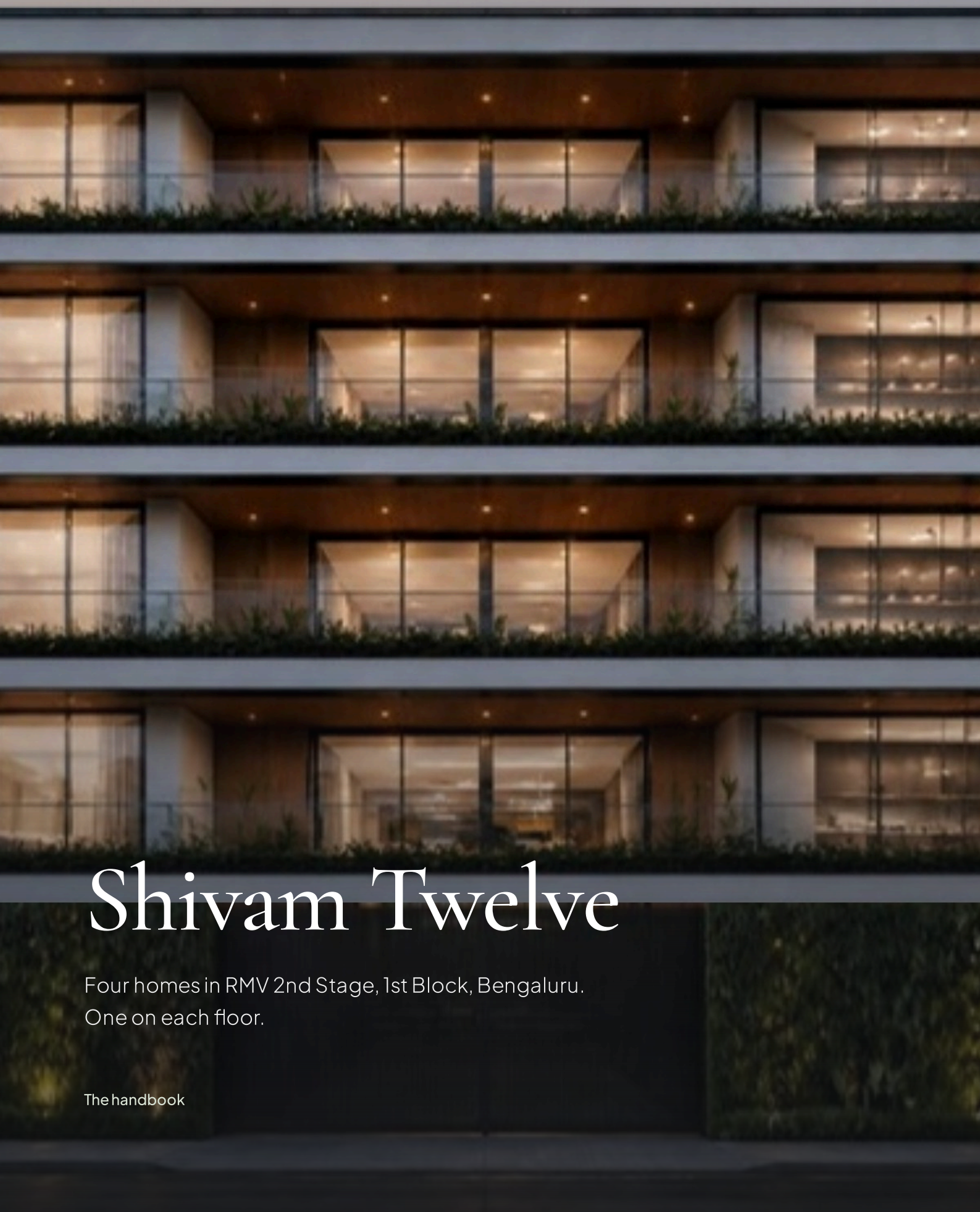
TWELVE

BY SHIVAM SPACES

shivam spaces



Shivam Twelve

Four homes in RMV 2nd Stage, 1st Block, Bengaluru.
One on each floor.

The handbook

Creating spaces for families to grow into.

Four homes. One on each floor. Built the way we would build for ourselves.

shivam spaces

A note from the founder

I wanted to build homes I would be proud to live in myself.



Over the last eighteen years I have built global teams in India for some of the world's largest companies. Shivam Spaces is where I bring that same care to something more personal: the homes families will live in.

Shivam Twelve stands on our own plot in Dollars Colony. The test for every decision has been simple: would I accept this in my own home? That is why the foundation was designed from a soil study of this plot, why each home takes a whole floor, why the bathrooms are tiled to the ceiling, and why there are only four families.

