

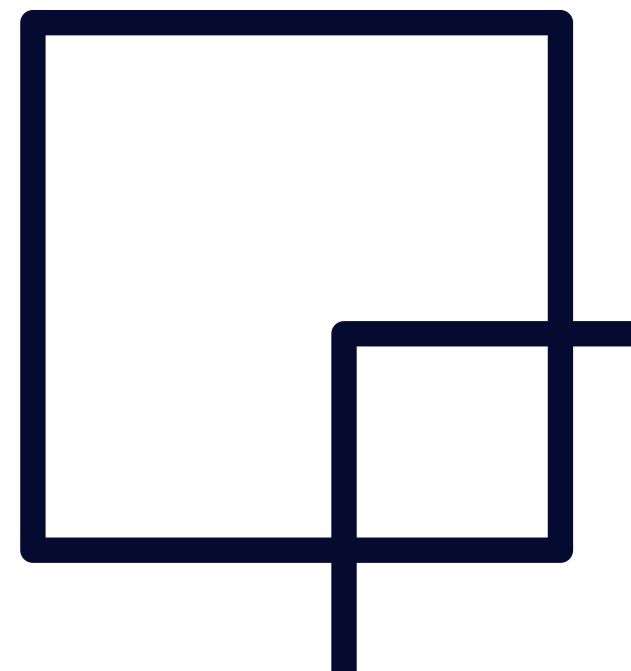


Surya Heights By Surya Developers



Byatarayanapura Main Road,
Next to Rainbow Children Hospital,
Bangalore -560092

Created by Citadel



Project Brief



No. of Floors
G + 7 (with lower & upper basements)



Total Super Built-up Area
1,94,108 Sq. Ft.



Total Built-up Area
1,39,361 Sq. Ft.



Carpet Area
98,551 Sq. Ft.



Basement Area
54,747 Sq. Ft.



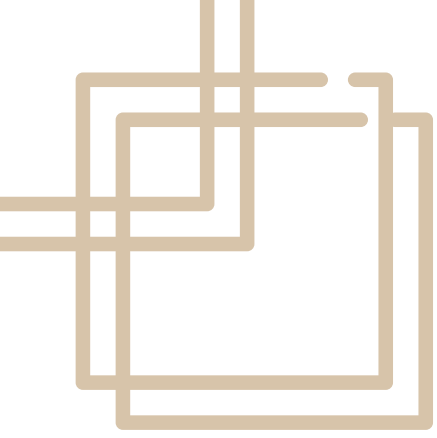
Quoted Rent per month
INR 80 /Sq. Ft.



Escalation
6% every year



Maintenance Charge
**INR 10 /Sq. Ft.
(Common Area)**



Project Brief



No. of Car Parking
200
(INR 5000 / slot)



No. of 2-wheeler Parking
100
(INR 200 / slot)



State of Space
Bareshell
(Power – 0.8 kva / 100 Sq.Ft., 100% Power
Back-up, Finished Lobbies)



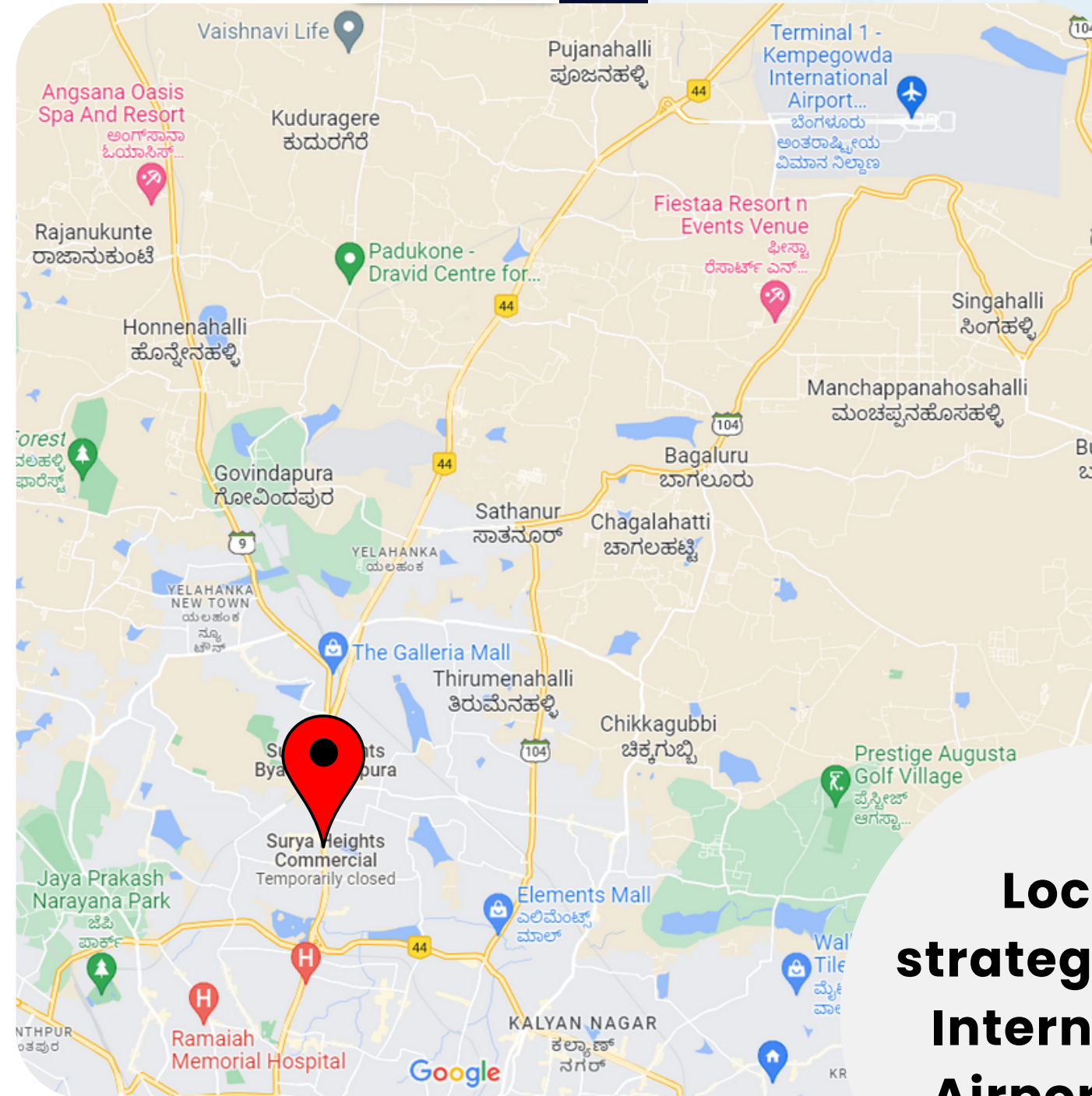
Availability of Fire NOC
Yes
(By End of April)



