



DB LAKVEN   
*gardenia*

COME HOME TO HARMONY

2 AND 3 BHK  
LUXURY APARTMENTS @ KODIGEHALI

APPRECIATE THE  
LIFE EXPERIENCED  
IN THE LAP OF NATURE





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# COME **HOME** TO HARMONY

## **DB Lakven Gardenia:**

A tribute to the gardens of Bengaluru and inspired by them, DB Lakven Gardenia is a breath of fresh air in this metropolis. Conveniently located in one of the fastest growing areas, it offers the discerning residents a graceful heaven. An abode for the indulgent and the aspirational, DB Lakven Gardenia embodies the splendors of nature.

## **About Us:**

DB Infra Developers has become a name synonymous to honesty, integrity, transparency and trust within a short span of time since we started a decade ago. Some of the notable projects we have delivered in the past are based in some of the best locations in Bengaluru. Since our inception, it has been our constant endeavor to provide quality construction to our customers with world-class amenities that speak volumes of luxury lifestyle and reliable convenience. Our commitment and integrity resonate largely through our team and our happy customer base.



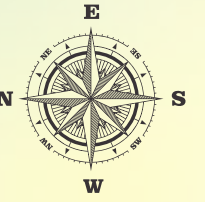
**BBMP  
APPROVED**



**CC&OC  
PROJECT**

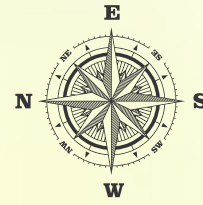


**100%  
VAASTHU**



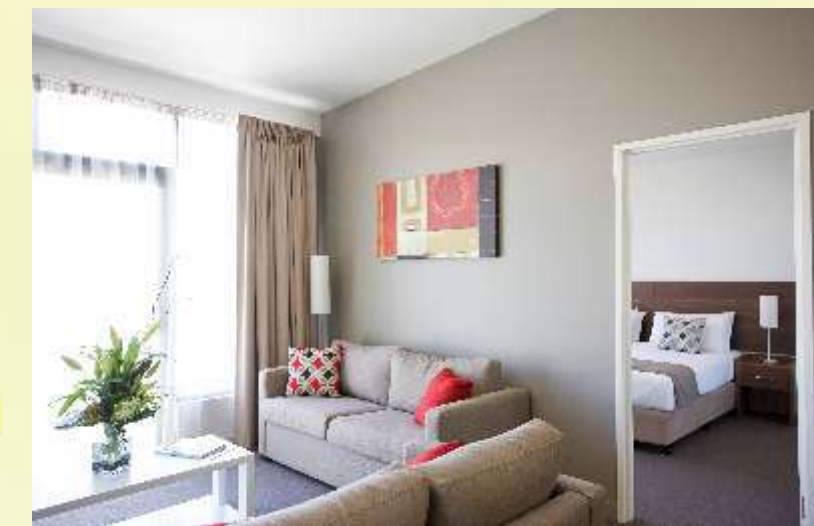
# Master Plan LEGENDS

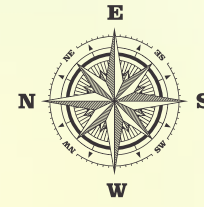
- |                                  |                                       |                          |                                       |
|----------------------------------|---------------------------------------|--------------------------|---------------------------------------|
| <b>A</b> Entry & Exit gate       | <b>F</b> Landscaped Garden            | <b>K</b> 7'10" Wide Deck | <b>P</b> Mini Shuttle/Badminton Court |
| <b>B</b> Generator               | <b>G</b> Sewage Treatment Plant (STP) | <b>L</b> Courtyard       | <b>Q</b> Mini Cricket Pitch           |
| <b>C</b> Transformer             | <b>H</b> Lawn Above Multipurpose Hall | <b>M</b> Changing Rooms  | <b>R</b> Sitting Area                 |
| <b>D</b> Security Room           | <b>I</b> Swimming Pool                | <b>N</b> Gymnasium       | <b>S</b> Amphitheatre                 |
| <b>E</b> 6'0" Wide Jogging Track | <b>J</b> Toddlers Pool                | <b>O</b> Security Office |                                       |



