



DEVAGIRI   
EMERALDS

2 & 3 BHK LUXURY APARTMENTS @ UTTARAHALLI, BENGALURU

LOCATION ON  
THAT WILL MAKE YOU  
FEEL PROUD...

a project by  
**DEVAGIRI  
PROMOTERS**

TAKE THE FIRST STEP  
TOWARDS YOUR DREAM HOME.

DEVAGIRI   
**EMERALDS**  
2 & 3 BHK LUXURY APARTMENTS @ UTTARAHALLI, BENGALURU



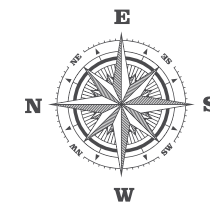
### OUR COMPANY

Devagiri Promoters has dedicated itself in providing finest housing avenues to its ecstatic Customers across Bengaluru. Devagiri is committed itself in delivering great value for money which reflects by the happy and satisfied families who are habituating in our completed projects.

Devagiri Promoters has earned customers belief and trust over a period of time by its quality construction, unique design and timely delivery of the projects. It has given satisfaction of buying a home and also value addition to the customers investments.

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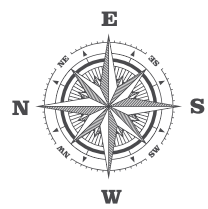
## LEGENDS

- A** Entrance Gate
- B** Entry to Ramp
- C** Exit to Ramp
- D** Jogging Track
- E** Path way
- F** Lawn
- G** Swimming Pool with Toddlers pool
- H** Children's Play Area

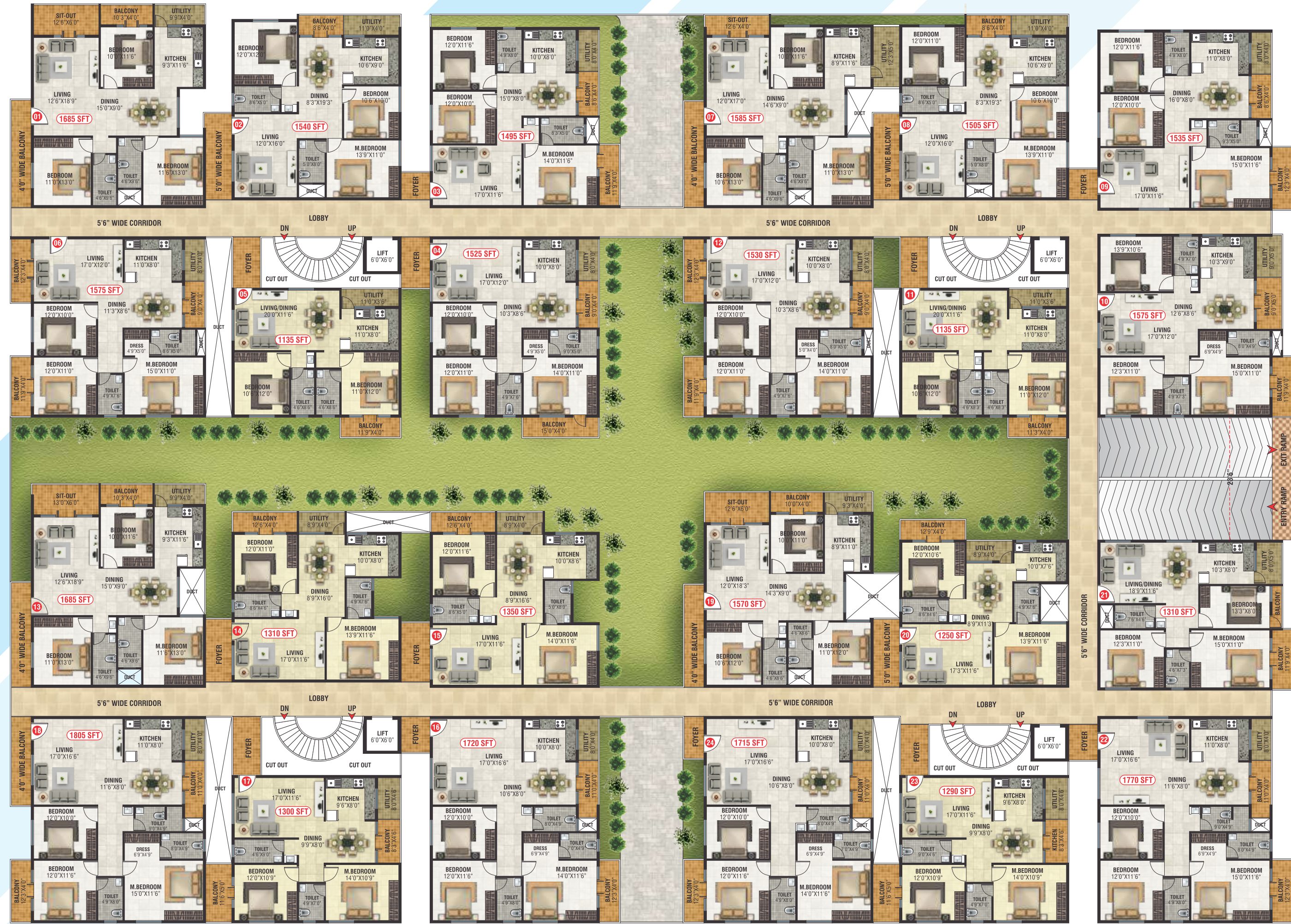
Give your family a home that gives a lifetime of happiness, comfort and good fortune.

