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LITTLE EARTH

BY COUNTRYSIDE

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COUNTRYSIDE



SHIVNATH
GROUP

A Shivnath Group Venture





Provenance

Apartments are often built for a fast-paced urban life in the city, where every convenience is at your fingertips. While this may be coveted, it often comes at the cost of simple joys and community living. Almost every city-dweller reminisces about the good old days of family homes and summers at the grandparents'. At Countryside, we have persevered long and hard to ensure that you have both.

Nestled far away from the incessant noise of traffic, **Little Earth** is a vast property set against a rustic backdrop, complete with greenery and open space. You're welcomed, at the entrance, with a line of majestic trees, and as you go further, you're greeted with leisurely banyan tree pedestals and babbling brooks. It is the setting of your past, reimagined for today's lifestyle. The dream.





Little Earth: A slice of city and country

A tranquil stretch of land, dotted green, with strokes of blue, and blending open space with a sense of community; a project that is true to—and worthy of—its name: welcome to **Little Earth**!

Little Earth is an oasis in the midst of the concrete jungle of Bengaluru. It has been carefully crafted to soothe your senses of the bane of city life. Created with the principles of efficient design, **Little Earth** clears the path for nature to take the spotlight.

While paying homage to a more traditional, community-centric living, **Little Earth** is fitted with all the necessities of a life of convenience, thus ensuring that you have the best of both worlds.





Design: conscious, comprehensive, and community-oriented

Little Earth promises to be an oasis in a concrete jungle that relieves your senses of the stress of city life. It's created with principles of efficient design that clears the path for nature to take the spotlight. While it pays homage to traditional community-centric living, **Little Earth** has all the amenities for a life of convenience, to ensure that you get the best of both worlds.



Street-wise

The streets have been designed with two distinct features in mind: a central 12-metre spine with no villas to obstruct the view, and shaded walkways on either side of the asphalt driveway. The landscape is a beautiful mix of fruit-bearing and shady trees. Tropical evergreens like the *saptaparni*, Indian coral tree and *gulmohar* ensure a green view all year round and punctuate the scenery with alluring blooms.



Vaastu-conscious design

Little Earth's design draws inspiration from the ancient practice of *vaastu shastra* (the science of architecture) that encompasses the layout, ground preparation, and spatial geometry among other factors. The site slopes down to the N-E, which is a preferred alignment for positive energy, and has been retained as a feature with a stepped terrain. This terrain lends itself to a more practical purpose as it facilitates cross-ventilation. The N-E corner, also the water quadrant, has water bodies and

percolation pits, which augment the benefits of *vaastu*. The master plan lays out villa plot configurations that maximise E-W orientation, making it auspicious as per *vaastu* principles.



Open-space design

Plots have been designed to ensure as much open space as possible. The easily-accessible open area at the entrance has in mind an active lifestyle. This can be divided into two zones: sports and recreation. The former includes assigned spaces like the cemented cricket pitch, the murrum-finished half basketball court and the volleyball multi-court. The recreation area has plenty of space for a brisk walk and impromptu neighbourhood games, accentuated with sloped mounds and sand pits. These areas encourage residents, more so children, to spend more time outdoors.



Landscape

Little Earth provides what very few projects do: a view of the countryside for starved urbanites that bring back memories of simpler and greener times. The landscape of **Little Earth** is one of its most integral features. It is inspired by vernacular gardens with a fluid softscape that are peppered with natural cut rocks and flowing pathways along the edges. The scene is straight out of a picturesque countryside where each element personifies rustic luxury.



Why invest in Little Earth?

Little Earth: the better choice

When it comes to investing in a home, it isn't just about the structure but the entire ecosystem around it. The construction of the structure includes a range of peripheral and logistical requirements such as wiring, plumbing, sewage treatment, rain-water harvesting, communication systems, fibre optic cables, security, etc. **Little Earth** plots come ready and packed with all this strong infrastructure.

