Imposing and well guarded main entrance.

## BASEMENT FLOOR PLAN



Being sensitive towards the environment around us creates a sense of belonging in society. PSR Nandanam has been conceived with this sensitivity in mind. The intelligent features here with well planned facilities and world class amenities create a complete and sustainable lifestyle.



**(TYPE - 1) AREA STATEMENT**

G R O U N D & F I R S T	UNIT Nos.	SALABLE AREA	S E C O N D & T H I R D	UNIT Nos.	SALABLE AREA
	G1	2685 Sq.Ft		S101	2740 Sq.Ft
G2	2660 Sq.Ft		S102	2740 Sq.Ft	
G4	2660 Sq.Ft		S104	2740 Sq.Ft	
G15	2685 Sq.Ft		S115	2740 Sq.Ft	
G16	2580 Sq.Ft		S116	2580 Sq.Ft	
G18	2645 Sq.Ft		S118	2725 Sq.Ft	
G19	2660 Sq.Ft		S119	2740 Sq.Ft	
G21	2580 Sq.Ft		S121	2580 Sq.Ft	
G22	2685 Sq.Ft		S122	2740 Sq.Ft	

Ground Floor Plan & Second Floor Plan

first Floor Plan & Third Floor Plan



**(TYPE - 2) AREA STATEMENT**

G R O U N D & F I R S T	UNIT NOS.	SALABLE AREA	S E C O N D & T H I R D	UNIT NOS.	SALABLE AREA
	G3	2830 Sq.Ft		S103	2885 Sq.Ft
G17	2785 Sq.Ft		S117	2840 Sq.Ft	
G20	2785 Sq.Ft		S120	2840 Sq.Ft	

S I T E K E Y P L A N



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S

SITE KEY PLAN

(TYPE - 3) AREA STATEMENT					
GROUND & FIRST	UNIT NOS.	SALABLE AREA	SECOND & THIRD	UNIT NOS.	SALABLE AREA
G5		2360 Sq.Ft	S105		2430 Sq.Ft

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SITE KEY PLAN



(TYPE - 5) AREA STATEMENT					
GROUND & FIRST	UNIT NOS.	SALABLE AREA	SECOND & THIRD	UNIT NOS.	SALABLE AREA
G7		2420 Sq.Ft	S107		2625 Sq.Ft
			G9		2425 Sq.Ft
			S109		2625 Sq.Ft

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SITE KEY PLAN



(TYPE - 7) AREA STATEMENT					
GROUND & FIRST	UNIT NOS.	SALABLE AREA	SECOND & THIRD	UNIT NOS.	SALABLE AREA
G11		2440 Sq.Ft	S111		2525 Sq.Ft
			G13		2530 Sq.Ft
			S113		2525 Sq.Ft

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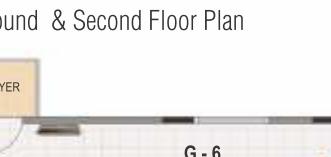
SITE KEY PLAN



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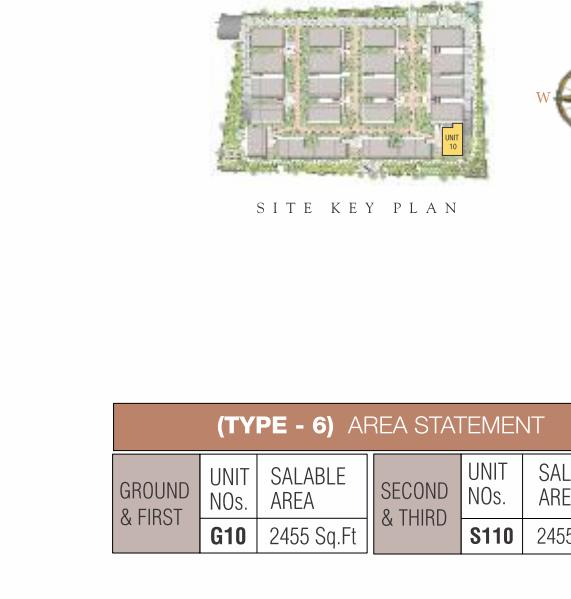
SITE KEY PLAN

