

SHANDERS

# Dwellington



SHANDERS  
GROUP SINCE 1918



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# Dwellington

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Walk to work from DWELLINGTON – *The Affordable Luxury*, located just off the proposed 100 meters peripheral ring road, a stone's throw away from Electronics City Phase II.

An eco –friendly sustainable development comprising of 2&3 BHK villapartments with 'No common walls' amid any two homes keeping every nook and corner of the home ventilated and exposed to sunlight for a healthy living

- 406 homes spread across 6 towers of 7 storeys each
- 2 BHK - 800 & 875 Square Feet
- 3 BHK - 1100, 1225, 1250, & 1350 Square Feet
- 60% open space
- Vaastu compliant
- Club house with best-in class amenities
- All statutory sanctions obtained
- Home loans approved by leading institutions like SBI, LIC, HDFC, ICICI, etc.



## LOCATION

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Situated within serene green surroundings of South Bangalore, a growing hub of the city which hosts a mixture of old and new business economies; industries spanning in size from small and medium enterprises to national and multinational IT - BT conglomerates and super speciality hospitals encouraging medical tourism.

Easily accessible from the Hosur industrial estate, Marathalli, Sarjapur road and the heart of the city through the elevated expressway (9.5kms) minimizing the travel time to less than half an hour.

Developed community infrastructure with excellent education and entertainment facilities along with housing facilities for domestic labour.

Offers a good investment opportunity with immense potential of growth and development

