

SMR[®]
HOLDINGS

SMR VINAY
GATEWAY

TO A
NEW WAY
OF LIFE!

NEAR VIDYANAGAR CROSS ROAD
OFF THE BANGALORE INTERNATIONAL AIRPORT

SMR BLUE VALLEY PROJECTS PVT. LTD.



RERA NO: PRM/KA/RERA/1251/309/PR/200103/003123

"WAKE UP TO HOME "

The gateway to luxury, laughter and life...



ENTER

SMR VINAY
GATEWAY

BANGALORE,
THE GATEWAY
TO MODERN INDIA

BANGALORE AIRPORT,
THE THIRD LARGEST TRAFFIC HANDLING AIRPORT
IN THE COUNTRY

TO PROSPERITY, LIFESTYLE, APPRECIATION >>

THE GATEWAY TO MODERN LIVING!

SMR VINAY
GATEWAY
to a new way of Life

Far from the madding crowd, a miracle rises in the green and blue environs near Bangalore Airport. It's where luxury meets convenience, connectivity meets solitude, birdsong meets Beatles. It's where you are invited to find your new home - and yourself.



For the FIRST TIMERS,
THE JET SETTERS, and THE SEASONED

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It's a Home ready made to address the concept home, First Home, Also The Finest Home. The gated community of the like minded is designed keeping the needs of a young generation in mind, along with a coexisting platform for their parents to enjoy. The upcoming multiplex, the Mall, creates a self sustained zone. Be it a seasoned investor or the first time home buyer, Gateway, opens up its charm to woo both.



LIFESTYLE FAST AND FORWARD



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This is the address of tomorrow for the city's jetsetters - with thirteen stately floors each. Set in a lavish green layout, the exquisite apartments are all about fine detailing. From interiors that are meticulously designed to views that conjure magic, SMR Vinay Gateway raises the bar for Next-Gen living.

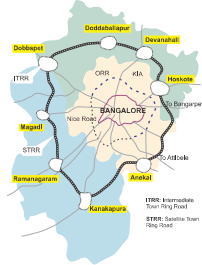


GATEWAY TO A FRESH LIFE

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Being minutes away from Bangalore Airport makes this a coveted location. Hop across to the airport for your global sojourns or commute breezily to Bangalore's techno hubs like Bagmane Tech Park and Manyata Embassy Business Park. The city's most sought-after recreational areas are also at a stone's throw, so get set to groove!

PROPOSED SATELLITE TOWN RING ROAD



204 KM City Ring Road Length	12 Lanes (600-1000 FT)	₹6,000 Cr Investment	5 Major Interchanges	15 Street Interchanges
6 Kilometers of Area	331 Streets to be Built	1,019.52 SQ KM Extent of Servicing Area		

WORLD CONVERGES HERE





Need to reach out to a beauty salon or the florist? Looking for a reliable courier or an ATM? Planned a quick brunch at a nearby eat-out? Want to shop at a plush mall or bring home the groceries? Nothing can be better than an address that makes it all oh-so-easy. And yes, every part of the city is easily accessed via broad tree-lined roads and multiple modes of transport. Keep buzzing!

SMR VINAY
GATEWAY THE GATEWAY TO ELEGANCE & EASE
 to a new way of Life



THE GATEWAY
TO MERRY MOMENTS

SMR VINAY
GATEWAY
to a new way of Life

There's something for every mood here! From a quick jog in the park to playing ball with the children, from a splash in the pool to rejuvenating yoga sessions, from morning puja at the temple to scoring on the basketball court - whichever way your heart swings, the enclosed layout is packed with amenities. So whether you are a homebody or an activity lover, stop here!

CLUB FACILITIES & AMENITIES

Gymnasium
Children play areas with designer landscapes
Indoor games (Table Tennis, Carroms & Pool Table etc.)
Mini Out door Shuttle Court
Basketball Court
Common Hall
Banquet Hall
Temple
Swimming Pool
Planned Parking at Stilt, Cellar
Ample Guest Car Parking Space on surface
Round-the-clock Security with Surveillance
Intercom Facility
Fire Fighting System
Solid Waste Management System
Centralized Piped Gas System
Walkways
Power Backup for Common Areas only