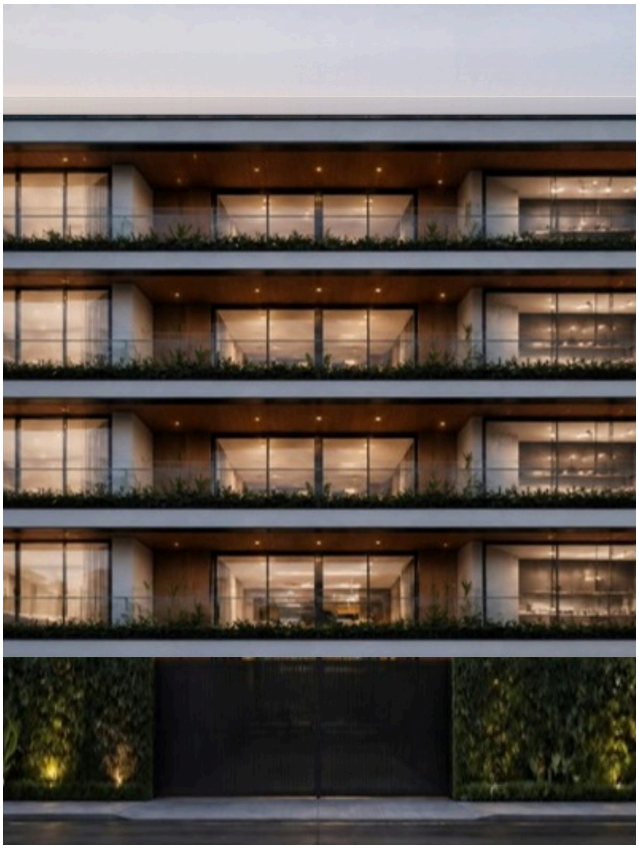
To Sanil Kumar and his team, and to everyone who will build Shivam Twelve with us, thank you. And to the four families who will make it home: you will always have my number, and I will pick up.

Raghu S

Founder, Shivam Spaces

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The residence

A whole floor to yourself

There is no one across the landing and no shared wall. The lift opens into your own foyer, and every room has a window to the outside.

Each home has four balconies with planters. A 42 ft balcony runs the full width of the front, off the master bedroom and a sit-out beside the dining room, and the living room opens onto a garden balcony more than 20 ft long.



Architecture

A quiet, green façade

The 50 ft frontage is finished in white, dark grey and teak. On every floor a single balcony runs the full width of the front, from the kitchen to the master bedroom, with glass railings and a planter along its length. Floor-to-ceiling glass opens the master bedroom, sitting area and kitchen onto it, and the glass at the centre is set further back for a deeper sit-out.

- A green wall across the stilt floor hides the parking
- Cars enter through a central gate
- Walk-in entrance at the right corner, beside the security room
- Landscaped garden at the rear



Architecture that is calm, green and built to last.

Four homes on a single BDA plot, designed by Sanilkumar Associates. A green wall at street level, planted balconies above, and a shared terrace on the roof.

4,520 sq ft BDA plot

Stilt + 4 floors

4 homes, one on each floor

Built to GBA rules, with all required setbacks

8 covered car parks

About a third of the plot left open

The people behind it

An architect who has designed homes since 1999

Architect

Sanilkumar Associates

An architecture and interior design practice in Domlur, Bengaluru, founded in 1999 by principal architect Sanil Kumar, a recipient of the JK Architect of the Year award. The practice designs luxury residences, villas, communities, offices and schools.

Its work starts from the site and the climate: rooms arranged for natural light and cross-ventilation, natural materials, and careful construction detailing. At Shivam Twelve that shows in the end-to-end planted balconies and windows on every side of each home.

Principal architect	Sanil Kumar
Studio	Intermediate Ring Road, Domlur, Bengaluru

Developer

Shivam Spaces

A Bengaluru developer creating spaces for families who want room, light and privacy. Shivam Spaces is led by its founder, Raghu S, who has built global teams in India for over eighteen years.

Founder	Raghu S



The neighbourhood

A community of large plots and good neighbours

RMV 2nd Stage, 1st Block is one of north Bengaluru's most sought-after addresses. Its plots are among the largest in the area, and its tree-lined streets are among the quietest.

The neighbourhood is looked after by the RMV 1st Block residents' association, which is well run, follows the rules closely and is managed by experienced professionals.

It is also one of the friendliest communities in the city. Neighbours include scientists, sportspeople, IAS officers, High Court judges and prominent business families.

Scientists	Sportspeople	IAS officers	High Court judges	Business families

Dollars Colony, RMV 2nd Stage, 1st Block

A settled, tree-lined BDA layout in north Bengaluru, on a quiet 30 ft road. Sanjaynagar's shops are under a kilometre away, Ramaiah Medical College and Hospital under two, Sadashivanagar about three, and Vidhana Soudha and UB City between six and eight.



Real road routes from the site, drawn to scale.