A bustling neighbourhood

Little Earth is the perfect asset for the much sought-after balance between the relaxed countryside and the exciting city life. Apart from the experience of country living, **Little Earth** is also centrally-located to ensure that a thriving social life is a stone's throw away. The project is surrounded by a variety of leisure zones, shopping destinations, and delightful eateries. As an investor, you would think of every possible scenario before making a huge commitment. **Little Earth** has gone that extra mile and done all the legwork for you. The presence of Sarjapura police station, BESCOM and post office, multi-brand outlets, malls and restaurants have considerably spiked the area's popularity. The neighbourhood rarely faces water or electricity issues. An added bonus for young families is the proximity of good educational institutions, situated 30–40 minutes away.

Sarjapura has been the centre of rapid development. Located in the S-E region of Bengaluru, it is flanked by Sarjapura-Attibele Road on its west. It also houses Infosys SEZ Tech Park, some

prominent I.T. offices, prime properties, hospitals, government offices, malls, entertainment spots, and many educational institutions, such as the upcoming 100-acre Azeem Premji University opposite the Sabic Research Centre. The presence of such a sound and diverse socio-commercial infrastructure has skyrocketed real estate demands.

The Sarjapura-Attibele Road enjoys optimum connectivity, linking it to Whitefield, Electronic City, Koramangala, Marthahalli, Kanyakumari Road, and more. With the upcoming Comprehensive Development Plan and the proposed Peripheral Ring Road there is bound to be increased connectivity to other parts of Bangalore and a reduced travel time to KIAL (airport). There is also an efficient public transport network of train and bus stops. The Carmelaram railway station ensures convenient travel to quite a few South-Indian cities. KIAL and Hosur Airport are also within reasonable commuting distance.

Urban migration and land value

India is in the throes of urban migration and this has directly affected the real estate market in cities. Nearly a third of the Indian population has migrated to the cities. Statistics show that by 2050, the country will face urban land scarcity. With the huge influx of population in the cities, owning land has become increasingly difficult and an expensive prospect. This has had an adverse effect on home-ownership and calculated predictions show that land prices are definitely on their way up.



Educational institutes

- Azim Premji University: 2.3 km
- Head Start Educational Academy: 6.5 km
- Delhi Public School: 9 km
- Oakridge International School: 9 km
- The International School B'lore: 9 km
- Inventure Academy: 12 km
- Global International School: 12 km
- Greenwood International School: 13 km

Hospitals

- Oxford Medical College-Hospital: 6 km
- Narayana Hrudayalaya Hospital: 12 km
- Sakra World Hospital: 19 km
- Columbia Asia (Whitefield): 20 km

Shopping

- D Mart (Sarjapura): 6 km
- Prestige Smart City: 7 km
- D Mart (Electronic City): 13 km
- Bangalore Central (Bellandur): 18 km
- Total Mall (Sarjapur Road): 18 km
- Forum Value Mall (Whitefield): 20 km

