



A PROJECT BY



PROJECT ADDRESS

Site No. 36/10, Nect to Indian Oil Petrol Bank
Opposite Prestige Song of the South apartment
Begur Koppa Main Road, Yelahalli
Bengaluru - 560068

CORPORATE OFFICE

AUK Suraksha Properties, #36/52, 4th Floor
12th Main, adjacent to Adiga's,
27th Cross, Jayanagar 4th Block East
Bengaluru - 560041 |

Project Financed by



**HOUSING
FINANCE**

MEMBER



SURAKSHA
GROUP

SPRINGS

2 & 3 BHK LUXURY FLATS
Begur Main Road, Off Bannerghatta Road

www.surakshagroup.co.in
RERA No. - To be allotted

Suraksha Springs stands in a place where glamour, living and the future intersect. Experience good living in spacious exclusive 2 and 3 BHK apartments as they provide a welcome distraction from the hustle of the city. The sprawling recreational facilities blend in perfectly with the finest of south Bangalore has to offer in the world of education, business parks, shopping and dining, so you don't just live here but enjoy the world around.

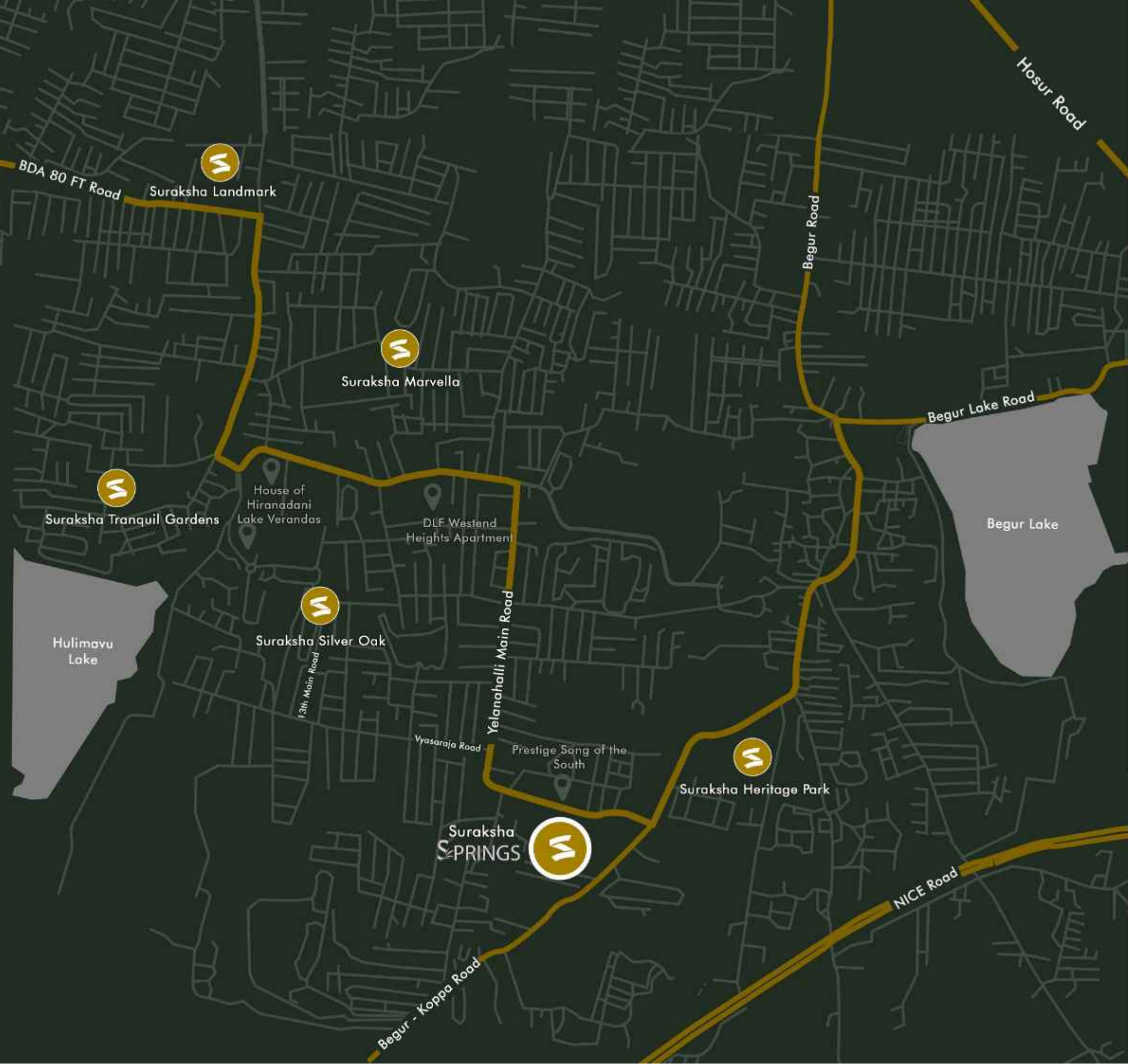
Invest in homes which are diligently designed keeping in mind the quality of living spaces required for a future ready community. The low-rise residential project, spread across 2.25 acres, has **sixty 2BHKs and one thirty 3BHKs** with no common walls between the apartment units.



