



Surroundings that Mark Happy Living



ICON TO MANY. HOME TO FEW.

**BACK GATE OF ITPL
BENGALURU**

PRM/KA/RERA/1251/446/PR/191130/003035



INSPIRING YOU TO LIVE

A building's architecture speaks the most, of its vibe. Minimalism defines sophistication and Saroj's Blue Bells defines design. So, live the best as you become a part of this grandeur amidst the new heart of the city. sprawling spaces spread across 2 acres with 155 flats (G + 3 Structure), this is profoundly a luxurious landmark.

With wide roads, Location is one of the swankiest new addresses in Bengaluru. Home to several multinational companies, foreign consulates, world- class hospitals and few of Indian finest schools, Location can be reached within minutes from ORR, ITPL, Whitefield and Hope farm circle.

Minimalist design and
Sophistication in every details





In a city that believes privacy is a myth, homes that prove otherwise.

Spread over an expansive 2 acres in the heart of Bengaluru East, **Saroj's Blue Bells** is a signature designed to be a world unto itself. A world filled with breathtaking vistas of the Nature views of the city.



BLOCK-A WING - I

BLOCK-A WING - II

TYPICAL FLOOR AREA STATEMENT

BLOCK - A				BLOCK - B			
WING - I		WING - II		WING - I		WING - II	
FLAT NO.	B.H.K.	SUPER BUILT UP	CARPET AREA	FLAT NO.	B.H.K.	SUPER BUILT UP	CARPET AREA
1	3	1300 SFL	900 SFL	1	3	1650 SFL	1100 SFL
2	2	1345 SFL	885 SFL	2	2	1210 SFL	790 SFL
3	2	1275 SFL	835 SFL	3	2	1210 SFL	790 SFL
4	2	1190 SFL	770 SFL	4	2	1190 SFL	755 SFL
5	2	1330 SFL	795 SFL	5	2	1345 SFL	915 SFL
6	3	1530 SFL	935 SFL	6	2	1365 SFL	900 SFL

GROUND FLOOR AREA STATEMENT

BLOCK - A				BLOCK - B			
WING - I		WING - II		WING - I		WING - II	
FLAT NO.	B.H.K.	SUPER BUILT UP	CARPET AREA	FLAT NO.	B.H.K.	SUPER BUILT UP	CARPET AREA
1	3	1395 SFL	950 SFL	1	3	1670 SFL	1070 SFL
2	2	1230 SFL	800 SFL	2	2	1165 SFL	785 SFL
3	2	1160 SFL	800 SFL	3	2	1200 SFL	865 SFL
4	2	1080 SFL	715 SFL	4	2	1200 SFL	870 SFL
5	2	1310 SFL	760 SFL	5	2	1360 SFL	920 SFL
6	3	1415 SFL	850 SFL	6	2	1365 SFL	915 SFL



BLOCK-A WING - III

BLOCK-A WING - IV

BLOCK-B WING - I

BLOCK-B WING - II



Specifications

- STRUCTURE**
R.C.C. Framed structure with M-25 Grade concrete and Fe 500 grade TMT Steel, designed as per relevant BIS Codes for Earth Quake Resistance (Seismic Zone-II).
- WALL**
External walls with 6" Solid concrete blocks and internal walls with 4" Solid concrete blocks
- PLASTERING**
Double Coat Sponge finish for external walls and internal walls
- DOOR**
Teak wood for Main Door Frame with Designer Paneled Main Door Shutter of 8 Feet height. Sal Wood Frame and Moulded Skin Shutters for the Other Doors.
- WINDOWS**
UPVC Windows with Safety Grills.
- FLOORING**
600 X 1200 mm Glazed Vitrified Tiles flooring with 3" skirting all around. 12" X 12" ceramic tiles flooring in Balconies.
- KITCHEN**
30 mm thick Granite top Kitchen platform with stainless steel sink, Glazed tiles dado up to 2'-0" height above platform.
- BATHROOM**
300 X 300 MM Ceramic tiles for Flooring and Glazed Ceramic dado tiles 300 X 600 MM up to 7 Feet height. JAGUAR C.P. Fittings and HINDWARE or EQUIVALENT Sanitary Fixtures.

- PLUMBING**
Astral Flow Guard CPVC/UPVC Plumbing system.
- ELECTRIFICATION**
ANCHOR or equivalent concealed copper wiring and modular switches with Provision of Electrical points for adequate light, fan, geyser, power points and AC in all bedrooms, 3/4 KV power supply to each flat.
- PAINTING**
Premium Plastic emulsion over Birla Care wall putty for internal walls, Exterior emulsion paint for external walls, Enamel paint/ polish for doors.
- WATER SUPPLY**
Adequate usage water supply through bore well only.
- LIFT**
8 Passenger Capacity Kone Automatic Lift.
- SECURITY**
CCTV Surveillance & intercom facility.
- GENERATOR**
1 KVA Generator power backup for each flat.
- FAÇADE**
Elevation as per the architect's specification
- RECHARGE PIT**
Ground Water Recharge Pits all along the boundary of the site.

