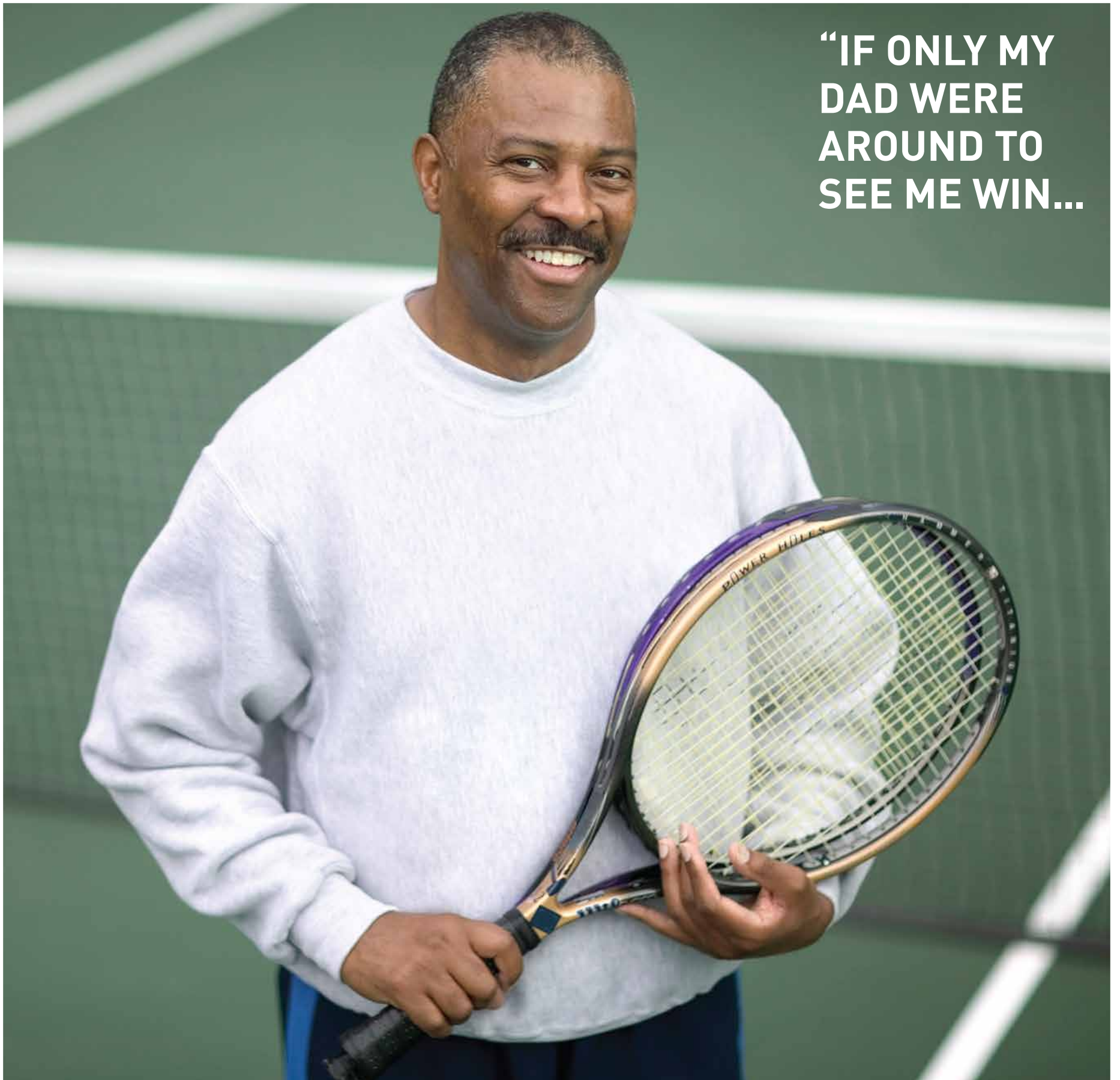


**“IF ONLY MY  
DAD WERE  
AROUND TO  
SEE ME WIN...”**







**...BUT HE'S  
TOO BUSY  
ON THE  
BASKETBALL  
COURT."**



STAY WHERE YOU *PLAY*

You've lived in our clothes. Now live in our homes...  
Arvind SmartSpaces, a part of Lalbhai Group (one of the largest manufactures of denim in the world), presents...