(TYPE - 4) AREA STATEMENT					
GROUND & FIRST	UNIT NOS.	SALABLE AREA	SECOND & THIRD	UNIT NOS.	SALABLE AREA
G6		2615 Sq.Ft	S106		2845 Sq.Ft
			G8		2595 Sq.Ft
			S108		2765 Sq.Ft



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SITE KEY PLAN



(TYPE - 6) AREA STATEMENT					
GROUND & FIRST	UNIT NOS.	SALABLE AREA	SECOND & THIRD	UNIT NOS.	SALABLE AREA
G10		2455 Sq.Ft	S110		2455 Sq.Ft

(TYPE - 8) AREA STATEMENT					
SECOND & THIRD	UNIT NOS.	SALABLE AREA	GROUND & FIRST	UNIT NOS.	SALABLE AREA
G12		2845 Sq.Ft	S112		2915 Sq.Ft
			G14		2645 Sq.Ft
			S114		

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SITE KEY PLAN



SITE KEY PLAN



**16+**  
Luxury  
Amenities

Exclusive living amidst refined experiences !!

Immerse yourself in the refreshing pool or build up a routine in the well equipped gym. Add excitement and vigour to your day to day life with an array of outdoor and indoor games or bask in the laughter of your children in the kids' play area. The multi purpose hall makes for celebrations of all kinds with space that suits everyone.

With a host of other amenities, life well lived here, in the company of like-minded people will never fail to impress !!



Security post



Jogging track



Climbing wall



Water cascade



Play lawn



Lazy lawn



Fountain



Sand play



Elders park



Trees court



Garden gym



Lawn



Play equipments



Senior citizen park



Interactive zone



Pavilions leisure

# SPECIFICATIONS



## STRUCTURE:

- ◆ RCC frame work structure.
- ◆ First quality concrete block for walls i.e.,
- ◆ Solid blocks with 6" and 4" thickness.

## WINDOWS:

- ◆ Three track aluminum powder coated sliding shutters with mosquito mesh and steel safety grills.

## DOORS:

- ◆ Main door - Teak wood frame with company moulding laminated door.
- ◆ Other frames are of Neem wood / Honne wood with moulded doors.

## FLOORING:

- ◆ Vitrified tiles for living, dining, bedrooms and kitchen (800 x 800mm).
- ◆ Common areas will be provided with creamic tiles and staircase with 20mm granite.
- ◆ 1' x 1' anti skid vitrified tiles for balcony and utilities.

## KITCHEN:

- ◆ Raised cooking platform of 20mm thickness with Hassan Green / Block granite slab.
- ◆ Ceramic tiles dado upto 4' above platform

## BATHROOMS:

- ◆ Ceramic tiles dado up to 7' height (Johnson / Ceracon - 2' x 1' tiles).
- ◆ Good quality sanitary ware( Hindware / Parryware) and C.P. BRASS FITTING OF JAGUAR / ESS - ESS or equivalent will be provided.

## PAINTING:

- ◆ Acrylic emulsion for interiors.
- ◆ Cement paint for the exteriors and common areas.

## ELECTRICAL:

- ◆ Concealed electrical wiring with multi stand insulated copper wires.
- ◆ Circuit breakers for safety and suitable points for power and lighting.
- ◆ Switches are of Anchor Roma or equivalent.

## WATER:

- ◆ Bore - well water through underground / overhead tank of suitable capacity will be provided.

# North Bangalore, the great city in the making.

PSR Nandanam is all set to become an uncompromising layout to live in at North Bangalore. The enviable location is just a 10 minutes drive to the Kempegowda International airport. It is surrounded by major residential apartment and villa projects and also has top of the line educational institutions and world class health care options nearby.

