


HOMES THAT
MAKE YOU GO

AHAAA!

2, 2.5 & 3 BHK HOMES
ON BEGUR - KOPPA ROAD

Off Bannerghatta Road

 From
Bannerghatta road's
most loved boutique
developer



MEET THE MOHANS

A family searching for perfection in a home that provides something for everyone. The perfect commute for Mr. Mohan. The perfect social circle for Mrs. Mohan. The perfect investment for Sr. Mohan. The perfect ambience for Little Mohan.

LIVING CLOSER TO WORK

A PERFECT SOCIAL COMMUNITY

ABUNDANT SPACE TO PLAY

EXCELLENT VALUE FOR MONEY

GET READY TO SAY **AHAAA!**



A HAVEN
OF HERITAGE
WITH SOMETHING
FOR **EVERYONE.**

Their search ends here. It's got them going...
Aaaaaaha! Bang on Begur-Koppa Road, a
perfect amalgamation of unmatched luxury
with modern day amenities. A blissful haven for
discerning individuals and their beloved families.



SURAKSHA
HERITAGE
PARK

**#AHAA
HOMES**

WHERE THE WHOLE FAMILY
SAYS AHAAA!

Off Bannerghatta Road



AHAAA!

COMMUNITY
OF 198 FAMILIES



Located on Begur main road,
4 kms from Kalena Agrahara
metro (Pink line) & 3.5 kms
from Singasandra metro
(Yellow line)



30+ practical amenities with
1 acre of large recreational
space



100% Vaastu
compliant homes



Scientifically designed by
experts for maximum light &
ventilation with **no common
walls**



72% area efficiency
with expansive views



Handovers begin
in 6 months

A PERFECT LOCATION,
THAT MADE
MR. MOHAN SAY

AHAAA!

The perfect location making
his everyday commute so
much better.



3min (3 Km)
Office | Great restaurants | Metro





A HAVEN IN THE

EPICENTER

OF OLD & NEW SOUTH BANGALORE.



7 kms from Infosys, Wipro, EY, Bosch, GENPACT, VM Ware, Siemens and BHEL Offices



Top Hositals within 4 kms radius - Fortis, Apollo, Jayashree Hospital, Camry and Nano Hospital.



Gibs, Christ University, IIMB, AECS Magnolia School, VIBGYOR High and Chaitanya School in Close proximity.



Entertainment within arm's reach- Meenakshi mall, Vega city mall, Decathlon & so much more!



3 kms from major connectivity- Bommanahalli circle, NICE corridor, Bannerghatta main road & Hosur main road.



3.5 kms from Singasandra & 4 kms from kalena Agrahara metro stations

AN INCLUSIVE
LIFESTYLE
THAT MADE

MRS.
MOHAN SAY

AHAAA!

With the perfect set of friends
& insta-worthy spots she always
wanted.



Ahaaa-mentities that make Mr. Mohan go, Ahaaa!

7 sports amenities

- Jogging Track
- Cricket Practice Pitch
- Basketball Court
- Badminton & Tennis Courts
- World-class Gymnasium
- Swimming Pool
- Hammock



Ahaaa-mentities that make Mrs. Mohan go, Ahaaa!

8 Social & Relaxation amenities

- Aroma Garden
- Outdoor Fitness Park
- Herbal Garden
- Rooftop Yoga Deck
- Butterfly Grove
- Banquet Hall
- Celebration Lawn
- Gazebo



Ahaaa-mentities that make Jr. Mohan go, Ahaaa!

9 kid-focused amenities

- Kids Play Area
- Sand Pit
- Hopscotch
- Rock Climbing Wall
- Pets Corner
- Indoor Games
- Kids Pool
- Teen Interaction Plaza
- Creche



Ahaaa-mentities that make Sr. Mohan go, Ahaaa! —

8 elder-focused amenities

- Palm Avenue
- Deck with Interactive Jet Fountain
- Reflexology Path
- Elders Plaza
- Amphitheatre
- Pavilion
- Viewing Gallery
- Reading Deck



PLANNED MASTERFULLY
TO MAKE YOU GO

AHAAA!



AHAA PLANS OF THE

MASTER PIECE.

