

A Project by



S&M DEVELOPERS

IT'S TIME TO EXPERIENCE
**EAST BENGALURU'S
BEST ADDRESS**



SMART

INSPIRED LIVING

A FINEST AND ICONIC 21 FLOORS HI-RISE RESIDENTIAL COMMUNITY

2, 2.5 & 3 BHK LUXURY GATED COMMUNITY

@ BALAGERE, PANATHUR - VARTHUR ROAD, BENGALURU.

RERA NO.: PRM/KA/RERA/1251/446/PR/290722/005113

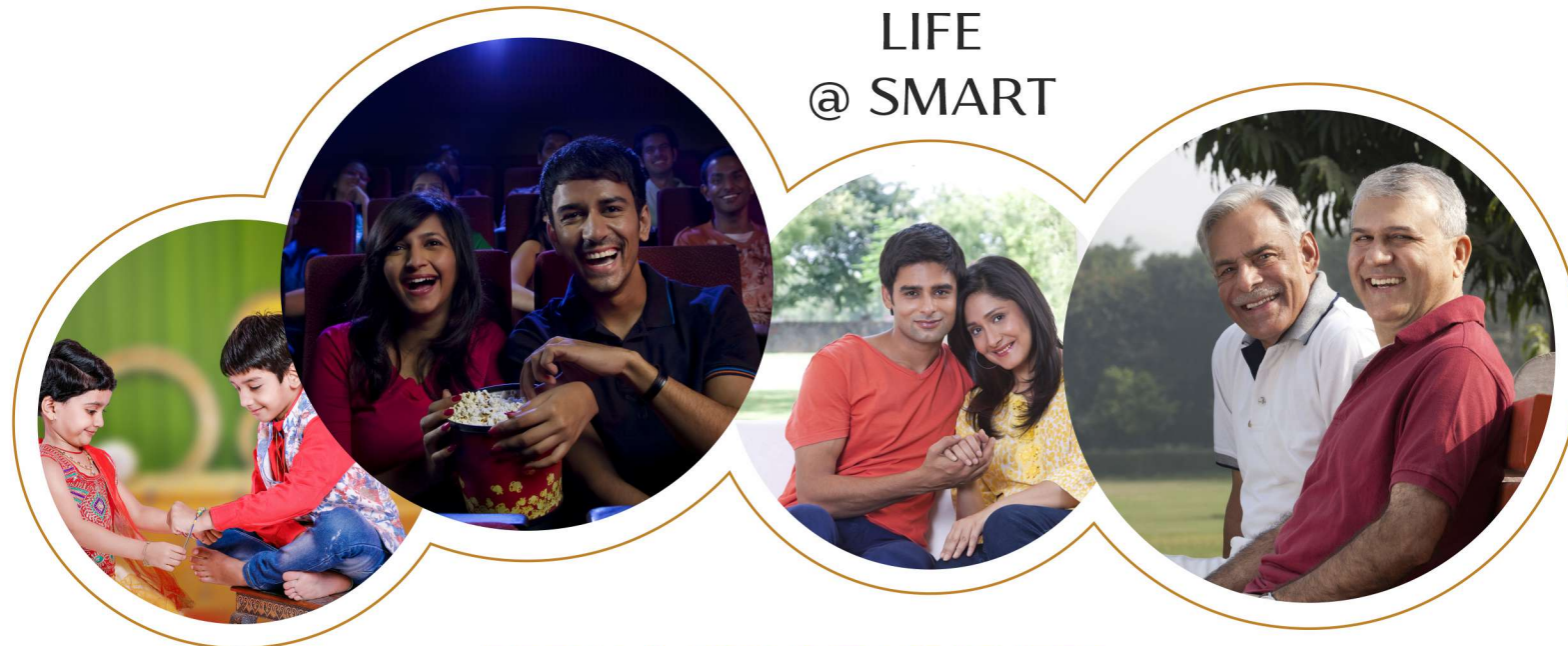
www.smdevelopers.com



COMMUNITY FEATURES

- + 3.25 Acres Gated Community
- + Approve by BBMP & RERA Registered
- + Located in Panathur - Varthur Road
- + Occupancy Certificate
- + Cellar + Ground + 21 Floors
- + 294 Units
- + Vasthu Compliant
- + No Common Walls
- + Earth Quake Resistant
- + Easy Access to ORR
- + Feature Wall
- + Excellent Ventilation
- + Entrance Lobby
- + 2, 2.5 & 3 BHK Luxury Flats
- + 2 Level Car Parking
- + Visitor Car Parking
- + Provision for Broadband and DTH

LIFE @ SMART



SOCIAL & SECURITY FEATURES

- + STP & WTP
- + Power Backup 1.kVA
- + Fire Equipment
- + CCTV Surveillance
- + 24 hrs Security
- + Rainwater Harvesting
- + Refuse Area
- + a lot more to craft residents comforts

PLUG-IN + JOY-RIDE

A QUINTESSENTIAL CHOICE TO EXPERIENCE THE URBAN LUXURIES OF LIFE.
A COMMUNITY THAT OFFERS A PREMIUM LIFE THAT IS WORLD CLASS



BENGALURU'S ICONIC high-end luxury living

A SHINING JEWEL IN THE CROWN OF VARTHUR LOCALE

BLISSFULLY CLOSE TO OUTER RING ROAD

GREENERY GREETS YOU AMID OUTDOOR INDULGENCES

