



SBR Earth & Sky

RERA Registered# - PRM/KA/RERA/1251/446/PR/191022/005344



SBR EARTH & SKY



The Confluence

of Design
Quality & Space

of Living
Convenience & Serenity

of Amenities
Indoor & Outdoor

Sky above
earth below
peace within





Life in Earth and Sky has tangible benefits, from day one of occupancy. These include the reduction in water and energy consumption.

Most importantly, these concepts can enhance occupant health, happiness and well-being.

Villaments

CONCEPT

Earth & Sky is a celebration of the natural connection of man with nature. It celebrates the tangible values of nature, seasons and earth through a thoughtfully designed architecture and landscaping along with carefully curated interiors. The low rise development enjoys a humble presence that connects it to ground and looks up to the Sky.

The lower floors enjoy green views of the precinct landscape and the top floor connects to its internal garden and the private roof above. The intangible experience of watching seasons pass, listening to birds, seeing the natural materials age, hearing the children play, smelling the flowers wholesomely unfolds each day. Small intentional experiences are curated to create a meaningful experience of life.

There are multiple options of Villament type available and each one has a unique offering. The ground floor Villament is called the Garden Villament and enjoys access to a garden and an easy and grounded entry. The Sky Villament connects to the outside views through balconies while the Terrace Villament through terraces. The top most Villament is called the Penthouse, it enjoys a private terrace with direct connection to the sky.

The staircase in the penthouse is an internal one. Through its terrace space each Villament irrespective of the floor has its own Private Terrace and a unique presence in the elevation which makes it clearly identifiable and appear and feel more like a Villament.





Earth & Sky is an exclusive boutique community,

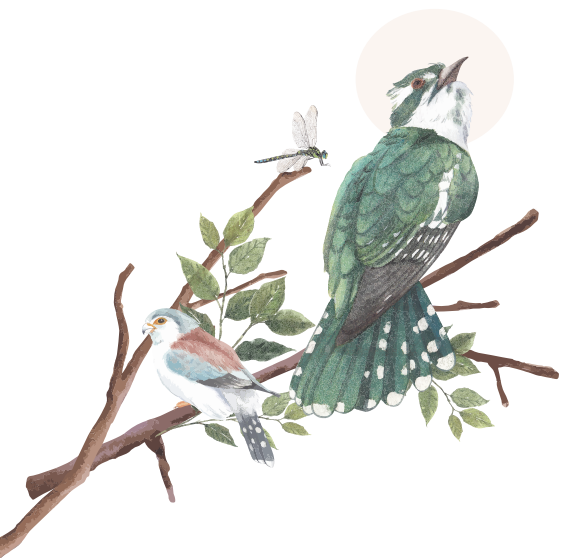
with only 135 units, it's a home that offers all kinds of amenities and facilities. Located in Whitefield, it's in perfect proximity to everywhere.

Spread over 2 Acres and 12 Guntas, it boasts ample open terrace balconies and private terraces. While you envelop yourself in the greenery, you will certainly feel that this luxury comes naturally.

Earth & Sky is a development that embraces the connection between mankind and nature. The architecture and landscaping is designed to reflect the beauty of the seasons and the earth.



Artist's impression. Not an actual site photograph



LUXURY
 THAT COMES
 NATURALLY



Boutique
Community



More than 50%
Open Space



75% No Vehicular
Movement



Vaastu
Compliant



Feel of an
 Individual
 house

Artist's impression. Not an actual site photograph



Double Height Open Balcony

All rooms have a visual connect to the outside



Separate Formal Living & Family Space

Family has personal space while hosting guest

“Earth and Sky:
Where Every
Amenity Paints a
Masterpiece of Living”





Artist's impression. Not an actual site photograph



Artist's impression. Not an actual site photograph

Crafted with Love



Swimming Pool



Indoor Games



Entertainment



Creche



Badminton Court



Spa



Compact Mini Bowling



Gym



Banquet Hall



Squash Court



Outdoor Party Area



AV Room

GUESS
WHO
LIVES

Next
Door?

Neighbours in the Earth

List of Plant Species which grow in the lush green corners and gardens

**Cococarpus
erectus**

**Melaleuca
golden crest**

**Tabebuia
pallida rosea**

**Millingtonea
hostensis**

**Plumeria
acutifolia alba**

**Terminalia
mentali**

List of Bird Species that can be spotted from the countless open spaces and balconies

**Indian
Sparrow**

**Scaly Breasted
Munia**

**Red Rumped
Swallow**

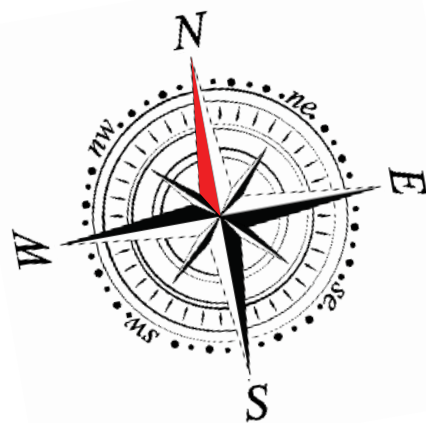
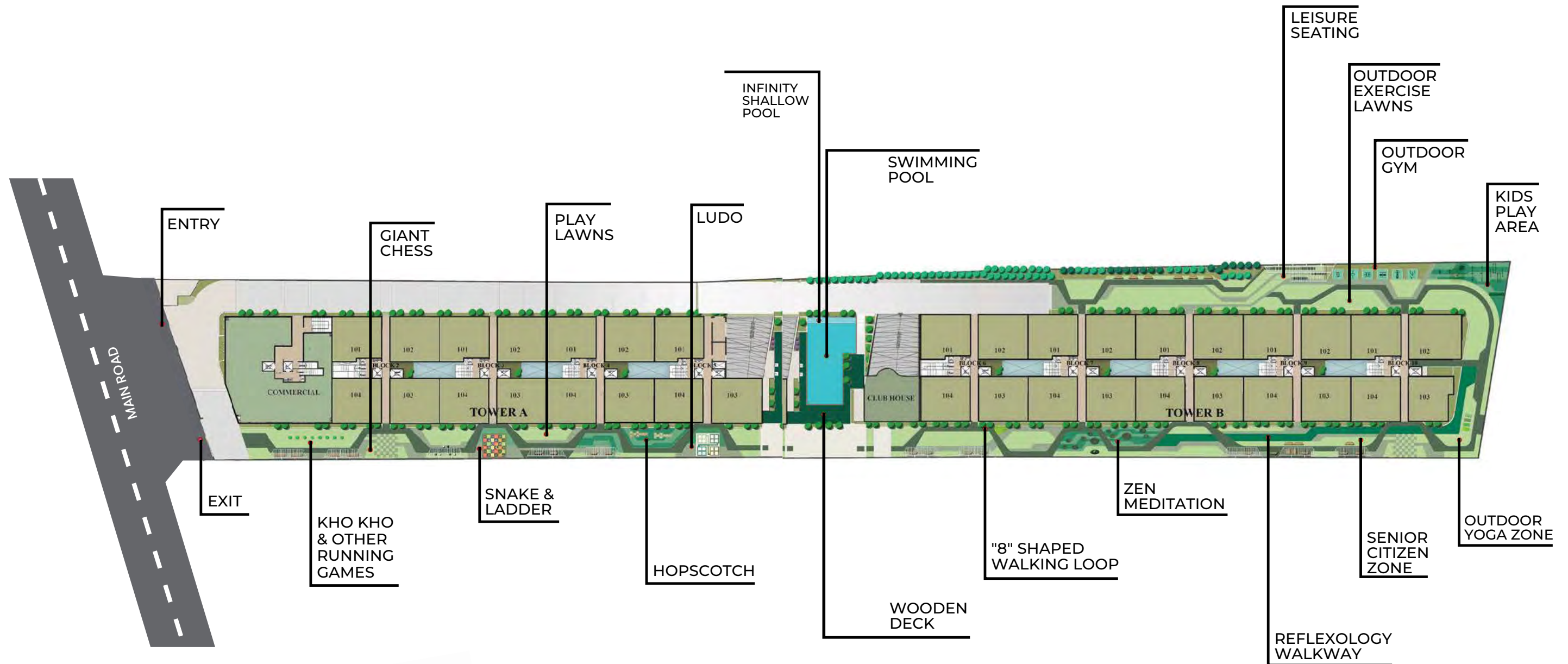
**Grey
Heron**