SMR VINAY
GATEWAY
 to a new way of Life

SITE LAYOUT PLAN

1. MAIN GATE
 ENTRY / EXIT

2. GUEST PARKING

3. WALKWAY

4. TENNIS COURT

5. PLAY AREA

6. SWIMMING POOL

7. TEMPLE

8. BADMINTON COURT

9. CRICKET PITCH

10. OUT DOOR GYM

11. PROPOSED COMMERCIAL



GROUND FLOOR PLAN



GROUND FLOOR AREAS							
FLAT NO	3	4	5	6	7	14	15
TYPE	2BHK	3BHK	2BHK	2BHK	2BHK	2BHK	2BHK
FACING	EAST	EAST	NORTH	NORTH	NORTH	WEST	WEST
SBA(SFT)	1470	1385	1210	1195	1295	1310	1265
NET AREA (SFT)	1082	1018	890	880	952	963	931
CARPET AREA (SFT)	963	962	776	755	813	841	844
BALCONY AREA (SFT)	-	29	-	-	-	-	-



FIRST FLOOR PLAN



FIRST FLOOR AREAS														
FLAT NO	1	2	3	4	5	6	7	8	9	12	13	14	15	
TYPE	3BHK	3BHK	3BHK	3BHK	2BHK	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK	
FACING	EAST	EAST	EAST	EAST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	WEST	WEST	
SPACE(SFT)	1500	1470	1470	1385	1210	1195	1295	1305	1425	1550	1360	1310	1265	
NET AREA (SFT)	1102	1082	1082	1018	890	880	952	959	1048	1140	998	963	931	
CARPET AREA (SFT)	1005	963	963	902	776	755	813	852	981	948	796	841	844	
BALCONY AREA (SFT)	-	-	-	29	-	-	-	-	-	126	116	-	-	



TYPICAL FLOOR PLAN



TYPICAL FLOOR AREAS															
FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TYPE	3BHK	3BHK	3BHK	3BHK	2BHK	2BHK	2BHK	2BHK	3BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK
FACING	EAST	EAST	EAST	EAST	NORTH	NORTH	NORTH	NORTH	NORTH	WEST	WEST	EAST	EAST	WEST	WEST
SBA(SFT)	1650	1555	1555	1520	1320	1300	1490	1475	1550	1450	1745	1565	1365	1310	1380
NET AREA (SFT)	1213	1141	1141	1118	970	957	1096	1085	1214	1064	1262	1151	1003	983	1014
CARPET AREA (SFT)	1005	963	963	962	793	770	843	838	981	898	1093	953	802	766	844
BALCONY AREA (SFT)	85	59	59	106	63	63	154	145	129	68	64	120	115	76	83



SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC framed structure designed to withstand wind and seismic loads

SUPER STRUCTURE

6" Thick solid cement/ Mud bricks for external walls with CM (16) and 4" thick solid cement/ Mud bricks for internal walls with CM(16)

PLASTERING

INTERNAL
12mm Thick smooth cement plastering in CM 16 for walls and ceiling

EXTERNAL
20mm Thick smooth cement plastering in CM 16 for walls

DOORS

MAIN DOOR
Main door frames of Teak wood and flush doors shutters with both sides Teak veneer with melamine polishing

INTERNAL DOORS
Internal doors frame of non-Teak wood and commercial flush shutters with luggum and enamel paint with hardware of the standard brand

WINDOWS

Aluminium powder coated windows with glass

PAINTING

EXTERNAL
Textured finish with exterior emulsion paint over a coat of primer

INTERNAL
Smooth putty with two coats of emulsion paint of the standard brand over a coat of primer

FLOORING

LIVING & DINING
600 x 600 mm size vitrified tiles of the standard brand

BEDROOMS & KITCHEN
600 x 600 mm size vitrified tiles of the standard brand

TOILETS, BALCONY & UTILITIES
Anti-slip, anti-skid ceramic tiles of the standard brand

CORRIDORS, STAIRCASES & LIFT LOBBIES
Granite/vitrified flooring/ varnacular stone

KITCHEN
granite platform with stainless steel sink with 2' height tile dadoing

TOILETS

Ceramic tile dado of the standard brand up to 70" height

BATHROOMS

Toilets with European WC, wash basin, CP and sanitary fittings of standard brand

UTILITY / WASH

Provision for washing machine power point

ELECTRICAL

1. Concealed copper wiring with PVC insulated wires and modular switches of make

2. Two way switches for fan and light in master bedroom

3. Power points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders, water purifier, kitchen, washing machine in Utility area

