

A PROJECT BY



**CC & OC**



SAI GANGOTRI  
**HILL CREST**  
Vishweshwaraiah Layout - II Block

**OPENING DOORS TO THE FUTURE...**

**PRM/KA/RERA/1251/310/PR/191025/002960**

[www.sairamdwellings.com](http://www.sairamdwellings.com)



## SAI RAM DWELLINGS

We know the importance when it comes to a place to call "home". Our innovations in the construction process, diversity of our services and our reputation for superior quality and delivery has gained us immense trust, success and credibility from our clients. With enormous encouragement from our patrons and successful projects, we continue to embrace challenges along with our successes and every project is one we are proud of.

We now progress towards positive transition and growth and have renamed our company as SAIRAM DWELLINGS PRIVATE LIMITED. This will continue to instill further confidence and trust in our clients and customers. This strategic move of restructuring our company and streamlining our operations will help us focus on our long term goals in a bigger and better way.



SAI GANGOTHR

## HILL CREST

Hill Crest is a luxurious and affordable residential apartment project by Sairam Dwellings located next to Vishweshwaraiah Layout 2nd Stage Bangalore OFF NICE ROAD, which is also close proximity to Kengeri Metro Station, Educational institution like Edify School, Chitrakoota School, Hill Rock School, RV Engineering College. IT Hub, Global Village, Rajarajeshwari Medical Hospital, Medsol Hospital.

With 168 apartments spread over 1.5 acre, offering Vaastu Compliant with 1, 2 and 3 BHK you can be assured that apartments are meticulously crafted to offer ample space and comfort for the contemporary living.

These well-crafted and yet surprisingly affordable apartments are designed to provide you with numerous state-of-the-art amenities to lead an active lifestyle amidst greenery. Nestled in the calm and tranquil residential area in South Bangalore, the residences provide easy access to retail outlets and various entertainment hubs.





SAI GANGOTHRI  
**HILL CREST**

The apartments are planned and designed with the sole intent to offer you and your family a holistic living experience. Starting with the 1 BHK apartments for the new age working professionals to the 2 & 3 BHK homes for the larger families, everyone can find a home that suits their need at Hill Crest.