LOCATION

Begur Road is an area in Bangalore which is fast growing to be a hot property destination for the IT crowd. The locality is strategically situated about 7kms from Electronic City, close to Wipro, Infosys, Siemens, and BHEL offices. It is about 3kms from Bommanhalli Circle, supporting the NICE corridor connecting both Hosur Main Road and Bannerghatta Road and Jigani.

Five new layouts surrounding Begur helped to extend the residential area within Begur, Classic Paradise Layout, Begur Woods Layout, Deo Heights, Vishwapriya Nagar and Akshaya Nagar are noted best residential layouts within Begur.





A WORLD WITHIN YOUR HOME

AMENITIES

We also have other Facilities to match your luxurious lifestyle. That's why your Club House comes fully loaded with a Health Club, Gymnasium and even a Steam room. We live in times when sporting facilities too, are a luxurious indulgence.

-  Swimming Pool
-  Multi Purpose Hall
-  24 Hrs Security
-  CCTV Surveillance
-  Intercom Facility
-  Car Parking
-  Landscaped Garden
-  Gym
-  24 Hrs Water Supply
-  STP
-  DG Power Backup
-  Indoor Games
-  Yoga Room
-  Meditation Room
-  Automatic Lift
-  Badminton Court

CLUB HOUSE

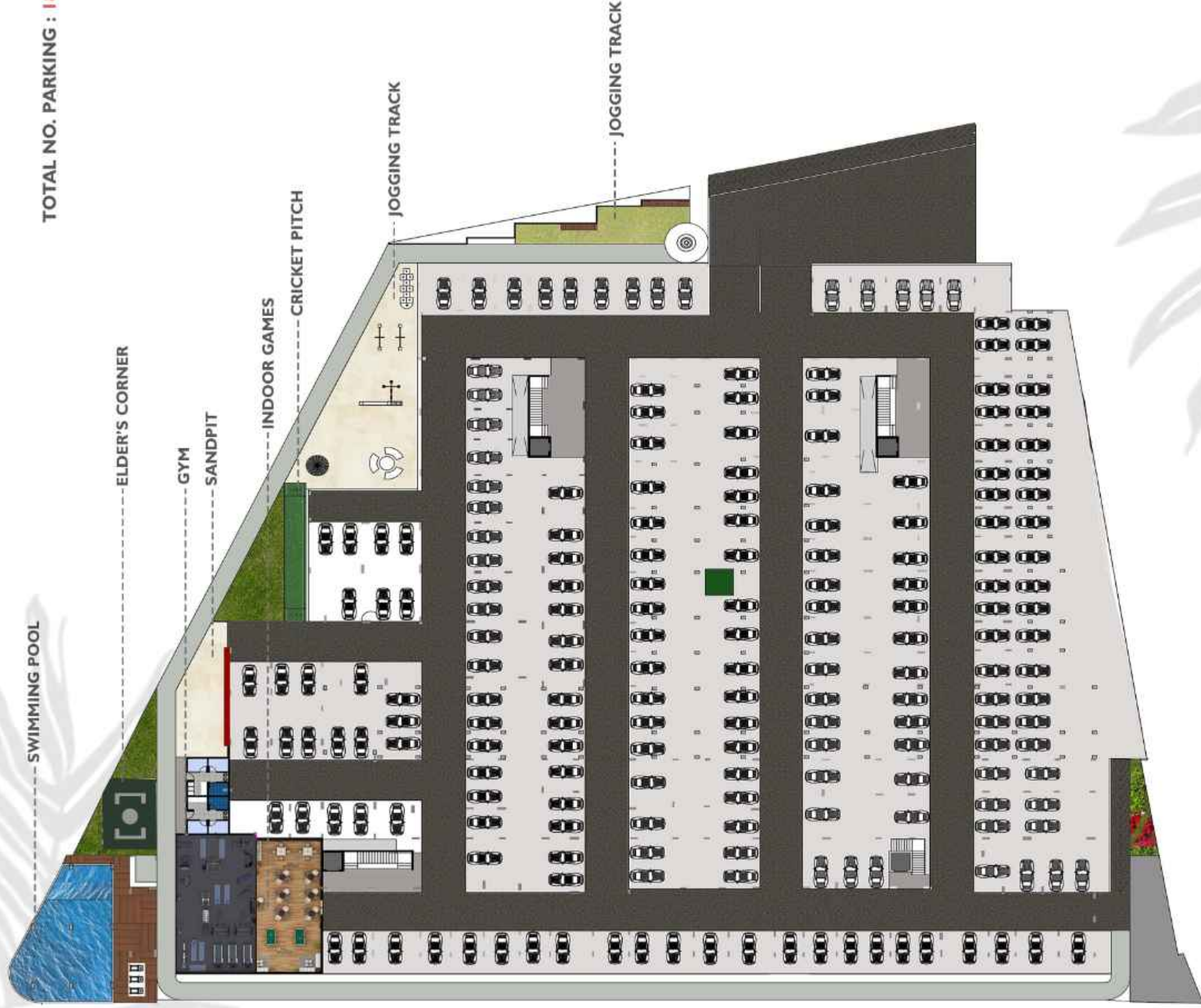
Suraksha Springs is embellished with a range of facilities that add charm of living in natural surroundings and yet enjoying the finest of 21st century living standards. It presents a plethora of amenities to unwind, relax and indulge in a variety of leisure activities with your family.

