



# DECCAN ARCADE

Unique Apartments  
that give you  
More Space & Complete Privacy

 **DECCAN  
GROUP**

**Builders & Developers**  
ISO 9001 : 2008 Certified

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More Space,  
Complete Privacy at

# DECCAN ARCADE

No common walls. Self-contained apartments  
with the feel of independent houses



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DECCAN GROUP, an ISO 9001:2008 certified company, promoted by Mr. V. Ranganath and Mrs. R. Saritha Reddy, a professional interior designer, along with qualified engineers and marketing people, commenced operations over two decades ago and is today a well-known and respected developer in Bangalore.

Deccan Group has built a number of residential and commercial complexes in Bangalore spread across all parts of the city. The Group has a glowing reputation for quality construction and timely delivery.



## Deccan Arcade

Deccan Arcade consists of 100 apartments. The uniqueness of these apartments is that there are **no common walls** between any 2 apartments. **A 4.5 ft space separates each apartment on two sides with more than 16 ft open space at the rear of each apartment block.** This allows for an abundance of natural light and ventilation, complete privacy and a feeling of more space. **An apartment that feels like an independent house.**

Deccan Arcade is situated close to Mysore Road, in the blissful surroundings of Rajarajeshwari Nagar, an excellent location on Mysore Road.

Conveniently located away from the chaotic traffic, it is within easy reach of bus stops, market places, schools, engineering colleges, playgrounds, temples and hospitals.

When you invest in a Deccan Group property, you have the reassurance of clear titles of the land and compliance with all statutory requirements. It also means that you can avail of housing loans from any of the leading financial institutions.

**The plan for the Deccan Arcade project has been approved by Bruhat Bengaluru Mahanagara Palike.**

## The benefits of good design

The complex is designed to provide maximum space and safety for the residents. The Deccan Arcade floor plan design lays emphasis on practicality, functionality & comfort. There is minimum wastage of space, making apartments liveable and well suited to all domestic needs.

'Deccan Arcade' offers separate car parking with every apartment.

**Why do Deccan Arcade apartments feel like independent houses?**

Each apartment has 4.5 ft open space on 2 sides and 16 ft open space at the rear

Neighbour's Apartment

Your Apartment

A diagram illustrating the apartment layout. It shows two adjacent apartment units. The unit on the left is labeled 'Neighbour's Apartment' and features a man playing a black electric guitar. The unit on the right is labeled 'Your Apartment' and features a man in a red shirt and white pants sitting in a yellow armchair with his hands behind his head. A blue callout box above the units states: 'Each apartment has 4.5 ft open space on 2 sides and 16 ft open space at the rear'. The diagram uses blue lines to indicate the open spaces between and behind the units.

## Project Highlights

- Close to Mysore Road, Rajarajeshwari Temple, Manipal Super Speciality Hospital, Gopalan Arcade, Global Village Tech Park, R. V. College of Engineering, National Hill View School and many other educational institutions.
- Backed with clear titles for the land and all clearances.
- Easy availability of housing loans from all leading financial institutions.
- Just 2.2 kms from Rajarajeshwari Nagar arch on Mysore Road.
- Quiet, safe and unpolluted surroundings.
- Maximum utility and comfort.



## AMENITIES

- Club House with indoor games & swimming pool
- Well equipped Gym
- Jogging Track
- Children's Play Area
- Party Hall
- Intercom Facility
- Power back-up
- Round-the-clock security

## Specifications and Amenities:

**Structure :** R.C.C. framed structure

**Walls :** Cement blocks having plaster on both sides.

**Flooring:** Vitrified flooring with skirting in living, dinning, kitchen and bedrooms.

### Doors

**Main Door :** Teakwood frame with OST door.

**Rooms & Kitchen:** Wooden frame with OST door.

**Bath & Balconies:** Wooden frame with enamel painted waterproof door

**Windows:** Aluminium framed windows with enamel painted steel grills with necessary fittings.

**Painting:** Superior distemper for interior walls, waterproof paint for external walls.

**Water Supply:** Underground sump and separate overhead tanks for corporation water and borewell water provided.

**Kitchen:** Polished granite platform and stainless steel sink with 2' height ceramic tile dadoing on walls / RCC loft for storage. 2 taps, one each for corporation water and borewell water from overhead tank provided.

**Bath / Toilet:** Two Indian type / Western type commode with shower and 3 wash basins in 2 BHK flats & three Indian type / Western type commode with shower and 4 wash basins in 3 BHK flats. Provision for geyser and anti-skid tiles flooring and glazed tiles upto 7" height.