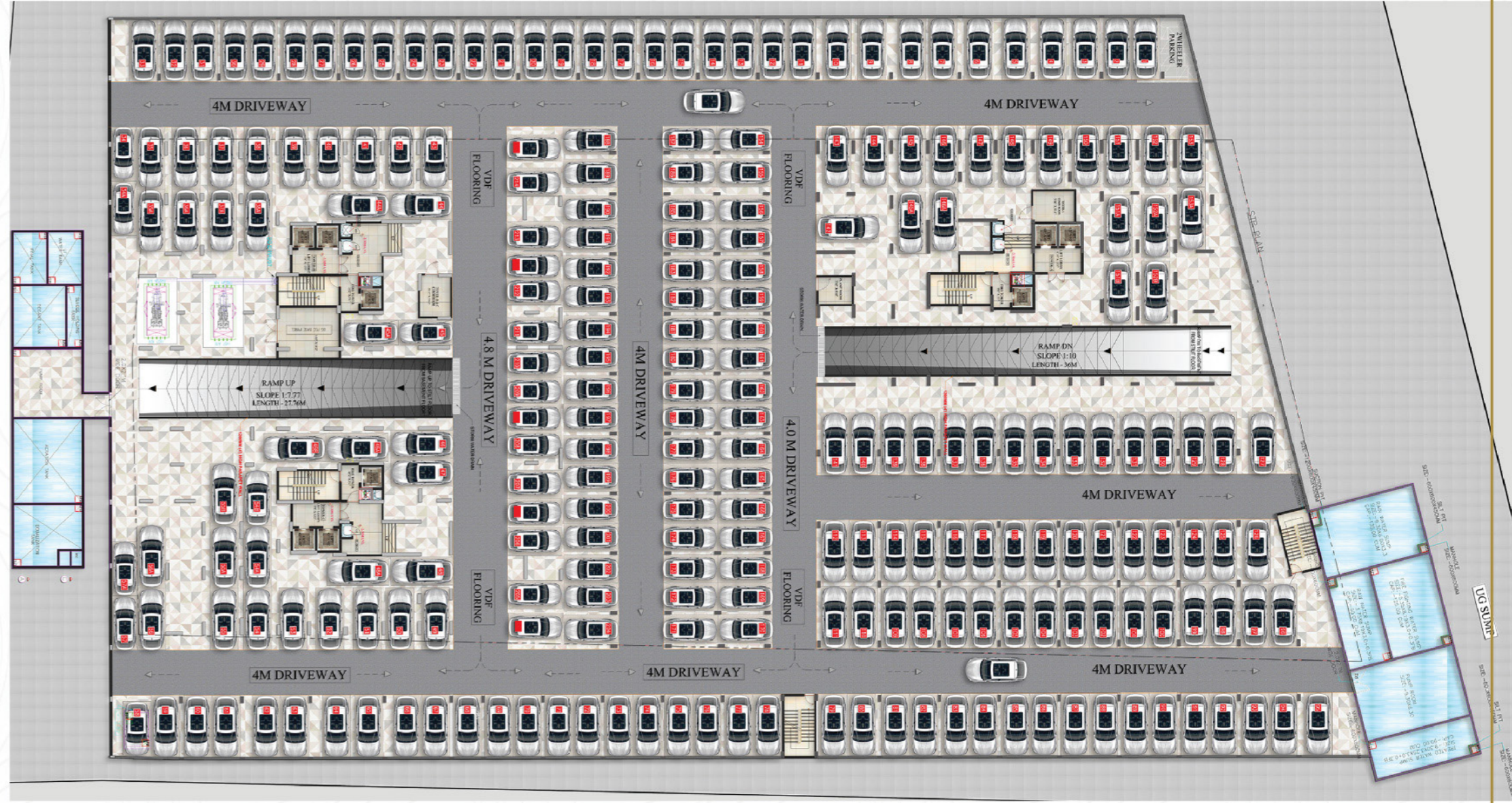
- | | | |
|--|--------------------------------|-----------------------------|
| A. Entry | 10. PETS CORNER | 23. TEENS INTERACTION PLAZA |
| B. Exit | 11. ELDER'S PLAZA | 24. TRANSFORMER YARD |
| 1. CHILDREN'S PLAY AREA | 12. PALM AVENUE | 25. ORGANIC WASTE CONVERTER |
| 2. SAND PIT | 13. GAS BANK | 26. VISITORS PARKING |
| 3. BUS PICK/DROP POINT | 14. BASKET BALLCOURT | 27. SWIMMING POOL |
| 4. DECK WITH SEATING DRY
WATER BODY | 15. AROMA GARDEN | 28. TERRACE YOGA DECK |
| 5. HOPSCOTCH | 16. READING/STORY TELLING DECK | 29. RAMP ACCESS TO BASEMENT |
| 6. MULTIPURPOSE COURT | 17. HERBAL GARDEN | 30. CLUBHOUSE |
| 7. CRICKET PRACTICE PITCH | 18. OUTDOOR EXERCISE STATION | |
| 8. VIEWING GALLERY | 19. BUTTERFLY GROVE | |
| 9. OUTDOOR FITNESS PARK/ SPECIAL
EVENT CELEBRATION AREA | 20. MEDITATION YOGA DECK | |
| | 21. HAMMOCK GARDEN | |
| | 22. ENTRANCE PAVILLION | |



