

THE EPICENTER OF A GOOD LIFE





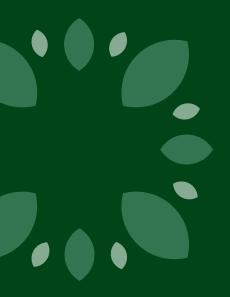




LOCATION OF A LIFETIME

Like the crown Jewel, **Shriram Greenfield**lies in close proximity to the lively **KR Puram, Whitefield belt** and is well connected to **Bengaluru International Airport**.
Strategically located near the upcoming **Peripheral Ring Road and Satellite Town Ring Road**, this gem of a township keeps you connected to all of Bengaluru in a breath.







15 MINS FROM WHITEFIELD.

UNBELIEVABLE PRICE!



STAY CONNECTED FOR A LIFETIME



► Proximity to highly reputed **educational institutes**, **hospitals and retail hotspots** makes daily life extremely convenient.

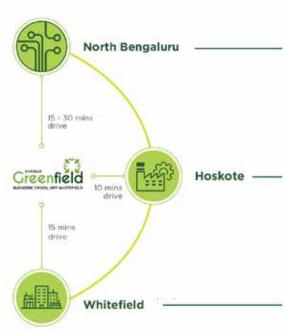


➤ Just about a **15 to 30 minute drive** from the Whitefield Tech Hub, North Bengaluru Investment Hub and Hoskote Industrial Hub.



A short drive from the functional **Byapanahalli Metro Station** and the **upcoming Ujjval Vidyalaya Metro Station**, Whitefield.

INVESTMENT OF A LIFETIME

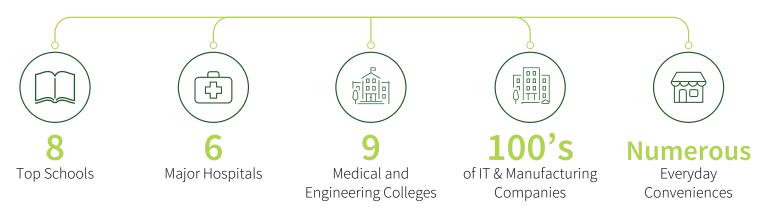


- . Close to the 12,000+ acre BIAL IT Hub
- 4,000 acres of KIADB land to be developed in IT/BT and aerospace
- · Direct connectivity to airport with proposed 6 lane peripheral ring road
- · Multiple international schools in North Bengaluru
- · 200+ industrial and manufacturing units already operational
- Already home to the manufacturing units of many corporate giants including VOLVO, Bando, Mahindra & Honda
- · Auto hub of 1500 acre coming up in Narasapur
- 200 acres allocated to IT sector on Malur Road
- · Bengaluru University's upcoming base
- 40% all IT space of Bengaluru such as ITPL, SAP, GE, Accenture, to name a few
- Home to Bengaluru's best malls, hotels and hospitals-JW Marriott, Zuri, Phoenix Marketcity, Forum Value Mall, Manipal Hospital, Columbia Asia Hospital, etc.
- Numerous renowned schools like Vibgyor, Oakridge International School, Whitefield Global School, etc.

CONVENIENCES OF A LIFETIME

EVERYTHING YOU AND YOUR FAMILY NEEDS, AMAZING CONVENIENCES RIGHT AT YOUR DOORSTEP.

EVERYTHING YOU NEED WITHIN A RADIUS OF 10 KM





LOCATION MAP



OPPORTUNITY OF A LIFETIME

Undoubtedly **the best price-value** Bengaluru has or will ever see. The immediate price advantage in combination with the promise of future development gives this integrated township and its efficiently sized units **40-50% more appreciation** in terms of lifestyle and value in the next 3 to 4 years.





THE BEST PRICE-VALUE COMBINATION BENGALURU WILL EVER SEE!