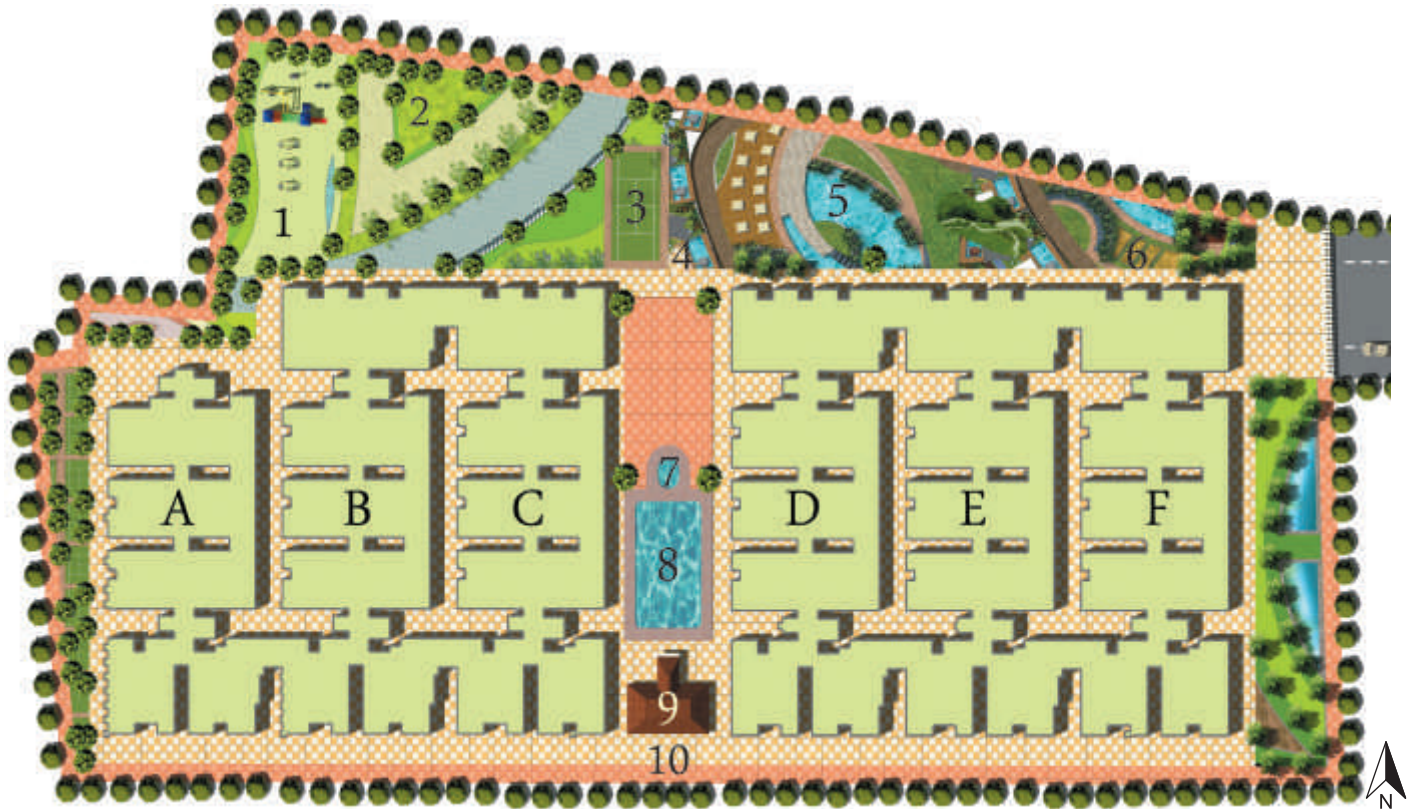
# OVERVIEW



# ELEVATION



# MASTERPLAN



1 - Children play area 2 - Sewage treatment plant 3 - Badminton court 4 - Basketball ring 5 - Landscaping  
6 - Underground water recharging system 7 - Kids pool 8 - Swimming pool 9 - Club House 10 - Jogging track