Welcome to a lifestyle blessed by property and luxury at Devagiri Emeralds in Bengaluru. Uniquely designed 168 homes ranging from 1135 to 1805 sft. Built on G + 6 floors. Devagiri Emeralds is an apartment project which consists of 2 and 3 BHK luxury homes with an array of splendid amenities including fully ventilated with no common wall homes is a dream come true to many of the home buyers. Devagiri Emeralds is home to myriad conveniences created from the finest materials call us now and say hello to a fabulous future you'll cherish forever.

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**GROUND FLOOR PLAN**  
**AREA STATEMENT IN SFT**



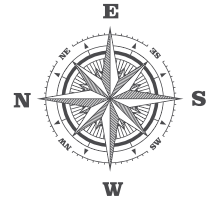
FLAT #	BHK	FACING	SB-AREA
001	3 BHK	NORTH	1685 SFT
002	3 BHK	NORTH	1540 SFT
003	3 BHK	NORTH	1495 SFT
004	3 BHK	NORTH	1525 SFT
005	2 BHK	EAST	1135 SFT
006	3 BHK	EAST	1575 SFT

FLAT #	BHK	FACING	SB-AREA
007	3 BHK	NORTH	1585 SFT
008	3 BHK	NORTH	1505 SFT
009	3 BHK	NORTH	1535 SFT
010	3 BHK	NORTH	1575 SFT
011	2 BHK	EAST	1135 SFT
012	3 BHK	EAST	1530 SFT

FLAT #	BHK	FACING	SB-AREA
013	3 BHK	NORTH	1685 SFT
014	2 BHK	NORTH	1310 SFT
015	2 BHK	NORTH	1350 SFT
016	3 BHK	NORTH	1720 SFT
017	2 BHK	EAST	1300 SFT
018	3 BHK	NORTH	1805 SFT

FLAT #	BHK	FACING	SB-AREA
019	3 BHK	NORTH	1570 SFT
020	2 BHK	NORTH	1250 SFT
021	3 BHK	NORTH	1310 SFT
022	3 BHK	NORTH	1770 SFT
023	2 BHK	EAST	1290 SFT
024	3 BHK	NORTH	1715 SFT

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TYPICAL FLOOR PLAN  
AREA STATEMENT IN SFT