PARKING PLAN



PARKING PLAN





SWIMMING POOL-VIEW OF SURAKSHA HERITAGE PARK



Secure gated community with B+G+11 floors.



100 % Vaastu compliant homes for positive and balanced energy



No common walls & zero wastage of spaces



3-Tier security with imported Yale digital door locks



Bedrooms = Balconies in every home



Green community with 72% open area & 1.5 acre recreational zone



Power backup for common areas and 1KW backup for all apartments



Gas bank for all apartments

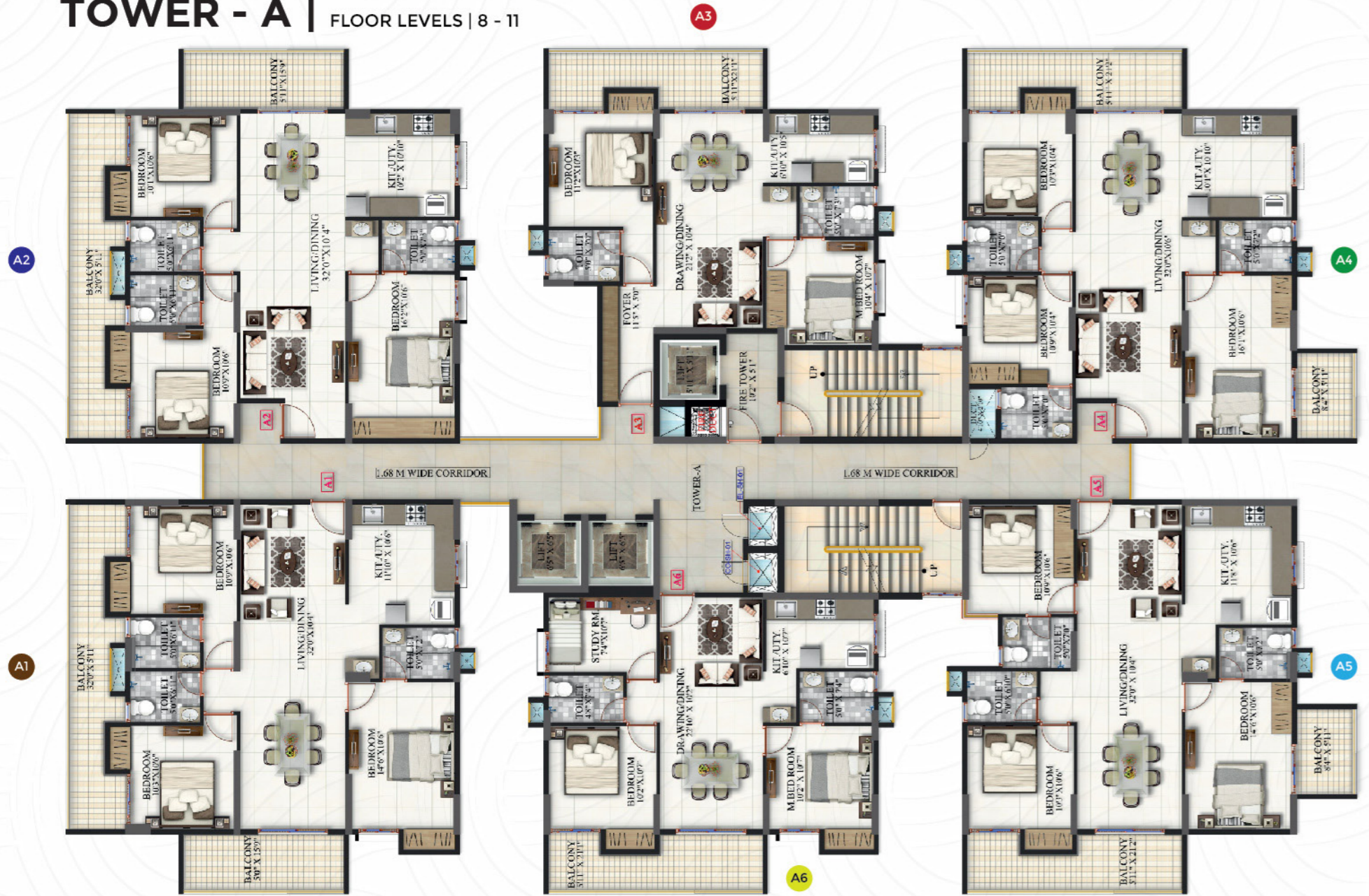


Car EV charging on-demand

*T & C apply

FLOOR PLANS TOWER - A

FLOOR LEVELS | 8 - 11



- -
 -
 -
 -
 -
- | | | |
|--------------------------|-------------------------|----------------------------|
| UNIT-A 1 | UNIT-A 2 | UNIT-A 3 |
| 3BHK+3T
East Facing | 3BHK+3T
North Facing | 2BHK+2T
West Facing |
| SBA | SBA | SBA |
| 1,811 sq.ft | 1,794 sq.ft | 1,156 sq.ft |