CLASSY CLUBHOUSE WITH RESORT-STYLE ESCAPES

A DEDICATED SPACE FOR SMOOTH FUNCTIONING OF THE OVERALL COMMUNITY AFFAIRS



ACTIVE

+ Jogging Track

+ Multipurpose Hall

+ Play Station

3 ZONE OF RECREATIONAL AMENITIES

SM ART is designed to provide a well-balanced, healthy lifestyle with strong focus on well being and time spent outdoors. An opulent pool area, well designed party area and open lawns will provide residents with places to relax, exercise or entertain against a spectacular backdrop.



+ Gym

+ Aerobics

+ Chess

+ Outdoor Fitness Station

+ Toddler Pool

+ All Age Swimming Pool

+ Tennis Court

+ Basketball Court

+ Shuttle Court

+ Indoor Games

+ Children Play Area

+ Gaming Zone

AGILE



CALM

+ Yoga

+ Meditation

+ Walkway

+ Senior Citizen Lounge

+ Landscape Vistas

+ Amphitheater



RELAX + RECHARGE

SM ART OFFERS A LIFE THAT IS RELAXING AND REJUVENATING. YOUR FAMILY WILL LOVE THE AMENITIES AND SURROUNDING SERENITIES THAT ARE EXCLUSIVE IN NATURE



A VISION FOR EAST BANGALORE

Conceived by the acclaimed architect SNS Associates, Smart by S&M Developers is graciously donned by its boldly articulated facade. While the elegant design is an expression of both the urban and natural form, the result will be a vibrant addition to East Bengaluru, fondly known as Panathur that will enhance the local community and create a new benchmark for contemporary Balagere township living.