FLAT #	BHK	FACING	SB-AREA
101	3 BHK	NORTH	1685 SFT
102	3 BHK	NORTH	1600 SFT
103	3 BHK	NORTH	1555 SFT
104	3 BHK	NORTH	1525 SFT
105	2 BHK	EAST	1135 SFT
106	3 BHK	EAST	1575 SFT

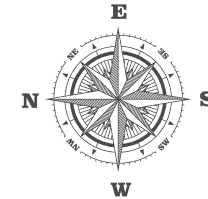
FLAT #	BHK	FACING	SB-AREA
107	3 BHK	NORTH	1640 SFT
108	3 BHK	NORTH	1565 SFT
109	3 BHK	NORTH	1535 SFT
110	3 BHK	NORTH	1575 SFT
111	2 BHK	EAST	1135 SFT
112	3 BHK	EAST	1530 SFT

FLAT #	BHK	FACING	SB-AREA
113	3 BHK	NORTH	1685 SFT
114	2 BHK	NORTH	1310 SFT
115	2 BHK	NORTH	1350 SFT
116	3 BHK	NORTH	1710 SFT
117	2 BHK	EAST	1305 SFT
118	3 BHK	NORTH	1800 SFT

FLAT #	BHK	FACING	SB-AREA
119	3 BHK	NORTH	1570 SFT
120	2 BHK	NORTH	1250 SFT
121	3 BHK	NORTH	1590 SFT
122	3 BHK	NORTH	1770 SFT
123	2 BHK	EAST	1290 SFT
124	3 BHK	NORTH	1700 SFT

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PARKING FLOOR PLAN

“With kids, you begin all over again and so there is some thing more to life again”

Rejuvenate yourself

It's time to take your overall well-being to a whole new level in a place where great amenities meet simple serenity. Devagiri Emeralds encourages you to take up a healthier lifestyle amidst sophistication with amenities that will develop your well-being.

A HOME SHOULD BE  
WHAT YOU GET INTO TO GET  
AWAY FROM IT ALL

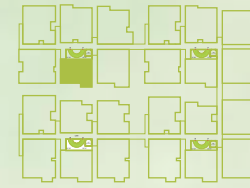
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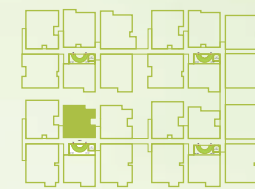
The luxury of time,  
space and peace  
of mind.

Devagiri Emeralds presents a sprawling array of apartment which are equipped to provide the occupant the advantages of space, style and convenience. The homes that offers blissful mornings and peaceful nights is ideal for those who would never like to compromise on the finer aspect of living. Real estate cannot be lost or stolen, nor can it be carried away – A uncontested gift to the coming generations.



**UNIT #**  
**105, 205, 305, 405, 505 & 605**  
 SBA - 1135 SFT  
 EAST FACING - 2 BHK

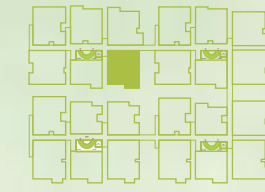
<b>A</b> LIVING/DINING	20'0"X11'6"	<b>F</b> TOILET	4'6"X8'6"
<b>B</b> KITCHEN	11'0"X8'0"	<b>G</b> BALCONY	11'9"X4'0"
<b>C</b> M.BEDROOM	11'0"X12'0"	<b>H</b> UTILITY	11'0"X3'6"
<b>D</b> TOILET	4'6"X8'6"	<b>I</b> FOYER	5'0" WIDE
<b>E</b> BEDROOM	10'6"X12'0"		



**UNIT #**  
**114, 214, 314, 414, 514 & 614**  
 SBA - 1310 SFT  
 NORTH FACING - 2 BHK

<b>A</b> LIVING	17'0"X11'6"	<b>F</b> BEDROOM	12'0"X11'0"
<b>B</b> DINING	8'9"X16'0"	<b>G</b> TOILET	8'6"X4'6"
<b>C</b> KITCHEN	10'0"X8'0"	<b>H</b> BALCONY	12'6"X4'0"
<b>D</b> M.BEDROOM	13'9"X11'6"	<b>I</b> UTILITY	8'9"X4'0"
<b>E</b> TOILET	4'9"X7'6"	<b>J</b> FOYER	5'0" WIDE