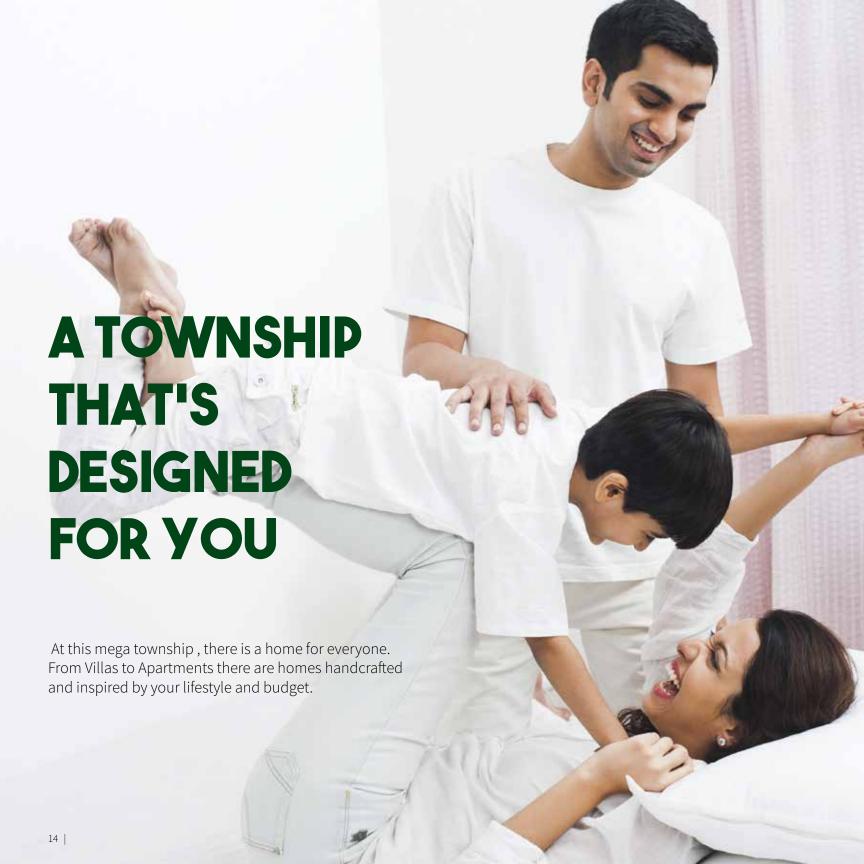


A TOWNSHIP THAT IS BUILT AROUND YOU

Shriram Greenfield is a part of a **40-acre envisioned mega township** that spells grandness on every scale. With a wide variety of **homes, from villas to apartments** that suit your lifestyle. Entertainment right at your doorstep with various **clubhouses, retail space**, **educational and healthcare facilities, ATMs** and a **shuttle service** to Whitefield and KR Puram.







A TOWNSHIP THAT'S BUILT FOR CONVENIENCE

Every convenience at your doorstep. With world-class infrastructure to meet your every need.



World-Class Healthcare



Shuttle Service - Whitefield and KR Puram



Bus Pick-up Points



24/7 Security



A TOWNSHIP THAT'S BUILT TO ENTERTAIN

Entertainment right at your doorstep with a wide variety of recreational activities and spaces for you.









A TOWNSHIP THAT'S ENVIRONMENT-FRIENDLY

A green township that's a stone's throw from major work places and is yet dotted with lush green gardens for a peaceful environment for a healthier tomorrow.



Landscaped Gardens and Greenery



Waste Management



Wide Pristine Boulevards



Rainwater Harvesting System Centres



THE INSPIRATION BEHIND THE MEGA TOWNSHIP





"There are very few places left in Bengaluru today that give you quick access to the office hubs of the city yet give your family the luxury of large open spaces and amenities you always aspired for. With Shriram Greenfield, our attempt is to give the first-home buyer that sweet spot for a smartly designed home in a mega township at a price that fits his budget."











"To create sustainable, efficient & vibrant living environment, adding value through lifestyle amenities, luxury features & top end finishes. 'Greenfield' a world class mega township, achieves this objective, coupled with a pristine yet well connected location."



Murali Krishna Kottu

Chairman, Gardencity Realty Pvt Ltd (Development Partner for Shriram Greenfield)



BEGIN YOUR LIFE STORY AT SHRIRAM GREENFIELD

Shriram Greenfield, part of the 40-acre mega township is spread across 19.5 acres with 9 residential blocks and a sprawling 4.5 acre recreation area. It has over 76% green spaces. Being Pre-certified IGBC Gold Rated, your home is green from the inside too. Its smart efficiency promotes a healthy lifestyle and savings every day.













MASTERFULLY CRAFTED



Jogging Track





Seating Plaza



Volleyball Court (Sand Pit)



Kid's Pool



Golf Putting Hole



Lap Pool



Children's Play Area



Water Body with Mini Bubblers



Lawns



Fitness Station



Skating Rink



Elderly Seating Plazas

TO LAST A LIFETIME



Circular Gazebo

- - - - - - - - - - - - -



Half Basket Ball Court



Flower Gardens

. - - - - - - - - - - - -



Tennis Court



Sun Lounges with Umbrella

Ombreila



Cricket Practice Pitch



Stepped Seating Area



Amphitheater



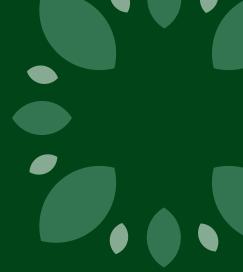
Pool Deck

. - - - - - - - - - - - - -



Informal Party Lawn

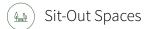


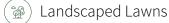


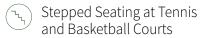
A COMMUNITY BUILT AROUND YOU

A COMMUNITY OF LAUGHTER THAT ECHO FOR A LIFETIME

Spend quality time with family, neighbors or friends at these relaxing spaces, cheer your kids on at the various sports arenas.













Café



A LIFETIME SPENT FOR THE LOVE OF GOOD COMPANY

Be the life of every event at various community spaces designed for family gatherings, celebrations, functions, festivals, parties and much more right in your compound.