Everything close at hand

Iconic Bengaluru

Bangalore Palace	5.2 km
Vidhana Soudha	6.4 km
UB City	8 km
MG Road	8.2 km

Education

Ramaiah Medical College	1.8 km
Ramaiah Institute of Technology	2.4 km
Kendriya Vidyalaya, Hebbal	3.1 km
Indian Institute of Science	3.5 km
Cluny Convent School	6.4 km
Bishop Cotton Boys' School	8.3 km

Hospitals

M S Ramaiah Hospital	1.6 km
Baptist Hospital	3.7 km
Ramaiah Memorial Hospital	3.7 km
Aster CMI Hospital	4.5 km

Neighbourhood

Sanjaynagar	0.7 km
Mekhri Circle	2.3 km
Sadashivanagar	2.9 km
Hebbal Lake	4.1 km
Sankey Tank	4.6 km

Getting around

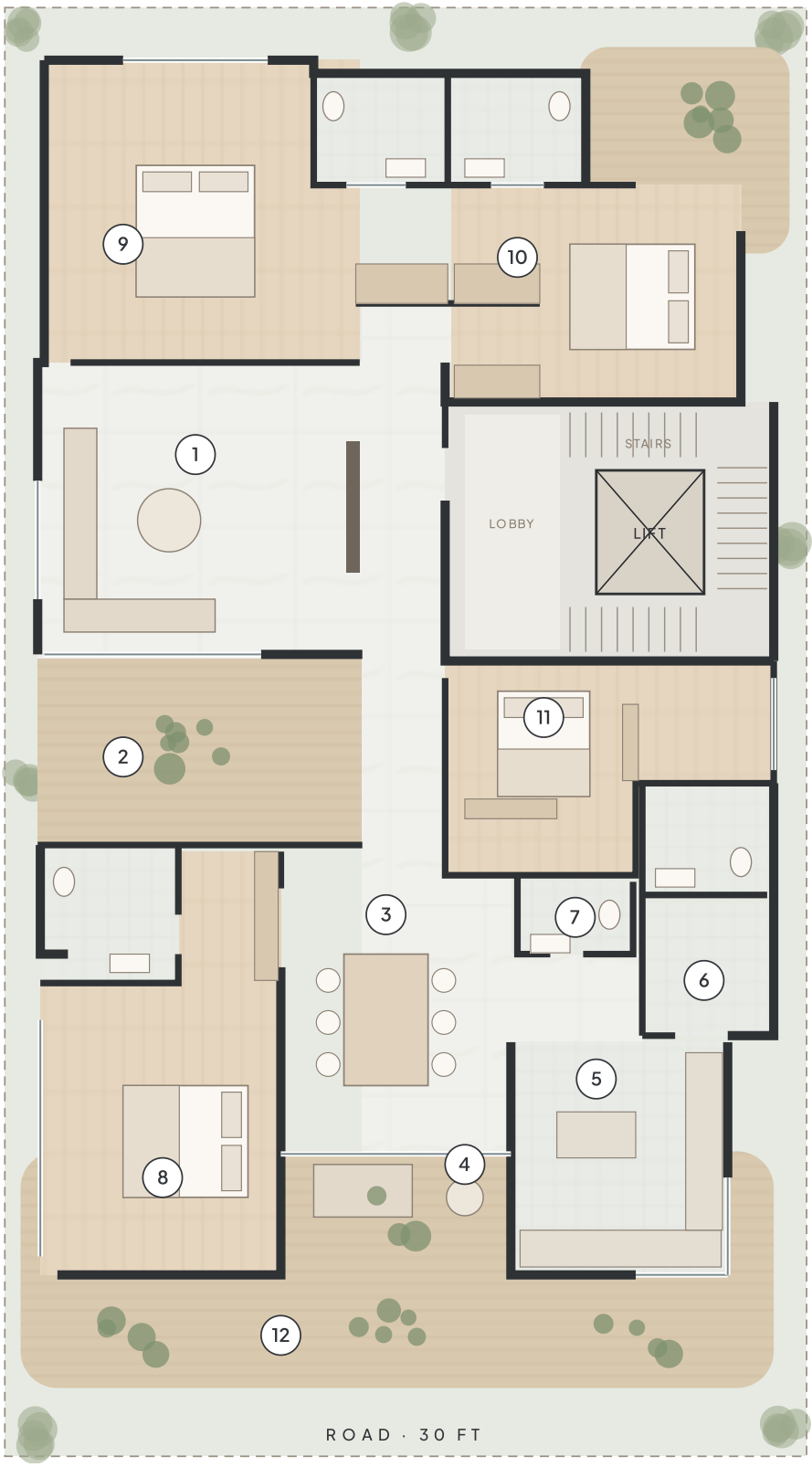
Manyata Tech Park	7.9 km
Yeshwantpur Junction	8 km
Kempegowda International Airport	28.8 km

Plot 12, Dollars Colony, RMV 2nd Stage, 1st Block, Ashwathnagar, Bengaluru

Approximate road distances from the site, calculated with OpenStreetMap. Travel times vary with traffic.

Typical floor, 1st to 4th

The floor plan



The same 4 BHK layout on all four floors. Numbers refer to the room list on the next page. Furniture is indicative.