**UNIT #**  
**104, 204, 304, 404, 504 & 604**  
 SBA - 1525 SFT  
 NORTH FACING - 3 BHK

A	LIVING	17'0"X12'0"	H	TOILET	4'9"X7'6"
B	DINING	10'3"X8'6"	I	BEDROOM	12'0"X10'0"
C	KITCHEN	10'0"X8'0"	J	BALCONY	15'0"X4'0"
D	M.BEDROOM	14'0"X11'0"	K	BALCONY	9'0"X4'0"
E	TOILET	9'0"X5'0"	L	UTILITY	8'0"X4'0"
F	DRESS	4'9"X5'0"	M	FOYER	5'0" WIDE
G	BEDROOM	12'0"X11'0"			



**UNIT #**  
**118, 218, 318, 418, 518 & 618**  
 SBA - 1800 SFT  
 NORTH FACING - 3 BHK

A	LIVING	17'0"X16'6"	H	TOILET	4'9"X8'0"
B	DINING	11'6"X8'0"	I	BEDROOM	12'0"X10'0"
C	KITCHEN	11'0"X8'0"	J	TOILET	9'0"X4'9"
D	M.BEDROOM	15'0"X11'6"	K	BALCONY	11'0"X4'0"
E	TOILET	8'0"X4'9"	L	BALCONY	11'0"X4'0"
F	DRESS	6'9"X4'9"	M	BALCONY	4'0" WIDE
G	BEDROOM	12'0"X11'6"	N	UTILITY	8'0"X4'0"





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## SPECIFICATIONS



### STRUCTURE:

RCC Framed structure with concrete block masonry.

### WALLS:

External walls with 6" solid concrete blocks & Internal walls with 4" solid concrete blocks, Independent walls for all flats.



### KITCHEN:

Granite platform with stainless steel sink & 4 Feet Glazed tiles daddoing above the platform, Provision for water purifier point in kitchen & exhaust chimney in kitchen, Provision for washing machine in utility area,



### LIFTS & LOBBY:

Entrance lobby finished with granite flooring and suitable staircase railing, Total 4 no. 8 passenger capacity lifts, Durable & elegant surface cladding for lift walls

GRAND PLANS FOR  
YOUR LIFE, IN A  
CHOICE OF  
LUXURIOUS  
OPTIONS.



### PLASTERING:

**External Walls:** Two coat sponge finishing with texture as per elevation,  
**Internal walls:** Smooth plastering with wall care putty rendering.



### PAINTING:

Interior walls smooth plastering with 3 coat putty, 1 coat primer, 2 coat premium emulsion paint, Exterior walls with 1 coat white cement, 1 coat of primer & 2 coats fo Apex paint.



### GENERATOR BACKUP:

DG power backup for all lighting points, fans and TV points in each flat, Additional power back up for lift, water pump and common area lighting.



### FLOORING:

Vitrified tiles flooring for living, Bed rooms, Kitchen and Dinning.  
Anti skid tiles flooring with ceramic tiles dado up to door height for al the toilets.  
Anti skid Ceramic tiles for all Balconies  
Granite Flooring for Corridor, Staircase & Foyer



### ELECTRICAL:

Concealed wiring of Finolex or Anchor with fire resistant, Adequate point of lights, fan & other plugs in bedroom, living room, kitchen, toilets, Exhaust fan & geysers points in toilets & kitchen plug points for chimney, water purifier, refrigerator with modular switches of Anchor or Roma, TV point for Living room & Master bedroom, Provision for spilt Air Conditioning in master bedroom, One MCB for each room, one ELCB for each flat with BESCOM power connection of 3 KW for 2 BHK and 4 KW for 3 BHK.