The most precious things in life can sometimes be found in the most unexpected places. Take a look at some of the best amenities and experience the difference.

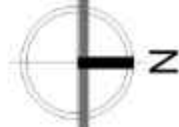
If it's the outdoor you seek, we have an exclusive jogging track. Now you don't need to step out for anything. There is even a dedicated play area for children, with the added value of convenience. After all, time is essence.



TOTAL NO. PARKING : 184



PARKING PLAN



BLOCK B

NO. OF 2 BHK : 60
NO. OF 2.5 & 3 BHK : 130
TOTAL NO. OF UNIT : 180

--- DRY GARDEN

--- PRIVATE GARDEN

--- JOGGING TRACK

CHILDREN'S PARK

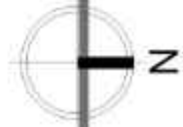
BLOCK A

ELDERS PARK

VISITOR PARKING

ENTRANCE

SITE PLAN



GROUND FLOOR

NO. OF 2 BHK : 12
NO. OF 2.5 & 3 BHK : 34

TOTAL NO. OF UNIT : 36

Unit 09
2.5BHK+2T
1,400* sqft
Garden : 70 sqft

Unit 08
2BHK+2T
1,110* sqft
Garden: 105 sqft

Unit 07
2.5BHK+2T
1,475* sqft
Garden: 335 sqft

Unit 10
2BHK+2T
1,160 sqft

Unit 11
2BHK+2T
1,155* sqft
Garden : 120 sqft

Unit 12
2.5BHK+2T
1,375 sqft

Unit 13
3BHK+2T
1,610* sqft
Garden : 120 sqft

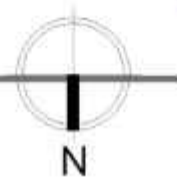
Unit 14
2.5BHK+2T
1,485* sqft
Garden : 80 sqft

Unit 06
2.5BHK+2T
1,395* sqft
Garden: 50 sqft

Unit 05
2BHK+2T
1,270* sqft
Garden : 60 sqft

Unit 15
2.5BHK+2T
1,190 sqft

BLOCK A GROUND FLOOR PLAN



*Super built up area mentioned includes 30% of the Garden Area.