Room sizes

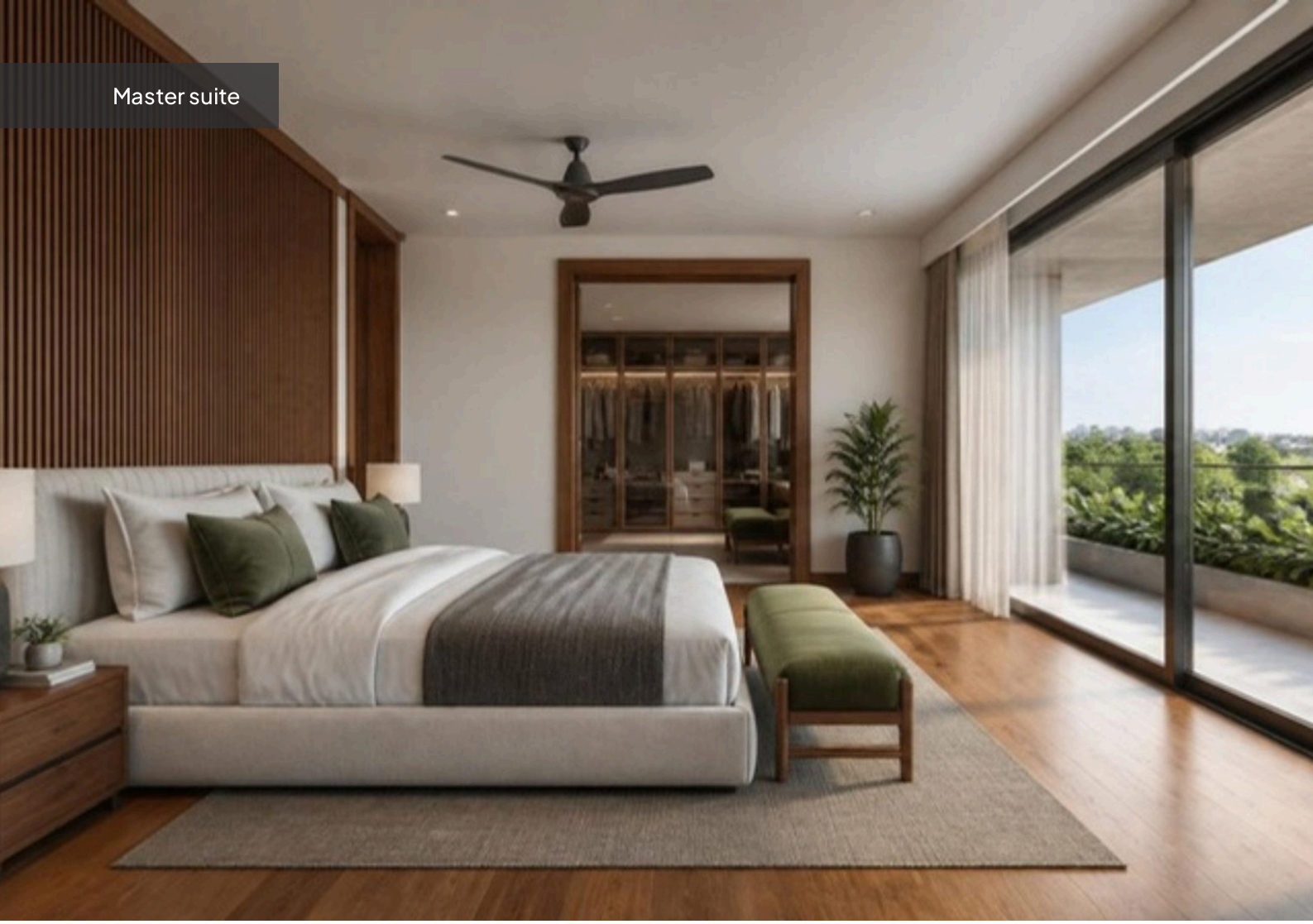
Every room, measured

	Room	Size (L × W)	Sq ft
1	Living room	24'8" × 17'5"	430
2	Living balcony	11'4" × 20'3"	230
3	Dining	14'0" × 18'8"	261
4	Sit-out	14'3" × 7'6"	107
5	Kitchen	12'4" × 16'3"	200
6	Utility	7'6" × 7'3"	54
7	Powder room	7'2" × 4'0"	29
8	Master bedroom 1	14'3" × 17'5"	248
	Bathroom	7'6" × 7'9"	58
9	Master bedroom 2	18'4" × 14'3"	261
	Bathroom	8'0" × 6'0"	48
10	Bedroom 02	17'4" × 13'0"	225
	Bathroom	7'9" × 6'0"	47
	Balcony	12'0" × 7'8"	92
11	Bedroom 03	11'4" × 12'0"	136
	Bathroom	7'6" × 6'6"	49
12	Front balcony	42'0" × 6'3"	263

Plot size

4,520 sq ft

Room sizes from the architect's revised plan; the sit-out and master bedroom 2 are measured from the drawing. Each floor is built to Greater Bengaluru Authority (GBA) building rules, with all the required setbacks. Furniture is indicative.