### WATER SUPPLY

Adequate water supply through bore well, Provision for Cauvery water in kitchen.

### FACILITIES

Sewage Treatment Plant, Rainwater harvesting pits.



### DOORS & WINDOW:

**Main door:** Teak wood frame with teak wood shutter,  
**Internal doors:** Sal wood frame and designer skin moulded shutters,  
3 track UPVC window with mosquito mesh and M.S. safety grills.



### TOILET:

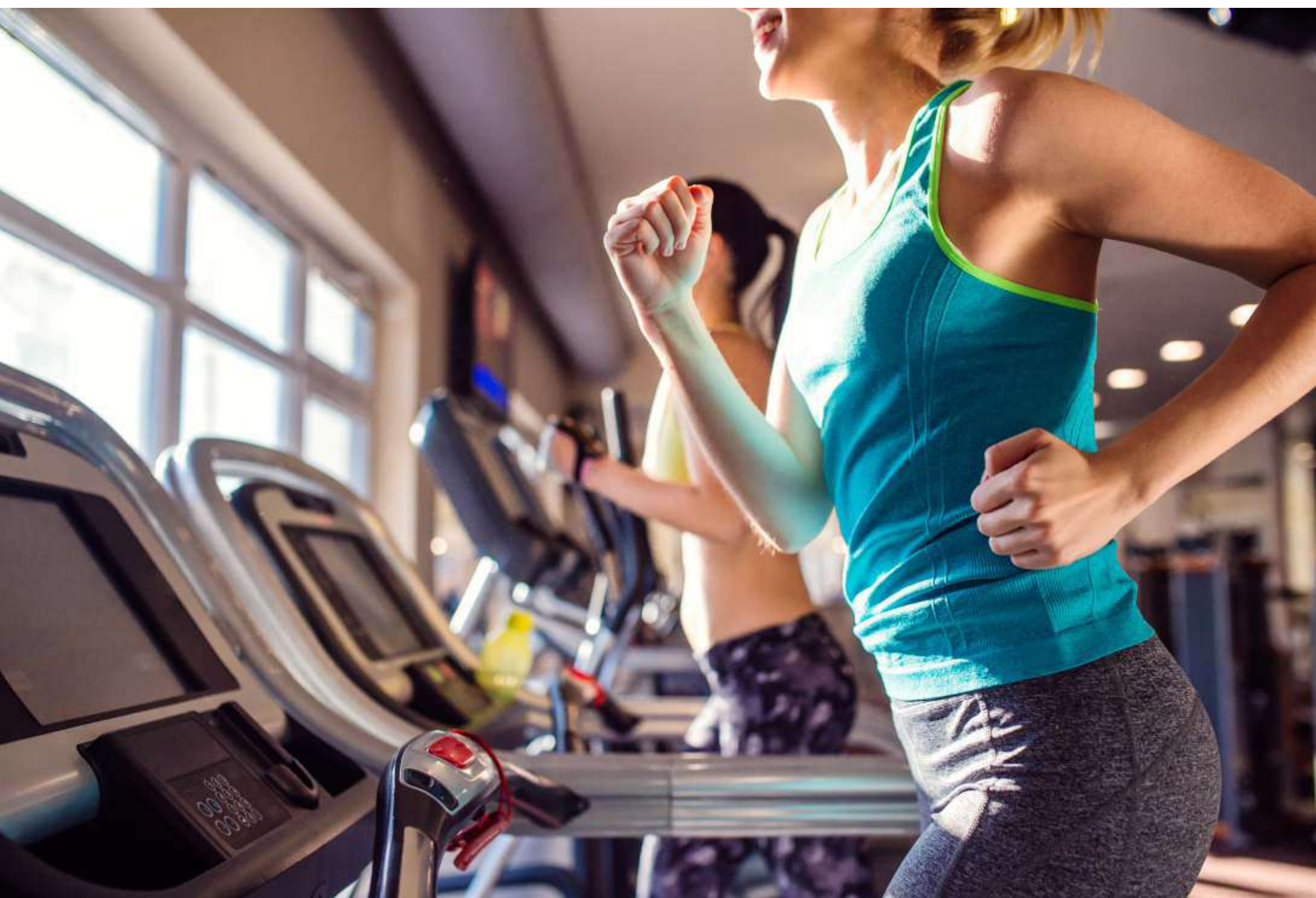
Anti-skid tiles for flooring, Glazed ceramic tiles up to 7' walls cladding, Concealed plumbing lines, CP fittings of Jaquar and Sanitary ware of Hindware  
Provision for exhaust fans and geysers for bathrooms.