GROUND FLOOR PLAN  
AREA STATEMENT IN SFT

FLAT #	BHK	FACING	SB-AREA	CARPET-AREA	RERA-AREA
001	2 BHK	WEST	1129 SFT	823 SFT	830 SFT
002	2 BHK	NORTH	1151 SFT	841 SFT	830 SFT
003	2 BHK	NORTH	1150 SFT	841 SFT	830 SFT
004	2 BHK	NORTH	1150 SFT	841 SFT	830 SFT
005	2 BHK	NORTH	1151 SFT	841 SFT	830 SFT
006	2 BHK	NORTH	1151 SFT	841 SFT	830 SFT
007	2 BHK	NORTH	1151 SFT	841 SFT	830 SFT
008	2 BHK	EAST	1139 SFT	819 SFT	796 SFT
009	2 BHK	EAST	1118 SFT	816 SFT	821 SFT
010	2 BHK	NORTH	1095 SFT	796 SFT	803 SFT
011	2 BHK	EAST	1086 SFT	792 SFT	810 SFT
012	2 BHK	EAST	1086 SFT	792 SFT	810 SFT
013	2 BHK	WEST	1086 SFT	792 SFT	809 SFT
014	2 BHK	NORTH	1108 SFT	811 SFT	809 SFT
015	2 BHK	NORTH	1092 SFT	793 SFT	802 SFT
016	2 BHK	NORTH	1143 SFT	838 SFT	830 SFT
017	2 BHK	NORTH	1105 SFT	806 SFT	796 SFT
018	3 BHK	EAST	1492 SFT	1093 SFT	1069 SFT
019	3 BHK	EAST	1444 SFT	1054 SFT	1066 SFT
020	3 BHK	EAST	1391 SFT	1017 SFT	1032 SFT
021	3 BHK	NORTH	1446 SFT	1060 SFT	1058 SFT
022	3 BHK	EAST	1458 SFT	1063 SFT	1082 SFT
023	3 BHK	EAST	1350 SFT	984 SFT	1007 SFT
024	3 BHK	EAST	1375 SFT	1010 SFT	1023 SFT





TYPICAL FLOOR PLAN  
AREA STATEMENT IN SFT

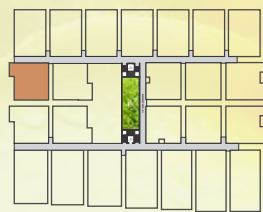
FLAT #	BHK	FACING	SB-AREA	CARPET-AREA	RERA-AREA
101, 201 & 301	2 BHK	WEST	1251 SFT	914.40 SFT	897 SFT
102, 202 & 302	2 BHK	NORTH	1273 SFT	932 SFT	897 SFT
103, 203 & 303	2 BHK	NORTH	1273 SFT	932 SFT	897 SFT
104, 204 & 304	2 BHK	NORTH	1273 SFT	932 SFT	897 SFT
105, 205 & 305	2 BHK	NORTH	1273 SFT	932 SFT	897 SFT
106, 206 & 306	2 BHK	NORTH	1273 SFT	932 SFT	897 SFT
107, 207 & 307	2 BHK	NORTH	1273 SFT	932 SFT	922 SFT
108, 208 & 308	2 BHK	EAST	1232 SFT	906 SFT	828 SFT
109, 209 & 309	2 BHK	EAST	1118 SFT	816 SFT	821 SFT
110, 210 & 310	2 BHK	NORTH	1095 SFT	797 SFT	803 SFT
111, 211 & 311	2 BHK	EAST	1155 SFT	847 SFT	810 SFT
112, 212 & 312	2 BHK	EAST	1145 SFT	839 SFT	810 SFT
113, 213 & 313	2 BHK	WEST	1150 SFT	841 SFT	810 SFT
114, 214 & 314	2 BHK	NORTH	1167 SFT	862 SFT	809 SFT
115, 215 & 315	2 BHK	NORTH	1092 SFT	794 SFT	802 SFT
116, 216 & 316	2 BHK	NORTH	1144 SFT	838 SFT	829 SFT
117, 217 & 317	2 BHK	NORTH	1212 SFT	889 SFT	828 SFT
118, 218 & 318	3 BHK	EAST	1616 SFT	1190 SFT	1111 SFT
119, 219 & 319	3 BHK	EAST	1567 SFT	1148 SFT	1155 SFT
120, 220 & 320	3 BHK	EAST	1516 SFT	1110 SFT	1074 SFT
121, 221 & 321	3 BHK	NORTH	1555 SFT	1156 SFT	1100 SFT
122, 222 & 322	3 BHK	EAST	1596 SFT	1171 SFT	1121 SFT
123, 223 & 323	3 BHK	EAST	1478 SFT	1084 SFT	1045 SFT
124, 224 & 324	3 BHK	EAST	1512 SFT	1116 SFT	1060 SFT





