



DS & JAKS  
CONSTRUCTIONS

# needs 3

PROJECT 276

Luxurious 2 & 3 Bedroom Apartments with Ultra Modern Amenities

3 PHASES 3 FACES

Buoyant Childhood, Responsible Adult, Relaxed Retired Times

## 3 BASIC NEEDS

NEED - 1  
Nutritious food

NEED - 2  
Modest clothing

NEED - 3  
Life Long shelter

Requirement of food and clothing is continuous throughout the life, for an individual, and one has wide variety of options for the 1st and 2nd needs, our these options will not impact much of our life.

But need 3 (shelter) is a life time need with one time decision and this is a crucial decision, we comprehend the need and project 276 fulfils it.



The builders are Civil Engineers having 20 years of experience in the construction industry. Their twin objectives are

“QUALITY CONSTRUCTION” “MORE VALUE FOR MONEY”

With this vision and strategic planning, we deliver what we promise. Quality in every detail of work, at each level and continuous innovation are what sets us apart from the rest of the builders in the country.

## HIGHLIGHTS

- Inhale the fresh breeze from the surrounding greenery
- Feast your eyes on the nearby posh apartments standing majestically
- Walk, without a care in the world, in those wide avenues
- The height of enjoyment is yours, literally on the 14th floor
- Take comfort that the apartments are all vastu- compliant
- Every flat is blessed with sunlight and unpolluted air
- The artistically-inclined persona in you can savour the architectural brilliance of a beautiful edifice
- The royal lifestyle stands out in the master bedroom with unmatched wooden flooring
- Dual choice of basement and stilt car-parking
- All the above in 2 acres and 9 guntas of green covering



Apartments  
Built as per bye-laws  
With CC and OC

# Celebrate pleasant lifestyle, three times better

Child to adult to senior citizen. Or, do we put it as play to work to relax?

The 3 stages of life, with each stage bestowed with blessings of its own.

**needs<sup>3</sup>**  
PROJECT 276

## Buoyant Childhood

With all its innocence, an urge to explore, full of play and mischief, a bundle of energy, a source of continuous delight, a child is God's gift to man. Enjoy them every moment before you have even realized that they have already grown up.



## Responsible adulthood

On the threshold of adulthood, is the start of the beautiful romance culminating into blissful union of two souls, extending the family, nurturing the off-springs, watching them grow, working for a career, taking on responsibilities, and heaving a sigh of relief on fulfilling commitments.

## Relaxed retired times

Now is the time for the next generation to take over and allow for a relaxed life, connecting to godhead, spending time with grandchildren, reminiscing good old days, guiding the youth, occasionally indulging in mischievous flashbacks and laughing them off. Yes, a life lived well.