Informal Party Lawn



Multi-Purpose Lawn



Multi Purpose Hall





GET SPORTY IN THE GREAT OUTDOORS

A huge range of sports facilities that lets you push your fitness boundaries and follow your passion for the sports.



Swimming Pool



Jogging Tracks



Volleyball Court (sandpit)



Kids Pool



Outdoor Exercise Stations



Cricket Practice Net



Tennis Court



Half Basketball Court



GET SPORTY IN THE WARM INDOORS

You can still play when the weather is not favourable with a great range of indoor activities, that will keep you engaged.

Gym

(Example 2) Carom

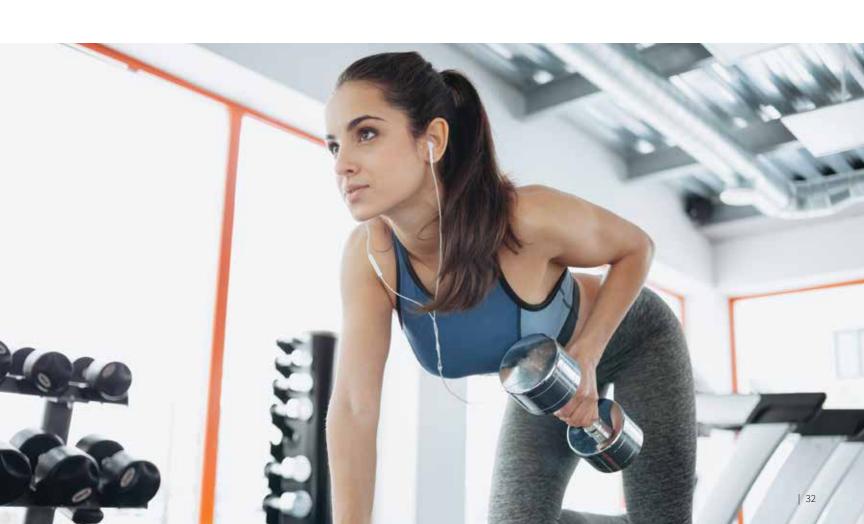
Billiards

(🟨) Chess

Yoga/ Meditation Spaces

(A) Table Tennis

(灰) Indoor Badminton Court



AMENITIES ENCOMPASSED AROUND EVERY STAGE OF A LIFETIME



EQUIPPED FOR THE CHILDHOOD OF A LIFETIME

Toddlers and children will stay entertained as there are multiple play areas with fun spaces, where they can run and enjoy themselves.









Large Common Play Area at The Clubhouse



Multiple Outdoor Sports and Indoor Games



Crèche Provision



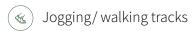
A LIFETIME SPENT RISING ABOVE EXPECTATIONS

Your teenager can have fun with their friends at Shriram Greenfield, that has a wide variety of activity spaces.



(Swimming Pool Deck









A LIFETIME OF SECOND CHILDHOODS SPENT WELL

Strategically located senior citizen spaces ensures safe and joyful times spent socialising for the elderly.