# FLOOR PLAN

# 800sft - 2 BHK EAST FACING



## KEY PLAN



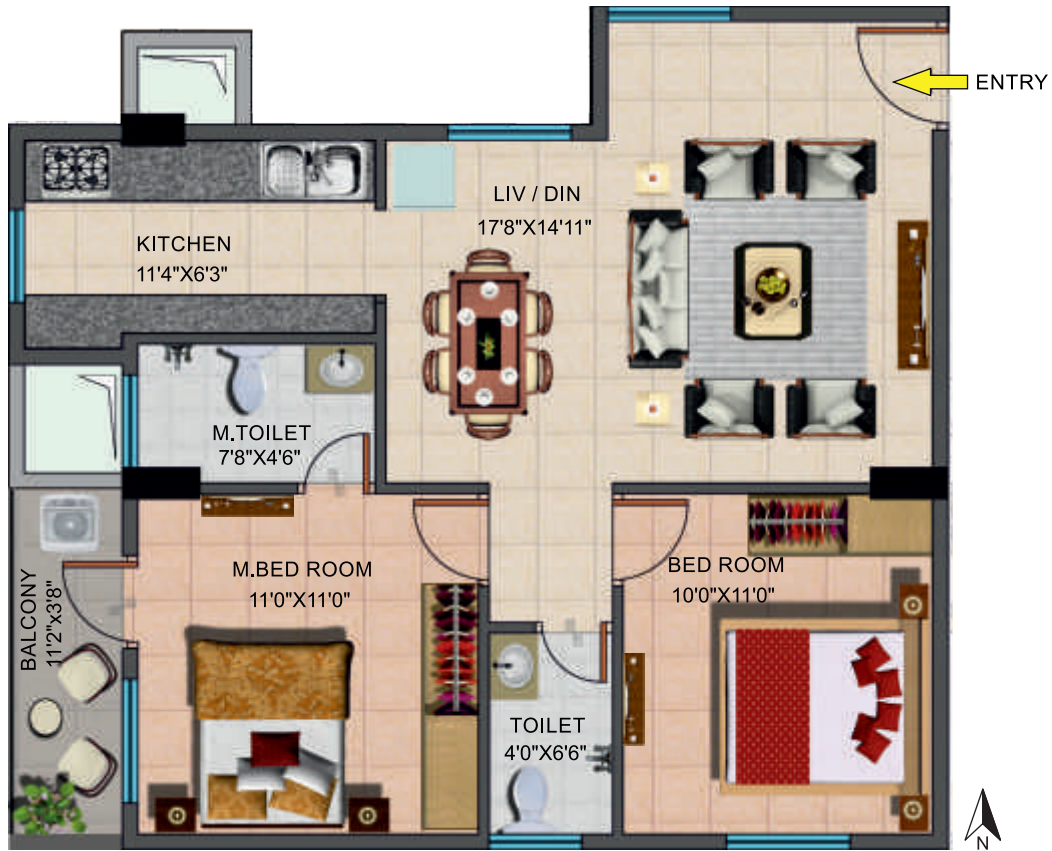
A2 B2 C2  
A3 B3 C3

D2 E2 F2  
D3 E3 F3

- a) Super Built Up Area : 800sft
- b) Built Up Area : 706sft
- c) Carpet Area : 628sft
- d) Efficiency [(b/a) 100] : 88%

# FLOOR PLAN

# 875sft - 2 BHK EAST FACING



KEY PLAN



A4 B4 C4



D4 E4 F4

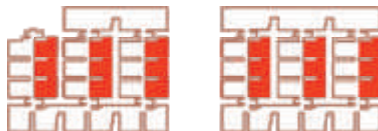
- a) Super Built Up Area : 875sft
- b) Built Up Area : 742sft
- c) Carpet Area : 664sft
- d) Efficiency [(b/a) 100] : 85%

# FLOOR PLAN

# 875sft - 2 BHK WEST FACING



## KEY PLAN



A5	B7	C7	D7	E7	F7
A6	B8	C8	D8	E8	F8
A7	B9	C9	D9	E9	F9

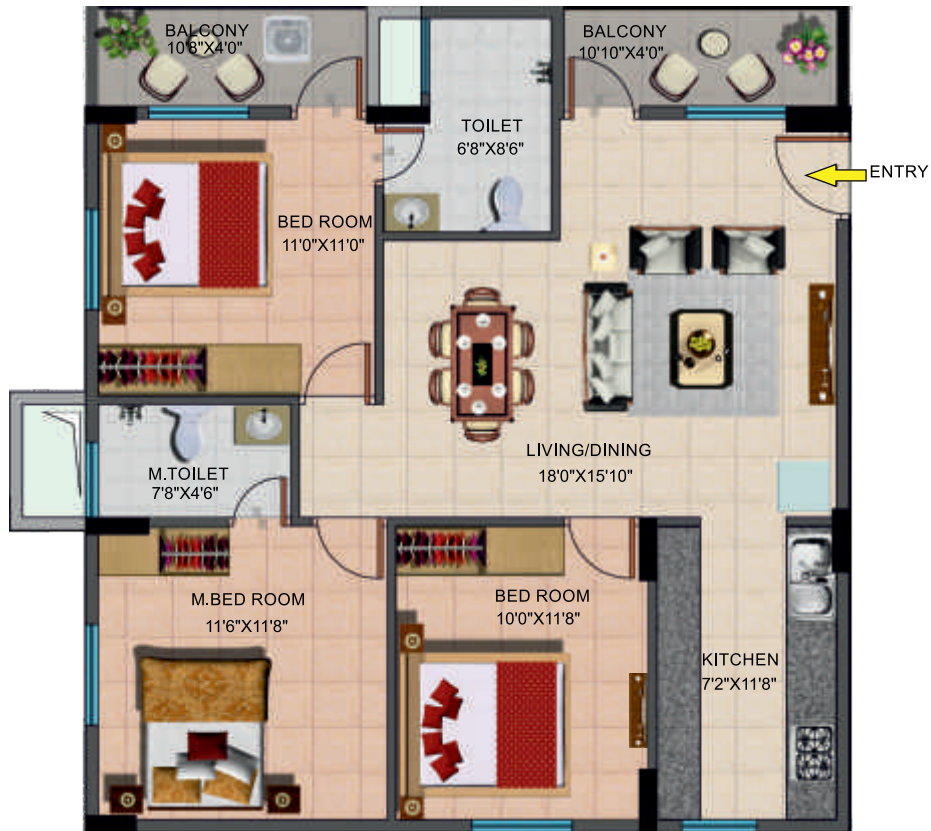
- a) Super Built Up Area : 875sft
- b) Built Up Area : 787sft
- c) Carpet Area : 706sft
- d) Efficiency [(b/a) 100] : 90%