**Red Whiskered
Bulbul**

**Rose Ringed
Parakeet**

Neighbours in the Sky

MASTER PLAN





"The sky dreams
of stars,
the earth dreams
of love."



ENVIRONMENTAL DESIGN PARAMETERS

Care has been taken in the design to keep the hard and heat reflecting/conductive surfaces minimum, by bring in innovative design elements.



Green Fire-escape
Driveway



Underground Rain Water
Recharge Pits



Maximised Green
Areas



Exposed Facades Covered
with Wall Climbers

Landscape

Inclusive Living & Activities

Artist's impression. Not an actual site photograph

INCLUSIVE LIVING



1. Giant chess Hop scotch
2. Snake and ladders
3. kho kho
4. Play lawns
5. Ludo
6. Interactive floor play patterns



7. Leisure seating pavilion
8. Jogging track (250m)
9. Commercial Area
10. Outdoor gym
11. Play lawns
12. Event lawns
13. Outdoor exercise lawns



14. Zen Zone
15. "8-shape" walkway loop (70m)
16. Reflexology pathway
17. Giant chess
18. Outdoor yoga
19. Seating pavilion with foldable pergola

Artist's impression. Not an actual site photograph



Giant Chess for Children



Kho Kho & Other Running Games



"8" Shaped Walking Loop



Ludo



Reflexology Pathway For Senior Citizens



Kids Play Area

Places near You

Schools

Vibgyor International - 3 Km
Silver Oaks school Whitefield - 3.1 Km
New Baldwin Int. School - 8.9 Km
Auxilium School - 5.2 Km
DPS Whitefield - 8.3 Km
Gopalan International - 9.9 Km
MVJ College of Engineering - 6 Km

Hospitals

Siliconcity Hospital - 7.8 Km
Arogya Hospital - 1.9 Km
Mission Hospital - 7.1 Km
SN Hospital - 5 Km
East Point Hospital - 7.8 Km
Baba VIMS Speciality Hospital - 3.4 Km
Manipal Hospital - 8.7 Km
MVJ Hospital - 10.5 Km
New Life Hospital - 6 Km
Axis hospital - 2.8 Km

Malls

Brigade Orion Mall OMR - 4.4 Km
Hoskote Toll Plaza - 4.7 Km
Decathlon - 7.8 Km
Ascendas Park Square Mall - 6.7 Km
VR Bengaluru - 11.8 Km
Inorbit Mall - 8.4 Km
Phoenix Marketcity - 13.3 Km
Forum Mall Whitefield - 7.7 Km
Gopalan Mall - 14.4 Km