Unit 02
2.5BHK+2T
1,475* sqft
Garden: 220 sqft

Unit 03
2.5BHK+2T
1,405 sqft

Unit 04
2.5BHK+2T
1,425 sqft

Unit 15
2.5BHK+2T
1,190 sqft

Unit 16
2.5BHK+2T
1,480* sqft
Garden : 65 sqft

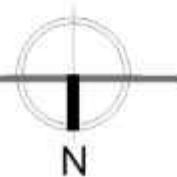
Unit 17
2.5BHK+2T
1,480* sqft
Garden : 100 sqft

Unit 01
2.5BHK+2T
1,505* sqft
Garden : 300 sqft

Unit 19
2.5BHK+2T
1,400* sqft
Garden : 50 sqft

Unit 18
2BHK+2T
1,260* sqft
Garden : 25 sqft

BLOCK A GROUND FLOOR PLAN



*Super built up area mentioned includes 30% of the Garden Area.



BLOCK B GROUND FLOOR PLAN



*Super built up area mentioned includes 30% of the Garden Area.

Unit 28
2.5BHK+2T
1,455* sqft
Garden : 120 sqft

Unit 27
2BHK+2T
1,245* sqft
Garden : 135 sqft

Unit 26
2BHK+2T
1,210* sqft
Garden : 135 sqft

Unit 25
2BHK+2T
1,255* sqft
Garden : 115 sqft

Unit 29
2.5BHK+2T
1,385* sqft
Garden : 156 sqft

Unit 30
2.5BHK+2T
1,495* sqft
Garden : 275 sqft

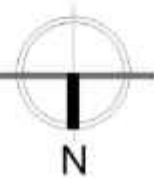
Unit 31
3BHK+2T
1,520* sqft
Garden : 135 sqft

Unit 32
3BHK+2T
1,505* sqft
Garden : 170 sqft

Unit 24
2.5BHK+2T
1,570* sqft
Garden : 520 sqft



BLOCK B GROUND FLOOR PLAN



*Super built up area mentioned includes 30% of the Garden Area.