Availability of OC
Yes
(By End of May)

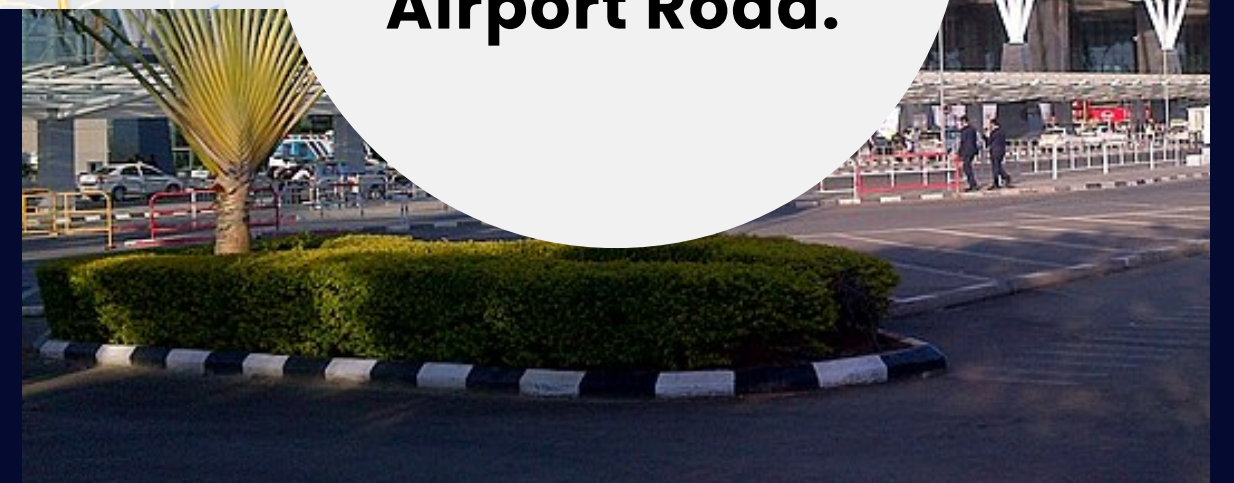
Location Advantage

- Only 30 minutes drive to International Airport
- On National Highway No .7, just 2 km from the Hebbaljunction
- Located on the Bustling corridor to the International Airport.
- Well connected to Outer Ring Road- Whitefield, Central Business District and West Bangalore.
- Excellent approach road supported by elevated expressway