| UNIT-A 4 | UNIT-A 5 | UNIT-A 6 |
| 3BHK +3T
North Facing | 3BHK +3T
East Facing | 2.5 BHK +2T
East Facing |
| SBA | SBA | SBA |
| 1,651 sq.ft | 1,630 sq.ft | 1,201 sq.ft |

Only 6 units per floor with 3 lifts
 Bedroom = Balconies in most homes
 Tucked in wardrobe niches to optimise space
 All units facing outwards
 No common walls
 100% Vaastu compliant plans

FLOOR PLANS TOWER - B

FLOOR LEVELS | 2 - 7



●	●	●
UNIT-B 1 3BHK+3T East Facing SBA 1,668 sq.ft	UNIT-B 2 3BHK + 2T West Facing SBA 1,355 sq.ft	UNIT-B 3 2BHK+2T West Facing SBA 1,173 sq.ft
●	●	●
UNIT-B 4 2BHK + 2T West Facing SBA 1,198 sq.ft	UNIT-B 5 3BHK + 3T East Facing SBA 1,647 sq.ft	UNIT-B 6 2.5 BHK + 2T East Facing SBA 1,176 sq.ft

- Only 6 units per floor with 3 lifts
- Bedroom = Balconies in most homes
- Tucked in wardrobe niches to optimise space
- All units facing outwards
- No common walls
- 100% Vaastu compliant plans