Located in the most upcoming part of Bangalore city, North Bangalore, behind Manyata Tech. Park at Hebbal, Sporcias provides a unique opportunity for the residents to embrace a healthy and engaged lifestyle with its sports facilities and trained coaching facilities.

Open the front door or stand in the balcony of your apartment to feel the vibrancy around you or just step out from the pavilion and be a part of it.

***DUNK ○ DRIVE ○ SMASH ○ VOLLEY ○ SPIKE***

# HOMES ATTACHED TO SPORTS FACILITIES



US NBA Jr. School  
Approved Size Court



ICC Standard Size  
22 Yard Cricket Pitch



Table Tennis



World Squash Federation  
Approved Size Court



Volleyball  
Court



Swimming Pool



Pool Table



International  
Tennis Federation  
Approved Size Court



Internationally  
Approved  
Equipments



- Majority 3 Side Open Apartments
- 7 International Size Sports Facilities
- Behind IT Hub (Manyata Embassy Park)







STAY WHERE YOU *DUNK*

OUR BASKETBALL COURT COMES  
ATTACHED WITH 2 & 3 BHK APARTMENTS





US NBA Jr. School Approved Size Court

STAY WHERE YOU *DRIVE*

OUR CRICKET PITCH COMES  
ATTACHED WITH 2 & 3 BHK APARTMENTS





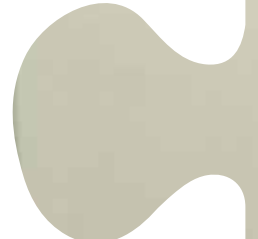
ICC Standard Size 22 Yard Cricket Pitch



STAY WHERE YOU *SMASH*

OUR SQUASH COURT COMES  
ATTACHED WITH 2 & 3 BHK APARTMENTS





World Squash Federation Approved Size Court

STAY WHERE YOU ***VOLLEY***

OUR TENNIS COURT COMES  
ATTACHED WITH 2 & 3 BHK APARTMENTS





International Tennis Federation Approved Size Court

STAY WHERE YOU *SPIKE*

OUR VOLLEYBALL COURT COMES  
ATTACHED WITH 2 & 3 BHK APARTMENTS







International Size Volleyball Court

# Master Layout Plan



## Specifications:

- 1 Structure**
  - Earthquake Resistant RCC Frame Structure
  - External and internal partition walls with good quality cement blocks/clay bricks
- 2 Flooring**
  - Living and Master bedroom: 600\*600 Vitrified /Porcelain or equivalent tiles
  - Kitchen: Vitrified/Porcelain or equivalent tiles
  - Bathrooms: Vitrified/Porcelain or equivalent tiles
  - Balcony and Utility: Anti Skid Vitrified/Porcelain or equivalent tiles
  - Ground Floor Lobby: Granite/equivalent Stone
  - Ground to First Floor Stairs: Granite/equivalent Stone
- 3 Platform / Counter**
  - Kitchen: Black polished granite/equivalent Stone
- 4 Windows**
  - Internal Rooms: Aluminium with float glass
  - Balcony: Aluminium with float glass
- 5 Door**
  - Main Door: Teak wood finish veneer
  - Internal Rooms: Flush doors with laminate, enamel/ polish on wooden frames
  - Bathrooms: Flush doors with laminate/ Acrylic coated paint with timber/granite frames
- 6 Electrical**
  - Television point: Living & Master Bedroom
  - Telephone point: Living & Master Bedroom
  - AC point: 2 BHK Compact/2 BHK : Master Bedroom  
3 BHK Compact/3 BHK : Master Bedroom and One other Bedroom
  - Power points: For refrigerator & microwave in kitchen and for Washing machine in Utility
  - Switch Gears: L & T /Schneider/Havells/Siemens or equivalent make
  - Elevators: Schindler/Kone/Johnson/Omega or equivalent make
  - Internal Wiring: Finolex/Havells/Anchor/Polycab or equivalent make
- 7 Wall Finish**
  - Internal: Jotun/Asian/ICI Dulux/Nerolac or equivalent make
  - External: Acrylic/External grade paint
- 8 Plumbing**
  - CP fittings and accessories: Jaquar/Plumber/Cera or equivalent make
  - Sanitary Ware: Wall/ Floor mounted sanitary ware of Cera/Hindware/ Parryware or equivalent make
  - Railing: Mild Steel hand rail
- 9 Railing**
  - Mild Steel hand rail / Glass railing