4. Provision for geyser points in bathrooms

5. Provision for Internet point in living area and master bedroom

6. Provision for AC power point in all the bedrooms

7. Single phase supply for each unit & individual meter boards

8. Miniature Circuit Breakers (MCB) for each distribution board of the standard brand

TELECOM

1. Telephone points in living/dining areas, master bedroom & children bedroom

2. Intercom facility to all the units connecting Security

LIFTS

1. Passenger lifts with rescue device with V3F of standard make

2. Granite/vitrified tile cladding at ground level as lift lobby

WTP & STP

1. Provision of water softener to reduce the hardness of borewell water.

2. A Sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for the landscaping & flushing purpose

GENERATOR

D.G set backup with acoustic enclosure for common areas, lifts and a few lighting points up to 5amps in individual flats

CAR PARKING

Car parking provision in partly basement

CCTV

Surveillance cameras at the main Security and other strategic locations

LPG

Supply of gas from centralized gas bank to all individual apartments

FIRE & SAFETY

Fire hydrant system in all the floors, fire sprinklers in parking, fire alarm & public address system in all the floors and parking areas

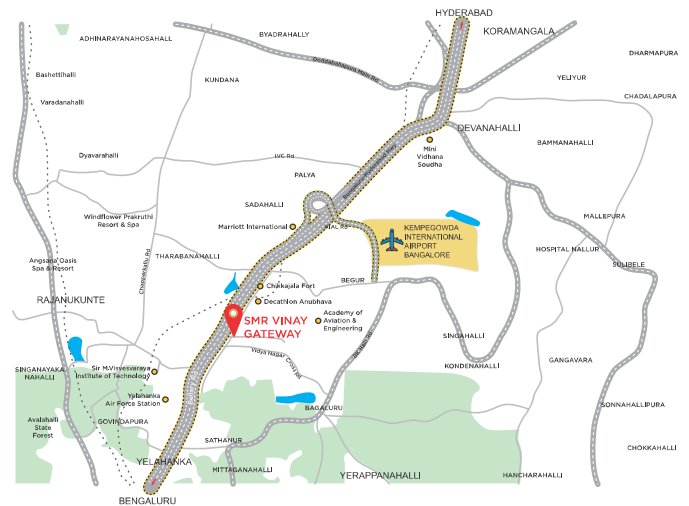
AMENITIES

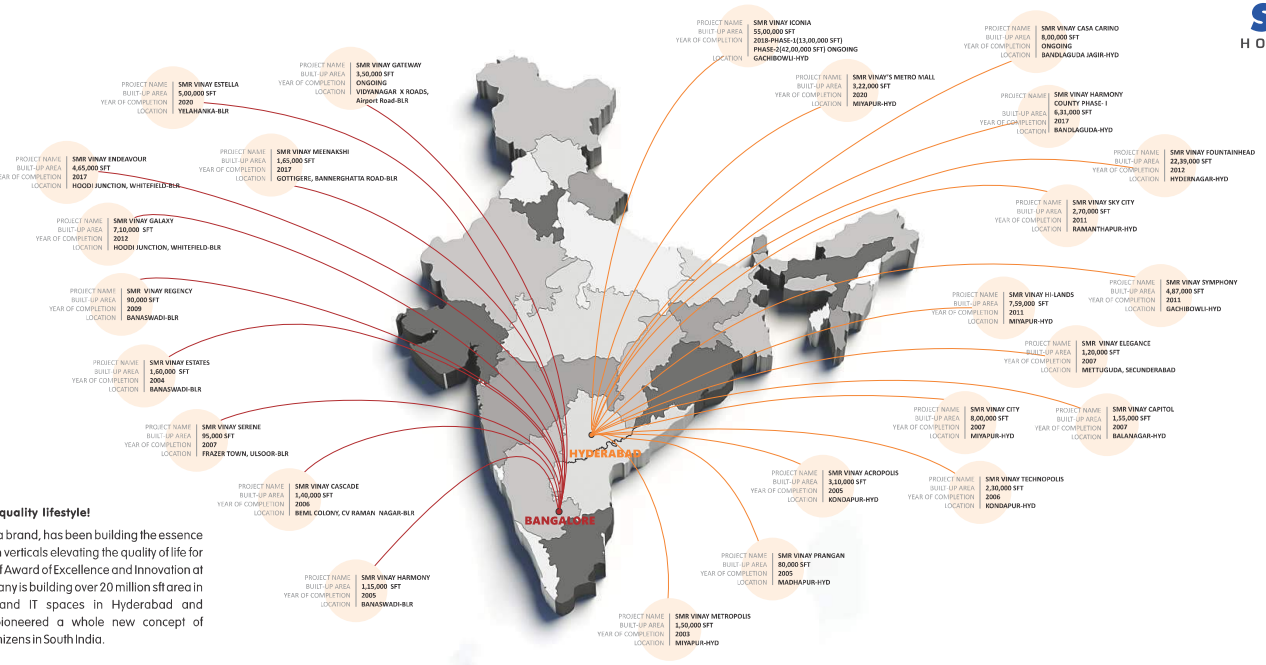
Common hall, gym, Banquet hall, Indoor games, Outdoor pool, Outdoor mini basket ball court, Outdoor gym, Temple, Outdoor Badminton, Play areas, Designer landscaped pathways, Guest parking at surface level.