FLOOR PLANS TOWER - B

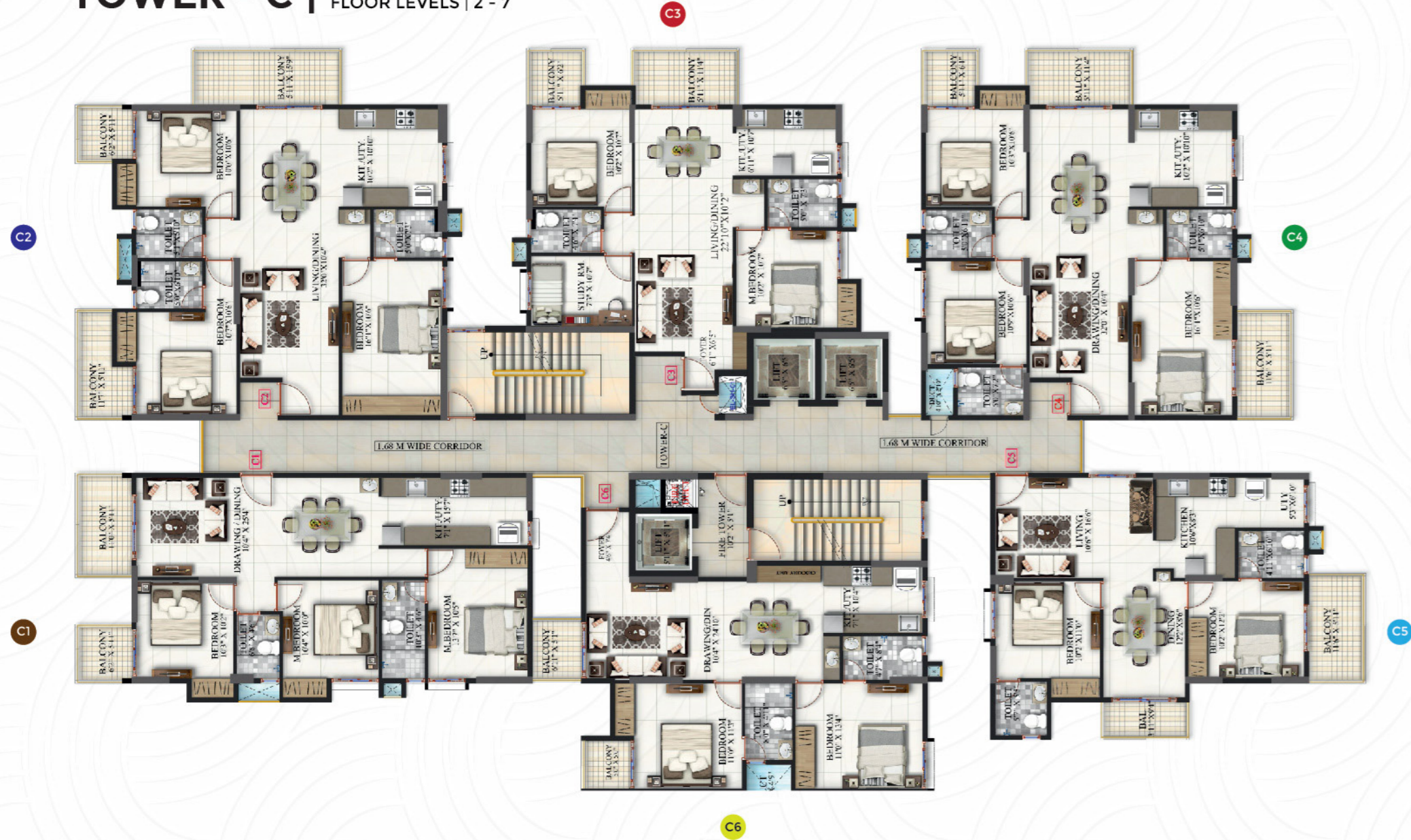
FLOOR LEVELS | 8 - 11



UNIT-B 1 3BHK+3T East Facing	UNIT-B 2 3BHK +2T West Facing	UNIT-B 3 2BHK+2T West Facing
SBA 1,807 sq.ft	SBA 1,393 sq.ft	SBA 1,173 sq.ft
UNIT-B 4 2BHK +2T West Facing	UNIT-B 5 3BHK +3T East Facing	UNIT-B 6 2.5 BHK +2T East Facing
SBA 1,197sq.ft	SBA 1,672 sq.ft	SBA 1,199 sq.ft

- Only 6 units per floor with 3 lifts
- Bedroom = Balconies in most homes
- Tucked in wardrobe niches to optimise space
- All units facing outwards
- No common walls
- 100% Vaastu compliant plans