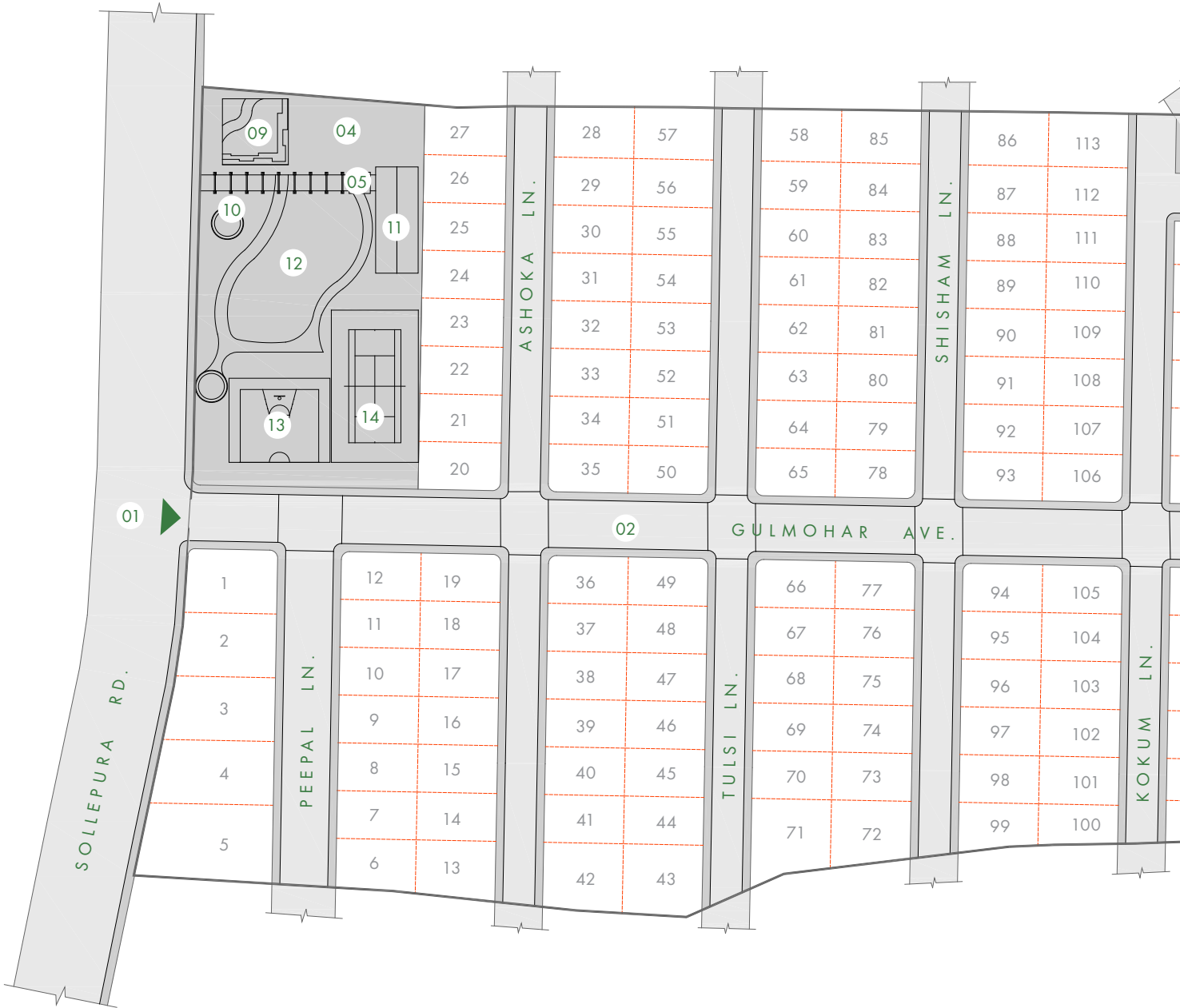
Offices, corporates + workplaces

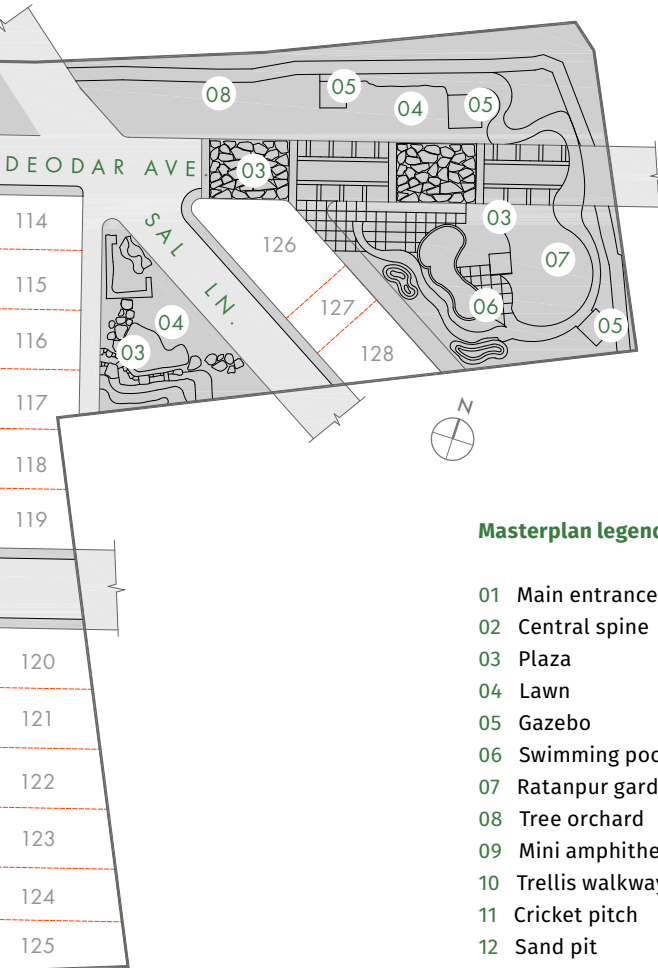
- Sabic Technologies: 2 km
- Infosys Headquarters: 3.5 km
- Wipro Corporate Office: 16 km
- Wipro (new campus): 12 km
- Wipro (Electronic City): 16 km
- Infosys (Electronic City): 15 km