Unit 23
2.5BHK+2T
1,565* sqft
Garden : 550 sqft

Unit 22
2BHK+2T
1,255* sqft
Garden : 135 sqft

Unit 21
2BHK+2T
1,205* sqft
Garden : 110 sqft

Unit 20
3BHK+2T
1,505* sqft
Garden : 140 sqft

Unit 33
3BHK+2T
1,575* sqft
Garden : 350 sqft

Unit 34
3BHK+2T
1,595* sqft
Garden : 400 sqft

Unit 35
3BHK+2T
1,215* sqft
Garden : 180 sqft

Unit 36
3BHK+2T
1,515* sqft
Garden : 155 sqft



FLOOR 1 TO 5

NO. OF 2 BHK : 60

NO. OF 2.5 & 3 BHK : 130

TOTAL NO. OF UNIT : 180

Unit 09
2.5BHK+2T
1,400 sqft



Unit 10
2BHK+2T
1,160 sqft



Unit 11
2BHK+2T
1,085 sqft



Unit 12
2.5BHK+2T
1,375 sqft



Unit 08
2BHK+2T
1,070 sqft



Unit 13
3BHK+2T
1,560 sqft



Unit 07
2.5BHK+2T
1,380 sqft



Unit 14
2.5BHK+2T
1,460 sqft



Unit 06
2.5BHK+2T
1,395 sqft



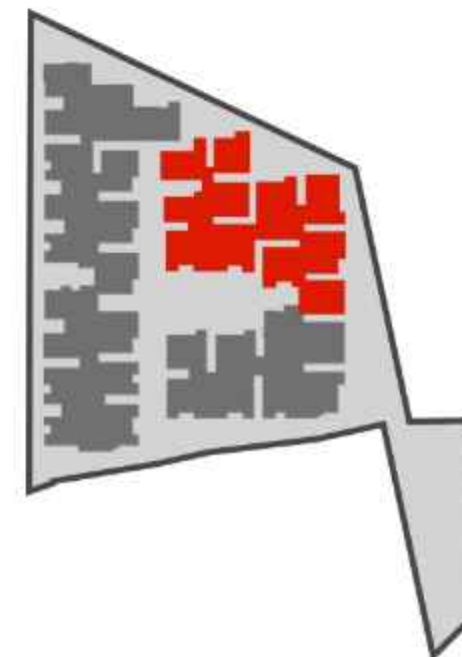
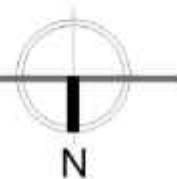
Unit 05
2BHK+2T
1,245 sqft