# FLOOR PLAN

# 1100sft - 3 BHK EAST FACING



## KEY PLAN



B5

D5

- a) Super Built Up Area : 1100sft
- b) Built Up Area : 999sft
- c) Carpet Area : 898sft
- d) Efficiency [(b/a) 100] : 90%



# FLOOR PLAN

# 1100sft - 3 BHK EAST FACING



## KEY PLAN



C5

E5

F5

- a) Super Built Up Area : 1100sft
- b) Built Up Area : 1058sft
- c) Carpet Area : 962sft
- d) Efficiency [(b/a) 100] : 96%



# FLOOR PLAN

# 1100sft - 3 BHK WEST FACING



KEY PLAN



C6

E6

- a) Super Built Up Area : 1100sft
- b) Built Up Area : 987sft
- c) Carpet Area : 895sft
- d) Efficiency [(b/a) 100] : 90%

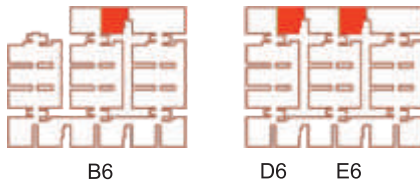


# FLOOR PLAN

# 1225sft - 3 BHK WEST FACING



## KEY PLAN

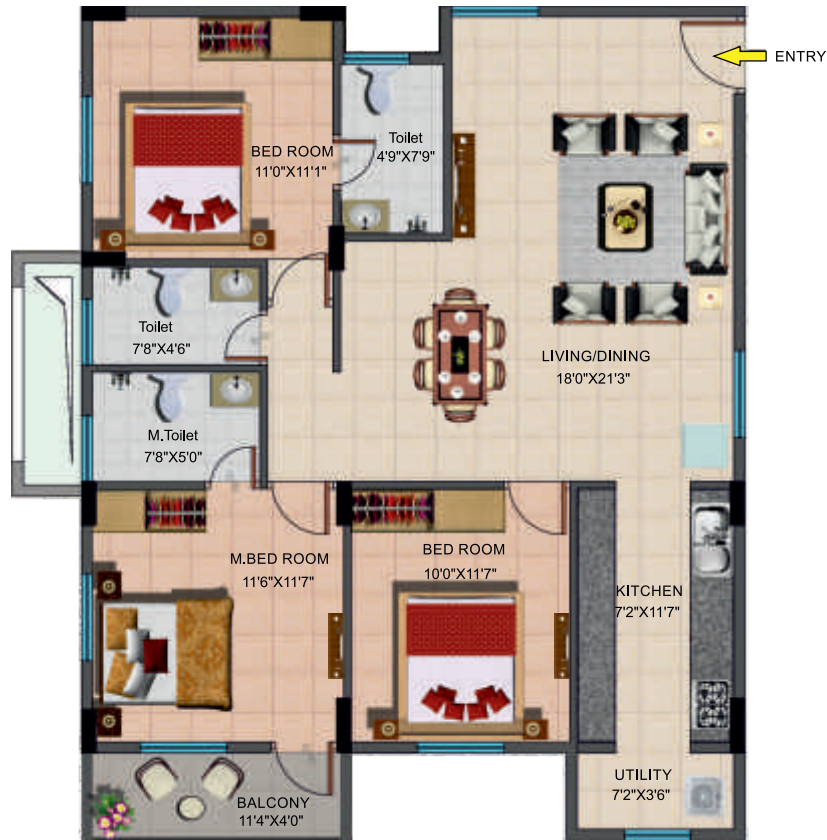


- a) Super Built Up Area : 1225sft
- b) Built Up Area : 1127sft
- c) Carpet Area : 980sft
- d) Efficiency [(b/a) 100] : 92%