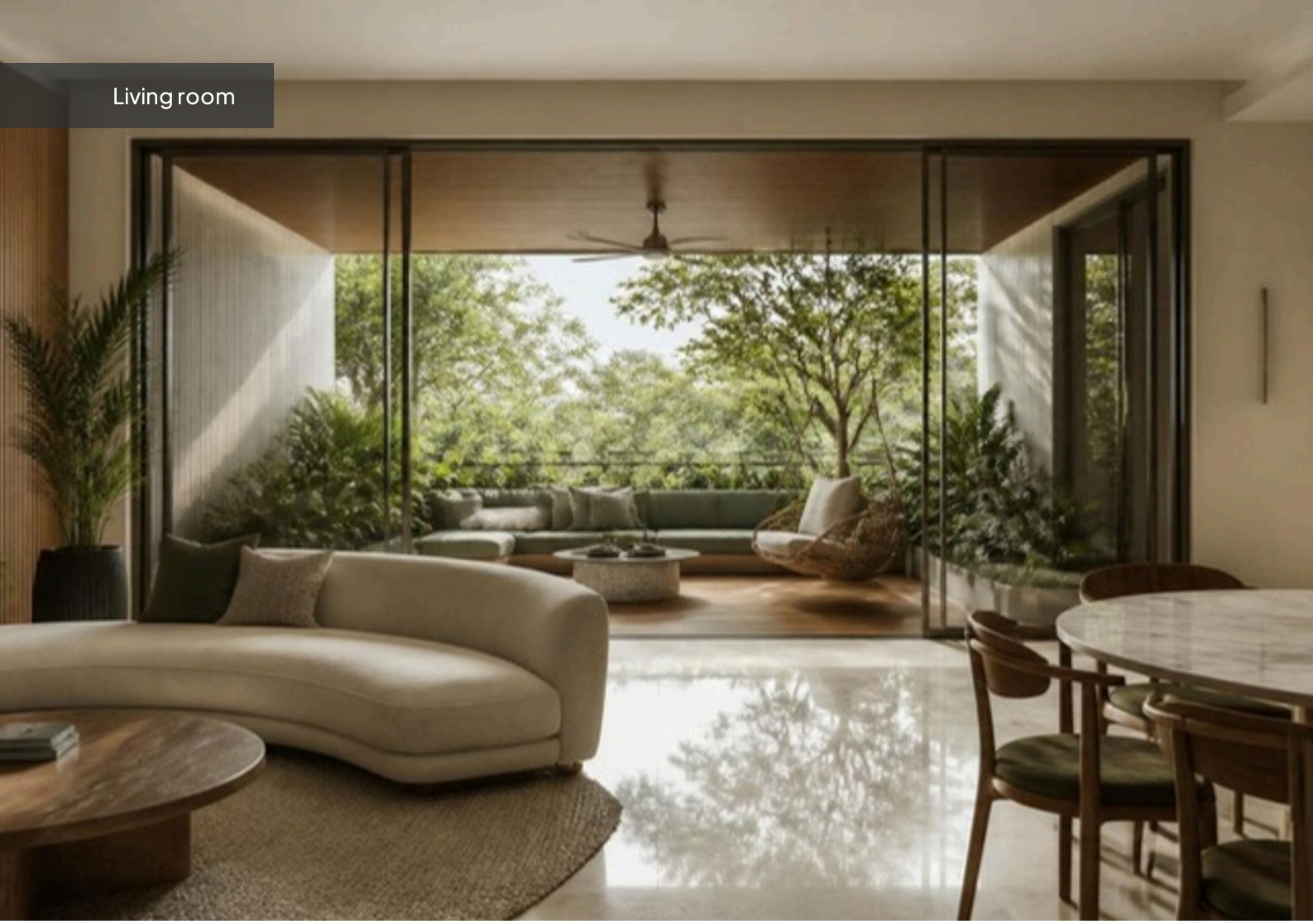


Master suite

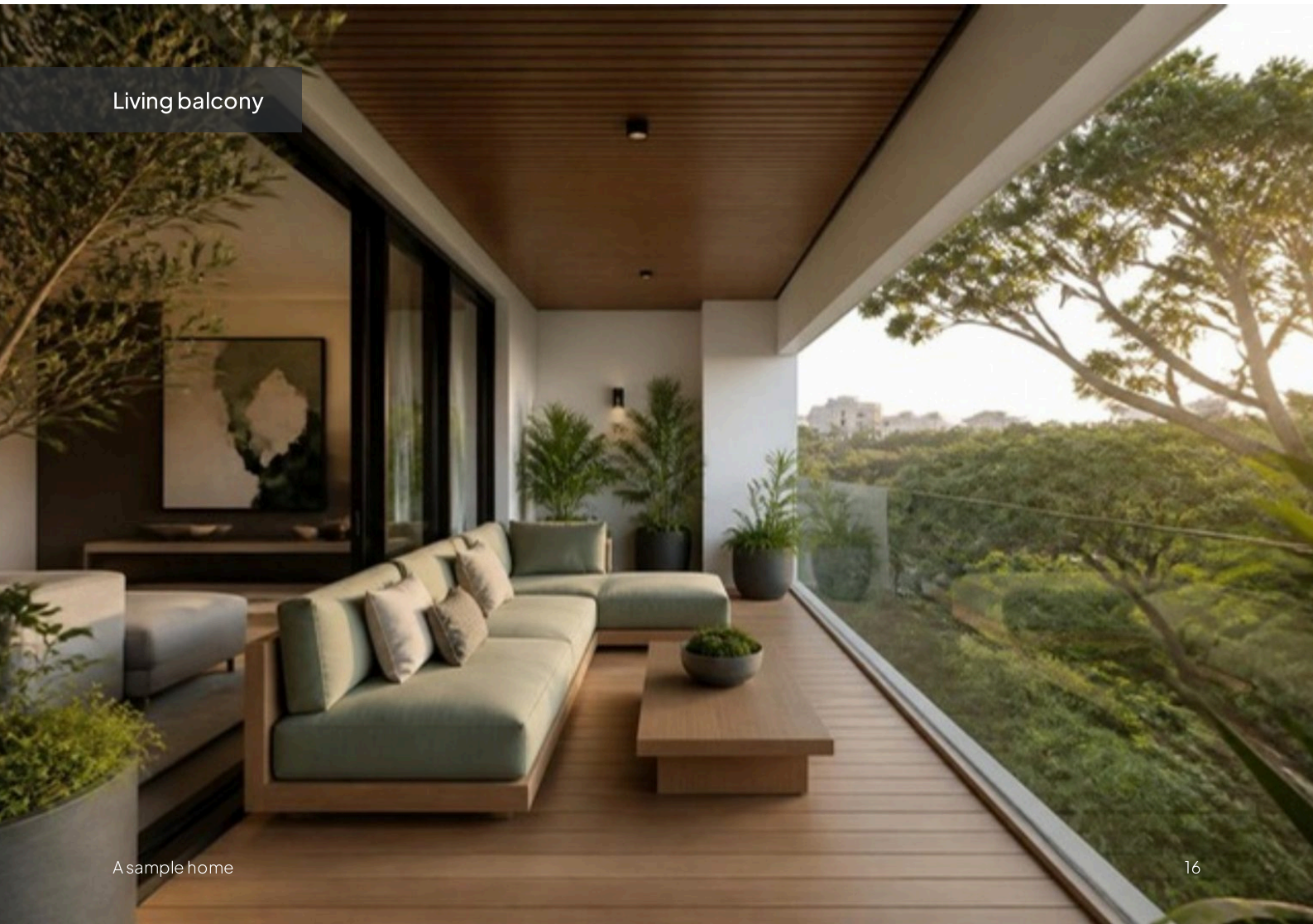


Private lift foyer

Living room



Living balcony

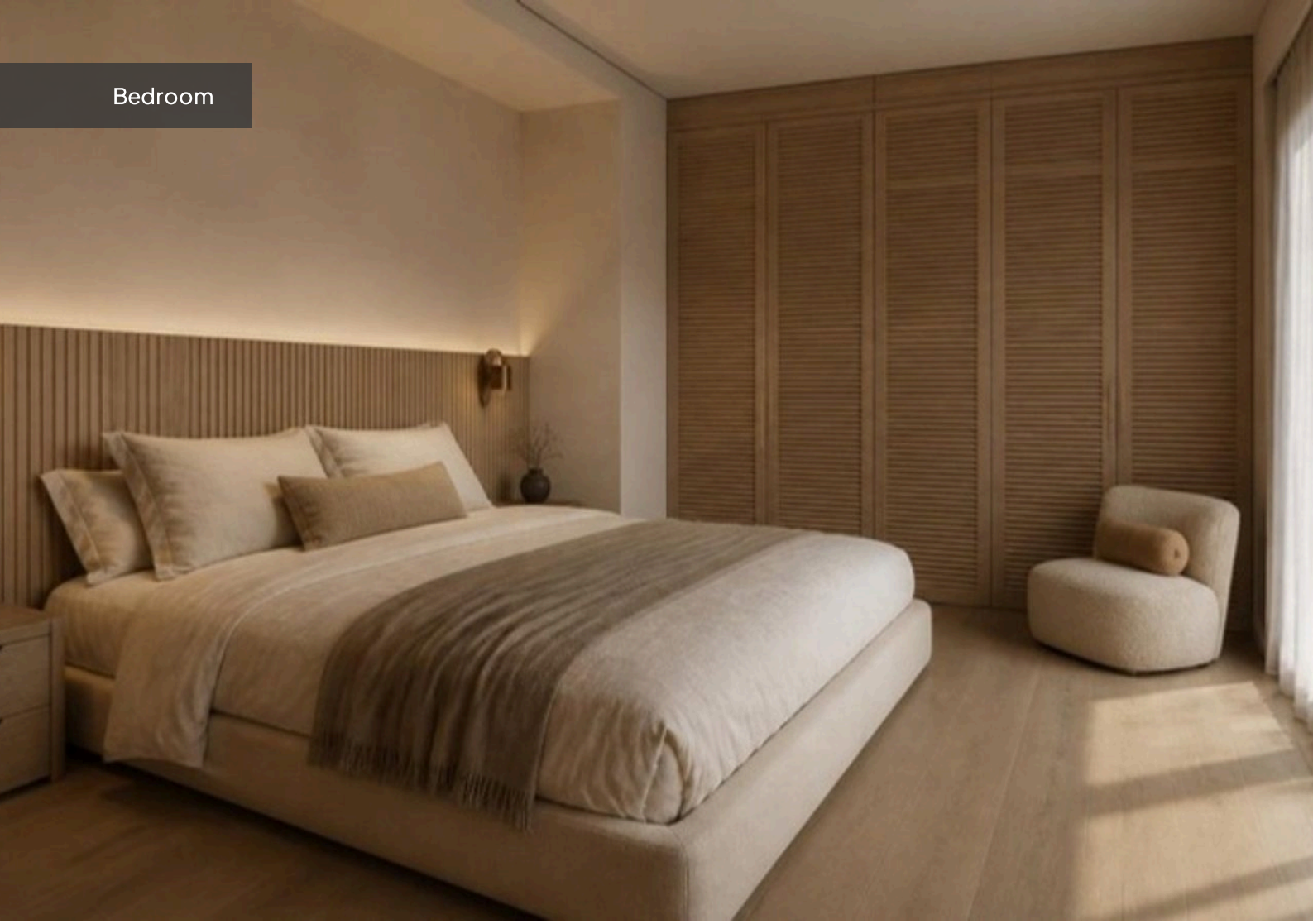


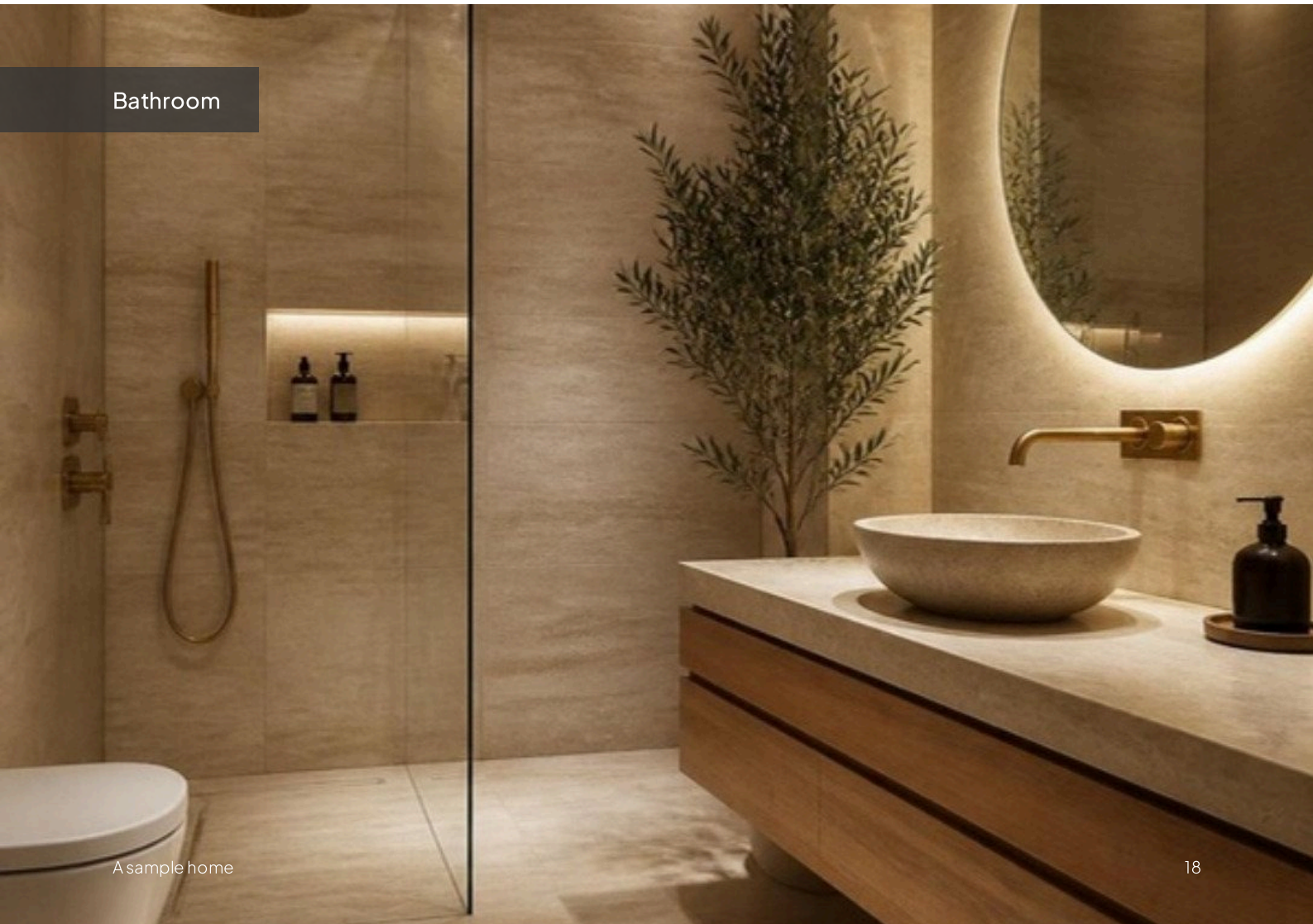
Dining



Kitchen




Bedroom


Bathroom



On the roof

A terrace for the four families

An open terrace shared by the four families, with a simple seating area, planters at the edges and plenty of open space under the sky, looking out over the trees of RMV 1st Block.



Materials

What it is made of

Italian marble	Living, dining and foyer. Cool underfoot, and it can be polished back to new for decades.
Wooden flooring	Every bedroom, for warmth and quiet.
Teak	Soffits under the balconies, doors and accents. A wood that has weathered Indian monsoons for centuries.
Aluminium and glass	Premium aluminium windows and frameless glass railings, so nothing interrupts the view.
Living green	A green wall at street level, planters on every balcony and a garden at the rear.

Chosen to last, and to need little looking after

The building

Structure

Foundation designed from a soil investigation of the site

RCC framed structure