FLOOR PLANS TOWER - C | FLOOR LEVELS | 2 - 7



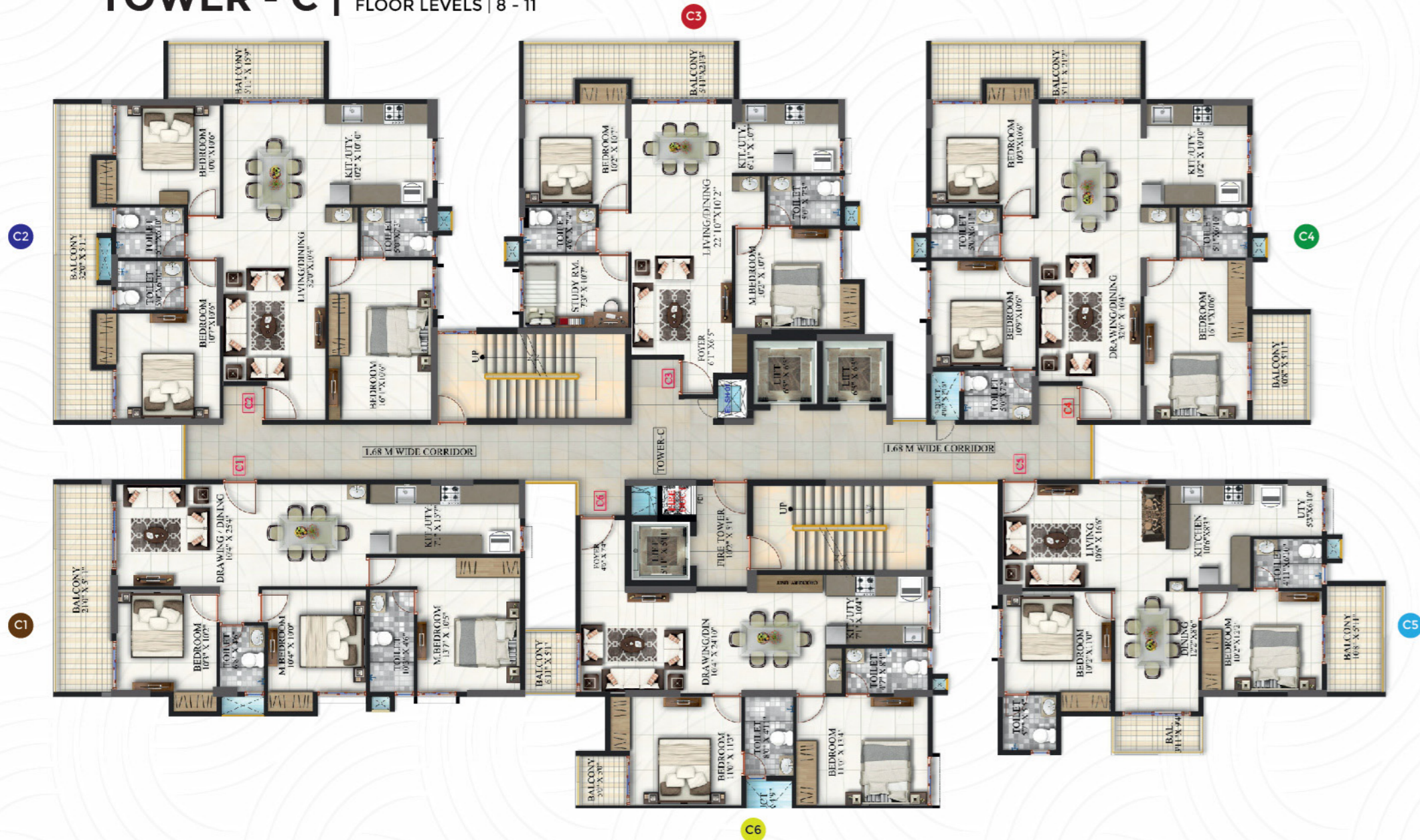
<p>UNIT-C 1 3BHK +2T East Facing SBA 1,356 sq.ft</p>	<p>UNIT-C 2 3BHK+3T North Facing SBA 1,679 sq.ft</p>	<p>UNIT-C 3 2.5 BHK +2T North Facing SBA 1,292 sq.ft</p>
<p>UNIT-C 4 3BHK+3T North Facing SBA 1,647 sq.ft</p>	<p>UNIT-C 5 2BHK+2T East Facing SBA 1,174 sq.ft</p>	<p>UNIT-C 6 2BHK+2T East Facing SBA 1,119 sq.ft</p>







- Only 6 units per floor with 3 lifts
- Bedroom = Balconies in most homes
- Tucked in wardrobe niches to optimise space
- All units facing outwards
- No common walls
- 100% Vaastu compliant plans



FLOOR PLANS TOWER - C

FLOOR LEVELS | 8 - 11



		
UNIT-C 1 3BHK +2T East Facing	UNIT-C2 3BHK +3T North Facing	UNIT-C 3 2.5 BHK +2T North Facing
SBA 1,393 sq.ft	SBA 1,791 sq.ft	SBA 1,304 sq.ft
		
UNIT-C 4 3BHK +3T North Facing	UNIT-C 5 2BHK +2T East Facing	UNIT-C6 2BHK +2T East Facing
SBA 1,672 sq.ft	SBA 1,174 sq.ft	SBA 1,120 sq.ft

- Only 6 units per floor with 3 lifts
- Bedroom = Balconies in most homes
- Tucked in wardrobe niches to optimise space
- All units facing outwards
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VALUE

DIFFERENTIATORS

The site is tucked away from the main road to ensure that the air quality is better and the ambience is noise-free

Multiple iterations done to achieve the highest level of functional design efficiency

No common wall design to ensure optimum ventilation and privacy

Almost 6 ft wide balconies to create large Patio Living Spaces

Vaastu & Sun Path Analysis done to ensure optimal natural light in every home

Elderly & specially abled friendly design at all levels of the building

Vaastu Compliant Homes to harness the natural energies and ensure tranquility in each home.