**Television:** Concealed connection provided in living area and master bedroom.

**Telephone:** Concealed connection provided in living area and master bedroom.

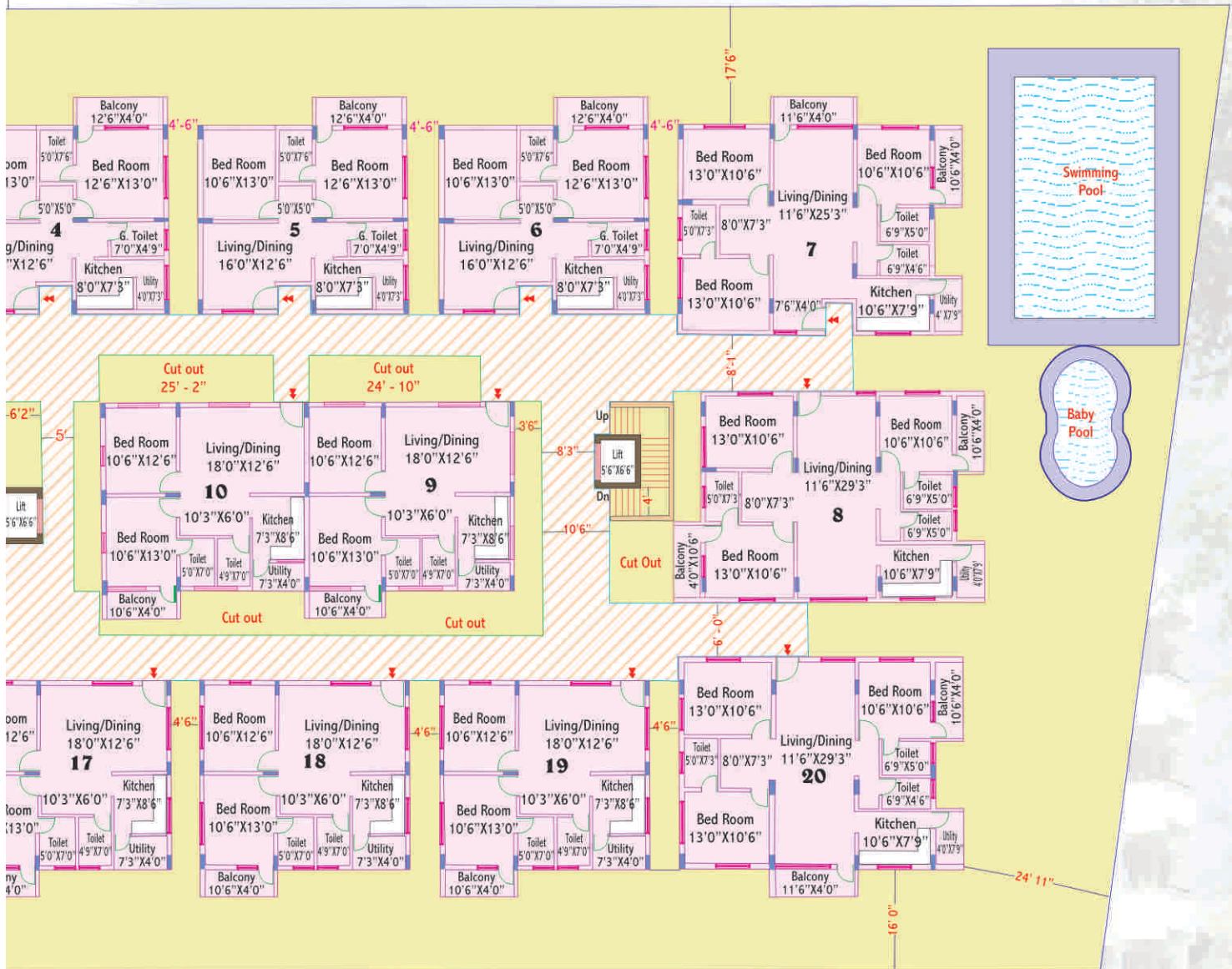
**Lift:** ISI Standard- 3 Nos.

**Generator:** Standby for common facilities, lift and pump.

**Parking:** Reserved basement car parking







Flat Nos.	Area in Sq. Ft.	Type
2, 3, 4, 5, 6, 9, 10, 11, 12, 15, 16, 17, 18, 19	945	2 BHK
1, 7, 8, 13, 20	1377	3 BHK
14	1440	3 BHK