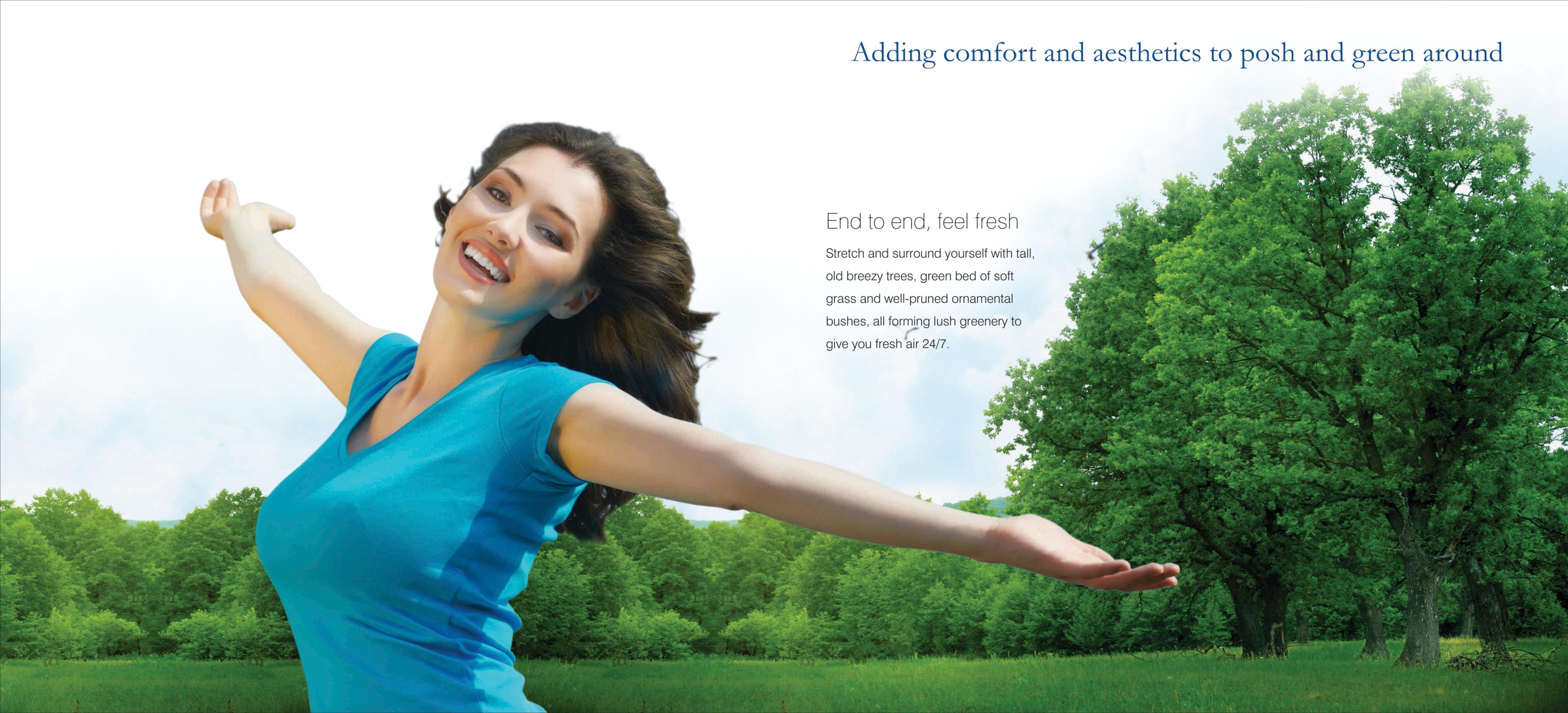
Drawing parallel to the above, we have called our project NEEDS 3, Project 276 to highlight the importance of phases and values in human life.



## Adding comfort and aesthetics to posh and green around

### End to end, feel fresh

Stretch and surround yourself with tall, old breezy trees, green bed of soft grass and well-pruned ornamental bushes, all forming lush greenery to give you fresh air 24/7.





## Enhancing the meaning of life

A comfortable lifestyle, peace of mind and a close connect to nature are the three priority wishes anybody could aspire for. And with his grace, we are able to offer, in our own humble way, aptly-named NEEDS 3, Project 276, a 276 flat apartment project, near Meenakshi Mall, off Bannerghatta Main Road, with all its enviable features, at an affordable price.

Kammanahalli Main Road, connecting the ever-busy Bannerghatta Road, is now the permanent host to a landmark of elegant, enduring and exquisite luxury two and three-bedroom apartments with ultra-modern amenities. A project of DS & JAKS Constructions, with solid experience of constructing apartments, aptly titled Project – Needs 3, Project 276 is up for grabs.

Wrapped in the lap of Mother Nature, touching the periphery of city advantages, loaded with cozy comforts, your days of just wishful thinking shall soon change to pleasant reality.



Night View



## Life is what life has to be

Feature for quality, comparable to the best in the housing sector, Needs 3, Project 276 offers better layout, superior structural designs, pleasing decor, 24x7 amenities, abundant open-space, landscaped gardens, plenty of air and sunlight, swimming pool, club house... and, the list goes on. Needs 3, Project 276 is within the accessible distance of MNCs, reputed schools, multi-facility hospitals, the Bannerghatta National Park, etc.

Just start from your own cozy apartment of happiness. Pleasing decor, optimal use of space, structurally-safe design, and user-friendly layout pattern make the stay here worth every moment of time.

Peep into the window. Enjoy the beautiful sunrise and sunset, the star-studded night-sky, greenery all-round, silhouette scenery, birds in flight formation, clouds as the backdrop to the concrete edifices. The list is endless. Each, a bead in the necklace of features.