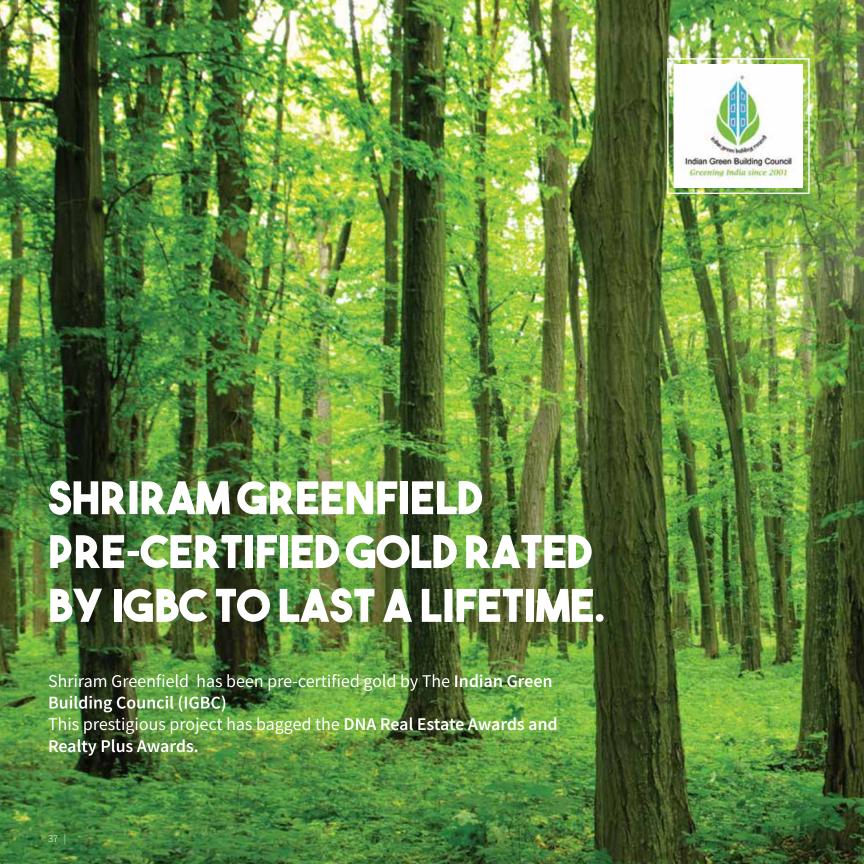
(III) Library

(†) Outdoor fitness stations

(🛶) Garden Seating Areas

(World-Class Healthcare





A GREEN AND ECO FRIENDLY HOME FOR A LIFETIME

- Vast expanses of natural vegetation and greenery
- ► Covered with flora, that **reduce heat** and create a pleasant micro climate
- Special paints and adhesives used have a very low VOC (volatile organic compound) content for a healthy and chemical free environment
- ➤ Rainwater Harvesting System (RWH) to maximize rainwater capture and reduce dependence on ground water

A LIFETIME OF SAVINGS ON BILLS

- Large windows and use of low emissivity glass which cuts out heat and lets light in provides excellent daylight and ventilation thus saving on electricity bills
- ➤ Smart irrigation systems like central shut-off valve, timer based controllers, moisture controllers to save and control water usage
- ► Water-efficient plumbing fixtures in the project will reduce water consumption
- ➤ Wastewater is **treated and reused** to meet all requirements of landscape & flushing
- Common area lighting will be solar-powered





FLOWERING SPECIES

Handpicked to have seasonal blooming varieties, so that everywhere you look, your eyes are greeted by the vibrant canopies of fragrant blooming flowers

- ► Tabebuia rosea
- ▶ Bougainvillea scarlet red

TROPICAL GREEN SPECIES

Handpicked for their deep shades of green and thick canopied expanse of leaves.

- Bignonia Megapotamicas
- Veitchia maryilli gold

BIRD-FRIENDLY SPECIES

Handpicked species of plants that attract wildlife such as bees, butterflies and birds

- ➤ Tecomaria capensis orange
- Jacaranda mimosifolia.

MEDICINAL TREE SPECIES

Handpicked selection of medicinal plants that have healing properties that can cure various ailments

- Alpinia Purpurata
- Bauhinea Variegata



WELCOME TO SHRIRAM GREENFIELD

Shriram Greenfield comprises of blocks - **PHASE I** - A, B, C, D O2 homes **(PHASE II)** - E, F, G, H & J



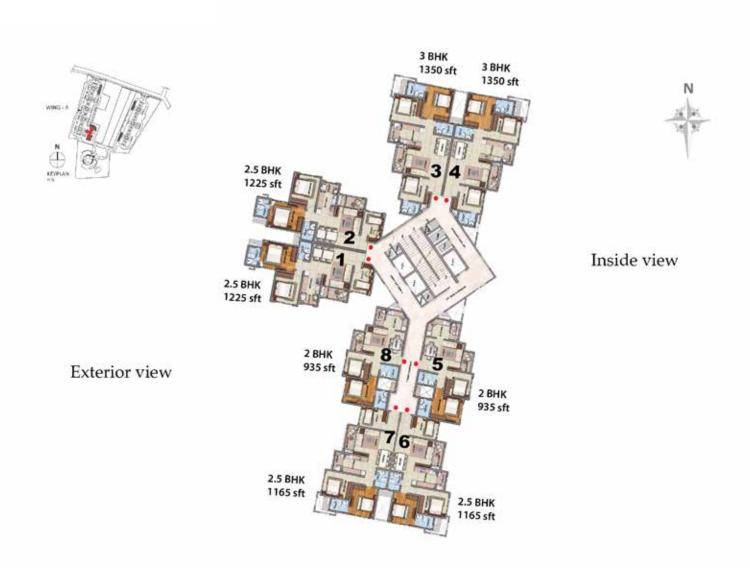
SMART HOMES STAY EFFICIENT FOR A LIFETIME

Homes at Shriram Greenfield are handcrafted to **maximise efficiency, utility and convenience.** There is something for everyone here, every space is designed to accompany your various moods and tastes.