### 3D PERSPECTIVE VIEW

### 1 - BHK



1 BHK TYPE A



1 BHK TYPE B

#### 1 BHK TYPE A

BUILT-UP AREA	590 sft
CARPET AREA	438 sft

#### 1 BHK TYPE B

BUILT-UP AREA	590 sft
CARPET AREA	438 sft

### KITCHEN + LIVING





LIVING



2 - BHK



2 BHK TYPE A



2 BHK TYPE C



2 BHK TYPE B

2 BHK TYPE A

BUILT-UP AREA 830 sft  
CARPET AREA 612 sft

2 BHK TYPE B

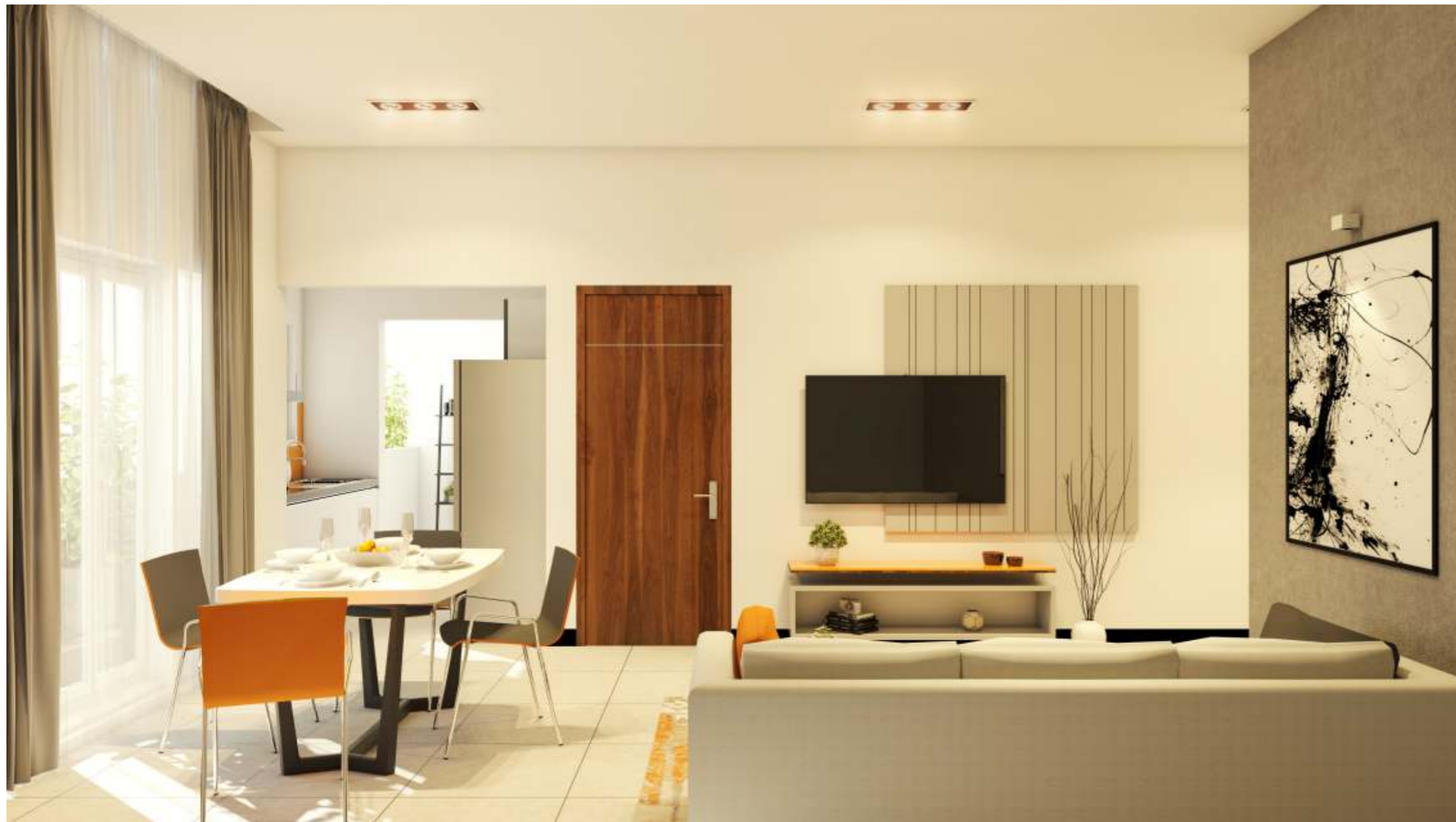
BUILT-UP AREA 830 sft  
CARPET AREA 612 sft

2 BHK TYPE C

BUILT-UP AREA 830 sft  
CARPET AREA 612 sft



LIVING+DINING



2 - BHK

2 BHK TYPE D



2 BHK TYPE E



2 BHK TYPE D

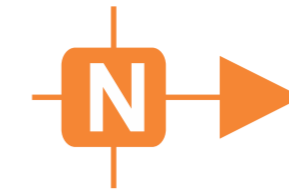
BUILT-UP AREA 805 sft  
CARPET AREA 598 sft

2 BHK TYPE E

BUILT-UP AREA 815 sft  
CARPET AREA 605 sft



# TYPICAL FLOOR PLAN



OUT ↑

IN ↑

SECURITY CABIN

<b>1 BHK</b>	<b>590 sft</b>	A 102, 104, 106, 108, 109, 111, 121
		B 122

<b>2 BHK</b>	<b>830 sft</b>	A 101
	<b>805 sft</b>	B 103, 105, 107, 110, 118, 120
	<b>815 sft</b>	C 112
		D 113, 114, 115, 116
		E 117, 119

<b>3 BHK</b>	<b>1165 sft</b>	A 124
	<b>1105 sft</b>	B 123

## AMENITIES

- Yoga / Party Hall
- Children's Play Area
- Swimming Pool
- Gym / Indoor Games
- Garden
- 24-Hours Security
- 24-Hours Power Backup



Driveway

Driveway

Driveway



## BEDROOM



## 3 - BHK

3 BHK TYPE A



3 BHK TYPE B



3 BHK TYPE A

BUILT-UP AREA  
CARPET AREA

1165 sft  
870 sft

3 BHK TYPE B

BUILT-UP AREA  
CARPET AREA

1105 sft  
818 sft



## SPECIFICATION

### STRUCTURE

- RCC Frame Structure
- Concrete block masonry and plastering
- External walls of 6 inch solid blocks
- Internal walls of 4 inch solid blocks

### FLOORING

- Vitrified tiles for Living room, Bedrooms and Kitchen
- Ceramic Tiles for Bathrooms with 7' dado
- Anti-skid vitrified tiles for balcony and utility
- Granite or vitrified flooring for Corridors/Common Area