LANDING AND TAKE OFF-RIGHT FROM YOUR HOME! ALMOST!!

A location and a home development like this comes rarely so well packaged. With less than 10 minutes drive to the airport, your Home is almost your landing pad of home and a take off ground for the big dreams that you carry. Far from the congestion and scary traffic jams. Connected by the ORR, the upcoming Metro to the city hubs in a jiffy. Your gateway is the gateway to a fast moving life with nothing misses out.

LOCATION MAP (NOT TO SCALE)





Dependability

Making the difference, building quality lifestyle!

For over 25 years, SMR Holdings as a brand, has been building the essence of innovation across all construction verticals elevating the quality of life for urban dwellers. SMR is the Winner of Award of Excellence and Innovation at Pan-Indian level 3 times. The company is building over 20 million sqft area in apartments, villas, commercial and IT spaces in Hyderabad and Bengaluru. SMR Holdings has pioneered a whole new concept of NEIGHBOURHOOD for the urban denizens in South India.



S. Ram Reddy, B.Arch, M.Hq., A.I.I.A.
Chairman & Managing Director

Mr S. Ram Reddy was awarded the prestigious CITD Award for Best Architectural Performance for 1996-97, by the then President of India, His Excellency Dr. Shri Shankar Dayal Sharma, at Rashtrapathi Bhavan. He is a Member of Institute of Town Planners of India and Member of Indian Institute of Architects. He also received a Membership Certificate in 2001 from the Indian Institute of Interior Designers (IIID), Mumbai. He was elected as the Associate Member (Life) and declared as the Member of International Federation of Interior Designers (IFI), Asia Pacific Space Designers Association (APSDA). Mr S. Ram Reddy received Quality Award in 2003 for excellent and Innovative construction from H. E. Sri Surjeet Singh Barnala, then Governor of Andhra Pradesh.



S. Pruthviraj Reddy
B.Arch, A.I.I.A.,
M.S.(Construction Management) USA
Executive Director

Mr. S. Pruthviraj Reddy is the inspiration and driving force of Boulder Woods. He is an Architect and a very widely travelled person with a Masters degree in construction management, Stevens Institute of Technology, USA. He is initiating a new direction, taking the organization forward and contributing immensely in delivering Boulder Woods from conceptualization to the construction and delivering on time of an exceptional project. Taking care major activities of organization like design, marketing/sales, execution, managing the manpower, schedules with quantity, etc etc

AWARDS & ACCOLADES



Receiving award for Best Architectural Performance from His Excellency Shri Shankar Dayal Sharma in 1996 at Rashtrapathi Bhavan, New Delhi



Receiving Quality Award for excellent & innovative construction from H.E. Sri Surjeet Singh Barnala (Governor of AP) in 2003



TV 2 Business Leader - 2010 Award in Mid-Geometries by the Chief Minister of Andhra Pradesh

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People behind the Project

S. Ram Reddy
S. Pruthviraj Reddy
and Team SMR

Principal Architect

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Chief Consulting Architect

Ar. S. Ram Reddy

B.Arch, M.Hq., A.I.I.A.



NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.

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