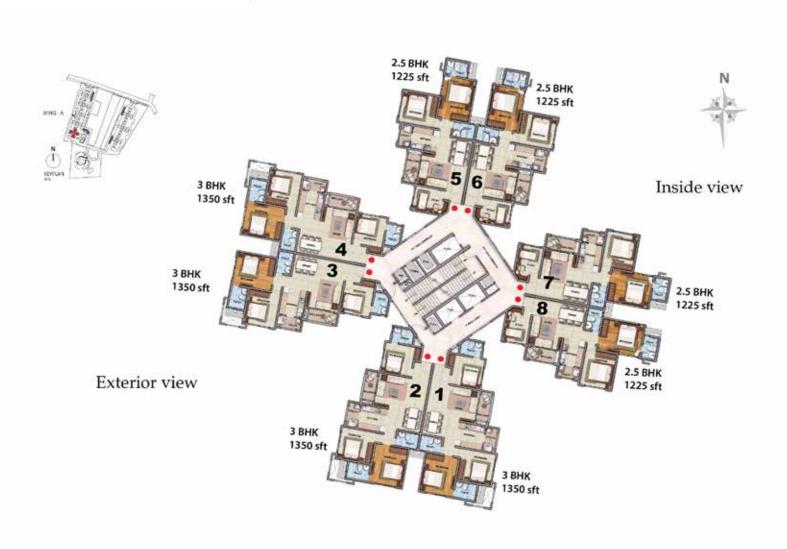
- ▶ Efficiently planned towers with compact cores add more value to space.
- ▶ Optimal and **smartly planned units** with an area efficiency of **74%**.
- Designed to have **excellent daylighting, cross ventilation** in all living spaces with low– emissivity glass which cuts out heat and lets light in as certified by IGBC.
- ► Spacious kitchens with ample storage provisions.
- **Dedicated parking spaces** and ramps fitted at tower entrances for the **differently-abled**.