Ariel View

## Amenities & Facilities

Swimming pool with kids pool

Children's play area

Clubhouse

Gymnasim

Jogging Track

Landscaped gardens

CCTV at Main Entrance

Indoor games

Power Back-up

Rain Water Harvesting

24/7 Security

Sewage Treatment Plant

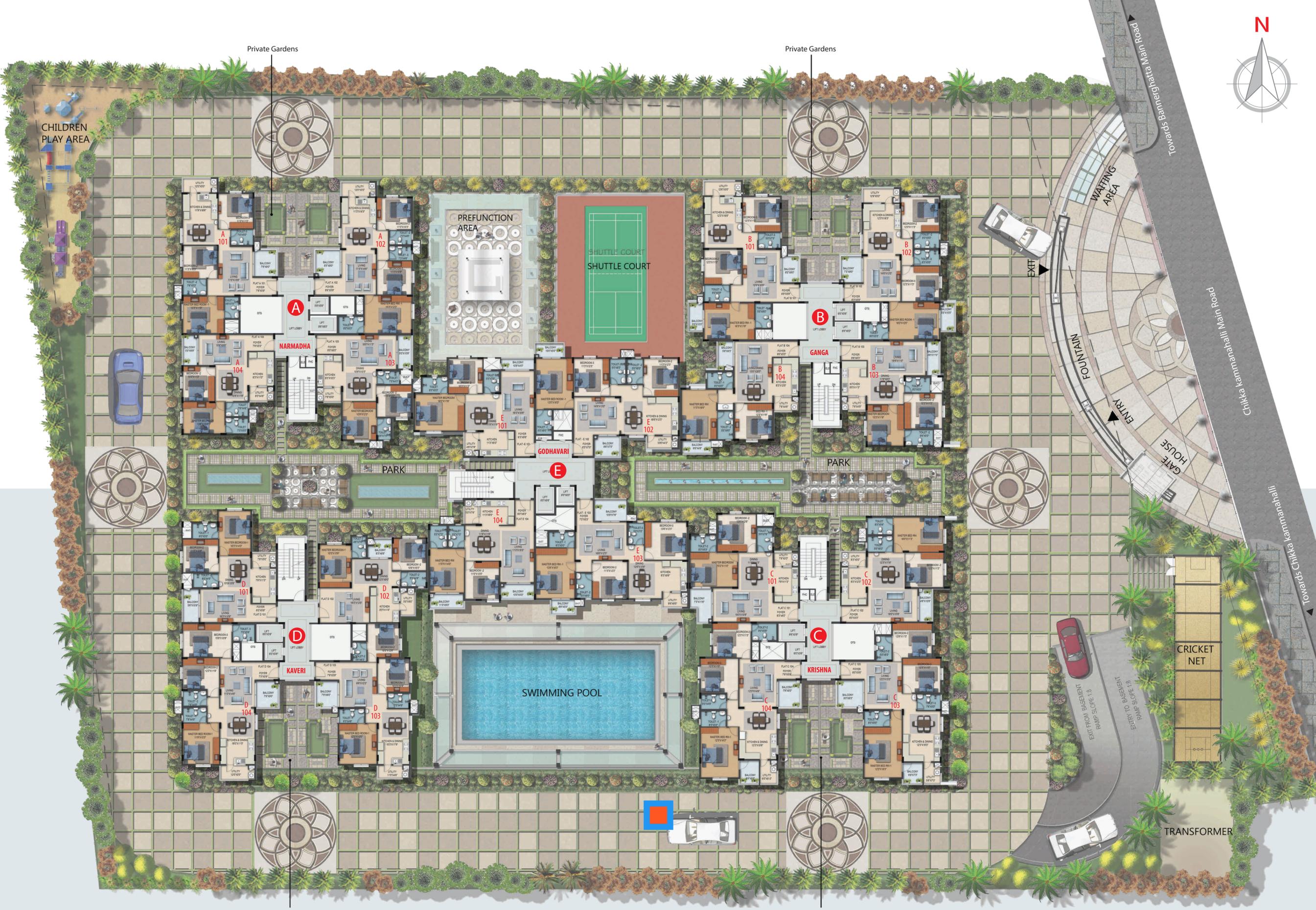
Multipurpose Hall

Water Softner

Organic converter

Senior Citizens Kiosk

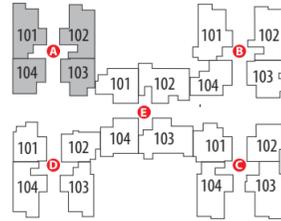




FLOOR PLANS BLOCK-A (NARMADHA)



A-101, 3 BHK, 1490 Sft, EAST Facing



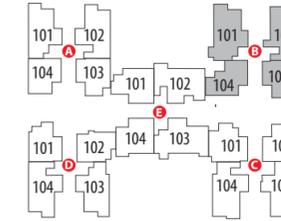
A-102, 3 BHK, 1530 Sft, WEST Facing

Available  
■ 3BHK  
■ 2BHK

FLOOR PLANS BLOCK-B (GANGA)