## Amenities / Facilities

- 1 Outdoor Sports**
  - Basketball
  - Volley Ball
  - Cricket pitch
  - Tennis Court
  - Swimming Pool & Toddler's Pool
  - Skating Rink
  - Sand-pit/Children's Play Area
- 2 Indoor Sports**
  - Squash
  - Pool Table
  - Table Tennis
  - Carom & Cards Room
  - Darts
- 3 Entertainment**
  - Amphitheatre Steps
  - Restaurant / Chill-out Lounge
- 4 Health**
  - Gymnasium
  - Steam / Sauna / Massage
  - Jogging track
  - Yoga or Meditation or Aerobics Room
  - Yoga and Sports training facility by trained professionals / coaches
- 5 Security system**
  - CCTV
  - Intercom facility in security rooms linked with all apartments
- 6 Landscape**
  - Walkways
  - Water Bodies
  - Fountains
- 7 Other Value Addition**
  - Grocery or Medical Store
  - Ample Parking
  - Dual Plumbing System
  - 24 Hours Power Back-Up for common area

## OUR HISTORY

- 2014-15** Arvind SmartSpaces gets listed in Bombay stock exchange and National stock exchange.
- 2013-14** Arvind Lifestyle Buys 49% stake in Calvin Klein in India.
- 2012-13** Arvind Lifestyle Signs agreement for licenses of Hanes.
- 2011-12** Arvind Lifestyle acquires India operations of Debenhams, Next, Nautica.
- 2010-11** Set up joint venture for marketing Tommy Hilfiger brand.
- 2009-10** Arvind forays into real estate in a big way announcing mega projects including a 90 million sq. ft. residential township in Ahmedabad.
- 2005-09** Arvind creates an aggressive retail strategy. A one-stop shop service is set up on a global scale, offering garment packages to reputed national and international customers. Arvind seeks new partnerships and strengthens its international portfolio consistently, with brands such as Lee, US Polo, etc.. It also commissions India's first ammonia treatment plant for high-end fashion fabrics.
- 1996-97** Arvind produces 100 million meters of Denim annually and becomes the third largest producer in the world. It sets up India's largest state-of-the-art facility for shirting, gabardine and knits at Santej.
- 1980-88** Arvind rides out the textile industry crisis, records highest levels of profitability and enters the export market for Denims.
- 1931-34** Arvind Mills Limited is set up by three brothers with the aim to produce high-end superfine fabrics and establishes itself amongst the foremost textile units in the country with sales reaching 45.76 lakhs.

## ABOUT ARVIND

The Arvind legacy spans more than 80 years, and entails a spirited journey that led us through diverse challenges to achieve a remarkable success. Over this journey of more than eight decades we have emerged as leaders in the textile industry in India and have become the third largest denim manufacturer in the world. Arvind has been defining and shaping many collections and trendsetting styles across the ramps and retail outlets in the fashion capitals across the world. Arvind is today synonymous with a vast range of lifestyles products be it fabrics or apparels. Even as focussed on enriching lifestyles by creating scores of globally acclaimed lifestyle brands, we diversified successfully into retail, engineering, telecommunications and real estate. In all these years, we set our sights firmly on one goal: Excellence.

Arvind touches everyday life to bring in that feel of excellence through the brands we all love so much. Flying Machine, Megamart-The Retail Chain, Tommy Hilfiger, US Polo, Arrow, Izod, Gantt, Nautica to name a few.