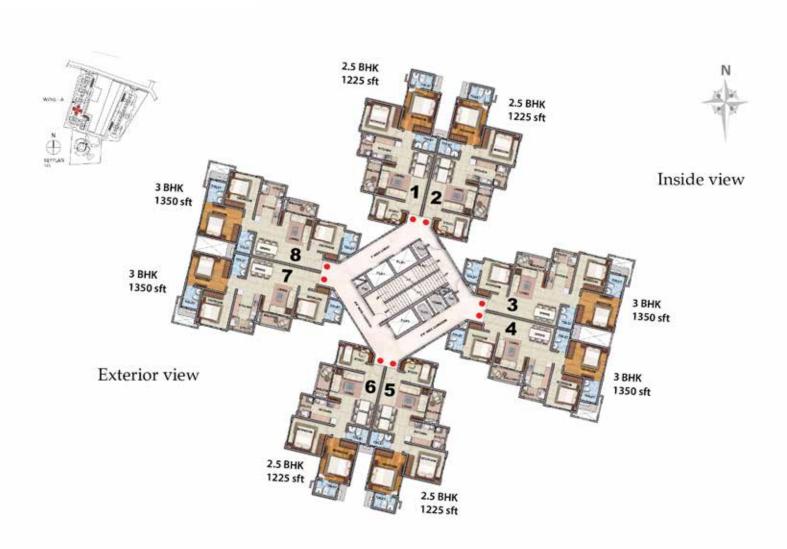
TOWER-A CLUSTER PLAN



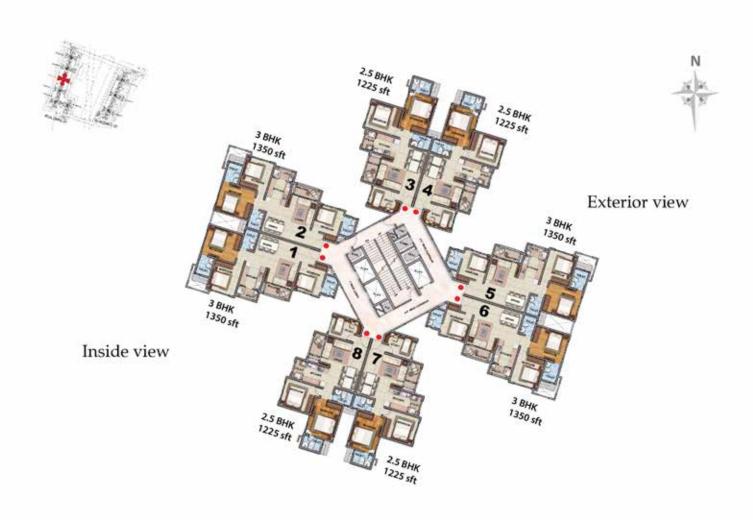
TOWER-B CLUSTER PLAN



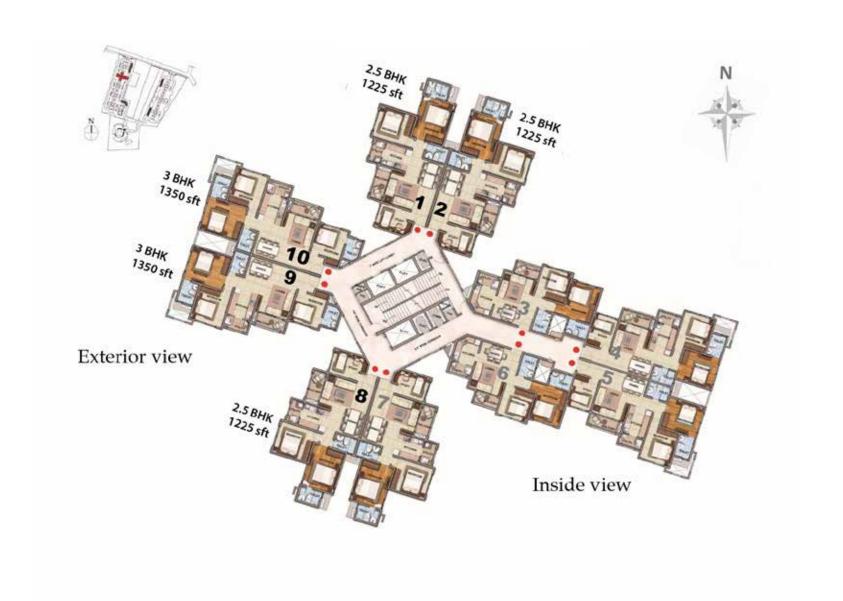
TOWER-C CLUSTER PLAN



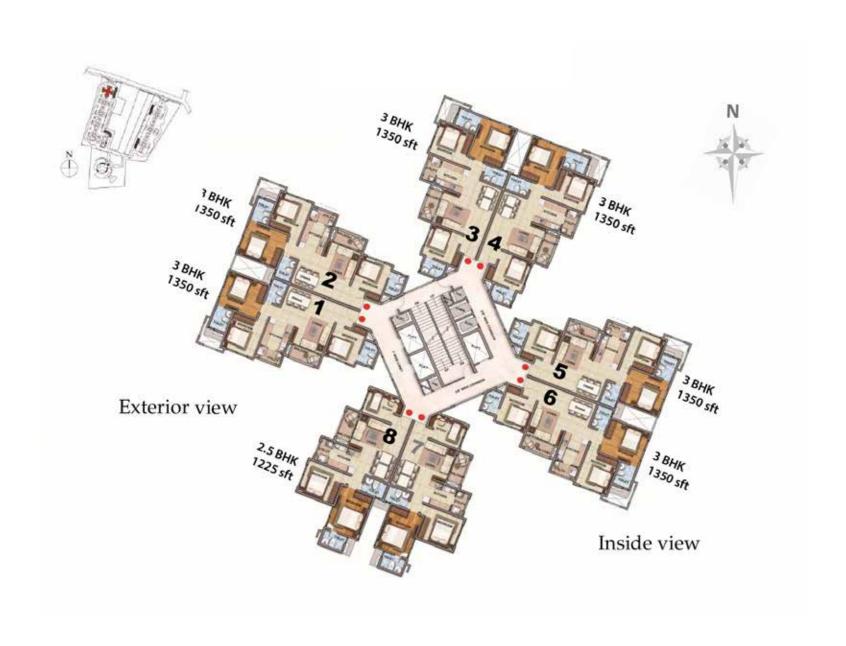
TOWER-D CLUSTER PLAN



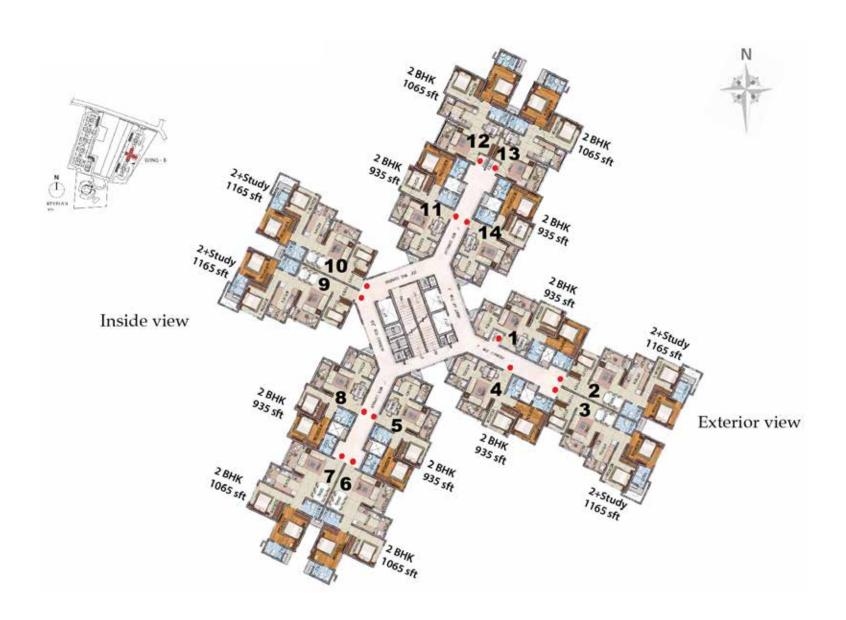
TOWER-E CLUSTER PLAN



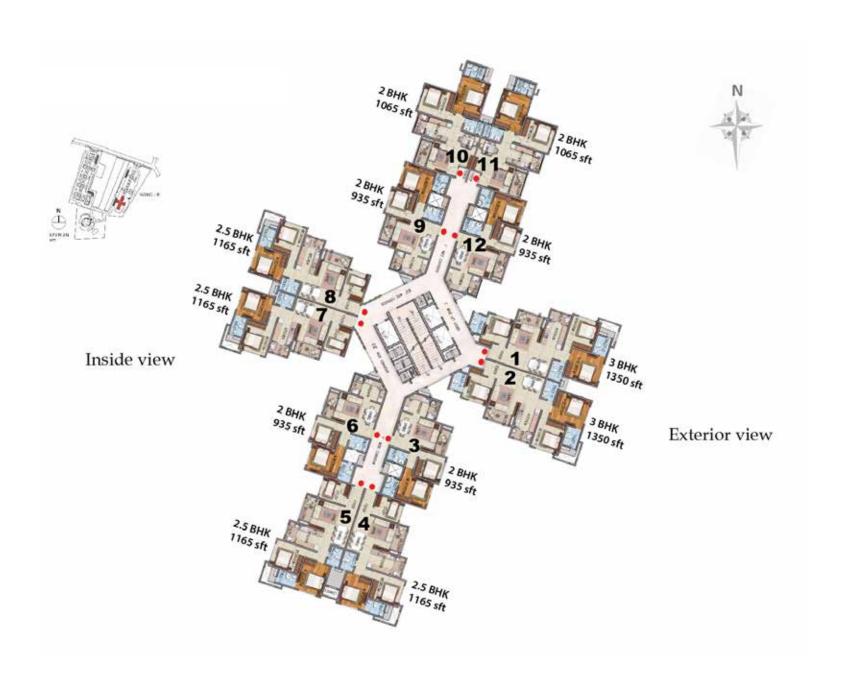
TOWER-F CLUSTER PLAN



TOWER-H CLUSTER PLAN



TOWER-J CLUSTER PLAN



2 BHK Saleable Area 935 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	60.118	647.104
BALCONY AREA	3.455	37.189
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ► The living and dining areas (13'7"x16'0") are spacious.
- ► The master bedroom (12'0"x10'0") can comfortably accommodate a double bed, wardrobe and a TV.
- ▶ Spacious kitchen (7'6" x 9') with generous space provisions for storage, as well as a granite counter and also a (4'0") wide Utility balcony with a sink and space provision for washing machine.
- ► The balcony (4'0") is wide and opens from the living room.

2 BHK Saleable Area 1065 sq.ft.



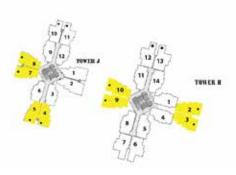
	Sq.mt	Sq.ft
CARPET AREA	69.641	749.609
BALCONY AREA	3.923	42.226
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		

- ► The living area (11'x16') in addition to a separate dining area.
- ► The master bedroom (14'0"x10'6") can comfortably accommodate a double bed, wardrobe and a TV.
- ► Spacious kitchen (7'6" x 8'8") with generous space provisions for storage, as well as a granite counter and also a (4'0") wide Utility balcony with a sink and space provision for washing machine.
- ► The balcony (4'0") is wide and opens from the living room.

2 BHK + Study Saleable Area 1165 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	76.433	822.718
BALCONY AREA	3.518	37.867
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		





All the plans shown are indicative in nature and there might be minor variations depending upon the actual unit chosen.