- HP (Electronic City): 16 km
- Intel (Bellandur): 19 km
- Intel (Outer Ring Road): 19 km
- HSBC (Bellandur): 18 km
- RGA Tech Park: 15 km
- Biocon: 12 km

Major landmarks

- M.G. Road: 29 km
- Bangalore International Airport: 66 km
- Bellandur Circle: 18 km
- Whitefield: 19 km
- Electronic City: 13 km
- Marathahalli Junction: 21 km
- HSR Layout: 18 km





Masterplan legend

- 01 Main entrance gate
- 02 Central spine
- 03 Plaza
- 04 Lawn
- 05 Gazebo
- 06 Swimming pool
- 07 Ratanpur gardens
- 08 Tree orchard
- 09 Mini amphitheatre
- 10 Trellis walkway
- 11 Cricket pitch
- 12 Sand pit
- 13 Basketball court
- 14 Lawn tennis court

The masterplan

Little Earth is divided into two large and open-landscaped zones in the north-west and north-east corners of the property. It has held on to its roots firmly, and the master plan has been developed in a “tree” layout. Apart from being the most conceptually apt motif, this layout is ideal for street-planning, great view, and efficient circulation.

The Little Earth master plan has demarcated locations for standard-sized and larger plots. The large plots are located in the south-west corner, accessible by a 12-metre street. The other plots, ranging from 1200–3300 sq. ft., are spaced with extra plots positioned at the end of each cul-de-sac. This design helps to separate the residence and the open space efficiently.





An environment that suits your weekends



Clubhouse

While **Little Earth** has made sure that your home has everything you could possibly need, sometimes, a change of scenery is refreshing. Enter the clubhouse. It acts as the locus of community life at **Little Earth** and for such an important structure, no stone has been left unturned. The spot used to house a brick-building factory earlier and as a tribute, the 3-storey clubhouse now features a brick façade that mimics its predecessor's strong vernacular character. It is the perfect place to relax and spend a few minutes enjoying the breath-taking view, whether alone or in the company of your friends.



Event venues

Situated in close proximity to large-scale corporations and industrial developments, the clubhouse is designed to handle a variety of events. It is equipped with a 50-seater party hall that opens into an outdoor pool and a luscious garden.



Indoor play areas

The first floor of the club acts as a large indoor play area that is spacious enough for a pool table, a round of table tennis, and hosting board games.



Home theatre/library

The second floor houses a charming library that can accommodate up to 15 people with dedicated reading desks crafted in natural timber and a rooftop self-catering café. Adjacent to the library, is a home theatre set-up that lends itself to formal presentations as well as impromptu movie screenings.



Guest house

The top floor of the club comprises 4 guest bedrooms that are ideal for out-of-town guests or residents. The relaxing stay is complemented by a terrace, laid out with a semi-covered organic café that includes a pantry and wash area.



Outdoor spaces

Natural stone, sloped and triangular mounds, reflexology pathways, sand beds, stepping stones, rain-water swales, and trellises are just some of the ways in which the design captures the earthy nature of the master plan. A stream has been constructed for flood prevention but even something as functional as this has been integrated into the design and given an aesthetic feel.



Robust infrastructure that takes care of your needs

Little Earth has matched its dedication to a natural environment with cutting edge industrial practices that are of high quality and require minimum maintenance. The area is outfitted with the best of amenities to ensure that your joy of picturesque country-style living is undisturbed.

Ready connections

Each plot is provided with an efficient water, electrical, sewage, and communication connection so the villa is ready to move in upon completion.