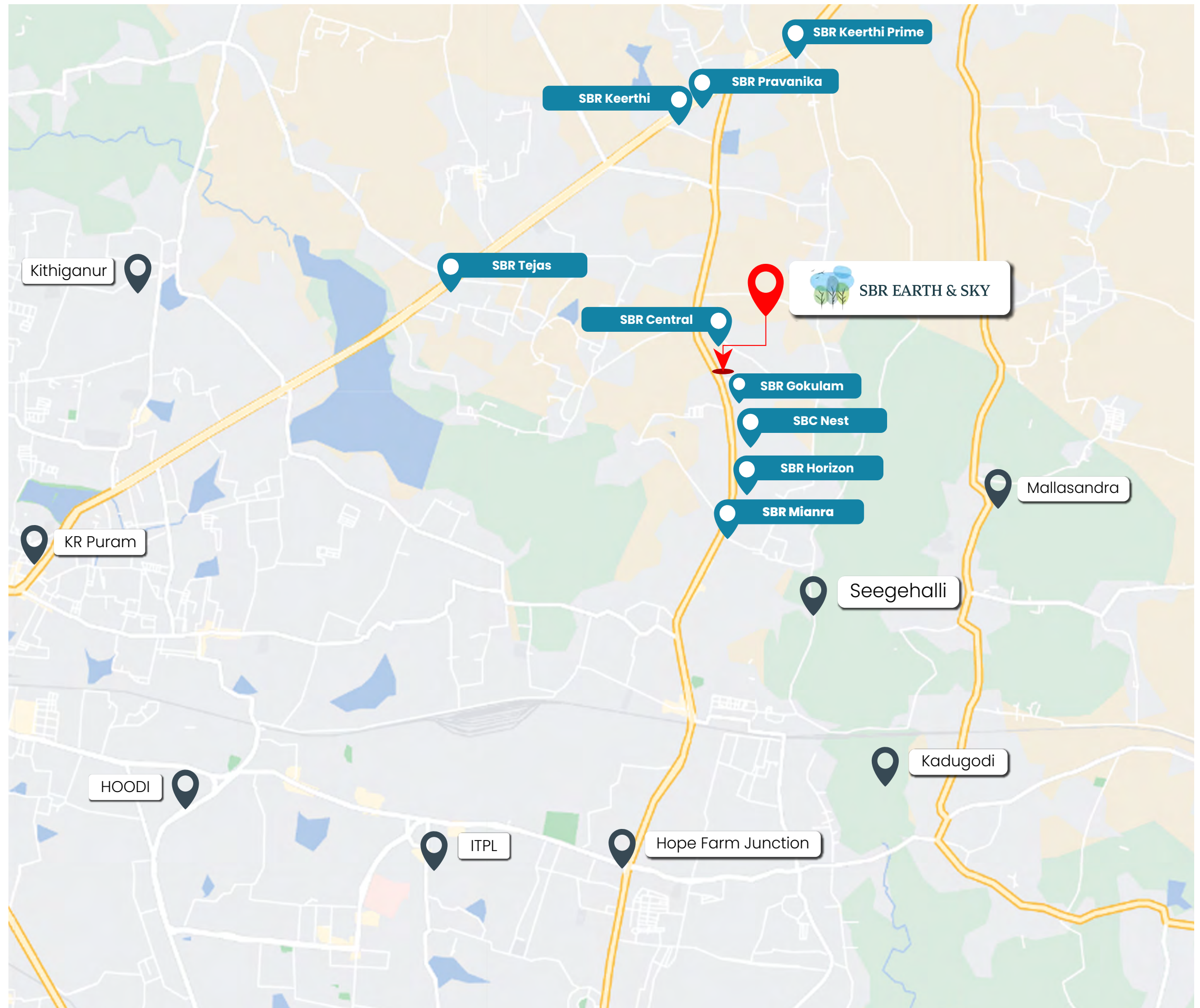
Groceries

Tata Star Bazar - 850 Mts
Rolla Hyper Market - 1.4 Km
Safal Daily Fresh - 12.7 Km

Offices

Brigade Signature Tower - 4.6 Km
Salarpuria Nova - 15.1 Km
Bearys GRT - 2 Km
Salarpuria Magnificia - 13.8 Km
Prestige Shantiniketan - 9.5 Km
ITPL - 6.7 Km
RMZ Infinity - 17.6 Km

Location





Club House

Elevate Your Lifestyle at the Club House, Where Every Moment is a Celebration, at SBR Earth & Sky.

CLUB HOUSE FLOOR PLAN

GROUND FLOOR



TOWER A

TOWER B

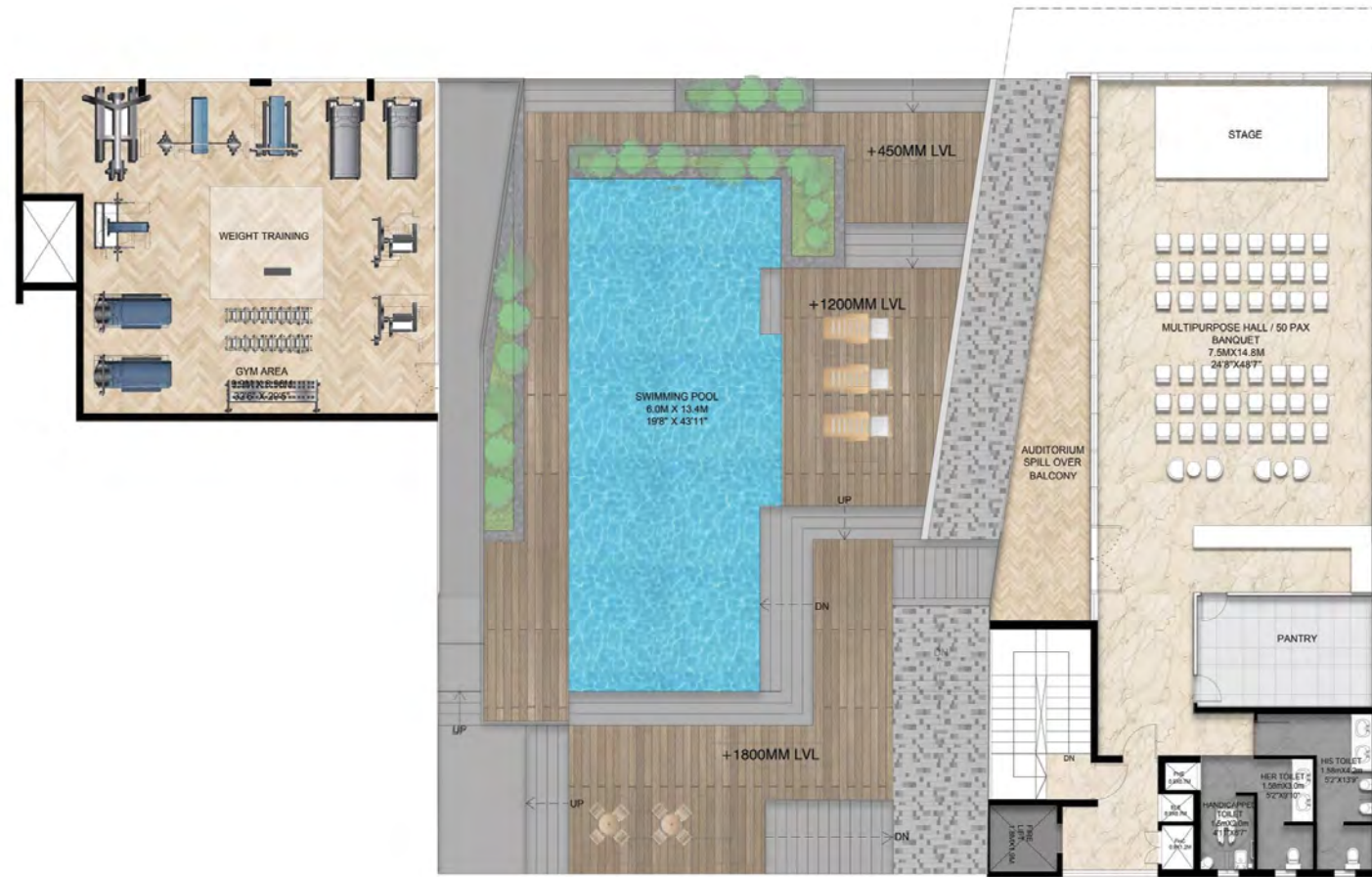


KEY PLAN

CLUB HOUSE FLOOR PLAN

CLUB HOUSE FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TOWER A

TOWER B



KEY PLAN

TOWER A

TOWER B



KEY PLAN

CLUB HOUSE FLOOR PLAN

CLUB HOUSE FLOOR PLAN

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR



TOWER A

TOWER B

TOWER A

TOWER B



KEY PLAN



KEY PLAN



GARDEN VILLAMENTS

The Garden Villament unit is an exceptional residential offering that seamlessly combines the privacy and functionality of a duplex home with the serene and communal charm of a common garden courtyard. Situated within a meticulously planned community, these villaments provide residents with an exquisite blend of indoor and outdoor living spaces. These thoughtfully designed units feature spacious living areas and bedrooms spread across two levels, ensuring ample room for families to flourish.