# Deccan Group

## Some of the Completed Projects

DECCAN HEIGHTS, Rajarajeshwarinagar

DECCAN SHELTERS, Judicial Layout, Yelahanka

DECCAN PARADISE, Basaveshwarnagar

DECCAN SPLENDOR, Basaveshwarnagar

DECCAN REGENCY, BEML Layout, Basaveshwaranagar

DECCAN ROYAL, Basaveshwaranagar

DECCAN MANSION, Malleshwaram

DECCAN TERRACE, Malleshwaram

DECCAN FIELDS, ITPL Road

DECCAN MANOR, New BEL Road

DECCAN HERITAGE, New BEL Road

DECCAN VILAS-I, New BEL Road

DECCAN VILAS-II, New BEL Road

DECCAN ELITE, BEL-Hebbal Ring Road

DECCAN PRIDE-I, RPC Layout, Vijayanagar

DECCAN PRIDE-II, RPC layout, Vijayanagar

DECCAN ENCLAVE, RPC Layout, Vijayanagar

DECCAN GARDENIA, Garden Vilas, Vijayanagar

DECCAN GARDENIA-2, Garden Vilas, Vijayanagar

DECCAN RESIDENCY, Canara bank Colony, Vijayanagar

DECCAN NIVAS, BCC Layout, Vijayanagar

DECCAN COMFORTS, WOC Road, Rajajinagar



**DECCAN SHELTERS**  
Judicial Layout, Yelahanka



**DECCAN HEIGHTS**  
Rajarajeshwarinagar



**DECCAN GARDENIA**  
Vijaynagar



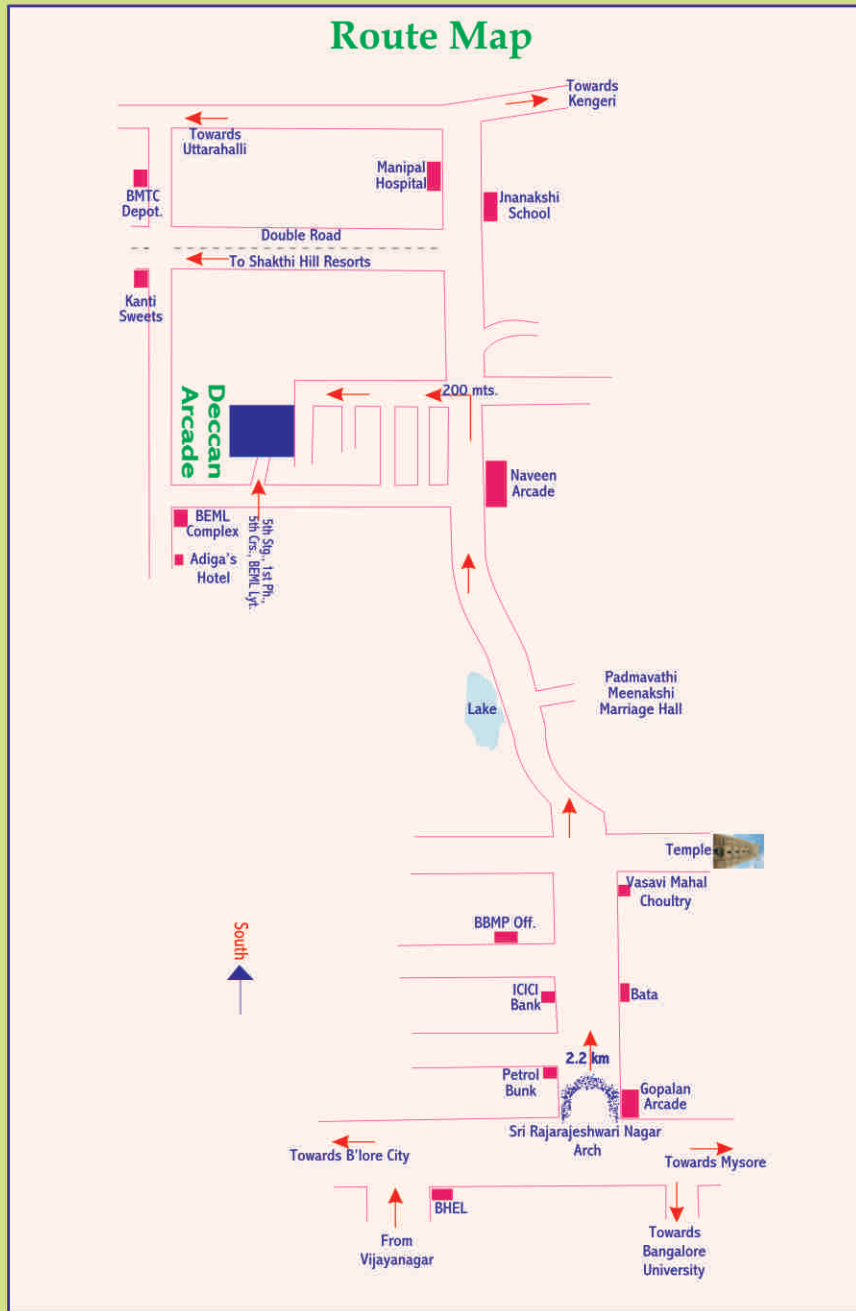
**DECCAN PARADISE**  
Basaveshwarnagar



**DECCAN FIELDS**  
ITPL Road



## Route Map



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