Water supply

A centralised underground reservoir and an elevated reservoir ensure sufficient storage of water for 48 hours for the entire community. The water supply is supported by a gravity system that takes advantage of the site's slope.

Sewage treatment plant

The underground sewage system is connected to a centralised sewage treatment plant. The water is treated in these plants and recycled to maintain the vast landscape.

Rain-water harvesting

As per BWSSB regulations, rain water is collected in dedicated rain-water chambers and taken to recharge pits along the nala.

Electricity

Ample electrical loads of 6 KW for up to 1200 sq.ft., 8 KW for up to 2400 sq.ft., and 10 KW for above 2400 sq.ft. (up to 4000 sq.ft.) are provided.

Streetlighting

The entire property is equipped with solar street light poles with LED fixtures.

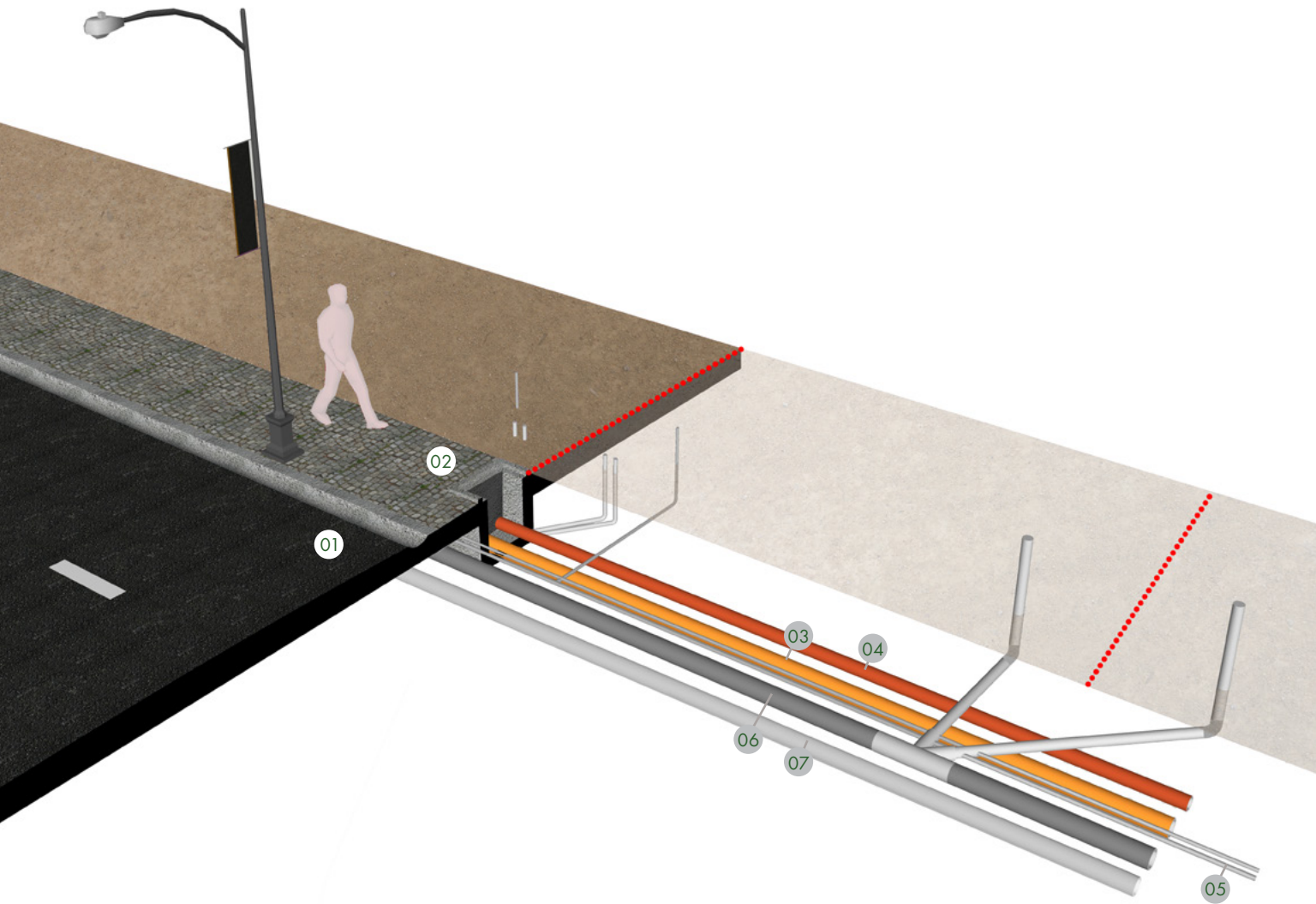
Communication

All the plots are fitted with a fibre-to-home system along with an intercom.