B-101, 3 BHK, 1705 Sft, EAST Facing



B-102, 3 BHK, 1695 Sft, WEST Facing



A-104, 2 BHK, 1140 Sft, EAST Facing



A-103, 2 BHK, 1175 Sft, WEST Facing



B-104, 2 BHK, 1350 Sft, EAST Facing



B-103, 2 BHK, 1285 Sft, WEST Facing

FLOOR PLANS BLOCK-C (KRISHNA)



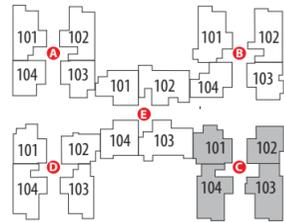
C-101, 2 BHK, 1370 Sft, EAST Facing



C-102, 2 BHK, 1310 Sft, WEST Facing



C-104, 3 BHK, 1700 Sft, EAST Facing



C-103, 3 BHK, 1705 Sft, WEST Facing

Available  
■ 3BHK  
■ 2BHK

FLOOR PLANS BLOCK-D (KAVERI)



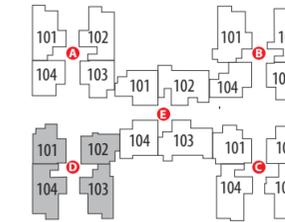
D-101, 2 BHK, 1215 Sft, EAST Facing



D-102, 2 BHK, 1160 Sft, WEST Facing



D-104, 3 BHK, 1580 Sft, EAST Facing

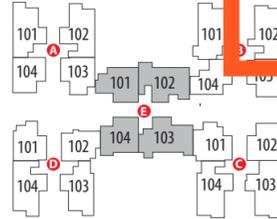


D-103, 3 BHK, 1445 Sft, WEST Facing

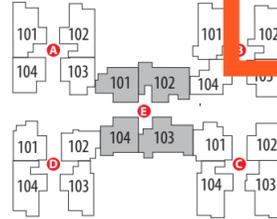
FLOOR PLANS BLOCK-E (GODHAVARI)



E-101, 2 BHK, 1335 Sft, EAST Facing



E-102, 3 BHK, 1715 Sft, WEST Facing



E-103, 3 BHK, 1765 Sft, NORTH Facing

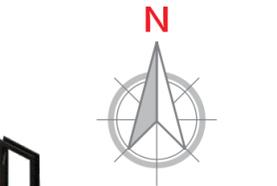


E-104, Type:2 BHK, 1375 Sft, NORTH Facing

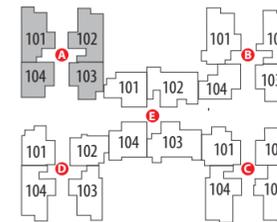
ISOMETRIC VIEWS BLOCK-A (NARMADHA)



A-101, 3 BHK, 1490 Sft, EAST Facing



A-102, 3 BHK, 1530 Sft, WEST Facing



Available  
■ 3BHK  
■ 2BHK



A-104, 2 BHK, 1140 Sft, EAST Facing



A-103, 2 BHK, 1175 Sft, WEST Facing

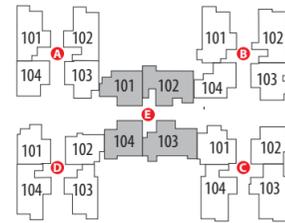
ISOMETRIC VIEWS BLOCK-E (GODHAVARI)