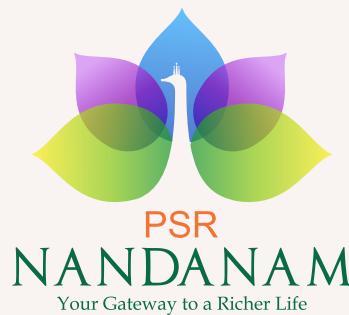
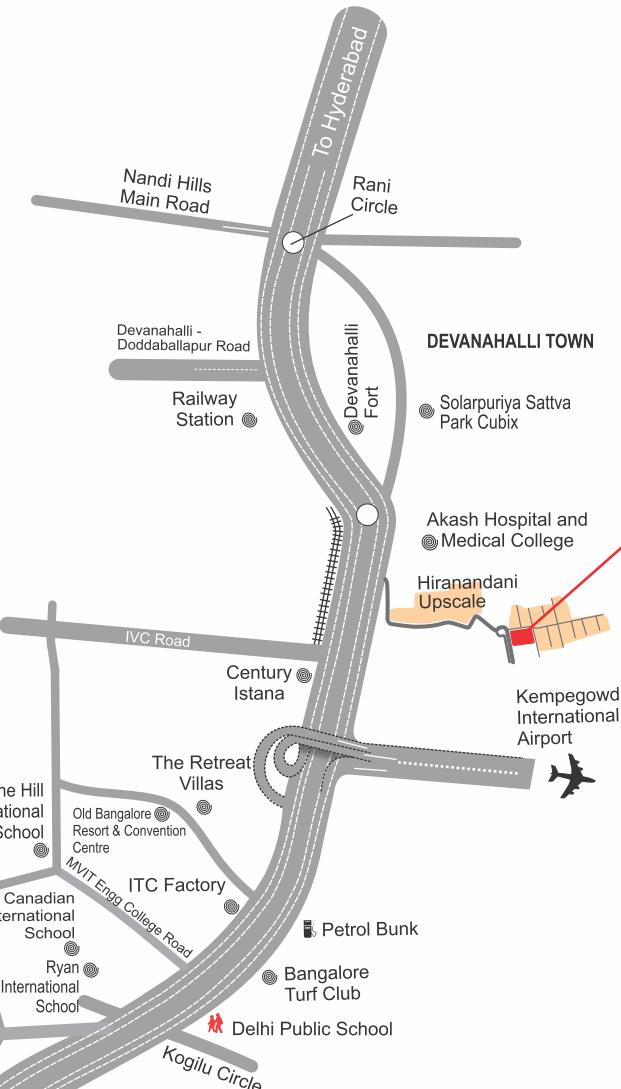
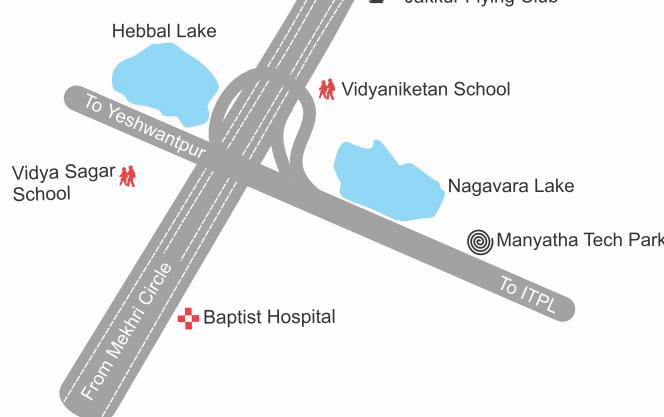
## PROXIMITIES

g Devanahalli Town	- 1.0km
g Devanahalli Railway Station	- 1.2km
g Café Coffee Day	- 1.0km
g Shanthiniketan Public School	- 2.8km
g Akash Hospital / Institute	- 2.9km
g Century Sports Village	- 3.2km
g Devanahalli Business Park	- 4.4km
g The School of Ancient Wisdom	- 4.2km
g Signature Club Resort	- 4.6km
g Mother Teresa Hospital	- 5.5km
g Marriott International Hotel	- 7.7km
g Sir MVT Engg College	- 15.km
g KIADB Aerospace SEZ	- 16.km
g Padukone-Dravid Centre for Sports Excellence	- 17.km

The above distances have been taken from Google Maps.

## Location Map

Not to scale



## P.S.R. Builders and Developers

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Site address:

Mob: +91 99000 59700 / 99000 59701

Ph: 080 2572 9169

E-mail: [psr@psrgroups.in](mailto:psr@psrgroups.in) / Web: [www.psrgroupofcompany.com](http://www.psrgroupofcompany.com)



Architects:

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E-mail: [yuktivs@gmail.com](mailto:yuktivs@gmail.com)

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