Security

The compound is secured with CCTV cameras at the entrance, a perimeter boundary, and a boom barrier gate.

- 01 Saucer drain
- 02 Chamber
- 03 Electrical lines
- 04 Phone and telephone lines
- 05 Water supply pipe
- 06 Sewer lines
- 07 Storm water drain



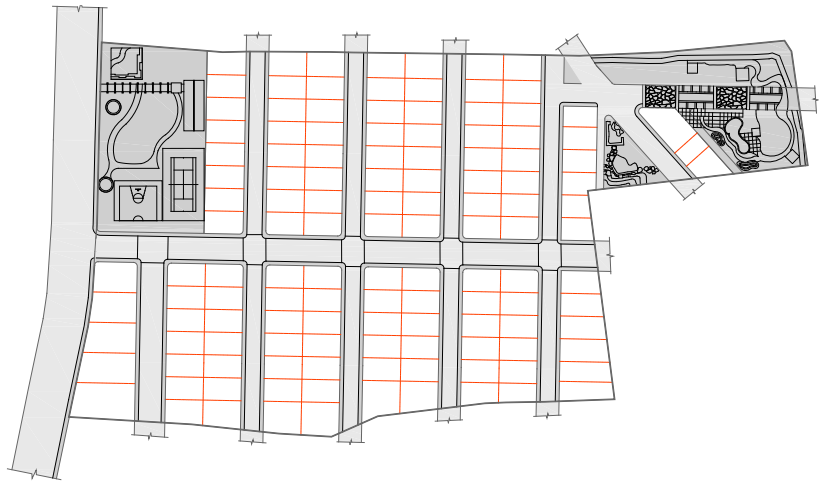




The plots

Each plot flaunts a spacious construction, with plenty of natural light and cross-ventilation. The area is decorated with special mural art that amplifies the feel of a natural setting. The tree-like configuration of the street facilitates a sense of community and ensures that you do run into your neighbours.

A central spine of 12-metre runs through the development with 9-metre cul-de-sac streets branching off it. This design gives the smaller streets a sense of security while minimising traffic issues and coupled with great visibility, makes the layout very child-friendly.