Upcoming Metro station is just 200 meters

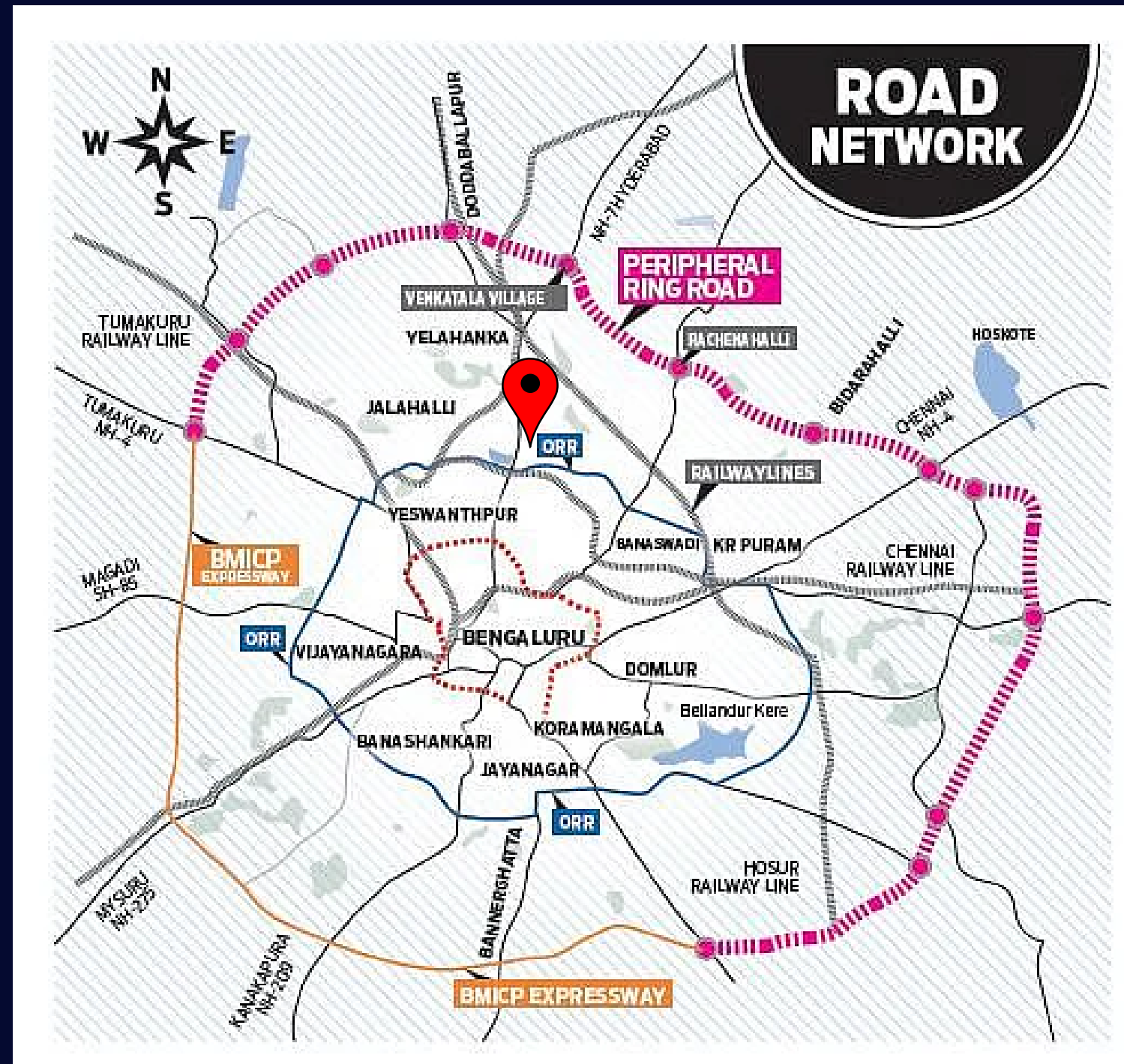
Located strategically on International Airport Road.



Connectivity



Key Distances



Outer Ring Road	:	2 Kms
Hebbal Jn.	:	2 Kms
M. G. Road (CBD)	:	11 Kms
Koramangala	:	19 Kms
Banerghatta Road	:	19 Kms
Whitefield	:	22 Kms
International Airport	:	25 Kms

Proposed Metro Station – 500 Meters

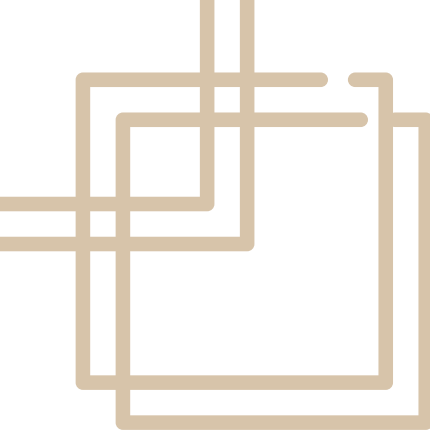
Key Specifications



- PT flat slab construction with:
 - ~ 4m slab to slab ht– G & 1st floor
 - ~ 3.39m slab to slab ht – 2nd–7th floor
- 4 passenger lifts 1 service lift and 3 staircases.
- Fire fighting installation with all norms.
- Multi-level car parking.
- STP provisioned.
- Designed and built with all norms.