SBA
2,259 Sq.ft

BALCONY AREA
232 Sq.ft

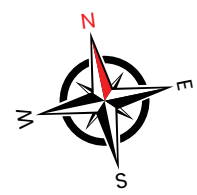
CARPET AREA
1,440 Sq.ft

FACING
East

UPPER FLOOR

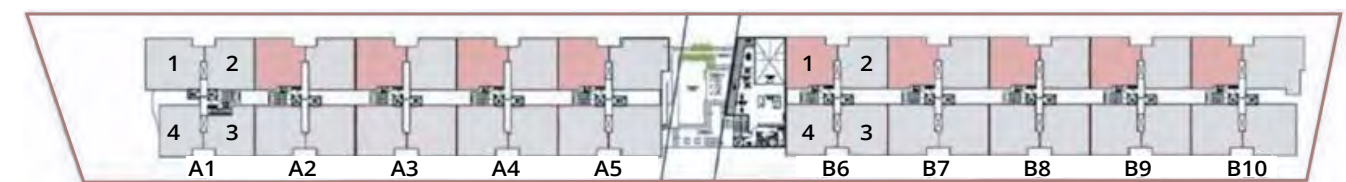


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

GARDEN VILLAMENTS CLUSTER: WEST FACING TYPE 2

GARDEN VILLAMENTS CLUSTER: WEST FACING TYPE 3

SBA
2,420 Sq.ft

BALCONY AREA
178 Sq.ft

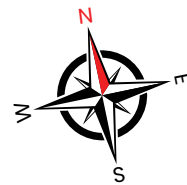
CARPET AREA
1,613 Sq.ft

FACING
West

UPPER FLOOR

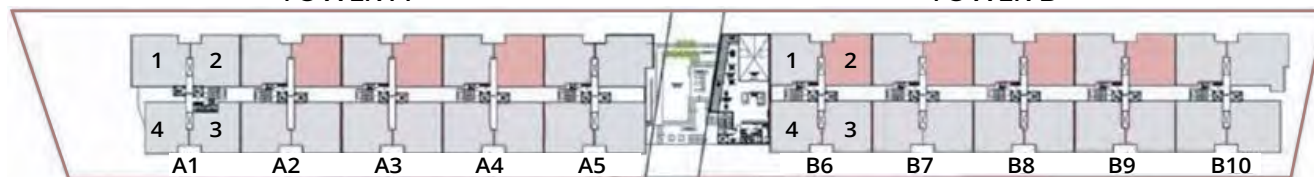


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

SBA
2,351 Sq.ft

BALCONY AREA
236 Sq.ft

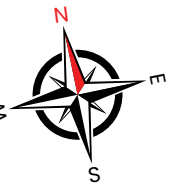
CARPET AREA
1,504 Sq.ft

FACING
West

UPPER FLOOR

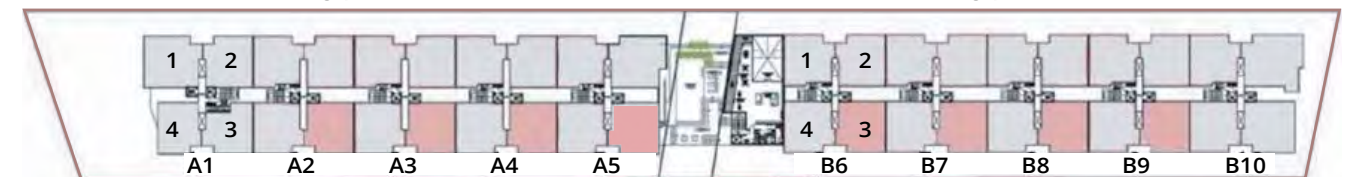


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

GARDEN VILLAMENTS CLUSTER: EAST FACING TYPE 4

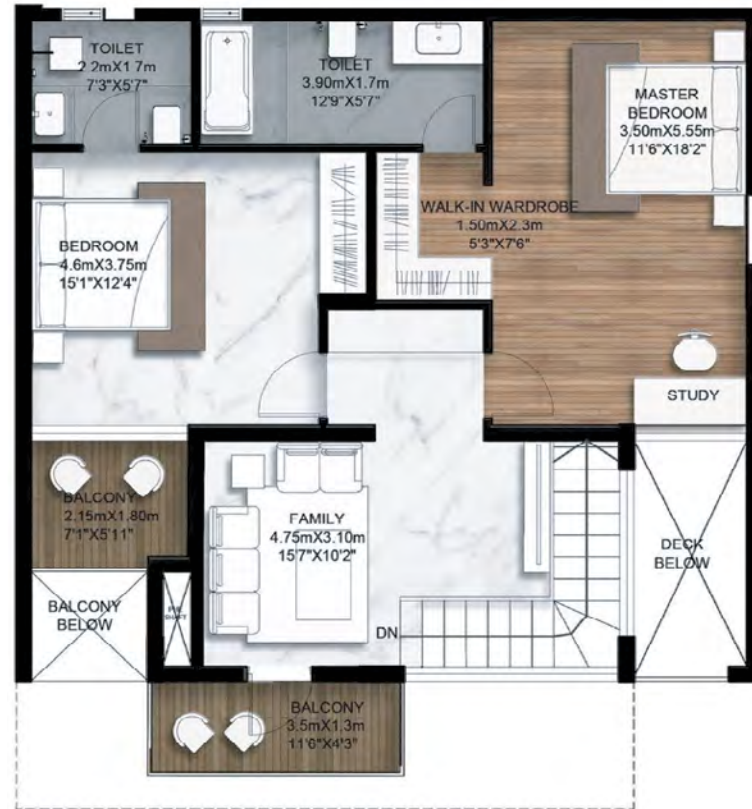
SBA
2,353 Sq.ft

BALCONY AREA
178 Sq.ft

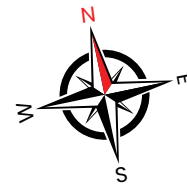
CARPET AREA
1,563 Sq.ft

FACING
East

UPPER FLOOR

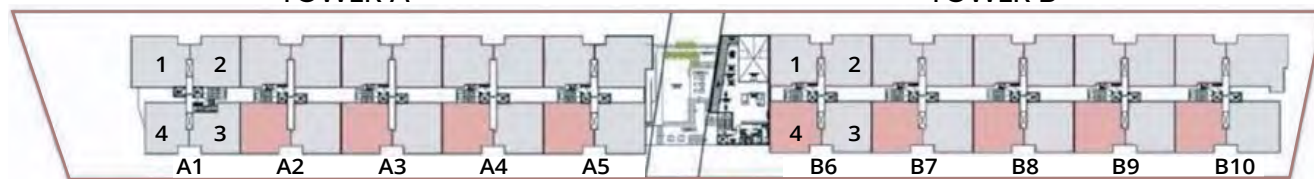


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN



SKY VILLAMENTS

The Sky Villament unit is a luxurious duplex home that represents the pinnacle of contemporary living. With its spacious design, it offers both comfort and elegance for families. What truly sets it apart is the exclusive access to a stunning double-height balcony. This unique feature creates a breathtaking outdoor space, perfect for relaxation and taking in panoramic views. The Sky Villament unit seamlessly blends modernity with a touch of luxury, making it the perfect choice for those seeking a lifestyle that's both opulent and connected to the sky.