294 UNITS

TENNIS COURT OUTDOOR

LUXURY STYLE LANDSCAPE

30+ AMENITIES WORLD CLASS LUXURY

2, 2.5 & 3 BHK PREMIUM UNITS

IN DOOR & OUT DOOR GAMES

SWIMMING POOL WITH PLAY STATION

BLOCK - A NIGHT VIEW



MASTER LEGEND

- 01 Entrance & Exit
- 02 Water Feature with Sculpture
- 03 Ramp
- 04 Jogging Track
- 05 Cycling Track
- 06 Drive Way
- 07 Car Parking
- 08 Specimen Palm
- 09 Seating
- 10 Pathway
- 11 Tennis Court
- 12 Senior Citizen Covered Deck
- 13 Outdoor Gym
- 14 Skating Ring
- 15 Mound
- 16 Lawn
- 17 Badminton Court
- 18 Block - B
- 19 Covered Pavilions
- 20 Changing Rooms
- 21 Screen Wall
- 22 Baby Pool
- 23 Swimming Pool
- 24 Kids Play Area
- 25 Pool Deck
- 26 party Counter
- 27 Half Basketball Court
- 28 Cricket Pitch
- 29 Amphitheatre
- 30 Block - A
- 31 Seating Under Tree
- 32 Pergola
- 33 Maze Garden
- 34 Fitness Station
- 35 Transformer Yard

MASTER PLAN



SPECIFICATIONS

Note: Registration charges, GST and any other taxes applicable as per Govt norms to be borne by the customers only

STRUCTURE
RCC-framed structure.

SUPER STRUCTURE
6" thick Parotherm brick masonry for external walls and 4" thick Parotherm brick masonry for internal walls.

PAINTING
INTERIOR WALLS:
One coat of Tractor emulsion primer and 2 coats of Tractor emulsion paint with distemper for common areas

EXTERIOR WALLS:
One coat of primer and 2 coat of apex paint.

DOORS & WINDOWS
MAIN DOOR: Teak frame with moulded OST shutter.

INTERNAL DOORS: Salwood frames with moulded skin shutter.

WINDOWS: 2.5 track UPVC Sliding doors with mosquito mesh.

ELECTRIFICATION
Fire-resistant electrical wire (Anchor / Grate white) with standard make switches.

PLASTERING
Sponge finish for external walls and internal walls.

TOILETS
Wall mounted commods & Wash basin (White Color) of Parryware or equivalent make. Hot and cold shower mixer pillar cock, health faucet in each toilet of standard make like Parryware of equivalent make.

KITCHEN
Provision for sink tap & water purifier. Granite platform, Sink and wall tiles are not provided.