Front Elevation

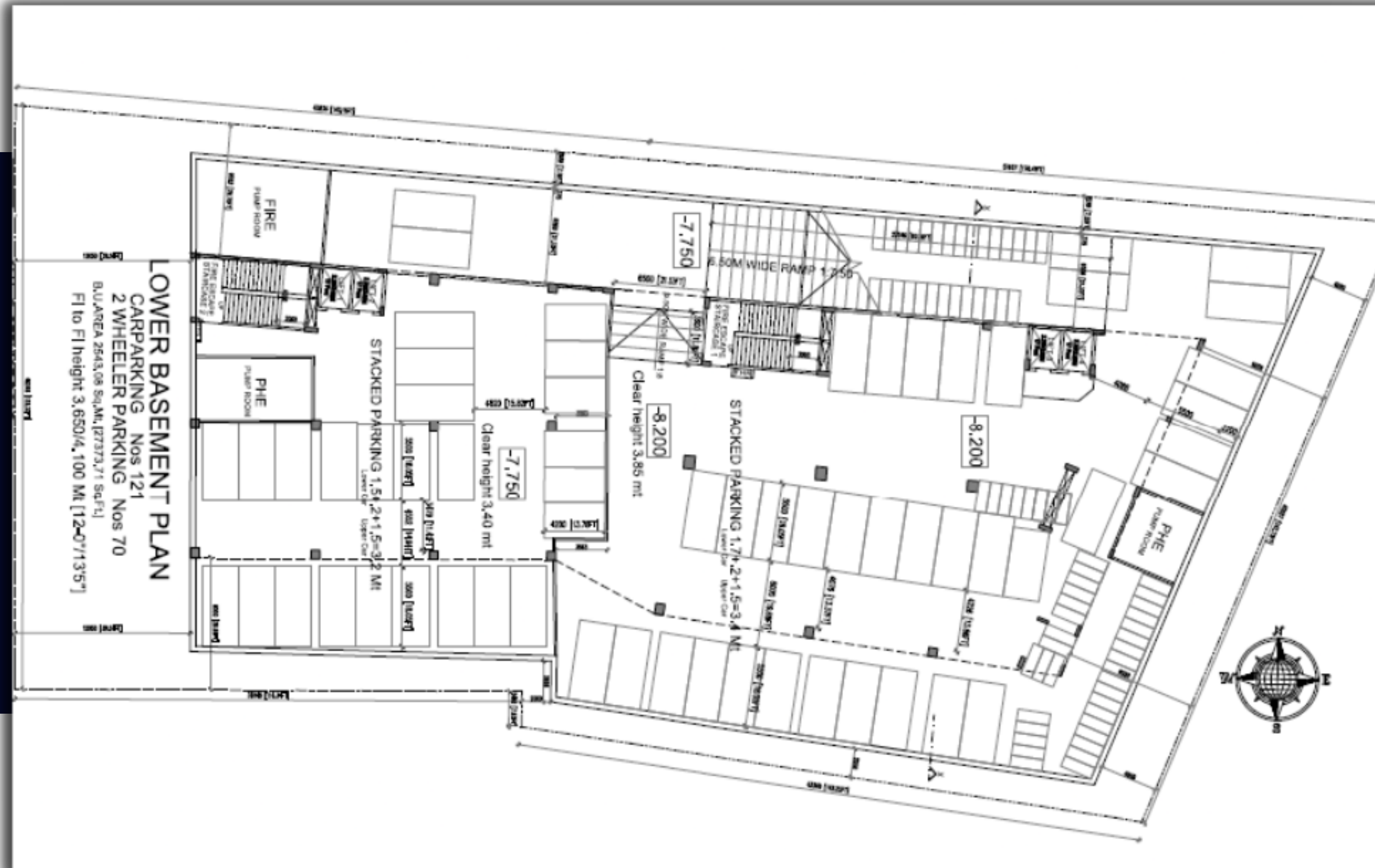


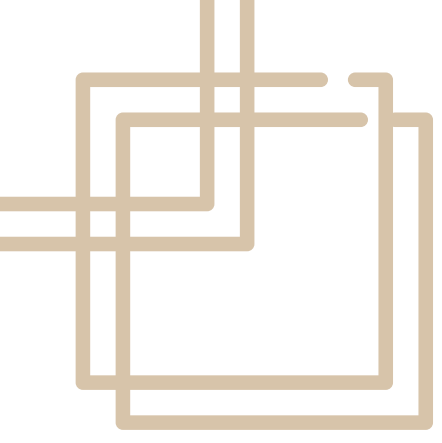
SURYA HEIGHTS			
A Project of M/s Surya Developers			
Building area Efficiency 76% [+/- 2%]			
Sl No	Floor name	Carpet Area (sft)	SBA (sft)
1	Ground	12145.5	16850.78
2	First	12312.0	17439.74
3	Second	12358.7	17510.13
4	Third	12358.7	17510.13
5	Fourth	12358.7	17510.13
6	Fifth	12358.7	17510.13
7	Sixth	12329.5	17464.85
8	Seventh	12329.5	17464.85
Total		98551.2	139260.76
9	Terrace		17464.85
10	Lower Basement		27373.71
11	Upper Basement		27373.71
Grand Total			211473.03
NOTE:	Total 226 No of Car Parking in Lower Basement and Upper Basement		