SKY VILLAMENTS CLUSTER: EAST FACING TYPE 1

SKY VILLAMENTS: WEST FACING TYPE 2

SBA
2,516 Sq.ft

BALCONY AREA
422 Sq.ft

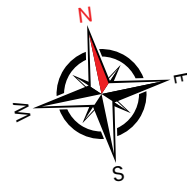
CARPET AREA
1,440 Sq.ft

FACING
East

UPPER FLOOR

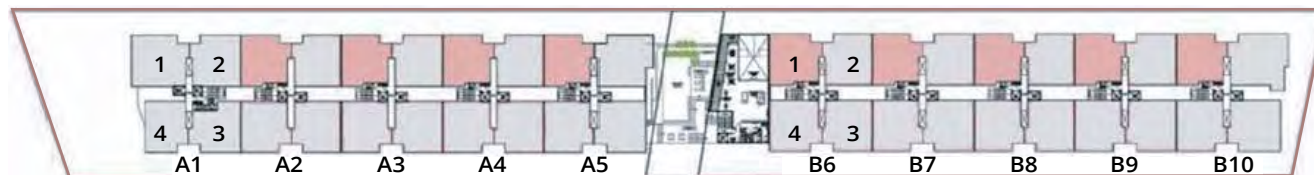


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

SBA
2,681 Sq.ft

BALCONY AREA
371 Sq.ft

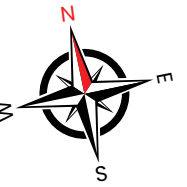
CARPET AREA
1,613 Sq.ft

FACING
West

UPPER FLOOR

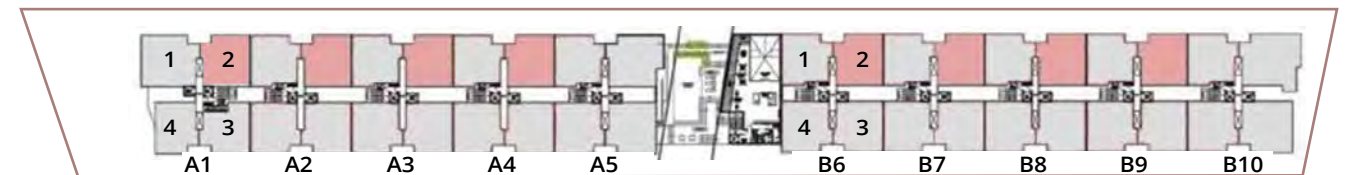


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

SBA
2,612 Sq.ft

BALCONY AREA
429 Sq.ft

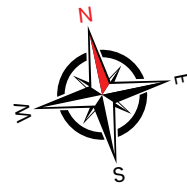
CARPET AREA
1,504 Sq.ft

FACING
West

UPPER FLOOR



LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

SBA
2,681 Sq.ft

BALCONY AREA
374 Sq.ft

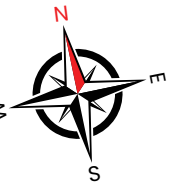
CARPET AREA
1,610 Sq.ft

FACING
East

UPPER FLOOR



LOWER FLOOR



TOWER A

TOWER B



KEY PLAN



TERRACE VILLAMENTS

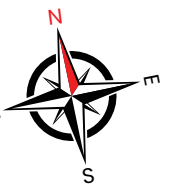
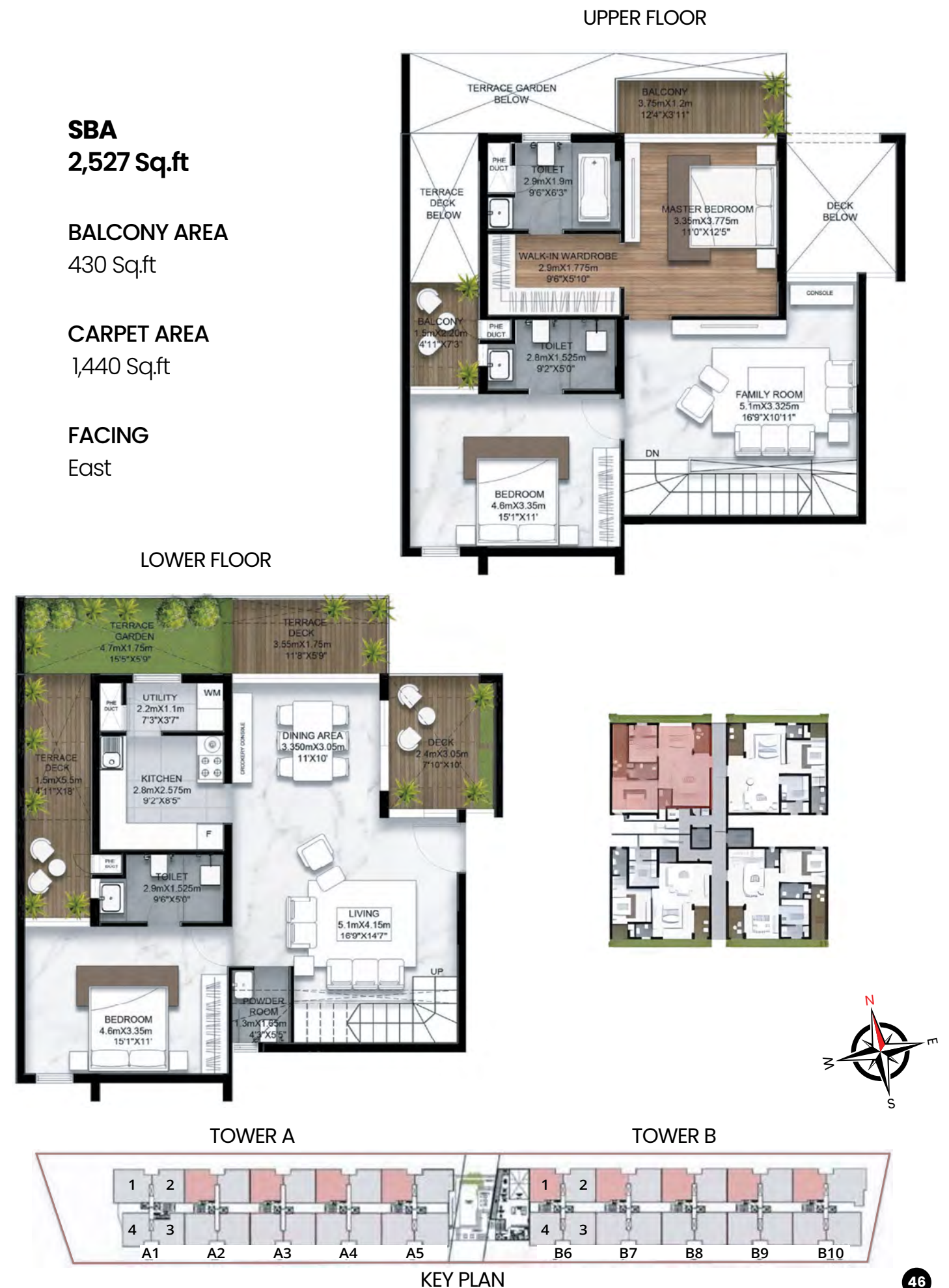
The Terrace Villament unit is a luxurious duplex home that redefines urban living. This modern masterpiece boasts a spacious design, perfect for families seeking both comfort and style. What truly sets it apart is the exclusive access to a lush terrace garden, seamlessly extending from a spacious balcony. This tranquil outdoor space offers the ideal setting for relaxation, entertaining, and connecting with nature, making the Terrace Villament unit the ultimate choice for those craving a harmonious blend of contemporary living and green serenity.