- Sewage Treatment Plant
- Association Room
- Solar Water Heater (Top Floor).
- Multipurpose hall
- DG Power Backup for Flat's, Lift's & Common Area.
- Jogging Track
- Water Meter for Individual Flat
- Rainwater Harvesting
- Water Softener
- Driver's Room
- Ample Covered Car Parking with Visitors parking



Children's Play area



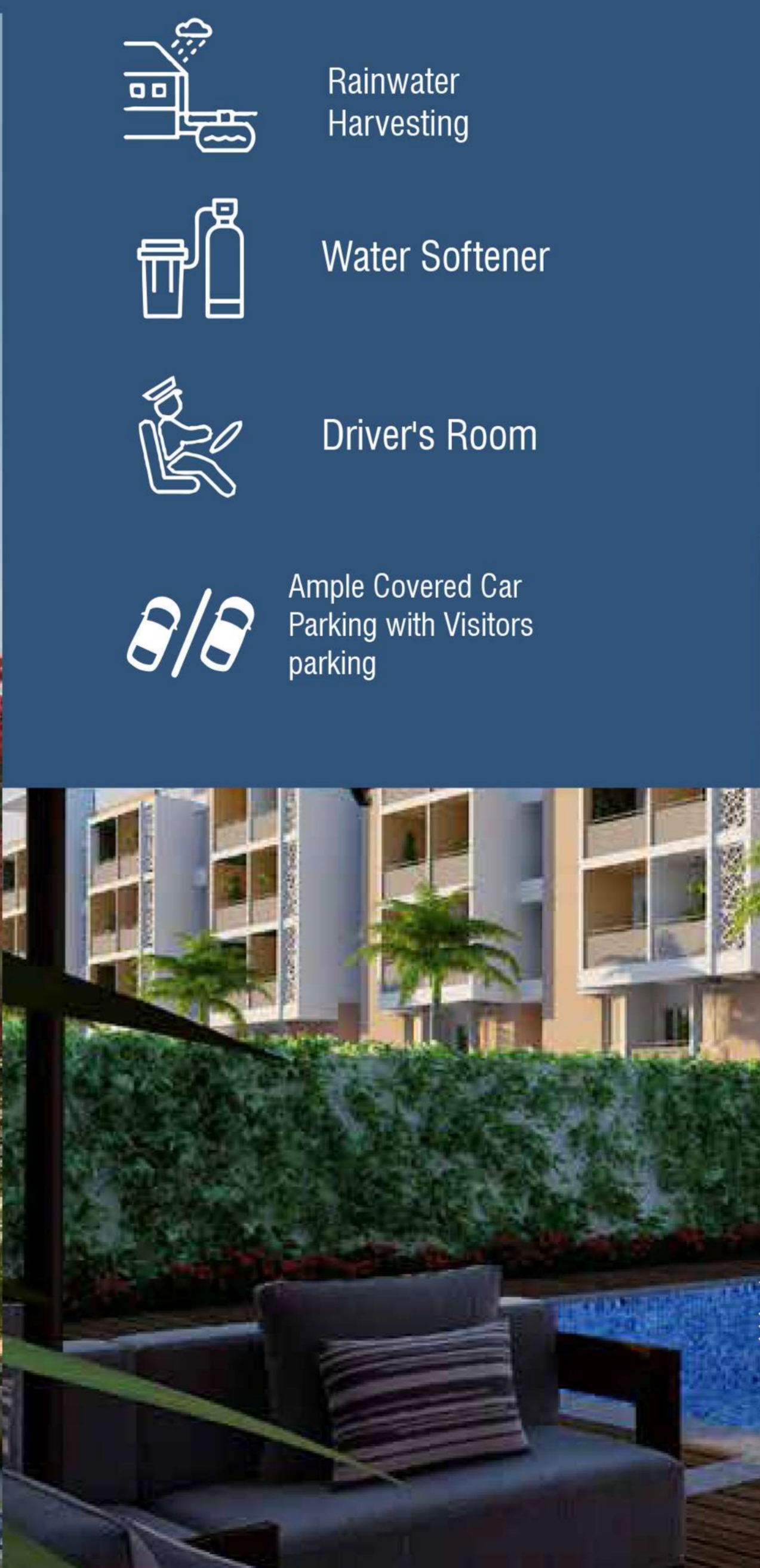
Gym



Swimming pool

Make a splash at the Blue Pool

Feel your mood lift at the sight of the expansive landscaped grounds. Swim over to the blue pool and let the water massage ease your tension at Saroj Blue Bells, Friends and family always receive a warm welcome. From the pool side decks and the welcome lounge. Walk in lawns, there are plenty of spaces for you to host any gathering in style.