### ELECTRICAL

- Concealed conducting with PVC Insulated Copper wires
- Modular Switches
- TV/Phone/Geyser/Exhaust Fan points

### DOORS & WINDOWS

- Main Door : Teak wood frame with compressed modular door with teak veneer finish
- Doors- Sal wood frame with compressed modular doors for Bedroom and Bathroom
- Windows : 3-track Aluminium powder coated with 5mm glass and safety grills

### WALLS & FINISHING

- Internal paint : Emulsion finish for walls and ceilings
- External paint : Emulsion finish for walls and ceilings

### KITCHEN

- Granite platform with 2' ceramic tile dado and stainless steel sink

### COMMON AREA

- 3 Nos. Lift of reputed make.
- MS railing with enamel paint for stairs
- 24-Hours power back up for all residences, lifts and common areas
- Covered /Basement Car Parking

### PLUMBING & SANITATION

- Piping - CPVC / PVC
- Parryware or equivalent sanitary ware
- Parryware or equivalent CP fittings

## OUR PROJECTS



### ABHI SAI SANTRUPTHI

Abhi sai santrupthi is located in Visvesvariah layout, 8th block and has a total of 70 houses spread over 2 blocks. These apartments have easy access to prestigious educational institutions.



### SAI GANGOTHRI

Sai gangothi, This residential project of 80 houses is spread over 2 blocks and located on Ullal Main Road.



### SAI LAKE VIEW

Sai lake view located in nagarbhavi, this is a mixed utility project with the ground floor constructed for commercial use. The next four floors houses 79 residential units.





## SAIRAM MEADOWS

SAIRAM Meadows is located in one of the rapidly growing yet peaceful areas, Prakruthi Nagara, adjoining Bharath Nagar. This is a 4 storey apartment building that has 23 affordable, well-designed, vastu compliant residences with a selection of two and three bedroom layouts.

These residences have ample natural lighting ventilation along with basement level parking and 24-hour power backup facilities. SaiRam Meadows is located very close to our recently completed and highly successful project – Abhi Sai Santrupthi. It is strategically located with proximity to many prominent educational institutions like East West Engineering College, KLE Law College and National Hill Rock School. The CII Institute for Quality training is located close by. This location is also close to Magadi Road and Nice Road junction.

## SAI RATHNA

Sai Rathna is located in the quiet and premium locality of Canara Bank colony in Chandralayout with easy access to metro stations, educational institutions and healthcare. This 4 floored infrastructure offers one apartment at each floor. Each apartment will be a 3-BHK furnished with exalted interiors and ample basement parking.

Sai Rathna is set to be a landmark development with the architectural design being refreshingly unique and contemporary. This state of art home that combines luxury and comfort is now available for sale.



## SAI GODAVARI

Sai Godavari is an upcoming residential project located in a fast growing, yet peaceful and quiet area - Innovative grape garden, off Tumkur Road. This project offers 16 affordable, well-designed 2-BHK homes that are vastu compliant and with 24-hour power back-up. They are designed to have maximum functional space with ample natural lighting and ventilation.

Sai Godavari is situated adjacent to Bangalore International Exhibition Center (BIEC), has convenient proximity to Tumkur Road and easy access to Bangalore Metro. With a lot of green cover, tranquil setting and functionally efficient residences, a home in Sai Godavari will be a delight to own.