SBA
2,527 Sq.ft

BALCONY AREA
430 Sq.ft

CARPET AREA
1,440 Sq.ft

FACING
East



TERRACE VILLAMENTS CLUSTER: WEST FACING TYPE 2

TERRACE VILLAMENTS CLUSTER: WEST FACING TYPE 3

SBA
2,699 Sq.ft

BALCONY AREA
384 Sq.ft

CARPET AREA
1,613 Sq.ft

FACING
West

UPPER FLOOR

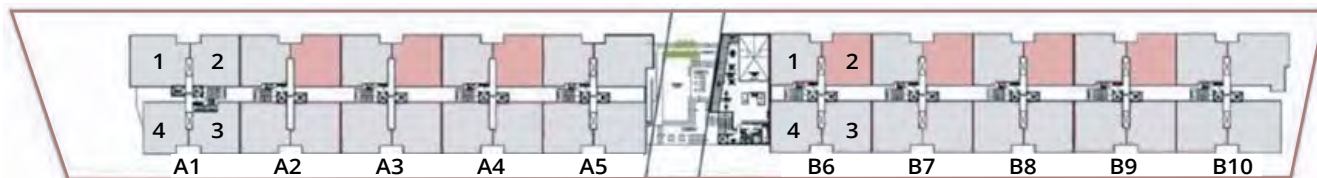


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

SBA
2,631 Sq.ft

BALCONY AREA
443 Sq.ft

CARPET AREA
1,504 Sq.ft

FACING
West

UPPER FLOOR

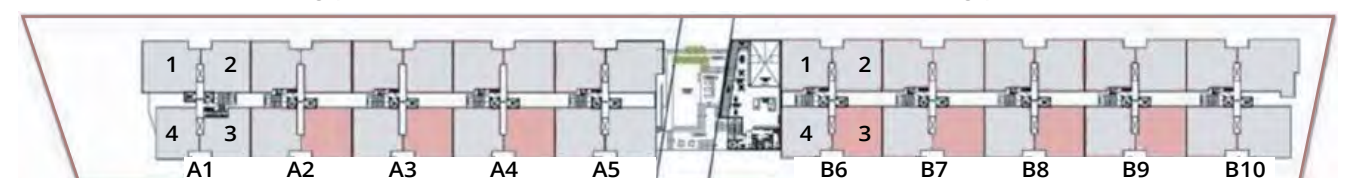


LOWER FLOOR



TOWER A

TOWER B



KEY PLAN

TERRACE VILLAMENTS CLUSTER: EAST FACING TYPE 4

SBA
2,697 Sq.ft

BALCONY AREA
386 Sq.ft

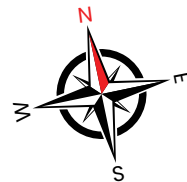
CARPET AREA
1,610 Sq.ft

FACING
East

UPPER FLOOR



LOWER FLOOR



TOWER A

TOWER B



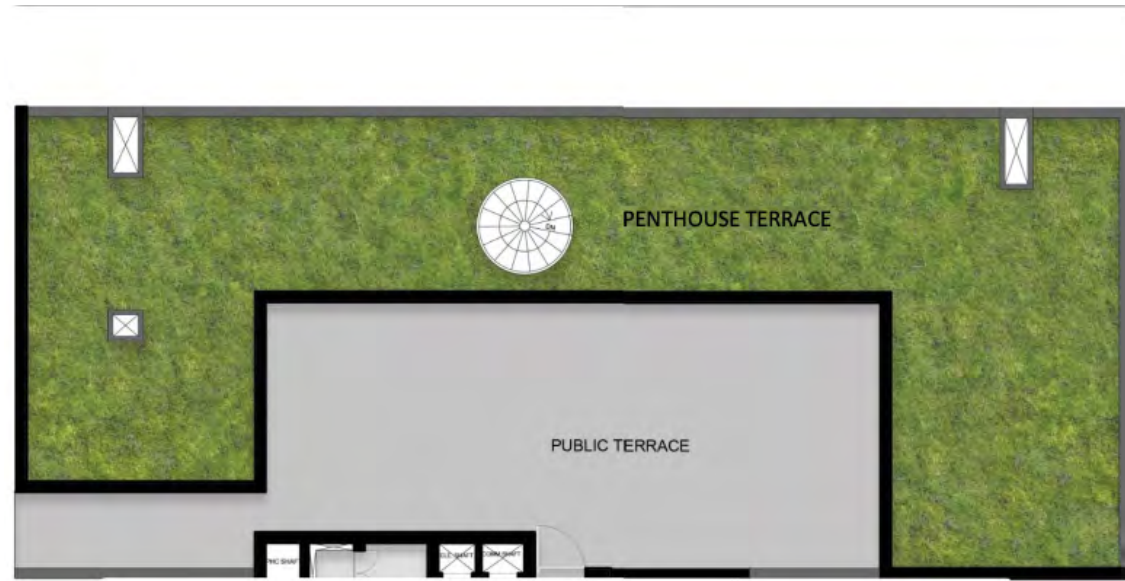
KEY PLAN



PENTHOUSE

The Penthouse unit stands as the pinnacle of top most single-floor apartment living, offering exclusive access to a private terrace. This exquisite four-bedroom penthouse is the result of seamlessly merging two separate units. The living room and dining area extend into spacious balconies that, in turn, lead to the private terrace, creating a serene indoor-outdoor connection. The Penthouse redefines luxury living, making it the ultimate choice for those seeking a sophisticated and spacious living environment.