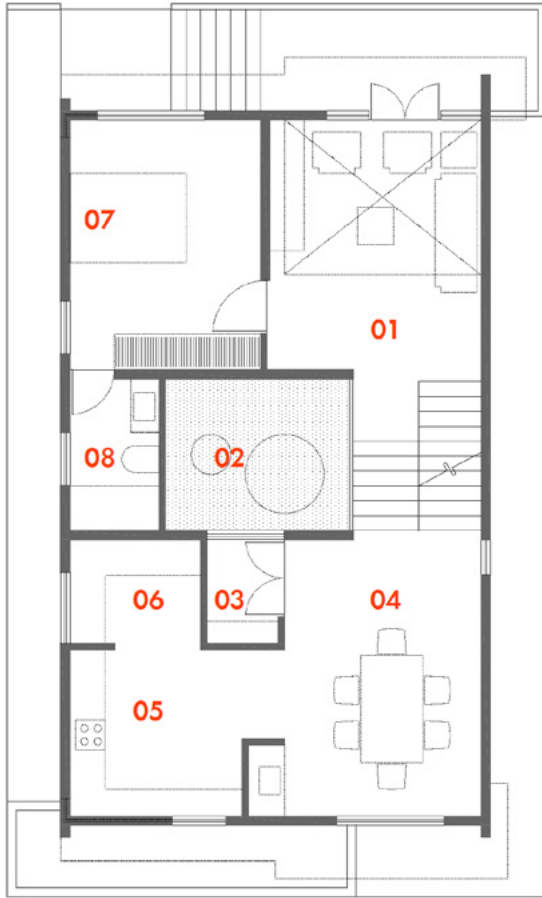




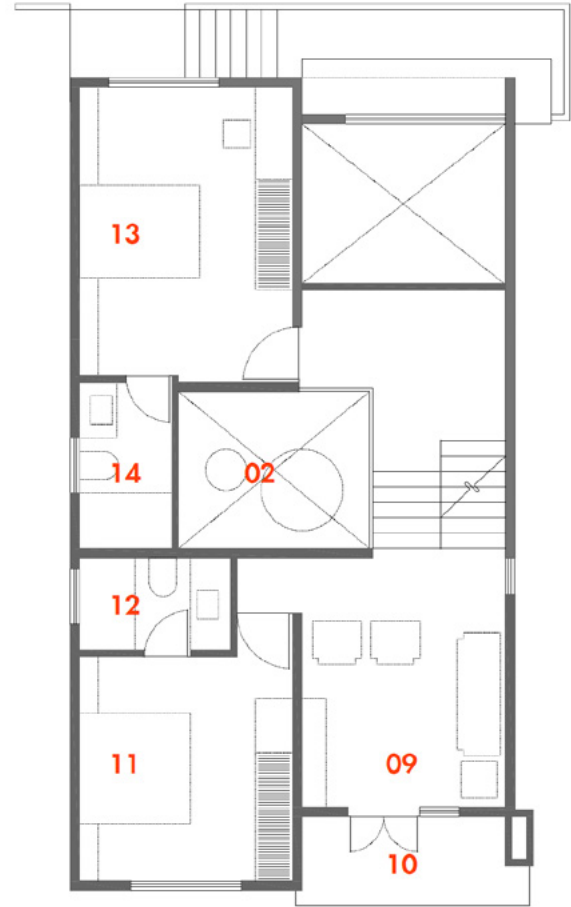
About the villas



While some prefer their homes fitted with the most cutting-edge of technology and convenience, others prefer it to be an extension of their personality. These plots come with general construction guidelines that are flexible to your functional and aesthetic requirements. The well-lit villas are designed with a high ceiling-to-floor ratio to increase cross-ventilation and spaced to ensure proximity yet privacy from the neighbouring villas. The structures are also constructed with materials that ensure they remain cool despite the harsh summer heat. With this, Little Earth gives you the opportunity of tailoring your residential space to your specifications while enjoying all the benefits of its central philosophy: community living.



GROUND FLOOR



FIRST FLOOR





COUNTRYSIDE

Little Earth

Little Earth, a venture of the Shivnath group of Raipur, was conceptualised with a mission to increase the happiness quotient of people's lives with state-of-the-art design and amenities that are ahead of the times.

Spanning two decades, Shivnath group has diversified business interests ranging from education, automobile dealerships, farm equipments, petroleum products and real estate. They've maintained steady growth with more than 30 retail points across multiple locations and a manpower base of over 500 people.

The group's resume has 11 completed projects that total 400,000 sq. ft. in diverse categories such as high-end office space, high-quality homes, state-of-the-art warehousing and industrial developments. Our success in delivering consistent value to our customers can be attributed to state-of-the-art designs, attention to detail and robust implementation systems.

Countryside is currently developing 800,000 sq. ft. of prime real estate spread across Bangalore and Uttarakhand. This is possible because of a robust network of partnerships in finance, management, construction, supply base and distribution. Over the past 5 years, we have maintained sustainable growth and will drive medium-term expansion plans with a high focus on strengthening finances and management processes along with responsible growth.

Directed by our strong sense of responsibility, we contribute to society through various initiatives. Afforestation, education, health and employment generation are some of the measures that help us contribute to a better future.

OFFICE ADDRESS

**Countryside Building Systems
(India) Pvt. Ltd.**

Heritage Landmark, #304,
1st Main, 1st Block,
Koramangala, Bengaluru
560034

SITE ADDRESS

Countryside Little Earth

Sy. No. 118/01, Bikkenahalli,
Bikkenahalli-Sollepura Road,
Sarjapura, Bengaluru
562125

CONTACT INFORMATION

E hello@countrysidegroup.co.in

W littleearth.countrysidegroup.in

M +91.9164.023.888