

NEAR BY EDUCATIONAL INSTITUTIONS

➤ KLE SOCIETY LAW COLLEGE

COMMERCE, ARTS & SCIENCE

MEDICAL SCIENCES > AMS COMPOSITE PRE-UNIVERSITY > PRISTINE HOSPITAL

NEAR BY HOSPITALS

- > K C GENERAL HOSPITAL

NEAR BY SHOPPING CENTRES NEAR BY FAST FOOD JOINTS

- ➤ METRO CASH & CARRY

> PAVITHRA PARADISE > SHREE GURU RESIDENCY

➤ AL-BEK

> SREE NANDHINI PALACE

> KADAMBA PARTY HALL

> 0 G VARIAR BAKERY

NEAR BY RAILWAY, METRO & BUS STATIONS

- > RAJAJINAGAR METRO
- > MALLESWARAM RAILWAY STATION
- > SRIRAMPURA METRO

ROAD METRO

- > MANTRI SQUARE SAMPIGE
- > KEMPEGOWDA BUS STATION

> YESHWANTHPUR RAILWAY STATION

Since: 1999

ISO 9001-2008 Certified Company

Promoted & Developed by:



M/s LTG Infrastructure Ltd (We define Infrastructure Projects)

Office address:

No. 441/35, 20th Main Road, West of Chord Road 1st Block, Rajajinagar, Bangalore - 560 010 Ph No.: 080 2332 5900, 080 2342 5900

E-mail: enquiry@ltgindia.com www.ltgindia.com

698, 9th A Main, Opp Modi Hospital Nagapura Ward, Mahalakshmipuram,

Bangalore - 560 086

Note: This brochure is purely conceptual and does not constitute a legal document. The architect and promoters reserve the right to change or add any specification or elevation mentioned herein.



For those who are destined to rule.

Prepare yourself for a LIFE TO RULE

Not many get an opportunity to live life grand. Not many get a chance to live it lavishly. Only a few fortunate ones get to experience luxury and only a few get an imposing status.

For those who have earned esteem through their hard work and determination and for those who have taken an absolute command over their life, a royal life at LTG GRAND, off west of chord road, awaits them.

M/s LTG Infrastructure ltd. offers LTG GRAND a unique selection of 3 BHK apartments, each perfectly designed and has a contemporary design, superior specifications and detailed craftsmanship which combines with the breath taking views around to create exceptional homes.



SPECIFICATIONS



- > RCC frame structure
- ➤ Concrete Block Masonry
- > Elegant entrance lobbies
- > All internal walls are smoothly plastered with lime rendering

FLOORING & DADOING

- > Hall, Dinning, Bed Room: Marble / Granite
- ➤ Toilets: Glazed Tiles
- > Kitchen: Vitrified Tiles
- ➤ Bath Rooms/Utility: Anti Skid Tiles
- ➤ Balcony: Anti Skid/Vitified Tiles

TOILETS

- > Ceramic glazed tiles dado up to 7 feet height
- > Pastel colored sanitary ware / CP fittings of jaguar / Equivalent make
- Flush valves and wash hasins
- ➤ Health faucet

WATER SUPPLY

- > Both bore well and corporation water
- > Adequate capacity underground sump & overhead tank (fitted with water Softener) to ensure continuous supply
- > Pressurized water supply for all floors

- > Main door with Wood Shutters of veneer finish with brass fitting, Magic eye and safety
- > Bedroom doors are flush doors painted on both sides
- > FRP Toilet doors
- ➤ Ventilator for toilets with Louvers & Glass
- > All windows shall be wooden/UPVC frame with shutters/Fiesta windows

- ➤ Black granite platform(20mm)
- ➤ 2`dado above platform in ceramic glazed tiles
- ➤ Steel sink
- > Provision for aqua guard point in kitchen
- > Provision for washing machine in utility areas
- ➤ Gas connection point

PAINTING

- > Interior Plastic Emulsion for walls and ceiling
- ➤ Enamel painting for MS Grill/ Door Shutters / Railing
- > Materials used Asian plants or equivalent.

- > Elegant electrical switches (ROMA Modular)/ equivalent
- ➤ Earth leakage Circuit Breaker (ELCB) for each flat.
- > One Miniature Circuit Breaker (MCB) for each room provided at mains



- ➤ Distribution box in each flat
 - > TV/Telephone points L/D & all bed rooms/AC points.
 - ➤ Concealed copper wiring.

SECURITY FEATURES

> CCTV in all floors.

➤ 24/7 Security.

COMMON ADDITIONAL AMENITIES

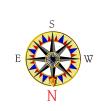
- > One elegantly designed fully branded automatic lift with ARO safety feature.
- ➤ Generator.
- > Recreation room with basic equipments.
- > Rainwater harvesting.



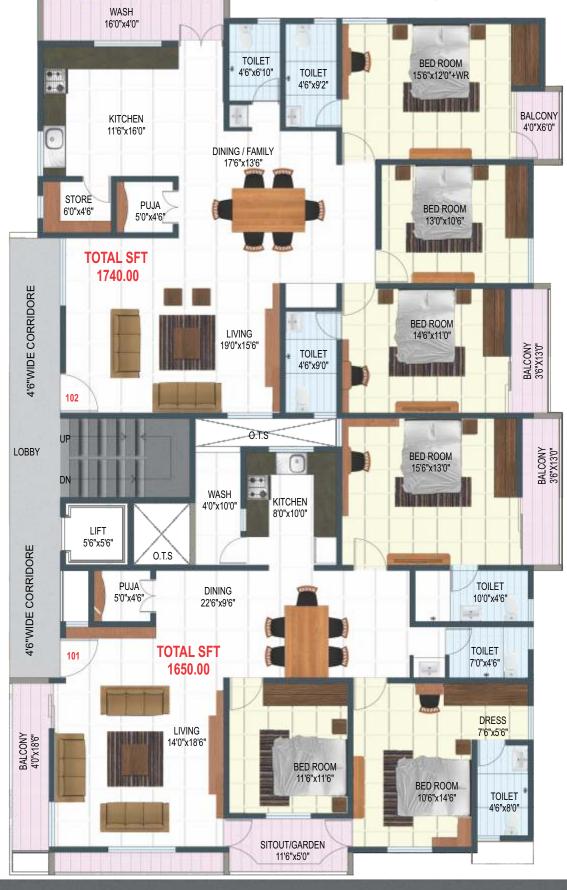




Typical floor plan







- NORTH BY ROAD -