

TO YOUR  
HOME OF BLISS  
SAY HELLO



SHREEVARI  
GRANDEUR

by: Shreevari projects  
2 & 3 BHK LUXURY APARTMENTS

BBMP  
APPROVED

CC&OC  
Project  
The project approved by  
all major banks.

RERA  
APPROVED

PRM/KA/RERA/1251/309/PR/190423/005876

# YOUR HAPPINESS FOREVER

We believe in making happy homes,  
creating remarkable intimate connection between  
world inside and the outside.







# AN ELEVATED LIFESTYLE THE ESSENCE OF GOOD LIVING

SHREEVARI GRANDEUR gives you the best of both worlds. A Superior living environment with every conceivable modern facility, and SHREEVARI GRANDEUR gives you the best of Bangalore blended with the charm of community living. Here moments spent together will be even more memorable and life even more enjoyable....

SHREEVARI GRANDEUR is situated in the premium area of Bangalore earmarked for VIP zone Civil lines, shopping, Hotels and breathing futuristic developments. Where you can choose between the refined pleasure of luxury hotels and entertainment plazas and a premium living with your family and friends...

<b>40</b> total flats	<b>12</b> two bedroom homes	<b>28</b> three bedroom homes	<b>10</b> homes per floor
<b>1100 - 1528</b> sq ft in size option			



# MASTER PLAN



**GROUND FLOOR PLAN AREA STATEMENT IN SFT**

UNIT#	01	02	03	04	05	06	07	08	09	10
SB-AREA	1410	1370	1410	1382	1528	1528	1378	1100	1110	1161
FACING	EAST	EAST	EAST	EAST	EAST	WEST	WEST	WEST	WEST	WEST
BHK	3	3	3	3	3	3	3	2	2	2

## A WORLD OF UNIQUE SPLENDOUR UNFOLDS WITH 40 APARTMENTS

Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby. Your life deserves to live in a utopia that is rooted in reality. Say hello to that blissful utopia called SHREEVARI GRANDEUR. Here avant-garde and estate living go hand in hand.





## TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN AREA STATEMENT IN SFT

UNIT#	01	02	03	04	05	06	07	08	09	10
SB-AREA	1410	1370	1410	1382	1555	1555	1378	1100	1110	1161
FACING	EAST	EAST	EAST	EAST	EAST	WEST	WEST	WEST	WEST	WEST
BHK	3	3	3	3	3	3	3	2	2	2





**UNIT # - 003, 103, 203 & 303**  
**SBA-1410 SFT**  
**EAST FACING - 3 BHK**

<b>A</b>	LIVING/DINING	11'0"X20'3"	<b>F</b>	TOILET	4'6"X8'8"
<b>B</b>	KITCHEN	8'0"X9'0"	<b>G</b>	BEDROOM	10'0"X12'0"
<b>C</b>	M.BEDROOM	11'6"X13'0"	<b>H</b>	TOILET	4'6"X7'0"
<b>D</b>	TOILET	4'6"X8'0"	<b>I</b>	BALCONY	11'0"X3'9"
<b>E</b>	BEDROOM	10'0"X12'0"	<b>J</b>	UTILITY	9'0"X3'8"



# SHREEVARI GRANDEUR

2 & 3 BHK LUXURY APARTMENTS



**UNIT # - 008, 108, 208 & 308**  
**009, 109, 209 & 309**  
**SBA-1161 SFT**  
**WEST FACING - 2 BHK**

<b>A</b>	LIVING	10'0"X16'3"	<b>F</b>	BEDROOM	10'0"X13'0"
<b>B</b>	DINING	8'0"X10'3"	<b>G</b>	TOILET	8'0"X4'6"
<b>C</b>	KITCHEN	7'8"X7'5"	<b>H</b>	BALCONY	10'0"X4'0"
<b>D</b>	M.BEDROOM	14'0"X10'0"	<b>I</b>	UTILITY	7'5"X3'6"
<b>E</b>	TOILET	4'6"X7'8"			