Recycled water from Sewage Treatment Plant used for flushing and landscaping purposes

Provision of adequate electric car charging points

Garden area feature lighting using energy-efficient LED lamps.

Smart metering systems for water & electricity

Water recharge pit to balance the ground water table of the locality

3-tier security with main entrance, lobby level & imported Yale digital door locks

Automatic water pump monitoring system for less water wastage & water level control

150+ Native & Tropical plants used to reduce water demand and maintain flora balance

Heat-resistant paints on terrace reduce heat gain of the building

AHAA! SPECIFICATIONS

STRUCTURE

- * Basement + Ground +11 floors
- * RCC framed structure
- * Superstructure: Solid block masonry
- * No Common Walls
- * Internal & External walls: Cement Plastered

FLOORING

- * Living/Dining/Bedrooms / Balconies /
- * Utility/Kitchen/Bathrooms - Vitrified tiles
- * Master Bedroom - GreenLam or Equivalent Laminated Wooden flooring
- * Lobby & Staircase area - Granite/ CC Step tiles

WATER SUPPLY

- * Water supply through bore well and Cauvery water in kitchen
- * Built-in water softener

SECURITY

- * Digital door lock by Yale
- * CCTV cameras in common areas and entrance
- * Security personnel round the clock

DOORS

- * Imported digital door lock by Yale
- * Door frames - Engineered wood
- * Flush doors with both side Veneer, finished with wood polish

INTERNAL DOORS

- * Door frames - Engineered wood
- * Double side laminated flush doors

WINDOWS

- * 3 track UPVC Sliding windows with glass panel and mosquito mesh. - Premium

GENERAL SERVICES

- * Rain Water Harvesting
- * Sewage treatment plant
- * Power back up for common area & 1 KV for each flat
- * App Based Intercom facility
- * 9 nos of lifts: Johnson / Schindler
- * Gas Bank for each flat on extra cost
- * Provision for 2 wheeler EV charging point
- * 4 wheeler EV charging points on demand

ELECTRICAL

- * Concealed copper wiring with adequate light points of anchor make
- * Cable point in living & master bedroom
- * AC point provision in 2 bedrooms

PAINTING

- * Interior - 2 coat Acrylic Emulsion
- * Exterior - 2 coats of Apex paint

KITCHEN

- * Provision for Modular Kitchen (Granite Platform with sink will be provided on Request and at an Extra Cost)
- * Ceramic tiles 2 feet above the granite platform
- * Provision for water purifier & refrigerator.
- * Provision for washing machine in utility & balcony
- * Provision of exhaust fan in kitchen

BATHROOM FITTINGS

- * False ceiling with Grid Panel.
- * CP Fittings: Grohe / American Standard or Equivalent.
- * Premium Sanitary Fittings: Duravit/ American Standard or Equivalent
- * Pre fitted exhaust fans
- * Provision for geyser

 Premium features



Bengaluru's most loved boutique developer

20+
Residential and Commercial projects

1200+
Happy customers

25+
Years of trust

1 Million sq. ft.
OF PROJECTS IN VARIOUS STAGES OF DEVELOPMENT

2 Million sq. ft.
RESIDENTIAL COMMERCIAL & RETAIL DEVELOPMENTS ACROSS BENGALURU

OUR REVIEWS ON GOOGLE



Their Apartment Building is very well designed with lots of amenities. The speciality of their construction is that the Flats doesn't have a common wall. Apartment Building is located in a prime locality.



Good apartment with excellent facilities. On the 80ft main road so very access able to all and the area has many supermarkets and hotels.



This apartment has 126 houses. Nice infrastructure with swimming pool, Gym, sports room, children Play area and small party hall.



Located in one of the premier location on banerghatta road. Post office, Bus stop, Temple, Reputed School, Shopping malls and many more located within 0.5 km of the apartment.





SURAKSHA
HERITAGE
PARK

Site Address: Sy. No. 25/2,3, Begur Main road, Begur Hobli, Off bannerghatta Main Road, Bengaluru - 560071
Corporate Address: Suraksha Group, 36/52, 4th floor, 12th main road, 27th cross, Jayanagar 4th block, Bengaluru

PRM/KA/RERA/1251/310/PR/210813/004259