# FLOOR PLAN

# 1250sft - 3 BHK EAST FACING



## KEY PLAN



A1

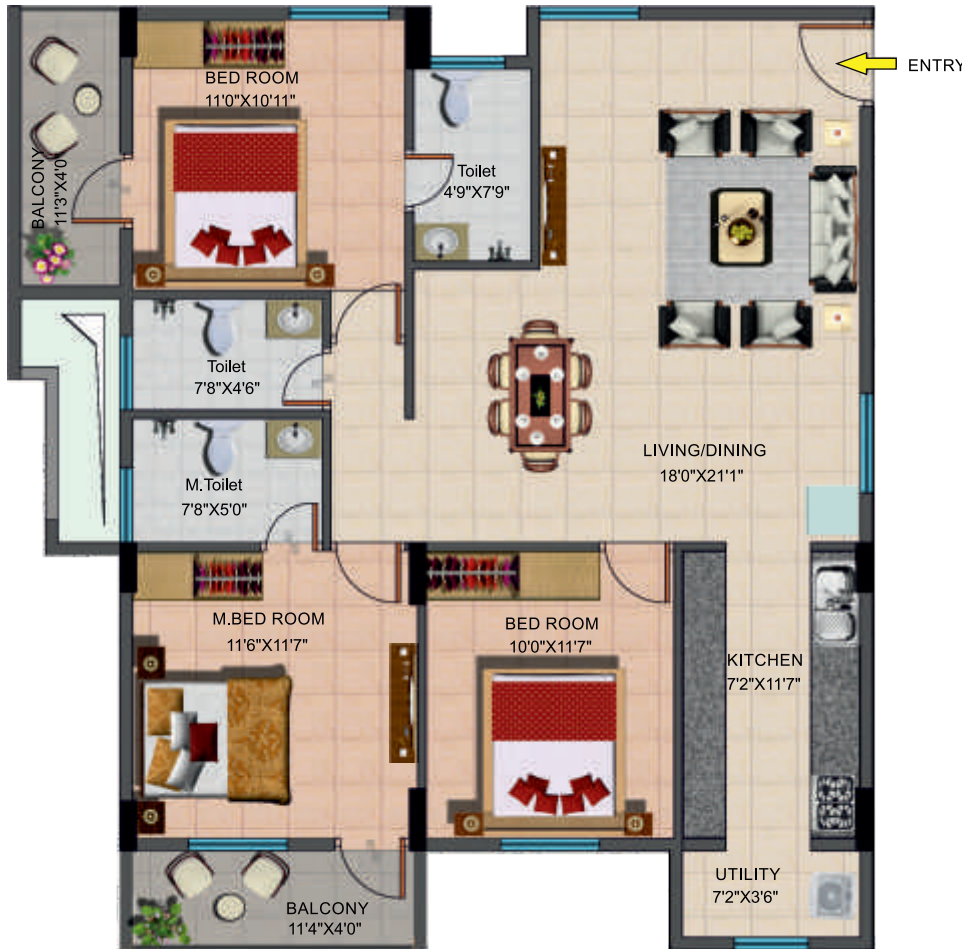
D1

- |                             |         |
|-----------------------------|---------|
| a) Super Built Up Area :    | 1250sft |
| b) Built Up Area :          | 1109sft |
| c) Carpet Area :            | 1002sft |
| d) Efficiency [(b/a) 100] : | 89%     |

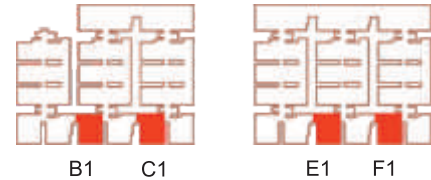


# FLOOR PLAN

# 1250sft - 3 BHK EAST FACING



KEY PLAN



- a) Super Built Up Area : 1250sft
- b) Built Up Area : 1158sft
- c) Carpet Area : 1047sft
- d) Efficiency [(b/a) 100] : 93%