E-101, 2 BHK, 1335 Sft, EAST Facing



E-102, 3 BHK, 1715 Sft, WEST Facing



E-104, Type:2 BHK, 1375 Sft, NORTH Facing



E-103, 3 BHK, 1765 Sft, NORTH Facing



Life is that much more enjoyable



# Specifications

- Structure : Basement +Ground + 14 Floors with seismic compliance as per IS 1893 -2002, RCC framed structure
- Wall : Autoclave airated cement blocks for better quality and thermal insulation
- Flooring : Laminated wooden flooring for master bedroom, living & dining Superior quality vitrified tiles glazed / matt ceramic tiles in toilets up to false ceiling anti skid ceramic tiles for balcony & utility
- Doors : Main door frame with good quality teak wood. All other door frames are good quality hardwood, shutters are flush doors. Branded quality hardware for all doors. Powder coated aluminium doors with mosquito mesh for the balconies
- Windows : Powder coated aluminium sliding window with mosquito mesh, Powder coated aluminium Ventilators with opaque glass and provision for exhaust fan.
- Kitchen : Provision for plumbing point for sink and electrical point to accommodate modular kitchen. Provision for aqua guard point. Provision for washing mission point in utility area.
- Sanitary & Plumbing : Cascading EWC for Master Bedroom
- Electrical : Concealed conduit with fire retardant low smoke (FRLS) electrical wires. Earth leakage protection at the MCB distribution at each apartment (protection against electrical shock) good quality modular switches & sockets.
- AC & Geyser : Ac provision for master bedroom, Geyser provision for Bathroom
- Power Back up : 100% stand by generator for common areas. 1 kW back-up power for each flat. DG with acoustic (low noise)
- Telephone with intercom Facility : Cabling will be done to each apartment for telephone, intercom and internet facility.
- Lifts : One passenger lift one service lift for each block.
- Fire fighting System : Sprinkler system for covered car parking areas and apartments with dedicated pumping system.
- Sustainable : Rain water harvesting, organic waste development converters.

DS & JAKS Developers reserve the right to change specifications, in the interests of quality and timely delivery.

We use quality products from well-known brands



## NOC Details

Name of the statutory Dept	Reference Number and Date
<b>BBMP</b>	BBMP/Addl.DIR/JDSOUTH/ 0537 /13-14
<b>FIRE</b>	NO. GBC (1) 651/2013 Dated: 02-04-2013
<b>AIRPORT</b>	AFFIDAVIT Dt. 08-06-2014 Page 90
<b>KSPCB</b>	PNB/345/CNP/13/H-2094 Dt: 11-03-2014 Page 100
<b>BESCOM</b>	SEE/BCS/EE(0)/AEE-2/NOC-24/13-14/15303- 305 Dt: 06-01-2014 Page 97
<b>BWSSB</b>	BWSSB/EIC/ACE (M)-III/DCE (M)-I/TA(M)II/13406/ 2013-14 Dt: 19-03-2014 Page 96

## Ongoing Projects



Aspen woods  
Off Bannerghatta Road



needs3  
PROJECT 100  
Harlur Road

## Location Map

(Not to scale)



### Neighborhood

#### PROXIMITY :

0.5 Km from Bannerghatta main road,  
2 Km from Appollo & Fortis,  
5 Km from J.P. Nagar ring road junction,  
0.75 km Meenakshi temple,  
Close to Meenakshi mall

#### SCHOOLS :

Chaitanya School, Delhi Public School,  
Valley International, BGS NPS,  
Sherwood High, Green Wood High,  
Ryan International School

#### HOSPITALS :

Apollo, Fortis, Jayadeva Hospital,  
Sagar Hospital

#### SHOPPING CENTRES :

Meenakshi Mall, Gopalan,  
Bangalore Central, Shoppers Stop,  
Upcoming Vega city

#### RECREATIONAL FACILITIES :

Bannerghatta national park,  
Guhantara, Wonderla,  
Innovative film city, Art of living,  
Holiday village



## DS & JAKS CONSTRUCTIONS

Promoters:

**DS & JAKS CONSTRUCTIONS**

Flat No. 201, 2nd Floor, Green Glen Layout  
Outer Ring Road, Bellandur, Bangalore - 560 103

Site Address:

Sy No. 12/1, Next to Klassic Benchmark Appartments  
Kalena Agrahara, SOS Post, Kammanahalli Main Road  
Near Meenakshi Temple, Off Bannerghatta Road  
Bangalore - 560 076

**Contact: +91 70 90 40 84 30**

E-mail: [dsneeds276@gmail.com](mailto:dsneeds276@gmail.com), [www.dsgroup.co.in](http://www.dsgroup.co.in)

Structural Engineers:

**D. SRINIVAS & ASSOCIATES**

Flat No. 201, 2nd Floor, Green Glen Layout  
Outer Ring Road, Bellandur, Bangalore - 560 103

Architect:

**IDT DESIGN CONSULTANTS PVT. LTD**

No. 544, 2nd Floor, 3rd Cross, 3rd Main  
Adjacent to BDA Complex, RT Nagar Post, Bangalore - 560 032  
Phone: 91 80 4128 4390, [www.idt.co.in](http://www.idt.co.in)