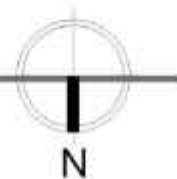
Unit 15
2.5BHK+2T
1,190 sqft



BLOCK A typical FLOOR PLAN



BLOCK A TYPICAL FLOOR PLAN



Unit 02
2.5BHK+2T
1,405 sqft



Unit 01
2.5BHK+2T
1,385 sqft



Unit 03
2.5BHK+2T
1,405 sqft



Unit 19
2.5BHK+2T
1,380 sqft



Unit 04
2.5BHK+2T
1,425 sqft



Unit 18
2BHK+2T
1,250 sqft



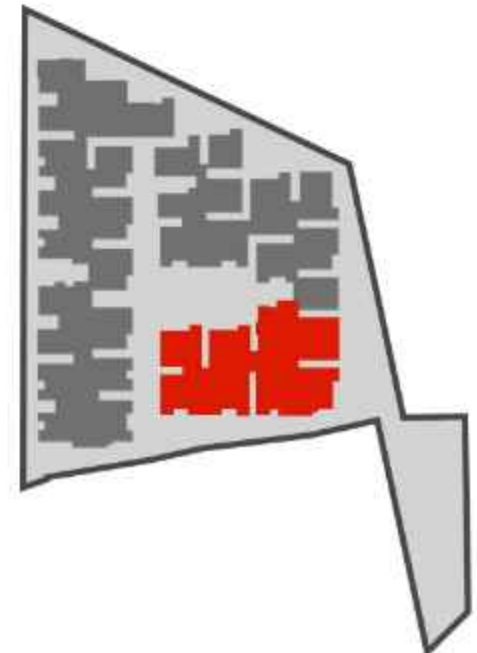
Unit 15
2.5BHK+2T
1,190 sqft



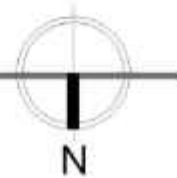
Unit 16
2.5BHK+2T
1,460 sqft



Unit 17
2.5BHK+2T
1,440 sqft



BLOCK B TYPICAL FLOOR PLAN



Unit 28
2.5BHK+2T
1,405 sqft

Unit 27
2BHK+2T
1,195 sqft

Unit 26
2BHK+2T
1,140 sqft

Unit 25
2BHK+2T
1,195 sqft

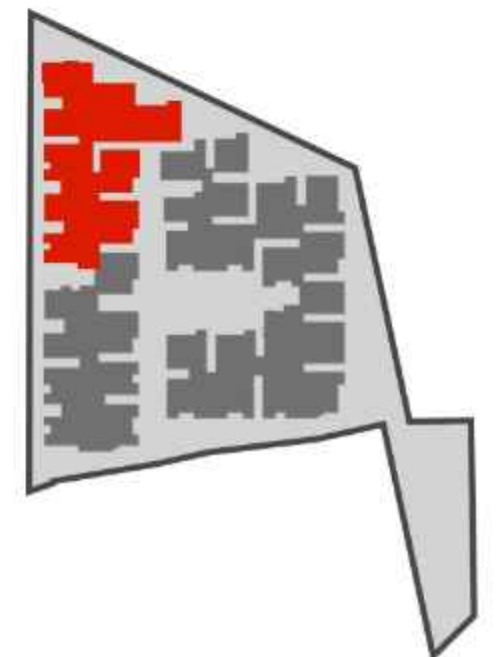
Unit 29
2.5BHK+2T
1,385 sqft

Unit 30
2.5BHK+2T
1,385 sqft

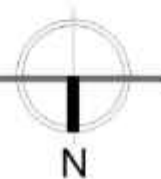
Unit 31
3BHK+2T
1,465 sqft

Unit 32
3BHK+2T
1,435 sqft

Unit 24
2.5BHK+2T
1,435 sqft



BLOCK B TYPICAL FLOOR PLAN



Unit 23
2.5BHK+2T
1,440 sqft



Unit 22
2BHK+2T
1,195 sqft



Unit 21
2BHK+2T
1,140 sqft



Unit 20
3BHK+2T
1,435 sqft



5'6" WIDE CORRIDOR

5'6" WIDE CORRIDOR

Unit 33
3BHK+2T
1,435 sqft



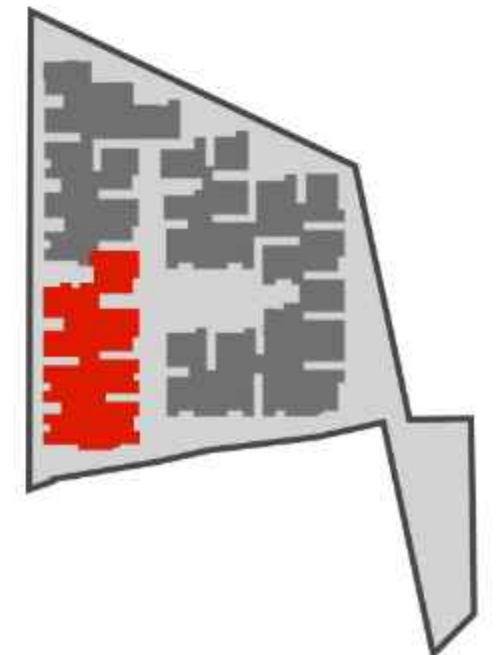
Unit 34
3BHK+2T
1,435 sqft



Unit 35
3BHK+2T
1,180 sqft



Unit 36
3BHK+2T
1,515 sqft



STRUCTURE

- Basement + Ground + 5 floors.
- RCC framed structure.
- Superstructure: Solid block masonry.
- No Common Walls.
- Internal & External walls : Cement Plastered.

FLOORING

- Living, Dining, Bedroom Balconies / Utility / Kitchen / Bathrooms - Vitrified tiles.
- Master Bedroom - GreenLam or equivalent Laminated Wooden flooring.
- Lobby & Staircase area - Granite / Vitrified tiles.

GENERAL SERVICES

- Rain Water Harvesting
- Sewage treatment plant.
- Power back up for common area & 1 KV for each flat.
- Intercom facility.
- 4 nos of lifts : Johnson / Schindler.
- Gas Bank for each flat.

WATER SUPPLY

- Water supply through bore well.
- Quality pressure tested plumbing and fully concealed pipes and Cauvery water in kitchen.

ELECTRICAL

- Concealed copper wiring with adequate light points of anchor make.
- Cable point in living & master bedroom.
- AC point provision in all bedrooms.

PAINTING

- Interior - 2 coat Acrylic Emulsion.
- Exterior - 2 coats of Apex paint.
- Grills - Enamel paint.

SECURITY

- CCTV cameras in common areas and entrance.
- Security personnel round the clock.

DOORS & WINDOWS

- Main door - Teak/Beach wood frame with Solid Flush - Both Side Teak Veneer.
- Internal doors - Engineered wood frame with Panelled Skin Doors / Laminated Honicel Core
- Window - 3 track UPVC Sliding window with glass panel and mosquito mesh.

KITCHEN

- Ceramic tiles 2 feet above the granite platform.
- Provision for water purifier & refrigerator.
- Provision for washing machine in utility.

BATHROOM FITTING

- False ceiling with Grid Panel.
- CP Fittings : Grohe / American Standard / Equivalent.
- Sanitary Fitting : Duravit / American Standard / Equivalent.
- Provision for Exhaust fan & Geyser.