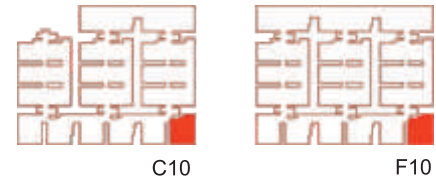


# FLOOR PLAN

# 1250sft - 3 BHK WEST FACING



KEY PLAN



- a) Super Built Up Area : 1250sft
- b) Built Up Area : 1068sft
- c) Carpet Area : 968sft
- d) Efficiency [(b/a) 100] : 85%

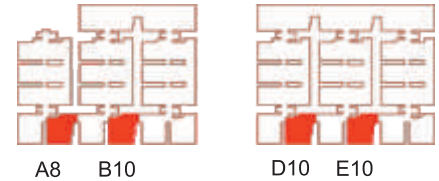


# FLOOR PLAN

# 1350sft - 3 BHK WEST FACING



## KEY PLAN

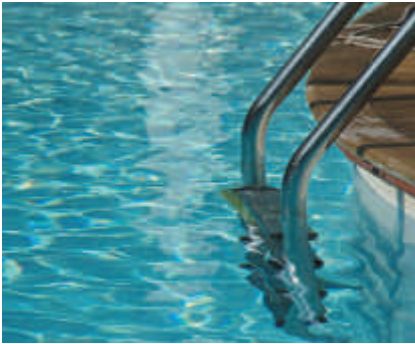


a) Super Built Up Area :	1350sft
b) Built Up Area :	1205sft
c) Carpet Area :	1093sft
d) Efficiency [(b/a) 100] :	89%





# AMENITIES



- Gym • Multipurpose hall with kitchen • Swimming pool • Kids pool • Jogging track
- Outdoor basketball ring • Outdoor badminton court • Outdoor & indoor children play area

- Sewage treatment plant • Rain water harvesting • Centralized solar water heating system

# PROVISIONAL SPACE



- Pharmacy • Laundry • Health Center • Grocery Store • Saloon • Library • Florist • Crèche

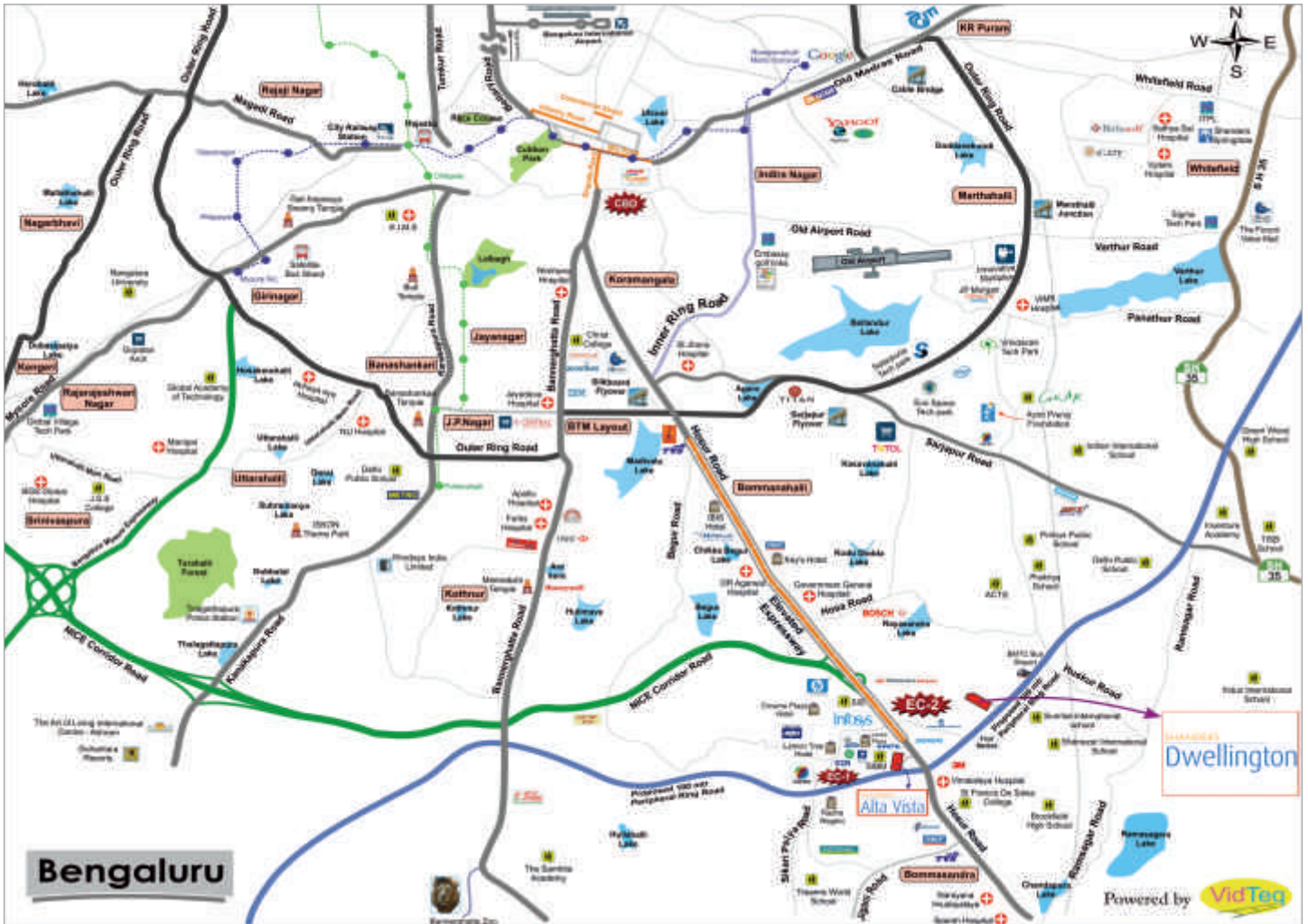
\*This is a mere offering of space. The association has the rights and discretion to allow or permit the development of some of the above amenities