Project Overview

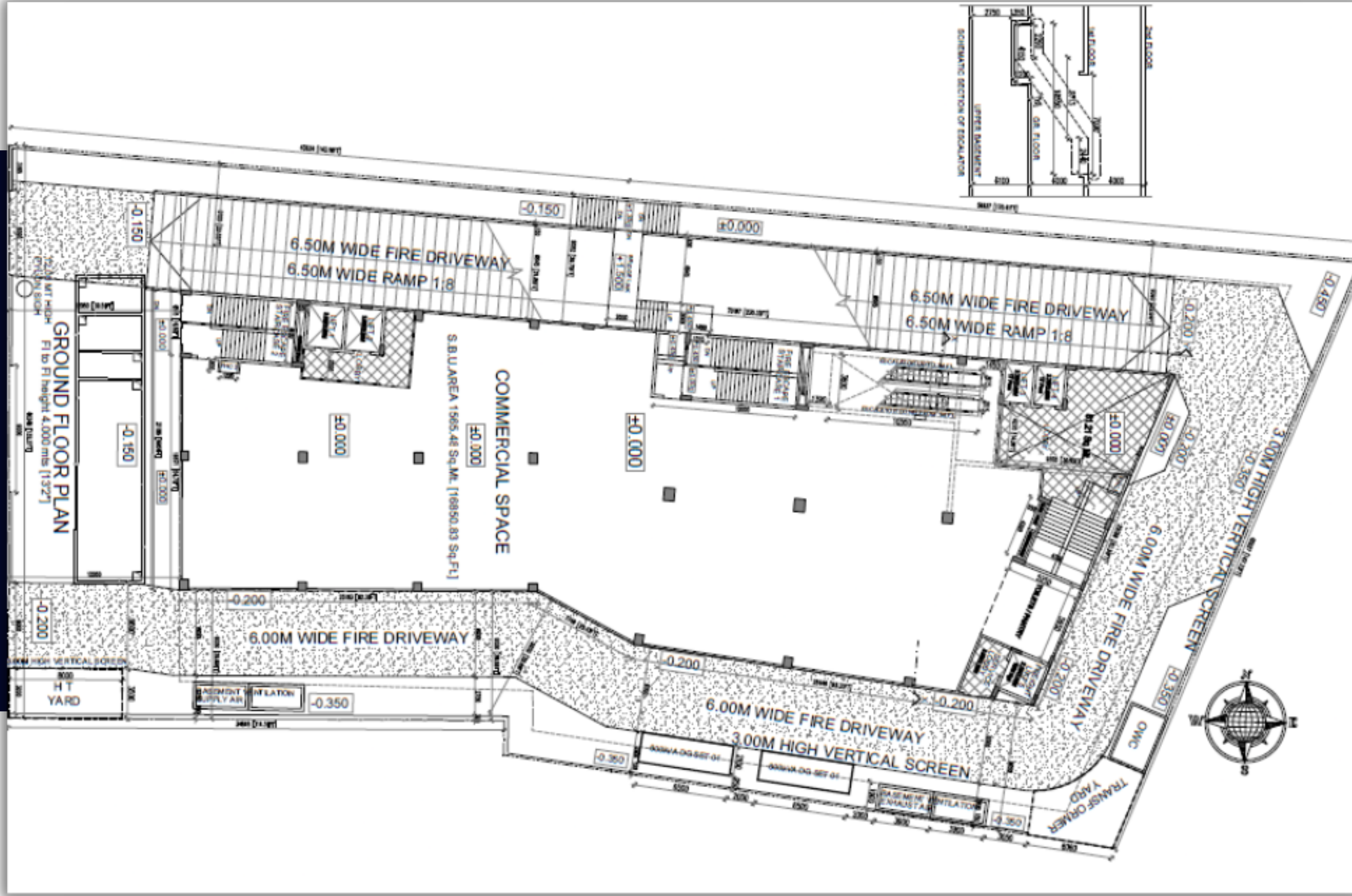


Plan - Lower Basement

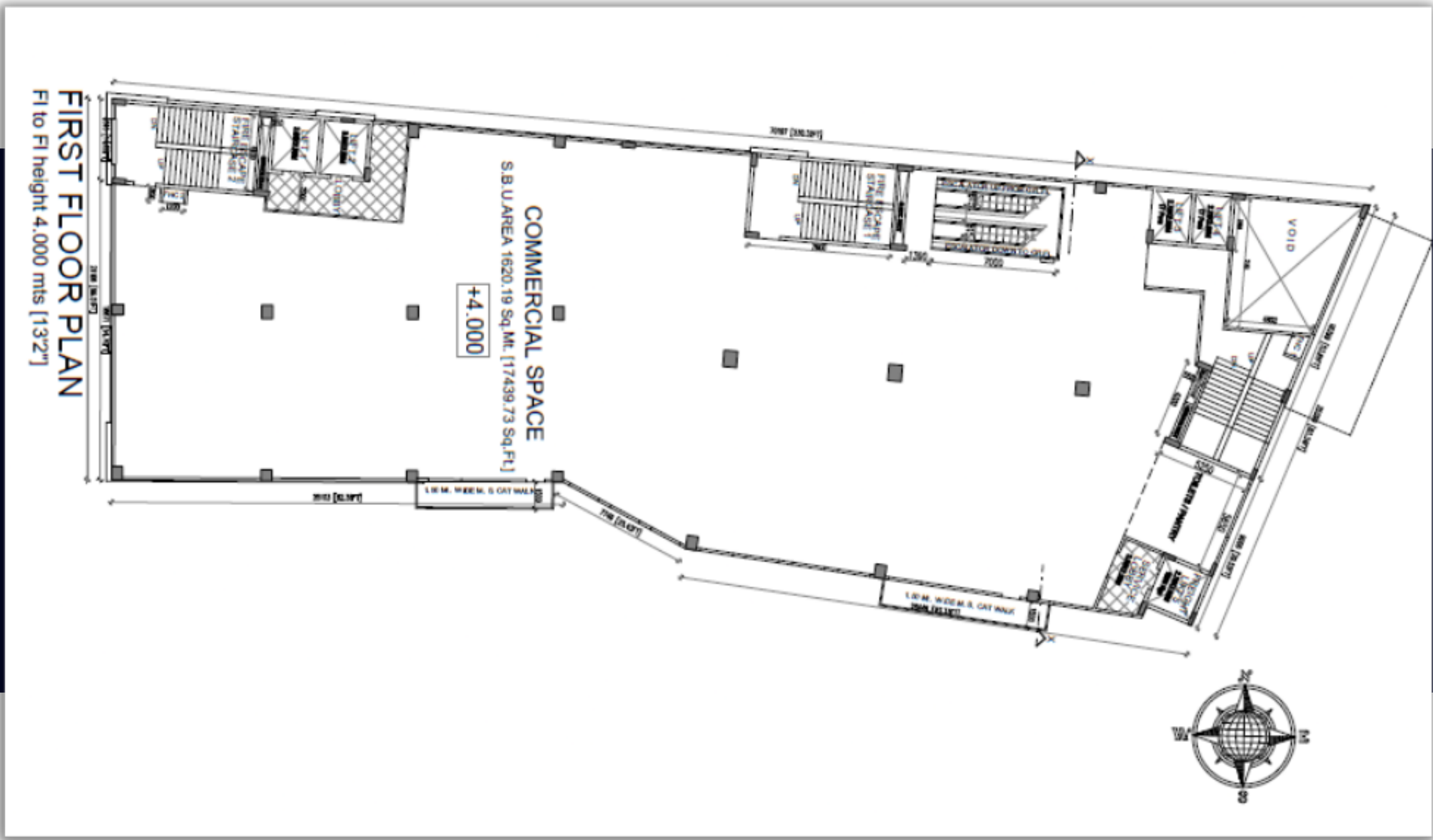


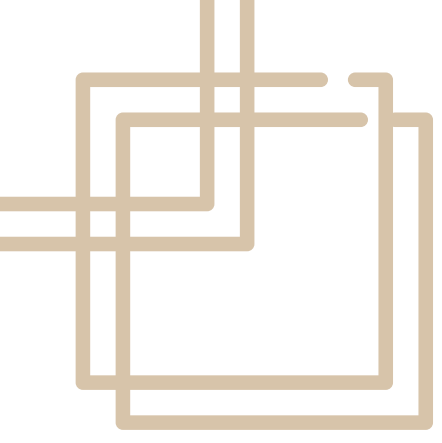