**UNIT # - 107, 207 & 307**  
SBA-1273 SFT | RERA - 922 SFT  
NORTH FACING - 2 BHK

<b>A</b>	LIVING	11'0"X15'6"	<b>F</b>	BEDROOM	11'0"X12'10"
<b>B</b>	DINING	13'8"X13'0"	<b>G</b>	TOILET	7'4"X4'6"
<b>C</b>	KITCHEN	10'8"X8'0"	<b>H</b>	BALCONY	11'0"X4'0"
<b>D</b>	M.BEDROOM	13'8"X11'0"	<b>I</b>	UTILITY	8'0"X3'6"
<b>E</b>	TOILET	8'0"X4'6"			



**UNIT # - 112, 212 & 312**  
SBA-1145 SFT | RERA - 810 SFT  
EAST FACING - 2 BHK

<b>A</b>	LIVING	15'6"X11'0"	<b>F</b>	BEDROOM	10'8"X13'0"
<b>B</b>	DINING	15'8"X9'0"	<b>G</b>	TOILET	8'0"X5'0"
<b>C</b>	KITCHEN	8'2"X7'0"	<b>H</b>	BALCONY	11'0"X4'0"
<b>D</b>	M.BEDROOM	11'6"X13'0"	<b>I</b>	BALCONY	9'0"X3'6"
<b>E</b>	TOILET	4'6"X9'0"	<b>J</b>	UTILITY	7'0"X3'2"

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**UNIT # - 118, 218 & 318**  
 SBA-1616 SFT | RERA - 1111 SFT  
 EAST FACING - 3 BHK

A	LIVING	11'6"X15'0"	G	TOILET	7'6"X4'6"
B	DINING	12'0"X16'0"	H	BEDROOM	11'6"X11'0"
C	KITCHEN	8'6"X10'0"	I	BALCONY	11'6"X4'0"
D	M.BEDROOM	12'0"X14'0"	J	BALCONY	12'0"X4'0"
E	TOILET	8'0"X4'6"	K	UTILITY	10'0"X3'10"
F	BEDROOM	11'6"X14'0"			

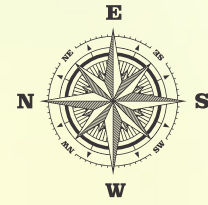


**UNIT # - 121, 221 & 321**  
 SBA-1555 SFT | RERA - 1100 SFT  
 NORTH FACING - 3 BHK

A	LIVING	11'6"X14'0"	G	TOILET	8'0"X4'6"
B	DINING	13'0"X15'0"	H	BEDROOM	11'8"X10'0"
C	KITCHEN	9'0"X9'0"	I	BALCONY	11'6"X4'0"
D	M.BEDROOM	13'0"X13'4"	J	BALCONY	13'0"X4'0"
E	TOILET	8'2"X4'6"	K	UTILITY	9'0"X3'10"
F	BEDROOM	11'8"X13'4"			