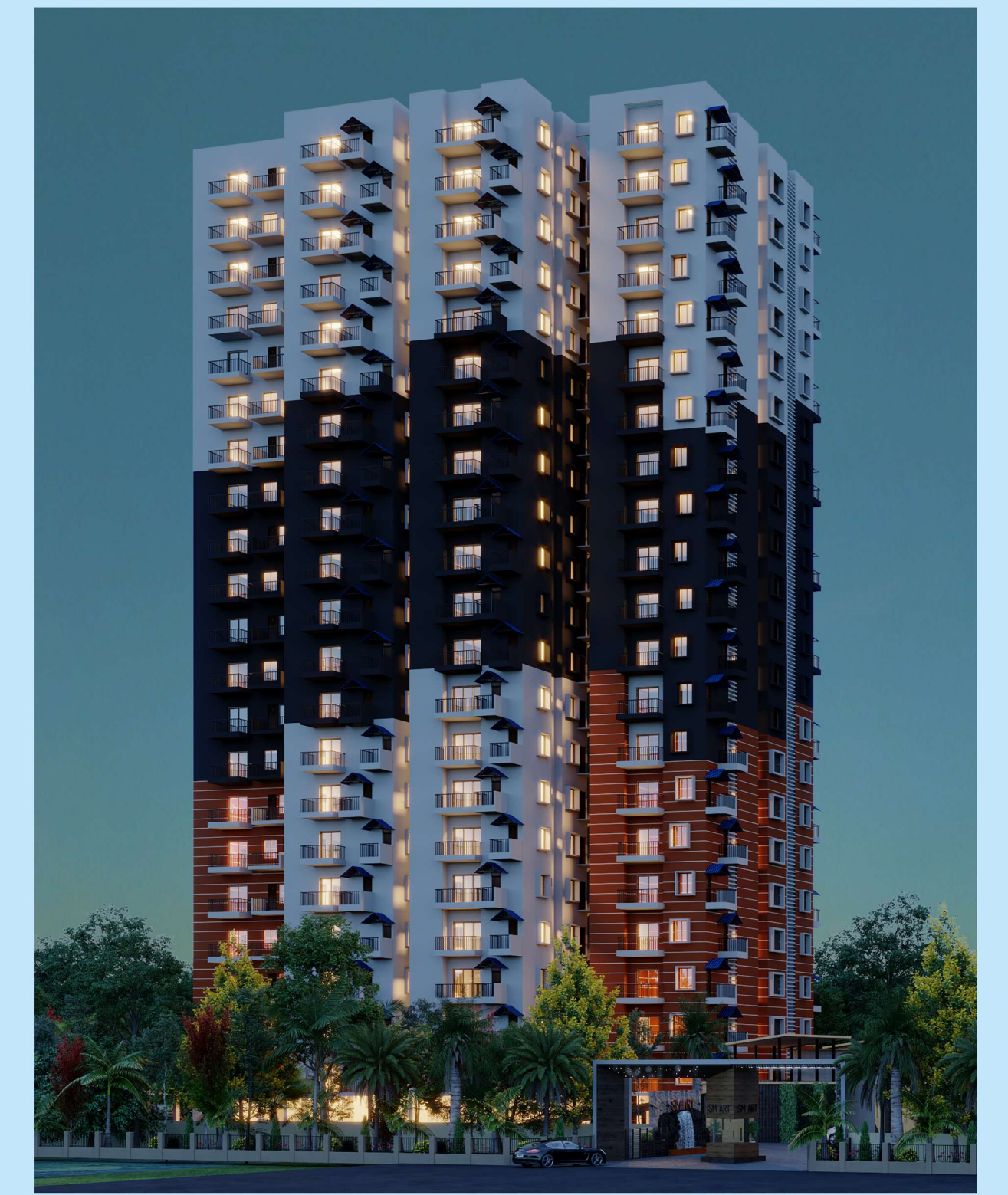
LIFT
6 Passengers capacity lift Kone or equivalent make.

FLOORING
Vitrified tiles in hall, dining & other rooms with 3"skirting. Anti-skid ceramic tiles for balcony & toilets.

SPECIAL FEATURES

- + Children's Play Area with Sports Equipment
- + 3 Automatic Lifts in Each Block
- + 24x7 Guarded Security and Surveillance
- + Fire Fighting System
- + Modern Amenities
- + Beautifully Designed, Well-planned Elevation of Building
- + Seismic-resistant RCC Frame Structure
- + Power Back-up for Common Area & Flats upto 0.7 KVA
- + Homes with 3 side Ventilation
- + 100 % Vastu Compliant
- + Provision for Electric Vehicle Charging Point
- + Perfect Embodiment of calm greenery and serenity
- + Top Priority Project in Balgere, Bengaluru
- + Gated Community with No Common walls

BLOCK - B NIGHT VIEW



TYPICAL FLOOR PLAN BLOCK - A

FLAT NO	CARPET AREA	WALL AREA	BAL & UTI AREA	SBA	TYPE	FACING
001	903	124	61	337	1425	2.5 BHK WEST
002	960	140	91	369	1560	3 BHK NORTH
003	967	137	106	375	1585	3 BHK EAST
004	872	134	96	342	1444	2.5 BHK EAST
005	853	126	100	334	1413	2.5 BHK EAST
006	984	136	107	380	1607	3 BHK EAST

AREA STATEMENT 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21 FLOORS

FLAT - 1
WEST FACING
2.5 BHK
1425 SFT

FLAT - 5
EAST FACING
2.5 BHK
1413 SFT

TYPICAL FLOOR PLAN BLOCK - A

FLAT NO	CARPET AREA	WALL AREA	BAL & UTI AREA	SBA	TYPE	FACING
001	903	124	61	337	1425	2.5 BHK WEST
002	960	140	91	369	1560	3 BHK NORTH
003	967	137	106	375	1585	3 BHK EAST
004	872	134	96	342	1444	2.5 BHK EAST
005	853	126	100	334	1413	2.5 BHK EAST
006	984	136	107	380	1607	3 BHK EAST