And now lifestyle spaces built with the same excellence and founded on the same trust.



## OTHER PROJECTS

### UPLANDS

GOLF • LIVING • LEISURE

Located near Rancharda, Ahmedabad, Uplands is a high end low density golf living project having premium villas built around a stylish golf course and a lifestyle club. Designed by world renowned architects, Woods Bagot (HongKong), Uplands is for the select few and of the select few.



Arvind Skylands is strategically located at Jakkur, North Bengaluru near Manyata Tech Park. Arvind Skylands consists of 2 BHK, 2.5 BHK and 3 BHK spacious apartments. With an interconnected rooftop jogging track, rooftop cafeteria, beautiful landscaping & extravagant clubhouse among other amenities, Arvind Skylands is a class apart.



Parishkaar is spread over 7 acres of land on a sprawling "Arvind Avenue" campus of 21 acres. Located in East Maninagar - the heart of Ahmedabad, the project comprises of more than 700 elite 2 & 3 BHK lifestyle apartments & a premium commercial complex.



A premium 5BHK villas and 4BHK apartments scheme designed by world renowned architects HOK (USA) at Mahadevpura, Whitefield, Bangalore.



A premium weekend residential scheme, Alcove is situated at Village Shanawad in the western suburbs of Ahmedabad covering more than 24 acres of land. It boasts of the best in its class, state-of-the-art facilities including RCC roads, integrated sewage system, and a furnished club house of more than 12,000 sq. ft.



Opening out into the bustling Khokhra circle, it is the most happening commercial zone in East Maninagar. It offers the advantage of a ready customer-base with more than 1300 families, all within one campus.



Welcome to a home that not just offers you a world of comfort and convenience, but is a definitive upgrade to your lifestyle. It's a part of an integrated green sustainable township at Vadsar, Ahmedabad which is futuristic in its outlook and yet retains the true essence of Gujarat.



Arvind Citadel offers you a quality time to ourselves, our family and friends. It gives the choice of 3 & 4BHK lifestyle apartments that are centrally located in the heart of Ahmedabad city off CG Road. Citadel is at two minutes distance from the business centers, offices, schools, malls, supermarkets, hotels, hospitals and everything else that we need in our life.



Shubh Griha is the first phase of an integrated green sustainable 135-acre township at Vadsar, Ahmedabad whose every feature - right from the layout and design to the architecture and construction - is inspired by and reminiscent of the cultural splendor of Gujarat.

Arvind Megaestate is a large size mixed-used commercial development on the main Naroda Road. Developed by Arvind SmartSpaces Limited, this world-class development is envisaged to be a self-sufficient and integrated business zone of East Ahmedabad.



A commercial complex of 234 exclusive Shops and Offices on Naroda Road, Ahmedabad - situated near Ahmedabad's business hub, designed to take your business to the next level.

Situated in the industrial hub of Changodar (Chancharwadi area), Arvind MEGAPARK houses industrial plots and industrial sheds for large, medium and small scale enterprises. It is spread over 20 acres of sprawling area in the web of some major industrial spaces.



# ARVIND SMARTSPACES

The mark of true craftsmen is the pride they take in their creation. It is the passion for their craft that drives them to surpass the norms of acceptability and explore the very limits of perfection. And the ultimate reward for the craft is the joy it delivers to the end user. At Arvind SmartSpaces , the quality of our craft and the joy it brings to your life is a matter of pride for us. That's why we believe in first delivering impeccable quality, and therefore delivering pure joy to our customers. You will see this in the precision of our processes, simplicity of our transactions, truth in our promises and thoughtfulness in everything we build.

ARVIND SMARTSPACES - BUILDING PRIDE.BUILDING JOY.

## Location Map



Site Address: Plot No. 89/4, Behind Manyata Tech Park, Off Hebbal Ring Road, Near Regency Pinnacle Heights, Rachenahalli, K.R. Puram Hobli, Bengaluru - 560 045.