## BASEMENT CAR PARKING LEGENDS

- A** Entry & Exit gate
- B** Generator
- C** Transformer
- D** Security Room
- E** 6'0" Wide Jogging Track
- F** Landscaped Garden
- G** Children's play area
- H** Sewage Treatment Plant (STP)
- I** Multipurpose Hall
- J** Swimming Pool
- K** Toddlers Pool
- L** 7'10" Wide Deck
- M** Courtyard
- N** Changing Room
- O** Gymnasium
- P** Mini Shuttle/Badminton Court
- Q** Security Office
- R** Mini Cricket Pitch
- S** Sitting Area
- T** Amphitheatre





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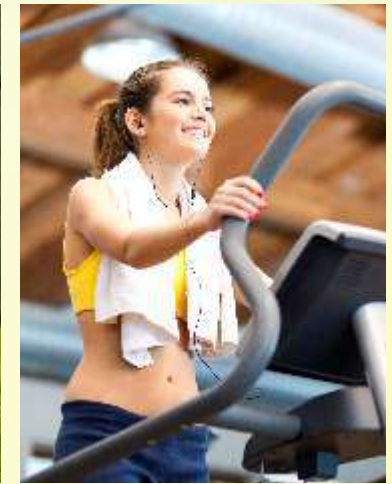
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Choose your lifestyle And, live it.

Paving new pathways in luxurious living, DB Lakven Gardenia offers a world full of amenities at your door step. When we designed your home, our team had just one instruction - not just build homes, but to design lifestyles. And that is exactly what we have done; provided thoughtful amenities.

Both the young and the younger may indulge & enjoy in their own passions without having to worry about their safety. The little ones have their own toddlers' pool whilst the main swimming pool is occupied by the 4 feet tall and above. The children's play area, indoor games such as Table tennis, Chess, Carrom Board, a work out at the well-equipped gym or play on the Shuttle badminton practice court and mini cricket pitch. There is a lot for all to indulge in. The magnificently landscaped central courtyard invites you to leisurely stroll with your loved ones. The party hall takes care of your celebrations and functions saving you the hassle of searching for one away from home.





## PROJECT FEATURES & AMENITIES

-  100% Vaastu
-  No Common walls
-  Clear Title
-  Prime Residential area
-  Excellent Ventilation
-  Pollution Free Environment
-  Premium Quality Construction
-  Swimming Pool
-  Kids Pool
-  Well Equipped Gym
-  Children's Play Area
-  Mini Cricket Pitch
-  Mini Shuttle/Badminton Court
-  Walking /Jogging Track
-  Indoor Games
-  Landscaped Garden
-  Sitting Area
-  Lawn Area on Ground Floor
-  Multipurpose Hall
-  Amphitheatre
-  Solar Hot Water in Attached Bath
-  Sewage Treatment Plant
-  Rain Water Harvesting
-  Water Softener
-  Exclusive Covered Car Parking
-  Generator Backup
-  Round the Clock Security
-  Intercom Facility
-  CCTV Surveillance
-  2 automatic 6 Passenger lifts

*A Healthy Mind...*

Healthy living is a harmony of a healthy mind and a fit body. Start your day (or even end it for that matter) with a rejuvenating session of meditation at the Meditation Deck. For some personal time of contemplation and inner peace, the Tranquility deck and Zen Garden stand as locations for sanctity and focus.



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# SPECIFICATIONS:



## STRUCTURE

RCC Framed Structure designed as per IS code using M20/M25 grade concrete recommended by the Structural design team of engineers.



## WALLS

External walls with 6" solid concrete blocks. Internal walls with 4" solid concrete blocks.



## PAINTING

Interior Walls: One coat of primer, two coats of putty and two coats of premium emulsion paint. Exterior Walls: One coat of primer, two coats of premium weatherproof paint and textures as per elevation.



## WATER SUPPLY

Adequate water supply from borewells. Hot water from solar water heater in the attached bathroom.



## FACILITIES

Sewage Treatment Plant and rainwater harvesting pits.



## PLASTERING:

External Walls and Internal Walls: Smooth sponge finish.



