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🌐 visit us at: www.isrprojects.com

Architects



Landscape Architects

DDLA

Legal Partners



Financial Partners



Digital Partners



Rise to a
New Life

25 Years of making Dreams Come True



ISR Constructions Pvt. Ltd.

Established in 1996 with the single-minded goal of building high-value, quality defining properties that cater to the ever changing dreams and aspirations of both home-buyers and business community.

Being boutique builders who focus on each project with great vigor. We believe each space is unique and holds an inspiration to create something beautiful.

Our Expertise



**Luxury
Redefining Villas**



**Commercial
Hubs**



**Modern
Apartments**



**Lush
Farmlands & Plots**



Thoughtful Homes. Holistic Living

ISR Group launches an all new project -
“ISR Udayam” - Where you “Rise to a New Life”



Inspired by the very genesis of life and its origination, “Udayam” by ISR Constructions is a fine act of balance.



Stay connected both to life and living, at a home that is nestled in the lap of nature and the location that is close to the buzz of city life.



Located at Kotagiri, the area is surrounded by agricultural land and nature's abundance but yet close to International Airport, Whitefield IT hub and in proximity of the highway.

Balanced living perfected



**A Vastu
Aligned Living**



**No Shared
Walls**



**A home full
of light, fresh air
and happiness**

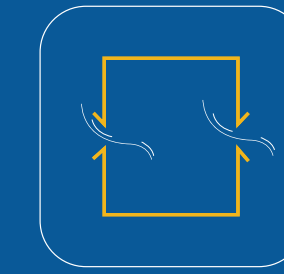
Designed for Prosperity

Udayam is inspired from the philosophy - 'Home is the birthplace of prosperity'. A space where your most innate desires and dear dreams find an expression. We at Udayam, design your homes to reflect, attract and nurture prosperity. Our design is founded on the understanding that it is the 5 elements of nature that together create a conducive environment. And we weave a touch of spirituality with Vaastu compliance.

Homes that are ...



Designed as
per Vaastu



Cross ventilation &
ample breeze flow



Positive
Vibes



Naturally
well lit



No Shared Walls



At the cusp of Urban buzz & Country-side peace.

*An upcoming location
in Bengaluru*



Lucrative Location

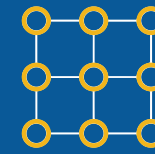
- | | |
|--|--|
| Close proximity <ul style="list-style-type: none">• IT Parks• BIAL• Major highways• Malls• School, Colleges | Located in Near Budigere Cross, Kotagiri. <ul style="list-style-type: none">• An area surrounded by agricultural land• Nature's abundance• Whitefield• IT Hub• Proximity of the highway |
|--|--|



RERA No. PRM/KA/RERA/1251/446/PR/211122/005489



Udayam in a Glimpse



Solid Construct

- RCC Frame Structures
- Super structure of Cement concrete block masonry



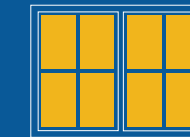
Lucrative Location

- Close proximity to IT Parks Airport, major highways malls, school, colleges.



Aesthetics

- Vastu compliant, ample natural light & ventilation no common walls, surrounded by greenery.



Designed for Safety

- Powder coated aluminum windows with MS safety grills.



A peaceful abode

- Udayam is designed keeping in mind the stressors of modern life and thus made to be a place that fosters the spirit of holistic living.



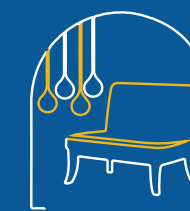
In the lap of nature

- We nestle your home amidst the beauty of nature so that you come back to a breath of fresh air.



Where childhood is complete

- Open spaces, beautifully designed playgrounds, nature rich. Udayam is a place where your children will live their childhood the way it is meant to be, free, playful and happy.



Best of Modern lifestyle

- Amenities and facilities that bring the best of recreation and unwinding opportunities after a long day of work.