Plan - Ground Floor

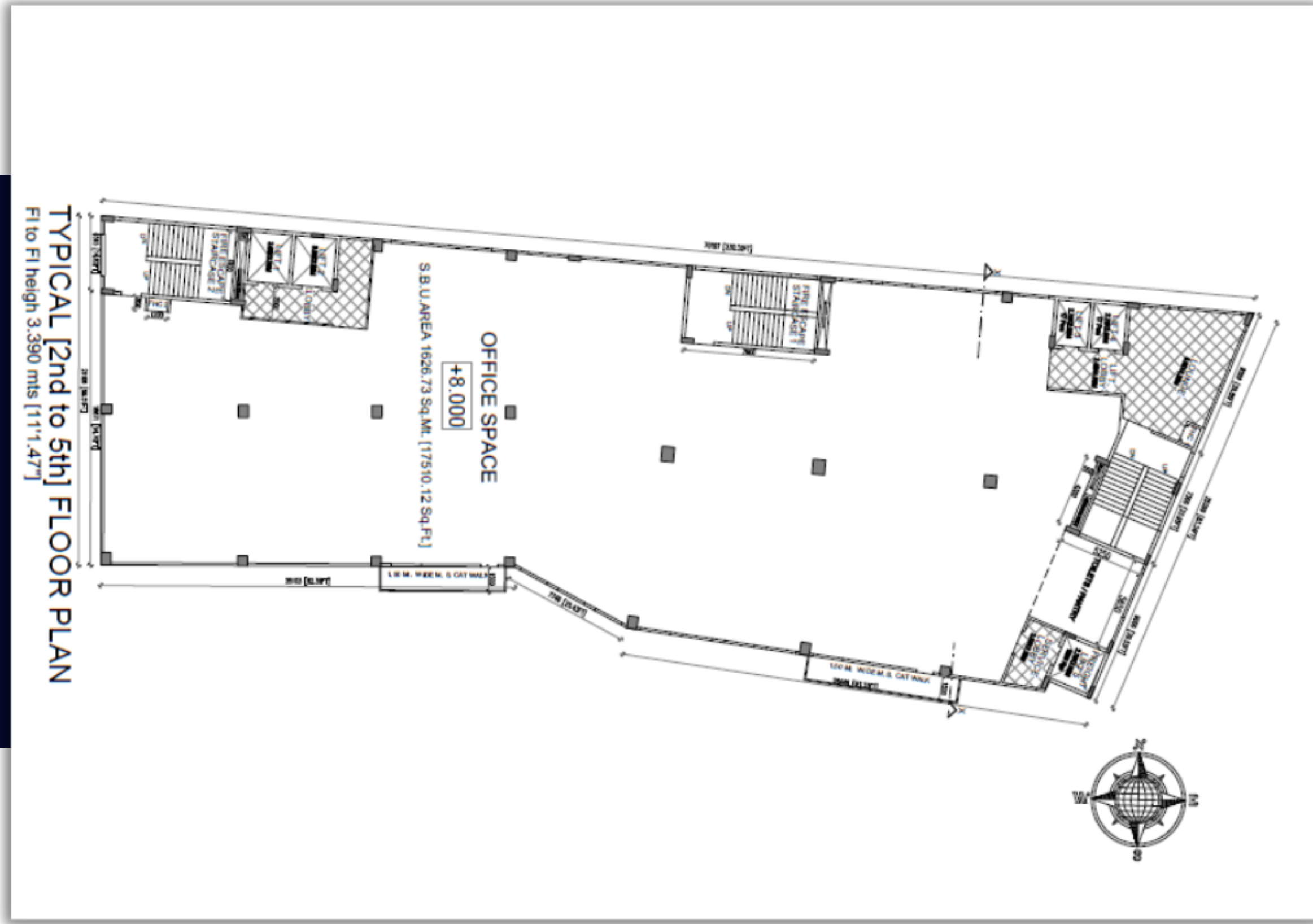


Plan - 1st Floor

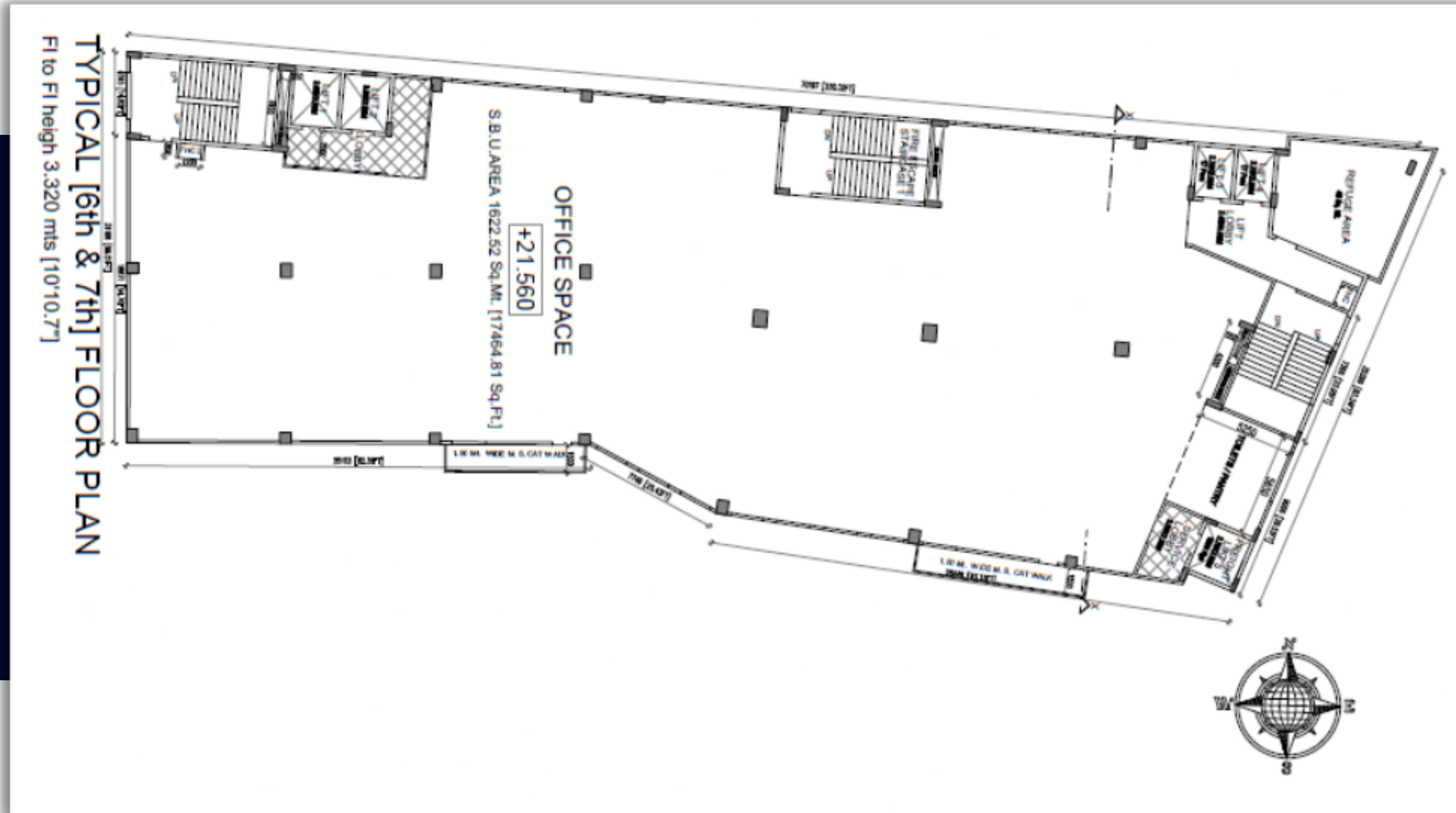




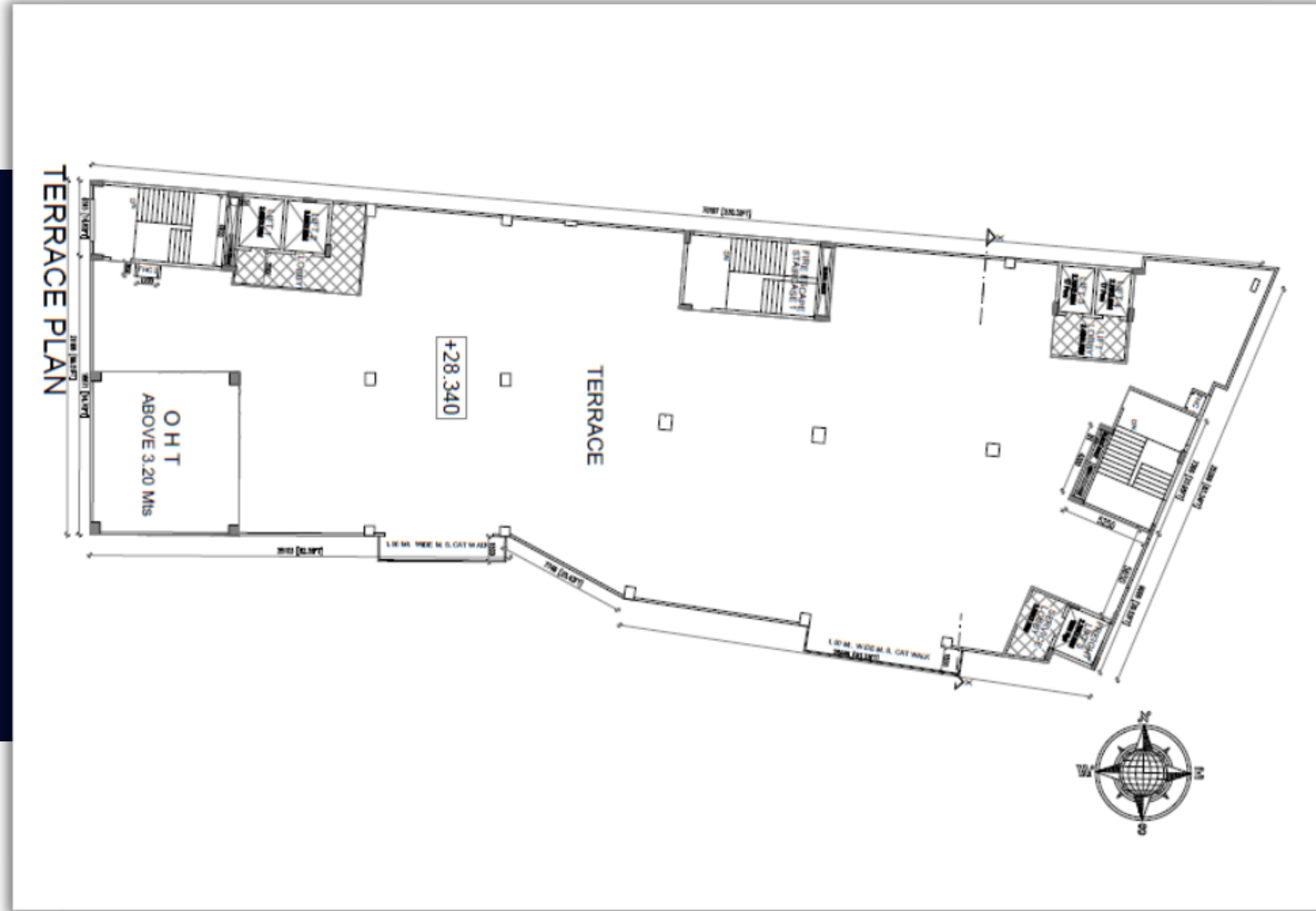
Plan - 2nd-5th Floor

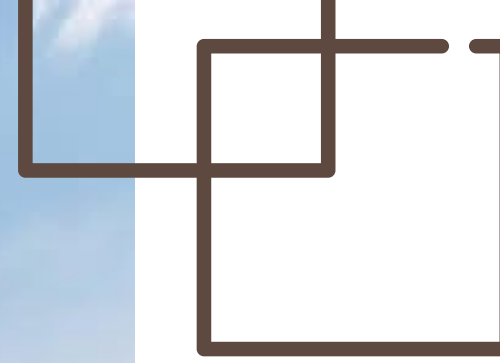


Plan - 6th & 7th Floor



Plan - Terrace





Contact Us



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Surya Developers

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Above State Bank of Hyderabad,

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