PENTHOUSE: EAST FACING TYPE 1



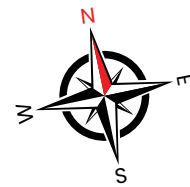
SBA
2,617 Sq.ft

BALCONY AREA
288 Sq.ft

TERRACE AREA
1,265 Sq.ft

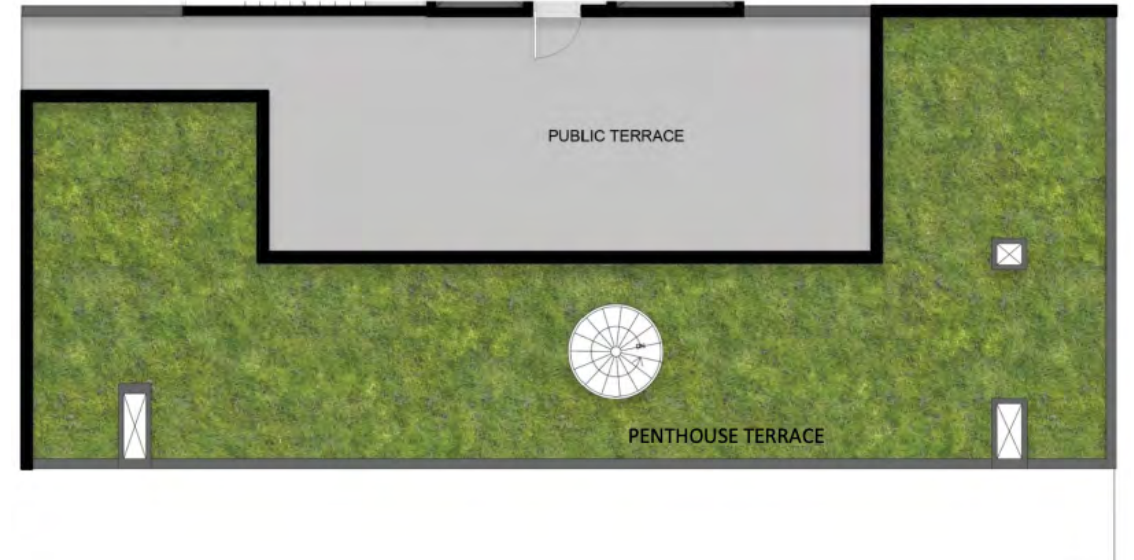
CARPET AREA
1,675 Sq.ft

FACING
East



KEY PLAN

PENTHOUSE: NORTH FACING TYPE 2



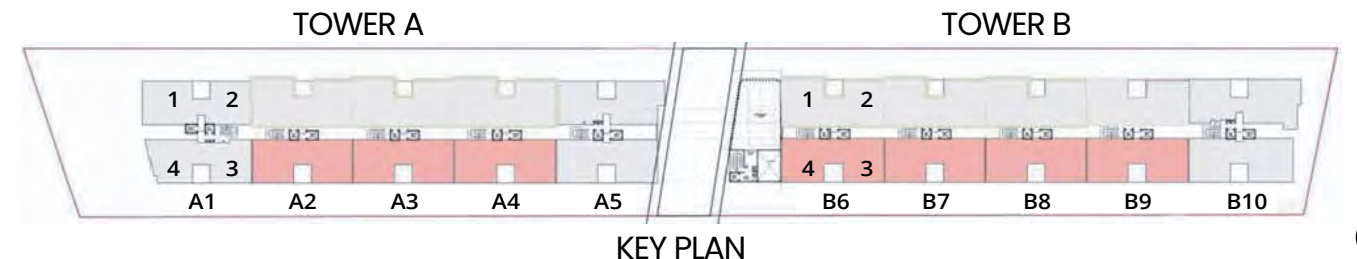
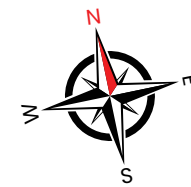
SBA
2,750 Sq.ft

BALCONY AREA
288 Sq.ft

TERRACE AREA
1,266 Sq.ft

CARPET AREA
1,747 Sq.ft

FACING
North



KEY PLAN

ARCHITECTURAL / CIVIL SPECIFICATIONS

STRUCTURE:

All elements of structure are designed for earthquake resistant compliance to Seismic zone -II.

Substructure: RCC Framed Structure.

Super Structure: 1 Basement + Ground + 6 storied RCC framed structure with concrete block masonry walls 200mmTh.

PLASTERING:

- **External Walls:** Cement Mortar plastering, Finished with Exterior grade paint(non VOC)/cladding meeting Platinum Green (IGBC) rating for Green building.
- **Internal Walls:** Cement Mortar plastering/Gypsum plaster.

LIFT LOBBY

- Cladding in Imported Marble.
- Flooring - Polished Marble/Granite with skirting.
- External grade texture paint Non VOC for walls.
- Plastic emulsion paint-Non VOC for ceiling.

COMMON/FIRE STAIRCASE

- Granite (Galaxy) or Equivalent for treads and risers.
- Plastic emulsion paint-Non VOC for walls & ceiling.
- Stainless steel balustrade with Glass as per design OR MS balustrade with MS railing as per design.

FOYER/LIVING/DINING/PASSAGE/FAMILY AREA

- Premium quality tiles flooring and skirting.
- Plastic emulsion Non VOC paint for walls & Ceilings.

BEDROOM - 03 (Master Bed Room & WALK IN)

- Laminated wooden flooring and skirting.
- Plastic emulsion paint Non VOC for walls and ceiling.

BEDROOMS - 01 & 02

- Superior quality Marble / Engineered stone flooring and skirting.
- Plastic emulsion paint Non VOC for walls & Ceiling.

TOILETS & POWDER ROOM

- Superior quality Tiles flooring (except powder room).
- Superior quality Tiles Flooring for the dry area and wall cladding up to false ceiling.
- False ceiling as per design.
- Granite vanity counters.

KITCHEN

- Superior quality Vitrified Tile/flooring.
- Superior quality ceramic wall tiling/Granite (DADO).

UTILITY

- Vitrified tile flooring and skirting.
- Superior quality ceramic wall tiling/Granite (DADO).