Floor plan

2 BHK

WEST Facing

Block B, Unit No. 15, Area: 1031 Sft



2 BHK

EAST Facing

Block B, Unit No. 16, Area: 1059 Sft



Floor plan

3 BHK

WEST Facing

Block A, Unit No. 3, Area: 1333 Sft



3 BHK

EAST Facing

Block A, Unit No. 10, Area: 1353 Sft



Typical Floor Plan

Block-A



Block-B



Master plan



- 01. Entrance portal and Security Kiosk
- 02. Entrance Plaza
- 03. Party Lawn
- 04. Meditation Pavilion
- 05. Outdoor Exercise Zone

- 06. Services Yard
- 07. Peripheral Driveway
- 08. Pedestrian Trail
- 09. Chitchat Zone
- 10. Yoga Lawn

- 11. STP
- 12. Senior Citizens Court
- 13. Kids Play Area
- 14. Multiplay Court
- 15. Lap Pool

- 16. Kids Pool
- 17. Outdoor Shower
- 18. Grassed Driveway
- 19. Water Sump
- 20. Badminton Lawn



Area Statement

Block-A

Flat Nos	Type	Facing	Carpet Area	Balconies & Wash Area	Walls Area	Built-up Area	Unit Saleable Area
01	3 BHK	WEST	862	120	95	1077	1346
02	2 BHK	WEST	671	58	79	808	1010
03	3 BHK	WEST	865	104	97	1066	1333
04	3 BHK	EAST	874	112	97	1083	1354
05	3 BHK	NORTH	873	113	97	1083	1354
06	3 BHK	NORTH	873	113	97	1083	1354
07	3 BHK	NORTH	873	113	97	1083	1354
08	3 BHK	NORTH	873	113	97	1083	1354
09	3 BHK	NORTH	873	113	97	1083	1354
10	3 BHK	EAST	884	101	97	1082	1353
11	3 BHK	EAST	904	110	106	1120	1400
12	2 BHK	EAST	676	65	79	820	1025
13	2 BHK	WEST	672	60	78	810	1013
14	2 BHK	EAST	706	63	80	849	1061
15	2 BHK	EAST	706	63	80	849	1061
16	2 BHK	WEST	642	51	76	769	961
17	2 BHK	WEST	642	51	76	769	961
18	3 BHK	EAST	848	116	96	1060	1325



Area Statement

Block-B

Flat Nos	Type	Facing	Carpet Area	Balconies & Wash Area	Walls Area	Built-up Area	Unit Saleable Area
01	3 BHK	WEST	830	114	92	1036	1295
02	3 BHK	NORTH	865	104	97	1066	1333
03	3 BHK	NORTH	664	64	77	805	1006
04	3 BHK	NORTH	724	59	78	861	1076
05	3 BHK	NORTH	871	113	99	1083	1354
06	3 BHK	NORTH	871	113	97	1081	1351
07	2 BHK	NORTH	724	59	78	861	1076
08	2 BHK	NORTH	664	64	77	805	1006
09	3 BHK	NORTH	874	113	99	1086	1354
10	2 BHK	NORTH	664	64	77	805	1006
11	3 BHK	EAST	871	107	99	1077	1346
12	3 BHK	EAST	837	120	95	1052	1315
13	3 BHK	EAST	836	114	96	1046	1308
14	2 BHK	WEST	684	61	79	824	1030
15	2 BHK	WEST	686	61	80	827	1034
16	2 BHK	EAST	701	68	78	847	1059
17	3 BHK	EAST	823	115	92	1030	1288
18	2 BHK	WEST	684	66	80	830	1038
19	2 BHK	WEST	686	66	80	832	1040
20	3 BHK	EAST	836	116	93	1045	1306
21	3 BHK	EAST	797	107	93	997	1246
22	3 BHK	EAST	824	115	91	1030	1288