## SAI AISHWARYA

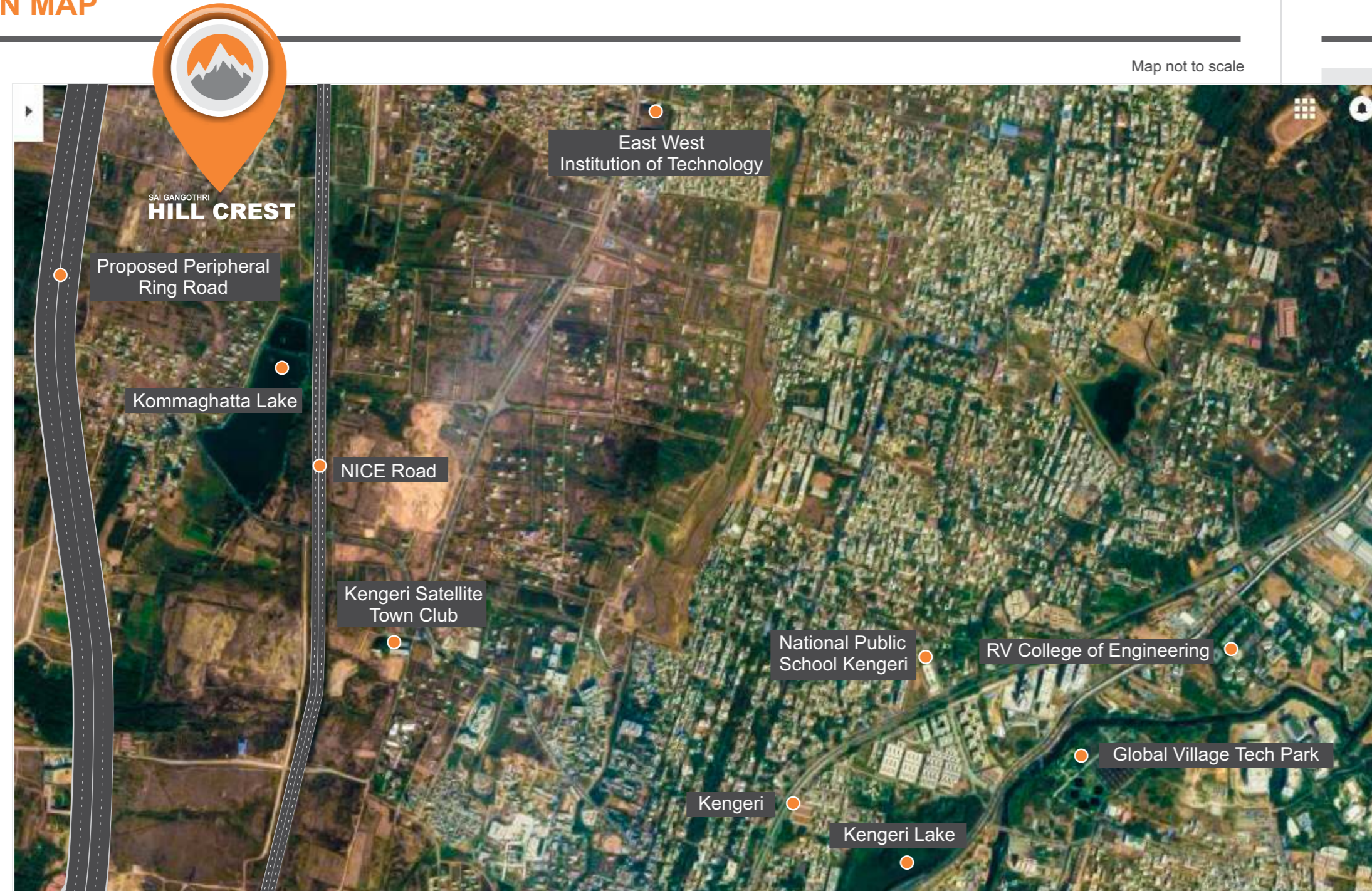
Sai Aishwarya is located in the quiet and premium locality of Canara Bank colony in Chandra layout Bengaluru, with easy access to metro station, shopping centre & eateries This 4 floored infrastructure offers one 3-BHK at each floor. Each independent home will be furnished with exalted interiors and ample basement parking.

Sai Aishwarya is set to be a landmark development with the architectural design being refreshingly unique and contemporary. This state of art home that combines luxury and comfort.





## LOCATION MAP



## HIGHLIGHTS

### Educational Institutes

- Oxford College - 1 Km
- Chitrakoota School - 3.4 Kms
- Edify School - 4 Kms
- VSS School - 4 Kms
- National Public School Kengeri - 4 Kms
- Surana College - 4 Kms
- KLE Law College - 4.7 Kms
- R. V. College - 5 Kms
- Ambedkar Engineering College - 6.7 Kms
- East West Engineering College - 7.5 Kms
- RR Medical College - 8.5 Kms
- ACS College Of Engineering - 8.9 Kms

### Hospitals

- BGS Global Hospital - 8 Kms
- Rajarajeshwari Hospital - 8.9 Kms

### IT/Industrial Areas

- Global Village Tech Park - 7 Kms
- Kumbalgodu Industrial Area - 12 Kms
- Machohalli Industrial Area - 12 Kms
- Bidadi Industrial Area - 22 Kms

### Mall

- Gopalan Arcade Mall RR Nagar - 8 Kms

### Others

- Kengeri Metro Station - 4.5 Kms
- Kengeri Railway Station - 4 Kms
- Metro Cash & Carry - 4.5 Kms
- Kengeri Bus Stand - 5 Kms