Parking and entry

8 covered car parks on the stilt, two per home

Central car gate and a separate walk-in entrance

Lift and power

Schindler lift opening into each home's foyer

Kirloskar generator backup

Water

Heat-pump hot water plant on the terrace

Pressure pump for steady flow on every floor

BWSSB water and BESCOM power connections

Safety

CCTV across the entrance and stilt

Security room at the gate

Video door phone in every home

Outdoors

Green wall along the street

Landscaped garden at the rear

Shared terrace sit-out

Your home

Flooring

Italian marble in living, dining and foyer

Wooden flooring in all bedrooms

Bathrooms

Tiles from floor to ceiling

Premium sanitaryware and fittings

Hot water piped from the central plant, no geysers

Windows and balconies

Premium aluminium windows

Frameless glass railings on balconies

Invisible safety grilles on openable windows



Building responsibly

A small project, built carefully

Built for its soil	The foundation was designed from a soil investigation of this plot, so the building rests on ground it is engineered for.
Hot water without geysers	One heat-pump plant on the terrace heats water for all four homes, using far less electricity than a geyser in every bathroom.
Rain kept on site	Rainwater harvesting, as BWSSB requires, so roof water recharges the ground instead of running into the drain.
Green that cools	A green wall along the street, planters on every balcony and a garden at the rear shade the building and the road.
Light and air in every room	Each home takes a whole floor, so every room has a window to the outside and air can move through.

Eighteen months, eight stages

Construction is planned to start in December 2026. These are the stages, and the four points where a payment falls due.

1

Before start

Approvals and soil study

BDA plan sanction, a soil investigation of the plot and the structural design.

On booking: 25%

2

Months 1 to 2

Foundation

The foundation is laid as designed from the soil study, finished with a plinth beam.

3

Months 2 to 8

RCC structure

The stilt floor, then one slab for each home, up to the roof of the 3rd floor.

RCC up to 3rd floor roof slab: 25%

4

Months 8 to 13

Terrace, walls and plaster

The terrace slab, block walls and plastering inside and out.

Terrace slab, masonry and plaster: 25%

5

Months 11 to 15

Waterproofing and services

Terrace and bathroom waterproofing, plumbing, wiring, the Schindler lift, the heat-pump hot water plant and the Kirloskar generator.

6

Months 13 to 17

Finishes

Italian marble, wooden floors, tiles to the ceiling, aluminium windows and glass railings.

7

Months 16 to 18

Landscape and terrace

The green wall, the rear garden, balcony planters and the terrace sit-out.

8

Month 18

Handover

Occupancy certificate, BESCOM and BWSSB connections, and a walk-through of your home with us before the keys.

On possession: 25%

Months are indicative and depend on approvals and weather. Each payment is requested only when the site engineer certifies that stage.

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Visit Shivam Twelve

Prices are shared on request. Call or write to arrange a visit.

Call	+91 99725 21432
Email	raghu@shivamspaces.com
Web	www.shivamspaces.com
Site	Plot 12, Dollars Colony, RMV 2nd Stage, 1st Block, Ashwathnagar, Bengaluru

Images are artist's impressions. Plans, areas, specifications and timelines are indicative and subject to statutory approvals. This handbook is not an offer or a contract.