BALCONIES

- Anti Skid ceramic tile flooring/granite and skirting.
- Stainless steel balustrade with Glass railing as per design.
- Plastic emulsion Non VOC paint for ceiling.
- External grade textured Non VOC paint for walls.

DOMESTIC HELP-ROOM

- Vitrified tile flooring and skirting.
- Plastic emulsion Non VOC paint for walls and ceiling.

DOMESTIC HELP-TOILET

- Ceramic tile flooring.
- Superior quality ceramic wall tiling up to false ceiling.
- Grid false ceiling (If required).

BASEMENT

- Superior quality VDF flooring with floor Hardener.
- Plastic emulsion for walls and ceiling.
- Column Corner Rubber Guards (Readymade).

JOINERY

- Main Door - 38-40mmTh Hardwood /Engineered Frame Solid Core,veneered on both sides.
- Main door Size - (8' x 3'6").
- Bedroom Door-35mm Th Hardwood /Engineered Frame,Honeycombed - Hollow core, Laminated on both sides.
- Bedroom Door Size - (8' x 3')
- Toilet/Powder room door - Hardwood/Engineered door frames. 32mmTh.
- Plastic Laminated finish from Inside.
- Flush Door Size: 7' x 2'6".
- All other external doors (Sliding/Openable) to be manufactured in specially designed heavy-duty UPVC extruded High quality ironmongery and fittings for all doors.
- Heavy-duty UPVC windows made from specially designed and manufactured sections.
- UPVC-Windows/ Sliding Doors are 2.5 Tracks with a provision for Mosquito mesh and glass.

PLUMBING SPECIFICATIONS

Toilet Fixtures

- European water closet walvit pan with "P" Trap With soft close seat cover.
Make - Grohe/Kohler/ Equivalent, colour white.
- Counter wash basin (1 each in all toilets/powder room).
Make - Grohe/Kohler/ Equivalent, colour white.

Chromium Plated fittings in toilet.

- S/L Diverter, bath spout with Rain Shower.
Make - Kohler/Grohe/American Standard/ Equivalent.
- Bath Tub in Master Bedroom & Bathroom.
Make - Kohler/Grohe/American Standard/ Equivalent.
- Telephonic shower (In Master Bedroom, Bathroom only or Bathroom with Bath Tub).
Make - Kohler/Grohe/American Standard/ Equivalent.
- S/L Basin mixer.
Make - Kohler/Grohe/American Standard/ Equivalent.
- Angular stop cock.
Make - Kohler/Grohe/American Standard/ Equivalent.

- CP P trap.
Make – Kohler/Grohe/American Standard/ Equivalent.
- Waste coupling .
Make – Kohler/Grohe/American Standard/ Equivalent.
- Metro pole flush valve.
- Cockroach trap of grade SS 316 (Ground Floor Units Only).
- Health faucet.

Kitchen / Utility Fixtures: Chromium plated fittings in kitchen/Utility.

- Double bowl single drain.
Carysil/Futura/Jayna/ Equivalent.
- Sink mixer (wall mounted) – Qty 2.
Jayna/ Equivalent.
- 2 in 1 bib cock in utility - 1.
Kohler / Equivalent.
- Angular stop cock – Qty 3.
Kohler / Equivalent.
- Tap provision for gardening (wherever applicable).
- Cockroach trap of grade SS316.
- Bib cock for Water purifier.

ELECTRICAL SPECIFICATION

- Providing light points, ceiling fan points. 5A & 15A socket and distribution boards in respective areas as per Schedule/ Electrical layout.
- Schedule of points:(Note: – No. of points subject to change according to architectural and Structural layout).
- One telephone point provided in Living, family & all the bedrooms wired with 5 pair telephone cable to the draw box.
- Conduit provision for dedicated internet connection made available with RJ-45 Socket in all the bedrooms.
- Main Door – Smart or Biometric lock/Video door phone.
- T.V. point provided in family & all the bedrooms with co-axial cables of reputed make up to draw box.
- AC point & drainage provision in bed room, Living/Dining room.
- Conducting/provisional arrangement for Smart Home automation.
- EB Power supply : As permitted by BESCOM for each 3BHK, 4BHK, 5BHK is 5 KW.
- DG back up for EB power supply with flexibility to use any electrical points upto allocated connected Load of 1.5KW for 3 BHK & 4 BHK and 2KW for 5 BHK.
- 100% DG back up for common facilities.
- Providing electrical point & fixtures for common facilities like D.G. yard, transformer yard, pump room, common area, landscape lightings, club house lights and street lighting of internal road.
- EV charging points in basement (metered).
- All indoor wiring is done with copper cables of reputed make as per ISI and IS specification.
- PVC conduits rigid type of reputed make as per ISI and IS specification for internal electrification.
- Switches and Accessories made out of polycarbonate white plastic modular type as per ISI and IS specifications.
- MCB's and DB's are of reputed make as per ISI and IS specification.



ABOUT SBR GROUP

An integrated real estate development firm, SBR Group, believes in transforming dreams into reality it has successfully delivered several residential and commercial properties till date.

The Group is the brainchild of successful entrepreneurs from various walks of life who have dedicated their lives to transforming the real estate scenario of Bangalore to meet the ever-changing demands of customers, SBR Group is managed by senior professionals and experts in the respective technical fields and has been built on the strong foundations and pillars of the SBR Group's core values—transparency, ethics, quality and timely delivery which has played an instrumental role in its success over the years.

ONE MICRO MARKET. ONE MEGA DEVELOPER.

SBR Group is all about turning dreams into reality The tagline. "Building Reality, closely aligns with the same thought. Since the Reception, the Developer stands by the mantra of never compromising on quality and timely deliveries of all building developments, while holding hands of innovation and progress The latest ventures on CMR Road and Whitefield are testaments of the same. With nine premium projects with a built Up area of over 20 million sq ft, proves the will and eagerness to make a change for the better These projects include both residential and commercial spaces, ranging from 2-5 BHK apartments in compact communities. All of these located in prime locations with easy access to the OMR Highway catering to young achievers which gives them a unique address with the ease of communication and easy het working these projects have served more than 1100 families and counting turning this dreams of owning a home into a sweet realty AI The future efforts and endeavors are to only strengthen the Company's position in the city while continuing to deliver dreams of a lifetime.

OUR PROJECTS



SBC NEST



SBR HORIZON



SBR KEERTHI PRIME



SBR LUCKY MALL



SBR TEJAS



SBR GOKULAM



SBR TOWERS



SBR CENTRAL



SBR KEERTHI



SBR PRAVANIKA



SBR MINARA



SBR URBAN JEWEL COUNTY



SBR EARTH & SKY

Kannamangala, Whitefield

PRM/KA/RERA/1251/446/PR/191022/00534



www.sbrgroup.in



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