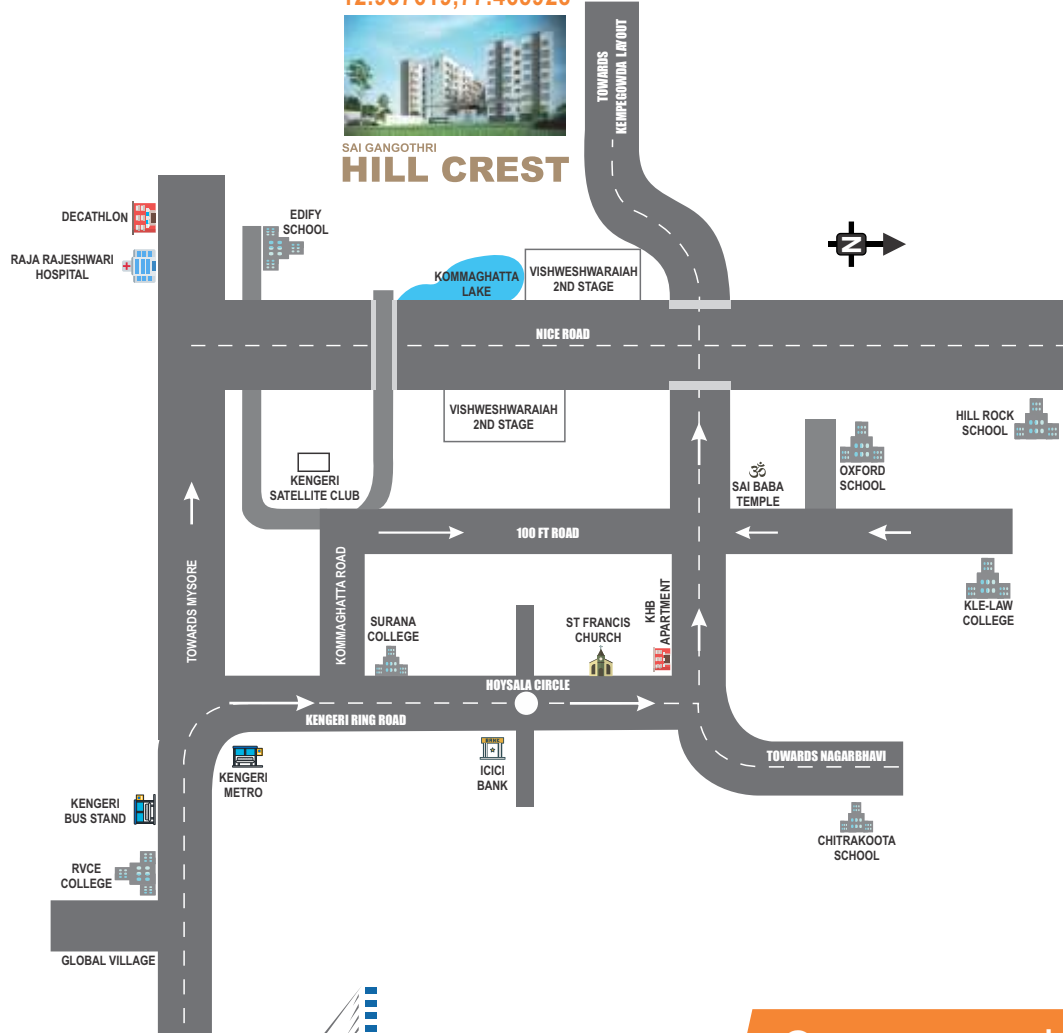
# ROUTE MAP



12.937619,77.465928



SAI GANGOTRI  
**HILL CREST**



**SAIRAM DWELLINGS PVT LTD**

Contact us to know more

**SAIRAM DWELLINGS PVT. LTD.**

**+91 7338 11138 +91 7022 788788**

#145/1, Abhi Sai Santrupthi, Flat No. 004, Ground Floor,  
60 FT Road 8th Block, Vishweshwaraiah Layout Bengaluru - 560 091.

sales@sairamdwellings.com



Scan for location

## Site Address

Survey No 102/1 & 103/1  
Ramasandra Village,  
Vishweshwaraiah layout, 2nd Block,  
Bengaluru - 560 060.

## Architect & Consultant Engineer



SATHISH'S SWANLINES

#2307, "Swanlines", Near Adigas,  
12th Main, 3rd Block East, Jayanagar,  
Bengaluru - 560 011.

## Legal Advisory

JAYPEE Associates Law Firm  
#38, Krishna, 1st Cross, Malleshwaram,  
Bengaluru - 560 003.  
Contact : 080 2356 0365 | 2346 8742

Project Approved by