- ► The living-dining area (14'9"x15'6" ') is spacious and well ventilated.
- ► The master bedroom (12'0"x10'0") can comfortably accommodate a double bed, wardrobe and a TV.
- ► Foyer provision at the entrance for maximum privacy as it separates the entrance and the living dining area.
- ► Spacious kitchen (7'6" x 9") with generous space provisions for storage, as well as a granite counter and also a (4'0") wide Utility balcony with a sink and space provision for washing machine.
- ► The balcony (4'0") is wide and opens from the living room.

2 BHK + Study Saleable Area 1225 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	80.105	862.243
BALCONY AREA	3.887	41.839
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ► The living area (11'x16') in addition to a separate dining area.
- ► The master bedroom (14' x 10'6") can comfortably accommodate a double bed, wardrobe and a TV.
- ► Foyer provision at the entrance for maximum privacy as it separates the entrance and the living dining area.
- ► Spacious kitchen (7'6" x 8'8") with generous space provisions for storage, as well as a granite counter and also a (4'0") wide Utility balcony with a sink and space provision for washing machine.
- ► The balcony (4'0") is wide and opens from the living room.

3 BHK Saleable Area 1350 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	89.228	960.442
BALCONY AREA	3.518	37.867
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ► The living area (11'x16'10") in addition to a separate dining area.
- ► The master bedroom (13' x 11') can comfortably accommodate a double bed, wardrobe and a TV.
- ► Spacious kitchen (8' x 9') with generous space provisions for storage, as well as a granite counter and also a (4'0") wide Utility balcony with a sink and space provision for washing machine.
- ► The balcony (4'0") is wide and opens from the living room.