## FLOORING

Premium quality vitrified tiles in the hall, dining and other rooms with 4" skirting all around for all the rooms. Anti-skid premium ceramic tiles for balcony, utility and toilets.



## LIFTS & LOBBY

Entrance lobby finished with granite flooring. Two automatic 6 passenger capacity lifts of Johnson/Otis or equivalent make.



## DOORS

Main door: Teak wood frame with teak wood shutter. Internal doors: Sal wood frame with flush door shutters.



## WINDOW

Premium 3 track UPVC windows with mosquito mesh and safety MS grills. Premium 2 track UPVC windows with MS grill in kitchen.



## TOILET

Anti-skid tiles for flooring. Premium glazed ceramic tile cladding up to 7 feet for walls. Concealed plumbing lines, CP fittings, sanitary ware with Hindware/Jaquar or equivalent make.



## GENERATOR BACKUP

DG power backup for common area lighting, lifts, water pump and power backup for each flat.



## KITCHEN

Black granite kitchen platform with 30 mm thickness, stainless steel sink and glazed finished tiles dado up to 2' height above platform. Provision for water purifier point and chimney point in the kitchen. Provision of washing machine point in the utility area.



## ELECTRICAL

Concealed and fire-resistant copper wiring using Anchor or equivalent make. Provision of adequate points for lights, fans and other appliances in bedrooms, living room, kitchen and toilets. Modular switches from Anchor/Roma/ Greatwhite or equivalent make. Three AC points in each flat one in master bedroom, one in children's bedroom and the other in living room. Two TV points - one in living room and the other in master bedroom. Telephone point in living room.

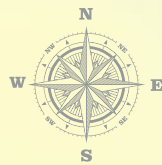


## SECURITY

Round the clock security monitoring. Intercom facility from each flat to security. CCTV Surveillance.

# LOCATION MAP

NOT TO SCALE



## Neighborhood:

- Diya Academy of Learning - 1 Km.
- Lake Montfort School - 2 Kms.
- Narayana e- Techno School - 2 Kms.
- Mount Litera Zee School East - 3 Kms.
- PNC Cognition School - 3 Kms.
- Sri Chaitanya Techno School - 3 Kms.
- National Public School - 3.5 Kms.

## HOSPITALS:

- Manipal Super-Speciality Hospital
- Vydehi Multi-Speciality Hospital
- Sri Sathya Sai Institute of Higher Medical Sciences
- Cloudnine
- Apollo Cradle
- Shankara Eye Hospital
- Columbia Asia Hospital

## IT CORRIDOR:

- ITPL
- GR Tech park
- Brigade Bhuwalka Icon
- Bagmane World Technology Center
- TCS
- SAP Labs
- Prestige Technostar
- Accenture
- IBM

## MALLS & MARKETS:

- Forum Shantiniketan Mall
- Phoenix Marketcity Mall
- Inorbit Mall
- Park Square Mall
- Brookefield Mall
- Reliance Smart
- K.R. Puram Market



DB Lakven Gardenia is located in East Bangalore, Just off Kodigehalli Main Road, **View on Google Maps**  
<https://www.google.co.in/maps/jHppGggU5CIWHkE8>

Office Address

### DB INFRA DEVELOPERS

# 504, DB LAKVEN SPRINGS, COCONUT GARDEN, 2<sup>ND</sup> MAIN, KODIGEHALLI MAIN ROAD, AYYAPPA NAGAR, BENGALURU - 560036

Website: [www.dbinfragroup.com](http://www.dbinfragroup.com)

**CONTACT # + 91 82960 24844 / 82961 24844**

**RERA # PRM/KA/RERA/1251/446/PR/210813/004266**

Website: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

Site Address

### DB LAKVEN GARDENIA

SY. NO. 48, KODIGEHALLI VILLAGE, K.R.PURAM HOBLI, BANGALORE EAST TALUK, BENGALURU - 560067



Note: This brochure is only a conceptual presentation of the projects and a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit **All applicable Taxes Extra, Conditions apply\***

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