Branch Office Bengaluru: **4<sup>th</sup> Floor, Raheja Point, No. 17/2-6, Commissariat Road, Ward No. 76, Richmond Town, Bangalore - 560 025.**

Head Office Ahmedabad: 24, Government Servant Society, Behind Citibank, C.G. Road, Ahmedabad - 380009. Gujarat.

Contact : **079 - 30137100** | E-Mail : [sales@arvind.in](mailto:sales@arvind.in) | Website : [www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)

Interiors and fitouts are not part of standard offering. All the architectural and interior views and images are computer graphic artistic impressions and simulated interpretation of the actual property for better customer understanding. This brochure is strictly for private circulation only and not an offer for sales and does not form part of any sales process. It is only for an easy presentation of the project and should not be treated as a legal document. Subject to Bangalore jurisdiction.

You've lived in our clothes.  
Now live in our homes.





Arvind SMARTSPACES



STAY WHERE YOU *PLAY*

# ARVIND SMARTSPACES

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Contact : 079 - 30137100 | E-Mail : [sales@arvind.in](mailto:sales@arvind.in) | Website : [www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)

## Floor Plans

Floor Plan: 2 BHK Compact  
 Block A: All Units  
 Total Carpet Area: 547.34 Sq Ft



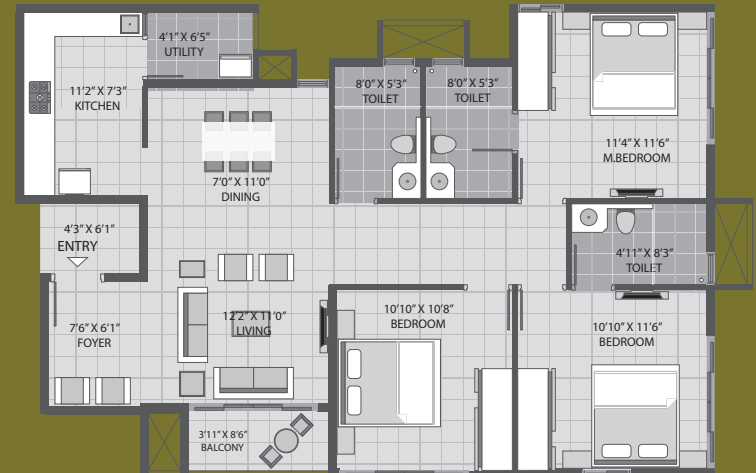
Floor Plan: 2 BHK  
 Unit No.: E-101 to E-1401  
 E-102 to E-1402  
 Carpet Area as per RERA: 740.77 Sq Ft  
 Additional Carpet Area: 38.64  
 Total Carpet Area: 779.41 Sq Ft



Floor Plan: 2.5 BHK  
 Unit No.: G-102 to G-1402  
 Carpet Area as per RERA: 900.72 Sq Ft  
 Additional Carpet Area: 50.38 Sq Ft  
 Total Carpet Area: 951.10 Sq Ft

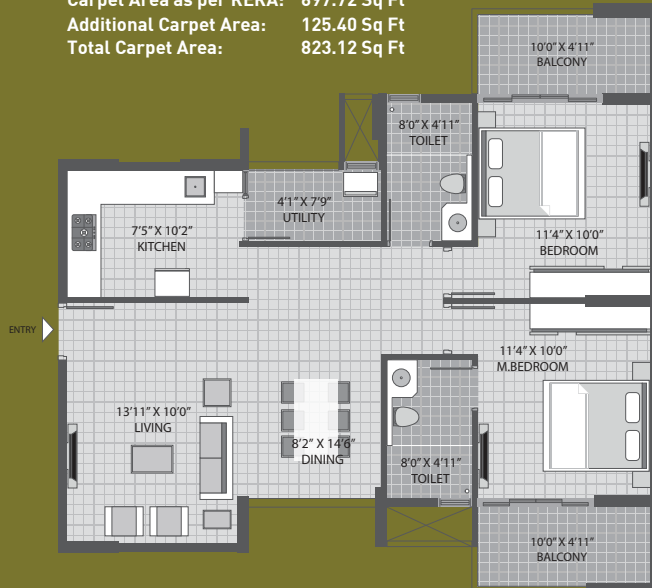


Floor Plan: 3 BHK  
 Unit No.: G-103 to G-1403  
 Carpet Area as per RERA: 967.14 Sq Ft  
 Additional Carpet Area: 59.09 Sq Ft  
 Total Carpet Area: 1026.23 Sq Ft