SAROJ GROUP Was Founded in 2003, Saroj Group was incepted in the Vision of developing and constructing Residential Apartment's, Villa Plots and Commercial Complex's in and around Bengaluru. As the tag line "Live Lively." indicates, Saroj Group believes in creating exceptionally unique homes with live neighbourhoods.

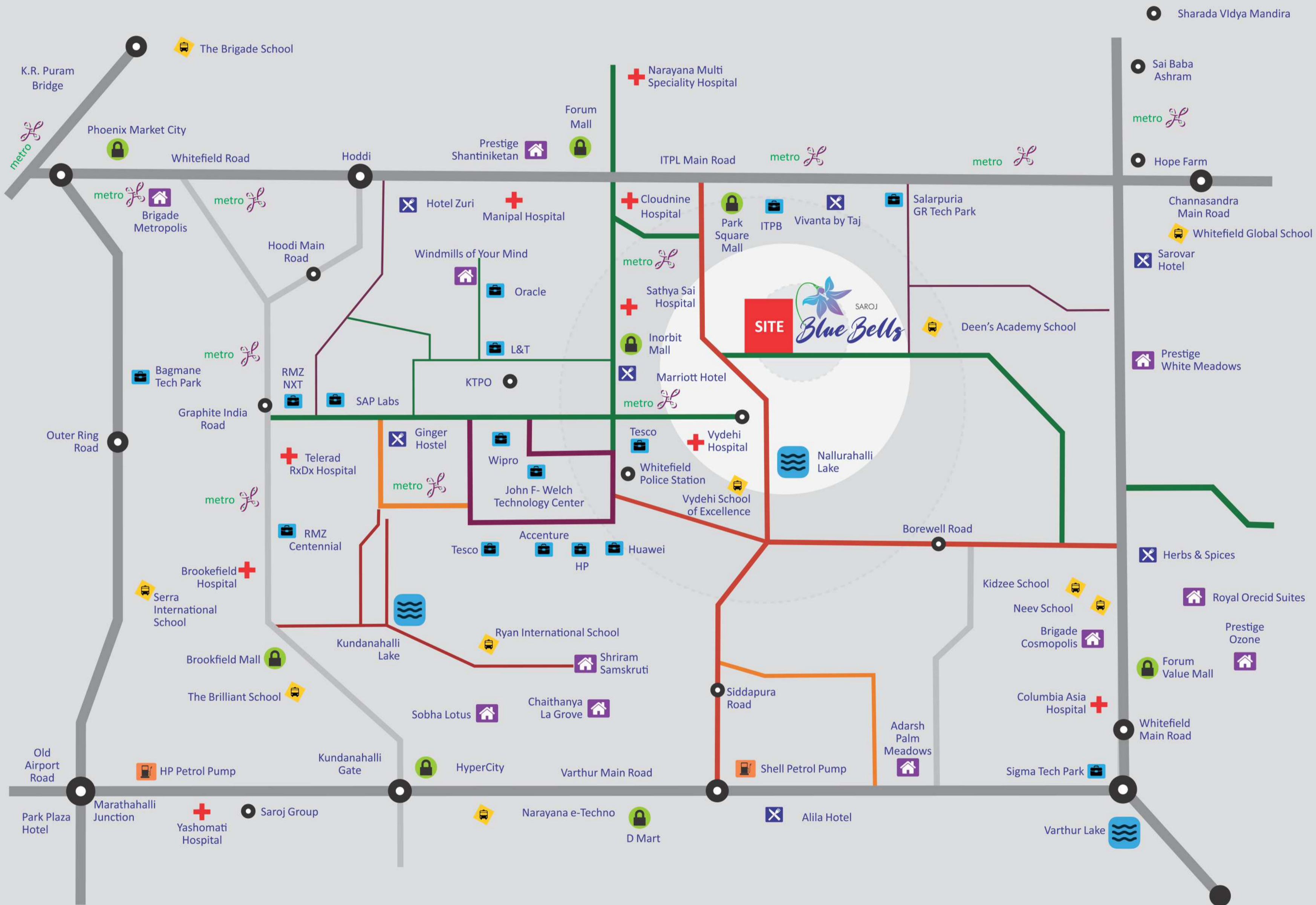
Staying True to its motto of 'Turning Dreams into Reality' guided by its Founding Values of Delivering Quality, Excellent Real Estate Spaces, Ensuring Customer Satisfaction and Redefining Lifestyle, Saroj Group has delivered some Landmark Projects and Engineering Marvels, created a Niche in both Luxury and Affordable Segments.

2 MILLION SQ.FT
Area Delivered.

18 YEARS
of Trust & Experience.

**19 RESIDENTIAL &
3 COMMERCIAL**
Real Estate Projects.

2000+
HAPPY Families.



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ARCHITECTS



A member of



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ITPL Main Rd, Next to Yashomati Hospital, Bengaluru,
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www.sarojgroup.in

SITE ADDRESS

Saroj Bluebells, ECC Rd, White Rose Layout,
Nallurahalli, Whitefield, Bengaluru, Karnataka 560066.



scan for location

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