Amenities

Built for a safe, unwinding and recreational living.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Entrance Portal and Security Kiosk | <input checked="" type="checkbox"/> STP | <input checked="" type="checkbox"/> Entrance Plaza |
| <input checked="" type="checkbox"/> Senior Citizen Court | <input checked="" type="checkbox"/> Party Lawn | <input checked="" type="checkbox"/> Kids Play Area |
| <input checked="" type="checkbox"/> Meditation Pavilion | <input checked="" type="checkbox"/> Multiplay Court | <input checked="" type="checkbox"/> Outdoor Exercise Zone |
| <input checked="" type="checkbox"/> Lap Pool | <input checked="" type="checkbox"/> Service Yard | <input checked="" type="checkbox"/> Outdoor Shower |
| <input checked="" type="checkbox"/> Peripheral Driveway | <input checked="" type="checkbox"/> Grassed Driveway | <input checked="" type="checkbox"/> Chitchat Zone |
| <input checked="" type="checkbox"/> Water Sump | <input checked="" type="checkbox"/> Yoga Lawn | <input checked="" type="checkbox"/> Badminton Lawn |
| <input checked="" type="checkbox"/> Pedestrian Trail | <input checked="" type="checkbox"/> Clubhouse & Gym | <input checked="" type="checkbox"/> Swimming Pool |

A vista to behold

Sprawled across 2+ Acres of nature rich land, ISR Udayam features 158 units of 2BHK & 3BHK homes.

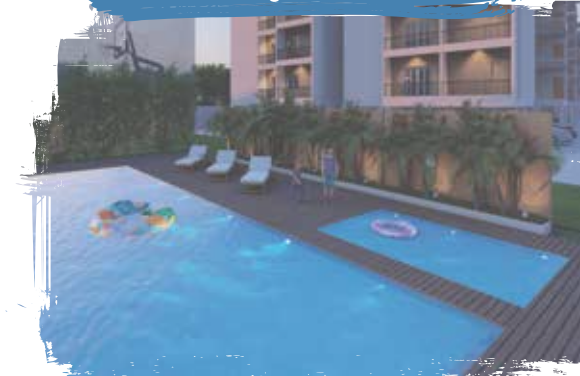
Spacious homes



Secured & Safe



Swimming Pool



Outdoor gardens



Club house



Intricately Designed



A Ground+3 project designed for an impeccably balanced life.

Specifications

Structures

RCC framed structure.

Doors

Main Doors: Moulded Teak Skin Shutter.
Internal Doors: Salwood Frame with Flush Doors
(or) Both main and Internal with wood polymer composite Doors & Frames



Flooring

Hall, dining, bedrooms and kitchen with vitrified tiles of good quality (size 2' x 2'), ceramic tiles flooring in bathrooms, balcony & utility area.

Electricals

Concealed copper wire of Anchor or equivalent make. Modular switches Legrand (Lyncus) or equivalent makes. TV points in the Living and Master bedroom; geyser point in all bathrooms.



Kitchen

Granite platform with stainless steel sink.

Super Structure

Cement concrete block masonry.

Windows

Power coated aluminum windows with MS safety grills.



Lifts

6 passenger capacity lifts of Johnson or equivalent make.

Power backup

Power backup for common lighting, lifts and 100% power backup for all lights and fans.



Plastering

All internal walls with smooth finish and external walls with sponge finish.

Painting

All internal walls with putty finish and two coats of Tractor emulsion paint over a coat of primer. External walls with two coats of Ace paint of Asian or equivalent make, over a coat of primer.

Dadoing

Kitchen: Glazed ceramic tiles dado up to 2ft. Height above kitchen platform.

Toilet: Glazed ceramic tile (size & quot; 12 x 18") dado 7ft. height.