## AMENITIES

- SWIMMING POOL
- TODDLERS POOL
- MULTIPURPOSE HALL
- GYMNASIUM
- CHILDREN'S PLAY AREA
- ROUND THE CLOCK SECURITY
- SOLAR WATER
- AUTOMATED SEWAGE TREATMENT PLANT
- RAIN WATER HARVESTING
- 2 NO. OF 6 PASSENGER CAPACITY LIFTS WITH ARD SYSTEM
- EXCLUSIVE COVERED CAR PARKING
- GENERATOR BACK-UP
- INTERCOM FACILITY
- CCTV CAMERA SURVEILLANCE
- VASTU COMPLIANCE
- NO COMMON WALLS



# SPECIFICATIONS



**STRUCTURE:**  
SRCC framed structure with seismic compliance resistance.



**SUPER STRUCTURE:**  
6" Solid blocks for external walls,  
4" Solid blocks for internal walls,  
No common walls.



**PLASTERING:**  
internal wall 1:5 C.M. with lime rendering smooth finish,  
External wall: smooth sponge finish cement plastering.



**DOORS:**  
Main Door: Teak wood frame with teak wood shutter,  
Other Door: Saal wood frame with moulded skin doors with standard hardware fittings  
**LOCKS:**  
Godrej locks or equivalent for all the doors.



**WINDOWS:**  
UPVC windows with mosquito mesh provision & safety MS Grills for all the windows.



**FLOORING:**  
Vitrified tiles of premium quality for living area, bedroom & kitchen, & Antiskid tiles for toilets, balconies & utilities.



**TOILET:**  
Ceramic glazes wall tiles and Ceramic flooring



**SANITARY WARE:**  
European commode, washbasin, CP fittings and diverters for all the toilets of parryware/Soncera/Jaquar or equivalent.



**WATER SUPPLY:**  
24 hrs water deep tube well, Sump & Over head tank.



**KITCHEN:**  
Granite kitchen platform with Stainless steel sink and 2 feet height glazed tiles dado above the platform, Provision for washing machine, Provision for water purifier, Chimney and electrical hub.



**PAINTING:**  
**Inside:** One coat of primer with two coats tractor emulsion paints,  
**Outside:** One coat of primer with two coats Asian apex or equivalent paints,  
**Main Door:** Teak polish and Enamel paint for other doors and windows.



**ELECTRICAL:**  
Concealed copper wiring (Anchor or equivalent) with Anchor or equivalent plate switches at necessary points in each room, 15 amps power plug points in kitchen and toilets, Individual TV & Telephone points in Main Hall & master bed room, AC points.



**CAR PARKING**  
One car parking for each flat.



**LIFT & LOBBY:**  
Entrance lobby finished with granite flooring staircase with railings.  
Two lifts of Kone/Johnson or equivalent of 6 passenger capacity with ARD system.



**POWER BACK-UP:**  
Power back-up for each flat and additional power back-up for lifts, water pumps & common area lightings.



**SECURITY FEATURES:**  
Round the clock with security with CCTV Camera, Every house will be connected to the security office through intercom phone.