A LIFETIME MADE BY DETAILS

INFRASTRUCTURE AND SPECIFICATIONS

- ▶ 100% DG power back up in the common areas, lifts, fire fighting systems, water supply systems etc. is provided in the project
- ► There is a DG power back up of 500W in the unit level
- ► Granite flooring in Ground floor corridor/ passage and staircase up to second floor
- ▶ Vitrified tiles in corridor/ passage from first floor onwards for the entire tower
- ► Grand double-height tower Entrance lobbies at ground level
- ➤ 5 feet wide, well-planned staircases, naturally well-lit and ventilated wide common Corridors and passages
- ► Each unit comes with its own water-meter for efficient use and minimise wastage of precious natural resource



SPECIFICATIONS - UNIT



FLOORING

- ► Laminated Wooden flooring in the master bed room
- ► High-quality vitrified tiles in foyer, living, dining and bed rooms
- ► High-quality ceramic tiles for toilet wall dado
- ► High-quality anti skid tiles in utility, balcony and toilets
- ► Combination of Vitrified tiles and Granite for the lift wall cladding



KITCHEN

- Spacious kitchen with granite counter and SS sink with space provision for storage and electric & water point for aqua guard
- SS Single bowl with drain board sink in kitchen and SS Single bowl sink in utility



DOORS & WINDOWS

- ▶ Teak wood frame door for main entrance and composite wood doors for other rooms
- Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain with Thermal and sound insulation



BATHROOMS

- ► Premium CP fittings for kitchen and toilets
- ► Geyser point is provided in all the toilets except common toilet



ELECTRICAL FITTINGS

- ► AC point provision in Living & Master bedroom is provided
- ► TV and Telephone points are provided in master bedroom & living area
- ► Modular type switches/sockets
- ► BESCOM power of single phase 3KW for 2Bhk and single phase 4KW for 2.5 BHK & 3 BHK



SECURITY

- ► Intercom facility for all the units
- ► Sprinklers in all the units for firefighting and safety
- ► Firefighting facilities according to safety standards are provided
- CCTV for security monitoring along with the security personnel for added safety



WHAT OUR CUSTOMERS ARE SAYING

"We are extremely pleased with the quality of homes at Greenfield. Our home is everything we wanted. We would recommend it to anyone who asks us. Thank you so much for everything".





"Choosing a home at Shriram Greenfield for our first home was the smartest decision by far and the best decision that we could have made"

► ABHINAV KORANGA



"Buying a house in this market was daunting, but Shriram has made it simple and easy. With a home at Greenfield, peace of mind is guaranteed."

► RUCHIKA SINGH



SHRIRAM PROPERTIES THE BRAND THAT'S **RIGHT FOR YOU**



OUR CORE PHILOSOPHY











CO-PROMOTERS

Garden City Realty was incorporated in 2004, aims to build spaces that are iconic, efficient and self-sustained and believe in building a green and self-sustaining future that adds value to lives.

- ▶ Delivered 2 million Sq.ft. of residential living spaces
- ➤ 2.5 million Sq.ft. of Under-construction projects as on date
- ► Existing land bank of 175 acres
- ► Impeccable track record of returning above-market ROI

Upcoming Projects Include:

- ► CHENNAI DIVINE CITY with Premium Row Houses & High Rise Residential Development.
- ► VIZAG ICONICA GRANDE with Premium Villas & High rise Residential Development
- ▶ BENGALURU Affordable Mass Housing Development at Anekal.





ENGINEERING CONSULTANTS

INNOTECH ENGINEERING is a Structural Engineering Consultant firm which caters architectural challenges by the ability to add value, scale up, and deliver complex and high volume projects on time and budget.

Other Noteworthy Projects include:

- ► Bhartiya City Nikoo II
- ► Prestige Tech Park Bangalore
- ➤ SAP, SAP MLCP Bangalore
- ► ITC My Fortune Coimbatore
- ► Bosch Bidadi Hubli, Karnataka

LANDSCAPE CONSULTANTS

Naveen Associates is a Landscape Architectural firm which offers an all-encompassing environmentally sensitive landscape design and experienced in urban landscape projects, large industrial complexes, institutional campuses, hotels & resorts, large housing projects, farmhouses & residences.

Other Noteworthy Projects include:

PROMINENT BUILDERS & THEIR PROJECTS:

- Phoenix Residences Chennai
- Provident Housing Ltd- Hyderabad, Mangalore (Skyworth, Green Park, Residential Development.)

COMMERCIAL & HOSPITALITY PROJECTS:

- ► Inorbit Malls Pvt Ltd Hyd & Mumbai
- ► Mahindra Project Chennai
- ► Novotel Vizag

CORPORATE PROJECTS:

► Headquarters- Oracle India in Bangalore and Amazon India in Hyderabad





1 m2 = 10.763 SQFT STANDARD CONVERSION



SHRIRAM PROPERTIES PVT.LTD.

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