# SPECIFICATIONS

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Foundation and Structure		RCC framed confirming to IS 456.
Super Structure	External walls	6" blocks in cement mortar.
	Internal walls	4" blocks in cement mortar.
Joinery	Main door	Eco-friendly wooden frame with panelled shutters and quality hardware.
	Internal door	Eco-friendly wooden door frame.
Windows/Ventilator		Eco-friendly wooden door frame with skin safety grill & glass shutter with top of the line fittings.
Interiors	Ceiling	False ceiling for entire flat.
Kitchen		Granite platform with stainless steel sink.
		Provision for washing machine in utility & geyser in Kitchen
Tile Cladding and Dado	Kitchen	Designer ceramic tiles above the kitchen counter.
	Bathroom	Designer glazed ceramic tiles up to 7 feet height.
Flooring	Living and Dining	Designer vitrified tiles.
	Master Bedroom and Balcony	Designer vitrified tiles.
	Bedrooms and Balcony	Designer vitrified tiles.
	Kitchen and Utility	Designer vitrified tiles.
	Bathrooms and Lobbies	Anti-skid ceramic tiles. Granite.
Electrical		Concealed conduit wiring with Fire Resistant copper wires and modular switches.
		Telephone and AC points in all bedrooms.
		2 TV points (1 in Living and 1 in Bedroom).
		2BHK - 3KW with backup for lighting up to 1KVA.
		3BHK - 5KW with backup for lighting up to 1KVA. 100% backup power for common areas.
Security System		Security at entrance and exit with intercom facility.
Lifts		2 high speed elevators of 8 passenger capacity per block.

## ROUTE MAP



## APPROVALS & SANCTIONS

BDA Sanction: 04/2012-13 Dated 11/04/2012 | KSPCB CFE: 1172 – 5/10/2010 | AAI NOC: HAL – BG – 102/2011  
Fire clearance: GBC (1) 403/2011 – 12/03/2012 | Environmental clearance: SEIAA 110 CON 2011 – 13/02/2012



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# SHANDERS

Corporate Office : No. 1097 (Old); 58 (new),  
18th B Main, 5th Block, Rajajinagar, Bangalore - 560 010.

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