# SHREEVARI GRANDEUR

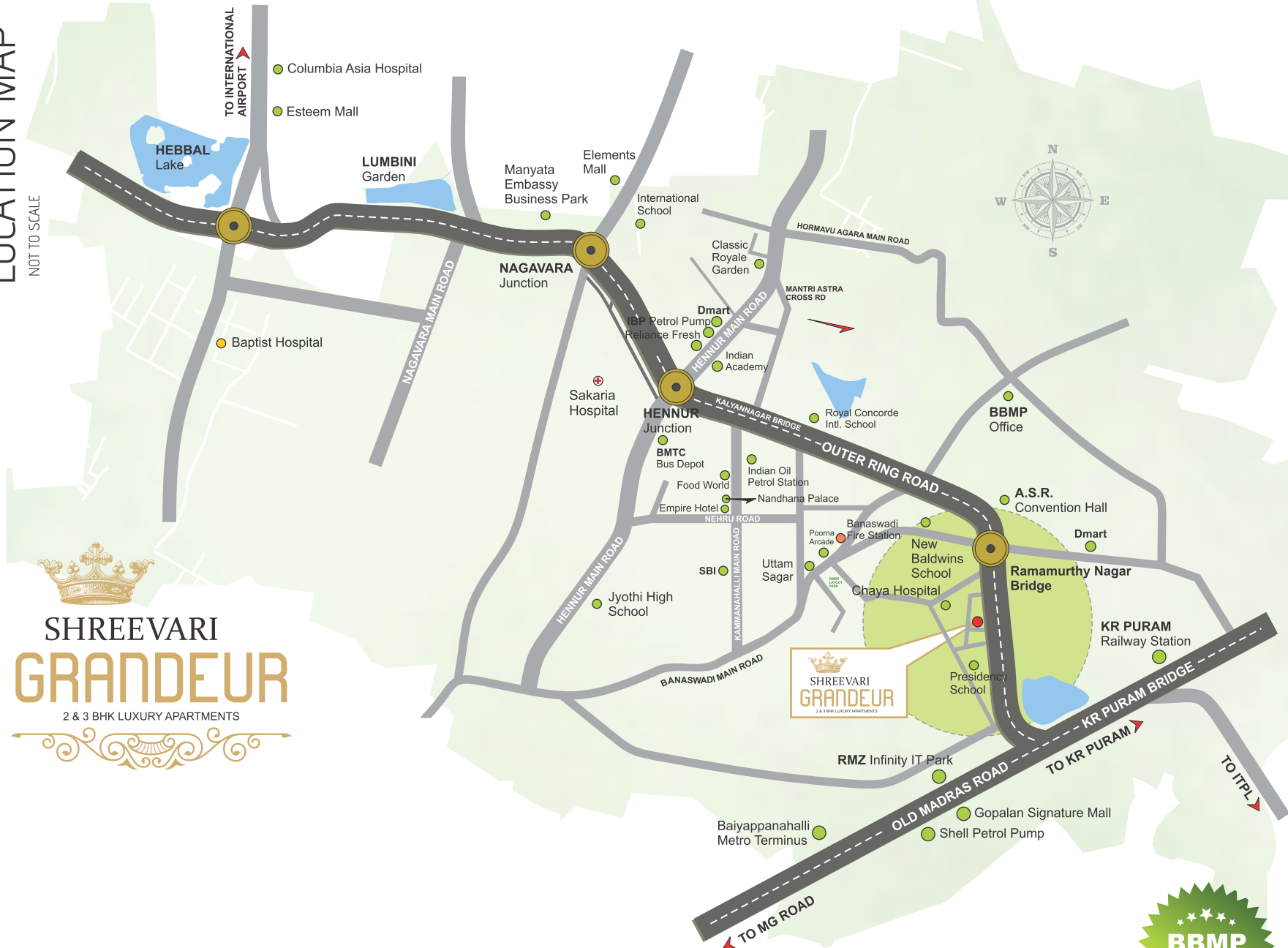
2 & 3 BHK LUXURY APARTMENTS





LOCATION MAP

NOT TO SCALE



**Key Distances (approximate):**

- New Horizon PU College - 500 mts
- Manyata Tech Park - 6.7 kmts
- D-MART - 800mts
- Byappanahalli Metro Station - 2 Kmts
- Tin Factory - 1.5 Kmts
- HDFC Bank - 100 mts
- ICICI BANK OMBR Layout - 1.3 Kms
- Royal Concord School - 2.8 Kms
- Anand Diagnostics - 1Kms
- Indian Academy Degree college - 3.5 Kms
- KIA - 22 Kms
- International School of Business - 2.2 Kms
- National Public School - 3.4 Kms
- Kristu Jyothi College - 5.5 Kms
- CMR University - 1.5 Kms
- Sakra World Hospital - 8.8 Kms
- Marathalli - 8.0 Kms
- ITPL - 7.0 Kms
- Bellandur - 13 Kms
- Manipal Hospital - 5.7 Kms
- Baptist - 8.4 Kms
- Hebbal - 8.5 Kms
- Lumbini Garden - 6.9 Kms
- Orion East Mall - 3.3 Kms
- Phoenix Marketcity - 4Kms
- Esteem Mall - 8.6 Kms
- Elements Hall - 5.5 Kms
- Food wall Supermarket - 1.5 Kms
- Outer Ring Road (Ramurthy Nagar) - 100 mts

RERA: **PRM/KA/RERA/1251/309/PR/190423/005876**



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit. All applicable Taxes Extra, Conditions apply\*



Architect:  
**ELEMENTS**  
Architects, Engineers & Contractors



Legal Advisor  
**SURIYA LAW ASSOCIATES**  
S.MURTHY BAL.,LLB