### SECURITY:

CCTV Camera surveillance, Every house will be connected to security office through intercom phone.





# amenities

## EVERY AMENITY IS ANOTHER OPPORTUNITY FOR BONDING

- ◆ Children's play area
- ◆ Swimming pool with Toddlers pool
- ◆ Gymnasium
- ◆ Multipurpose hall
- ◆ Jogging track
- ◆ CCTV Camera Surveillance
- ◆ Intercom facility
- ◆ Generator Back-up
- ◆ Exclusive Covered Car Parking

## PROJECT HIGHLIGHTS

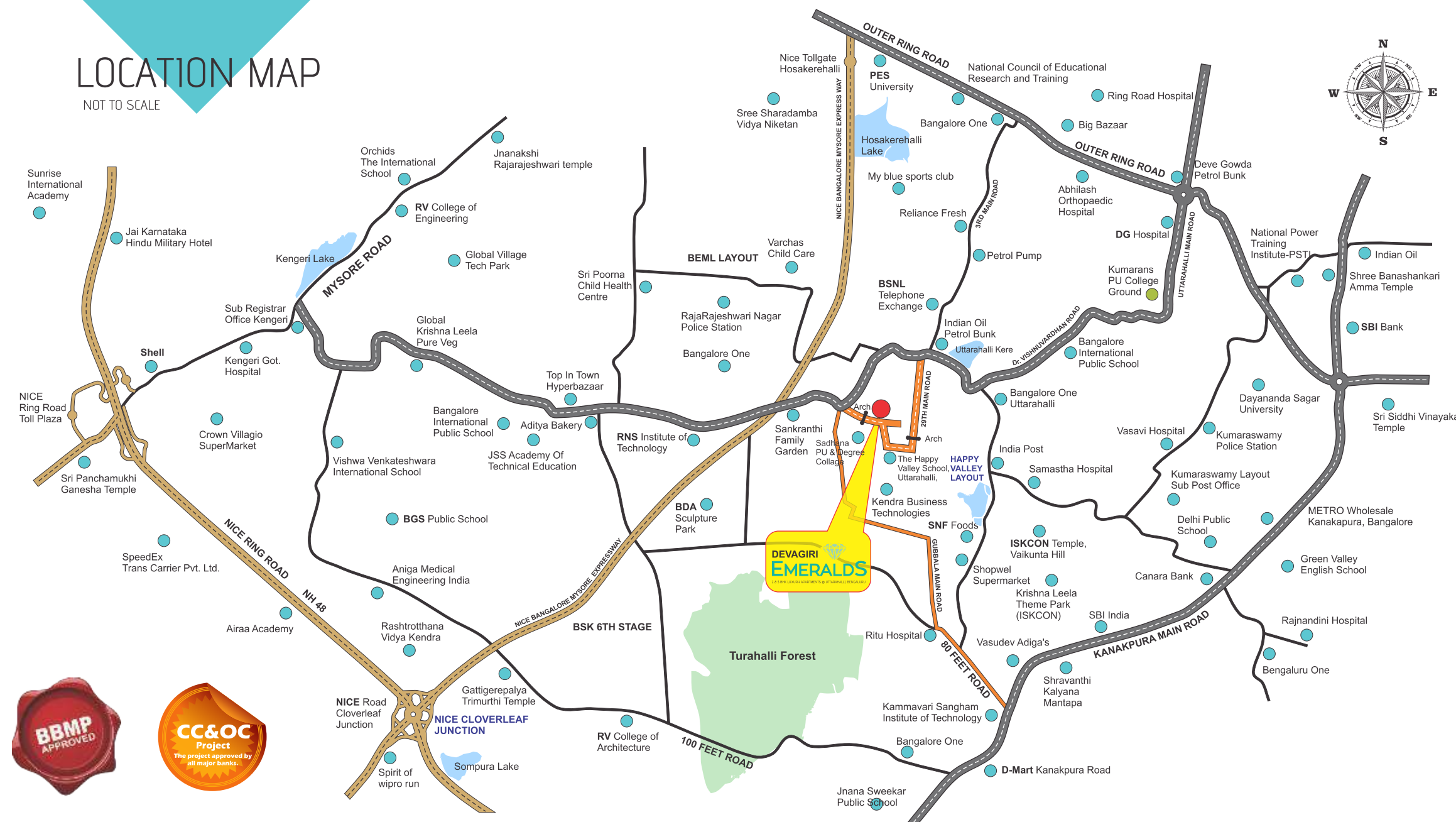
- ◆ 24 hours security & fire safety system
- ◆ All round compound wall
- ◆ No Common wall
- ◆ 24 hours generator back-up
- ◆ Sewage treatment plant (STP)
- ◆ Rain water harvesting
- ◆ Provision for net connectivity
- ◆ Provision for cable TV
- ◆ 8 Passenger capacity 4 Lifts
- ◆ Weather proof tiles on Terrace