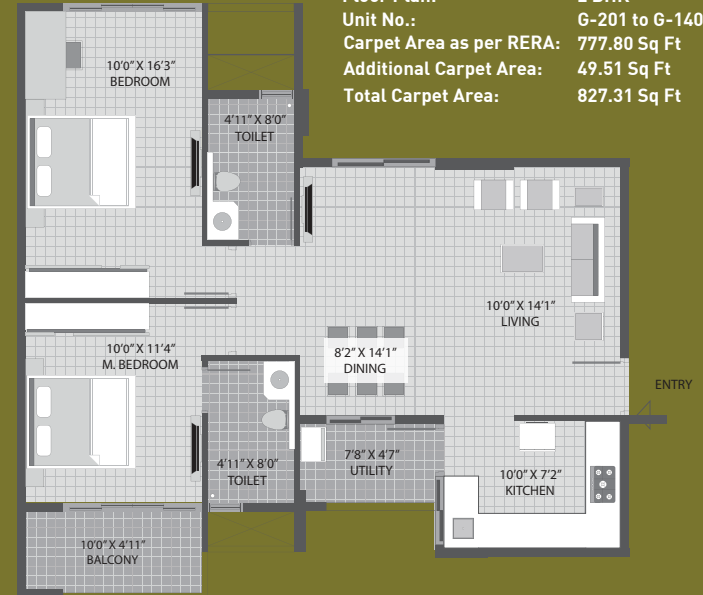


## Floor Plans

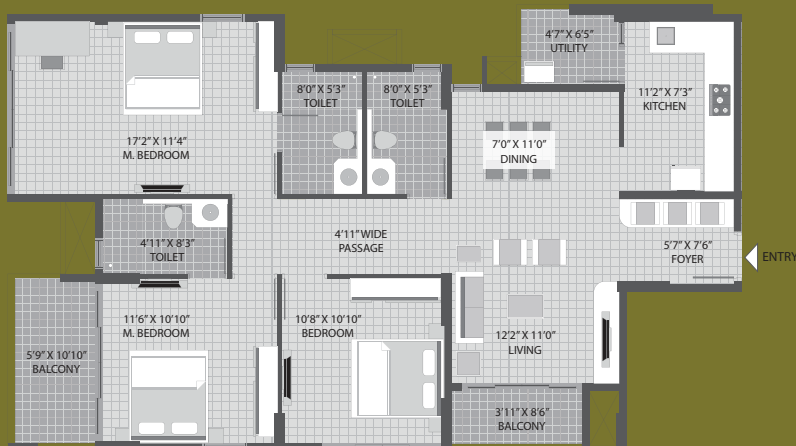
Floor Plan: 2 BHK  
 Unit No.: F-201 to F-1401  
 Carpet Area as per RERA: 697.72 Sq Ft  
 Additional Carpet Area: 125.40 Sq Ft  
 Total Carpet Area: 823.12 Sq Ft



Floor Plan: 2 BHK  
 Unit No.: G-201 to G-1401  
 Carpet Area as per RERA: 777.80 Sq Ft  
 Additional Carpet Area: 49.51 Sq Ft  
 Total Carpet Area: 827.31 Sq Ft



Floor Plan: 3 BHK  
 Unit No.: G-204 to G-1404  
 Carpet Area as per RERA: 1037.53 Sq Ft  
 Additional Carpet Area: 94.83 Sq Ft  
 Total Carpet Area: 1132.36 Sq Ft



Floor Plan: 2.5 BHK  
 Unit No.: G-205 to G-1405  
 Carpet Area as per RERA: 977.36 Sq Ft  
 Additional Carpet Area: 92.35 Sq Ft  
 Total Carpet Area: 1069.72 Sq Ft