Plumbing and Sanitaryware

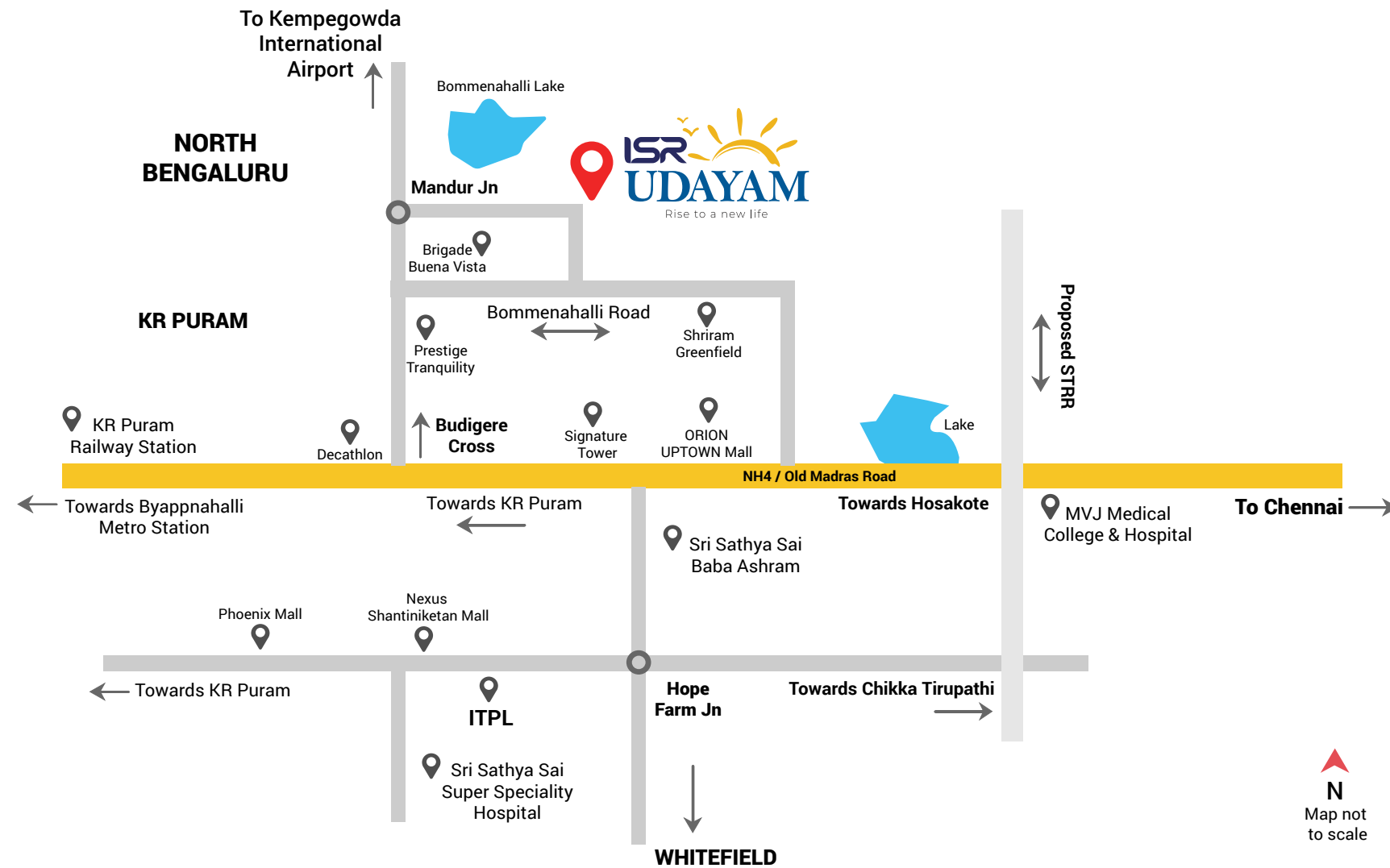
CP fittings of Jaguar or equivalent make in toilets and kitchen, Hindware or equivalent make sanitaryware in all toilets.



Sewerage Treatment Plant

A sewerage treatment plant will be provided to treat the waste water.

Location map



About the Location

ISR Udayam is located in a prime location. An address that connects you to all your needs with ease. Get connected to major highways, access and strategically located right across Bangalore East, get connected to major highways and easy access to retail complexes, malls, schools, colleges, hospitals, IT parks & Kempegowda International Airport Bengaluru (KIAB).

Schools & Colleges
4-12 km

IT Hubs
4-15 km

Hospitals
5-15 km

Grocery Stores
2-5 km

Shopping Malls
4-15 km

Strong footprint in the majestic cities of *Hyderabad & Bengaluru*



Our New Venture *Launching Soon...*