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# LOCATION MAP

NOT TO SCALE



## KNOW YOUR NEIGHBOURHOOD

### KEY DISTANCE (approximate):

Global Village Tech Park	5.5 Km
Gopalan Arcade Mall	5.6 Km
Raja Rajeshwari upcoming Metro Station	5.6 Km
Yelachenahalli Metro Station	6.0 km
ISKCON Temple, Vaikunta Hill	5.5 Km
Patalamma Temple	walkable
Sai Baba Temple, Subramani Temple	walkable

### EDUCATIONAL COLLEGES

The Happy Valley School	BIPS School
National Public School	Sadhana College
Baldwin High School	BGS Global Institute of Medical Sciences
Sri Kumaran Public School	KSIT College
Sri Chaitanya School	Swargarani School & PU College
BGS Public School	RNSIT College
New Millennium Public School	JSS College
Presidency Public School	Prarthana School
Delhi Public School	

### HOSPITALS

BGS hospital
SSNMC Super speciality hospital
Maharaja Agrasen Hospital
NU Trust Hospital
D G Hospital

### FOOD AND SHOPPING

Metro Cash & Carry
Reliance Trend
Reliance Fresh
Pizza Hut
Dominos

## DEVAGIRI PROMOTERS

### OFFICE ADDRESS:

# 2455, 2nd Floor, 9th Main Road,  
17th 'E' Cross, Banashankari 2nd Stage,  
Bengaluru - 560 070  
E-mail: devagiripromoters@gmail.com

### SITE ADDRESS:

# 4/1 & 5, 1st Cross, Happy Valley Layout,  
Near Sadhana College, Uttarahalli,  
Bengaluru - 560 061

# Contact - 9686212433 / 9686593168

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 the elevation, plans and specifications as deemed fit  
All applicable Taxes Extra, Conditions apply\*

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RERA NO. PRM/KA/RERA/1251/310/PR/200618/003456

Architect  
**YUKTI**  
Architecture, Engineering, Interiors.  
Ph: 080 26713029  
E-mail: yukktiv@gmail.com

Legal Advisor  
**G.V.SUDHAKAR**  
ADVOCATE & CONSULTANT  
Ph: 080-42194390