AREA STATEMENT 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 FLOORS

FLAT - 2
NORTH FACING
2 BHK
1217 SFT

TYPICAL FLOOR PLAN BLOCK - B

FLAT NO	CARPET AREA	WALL AREA	BAL & UTI AREA	SBA	TYPE	FACING
001	724	105	74	280	1183	2 BHK WEST
002	755	104	70	288	1217	2 BHK NORTH
003	747	103	57	281	1188	2 BHK WEST
004	719	106	87	283	1195	2 BHK NORTH
005	763	110	93	299	1265	2 BHK EAST
006	699	109	94	280	1182	2 BHK EAST
007	700	108	94	280	1182	2 BHK EAST
008	714	110	94	284	1202	2 BHK EAST

AREA STATEMENT 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 21 FLOORS

FLAT - 2
NORTH FACING
2 BHK
1217 SFT

TYPICAL FLOOR PLAN BLOCK - B

FLAT NO	CARPET AREA	WALL AREA	BAL & UTI AREA	SBA	TYPE	FACING
001	724	105	74	280	1183	2 BHK WEST
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007	700	108	94	280	1182	2 BHK EAST
008	714	110	94	284	1202	2 BHK EAST

AREA STATEMENT 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 FLOORS

FLAT - 7
EAST FACING
2 BHK
1182 SFT

LOCATION PLAN (NOT TO SCALE)

IT PARKS

- + RGA Tech Park
- + Vrindavan Tech Park
- + EMZ Eco Space
- + Embassy Tech Park
- + Prestige Tech Park
- + Cessna Business Park
- + Adobe Tech Park
- + Bagmane Tech Park
- + Kalyani Tech Park
- + Wipro New Camp
- + TCS
- + Infosys
- + CISCO
- + Tech Mahindra
- + SAP Labs
- + Wells Fargo Tech Park
- + HCL
- + Salapur Hallmark
- + Helios Business Park
- + Pritech Park
- + Robert Bosch



EDUCATION

- + Chrysails High
- + KK English Medium
- + Vagdevi Vilas School
- + Deens Academy
- + Krupanidhi College
- + Greenwood High
- + Oakridge International
- + TISB
- + New Horizon Gurukul
- + GEAR International
- + Carmel High School
- + Harvest Int. School
- + Delhi Public School

ENTERTAINMENTS

- + Virginia Mall
- + Forum Value Mall
- + Arya Hub
- + Inorbit Mall
- + Hope Farm Mall
- + D-Mart
- + Hyper City
- + Innovative Multiples
- + Decathlon
- + Total Mall

HEALTH

- + Varthur Govt Hospital
- + Citi Hospital
- + Columbia Asia Hospital
- + Sankaraya Eye Hospital
- + Yashomati Hospital
- + Suraksha Multispeciality hospital
- + Gunjur Government Hospital
- + Sahasra Hospital
- + Manipal hospital
- + Varthur silicon city hospital
- + Narayana Multi Speciality
- + Motherhood Hospital
- + VIMS Hospital

OTHER LAND MARKS

- + Outer Ring Road
- + Kadugodi Railway Station
- + Hoodi Railway Station
- + K.R. Puram Railway Station
- + Marathahalli Junction
- + Bengaluru Int. Airport

Corporate Office



S&M DEVELOPERS

Sy. No. 47/1, 47/4, Varthur Hobli,
Balagere Village, Bengaluru - 87.
Bengaluru Urban, Karnataka.

Site Office

Sy. No.: 49/8, 49/6, 47/4 & 47/1
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Varthur - Panathur Road, Bengaluru - 87



Google Maps
SCAN ME



SMART - WEBSITE
SCAN ME

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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
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