



SV *Grandeur*
LUXURY LIVING SHREE • VEERAM • GEETHAM • RAGAM



Bengaluru the SILICON CITY of India has been growing tremendously due to which there is an inflow of human resources from all over India. Electronic city is one such place in Bengaluru where a lot of Industries and Technological Parks are present. SV GRANDUR is one among the projects of SV GROUPS which is located in electronic city. SV GRANDUR offers a choice of beautifully appointed 2 BHK and 3BHK apartments. From our experience in providing homes, we recognize to focus on long term durability and lasting style. No common walls, Concrete walls using Modern Technology (MIVAN) has been established. All sided Ventilation of each flat really maximize the breathtaking vistas .Curtains of glass around you will achieve a wonderful sense of space, light and to maximize views. Ease yourself into a resort-style of community where every corner is created to accommodate a delightful living experience.The nearby METRO STATION saves your time of travel and makes you spend more time with your beloved. Every detail has been carefully considered and designed with privacy, function and beauty in mind.

An aerial night view of the SV Grandur apartment complex. The building is a large, multi-story structure with a grid-like facade of windows, many of which are illuminated from within, creating a warm glow. The building is surrounded by landscaped grounds with trees, walkways, and a central courtyard area. In the foreground, there is a parking area with several cars and a small structure. The overall scene is lit with a mix of the building's interior lights and external landscape lighting, creating a sophisticated and modern atmosphere.

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A birds eyeview of SV Grandur at night. Built by a highly professional team to ensure aesthetic appeal, and living comfort surrounded by nature.

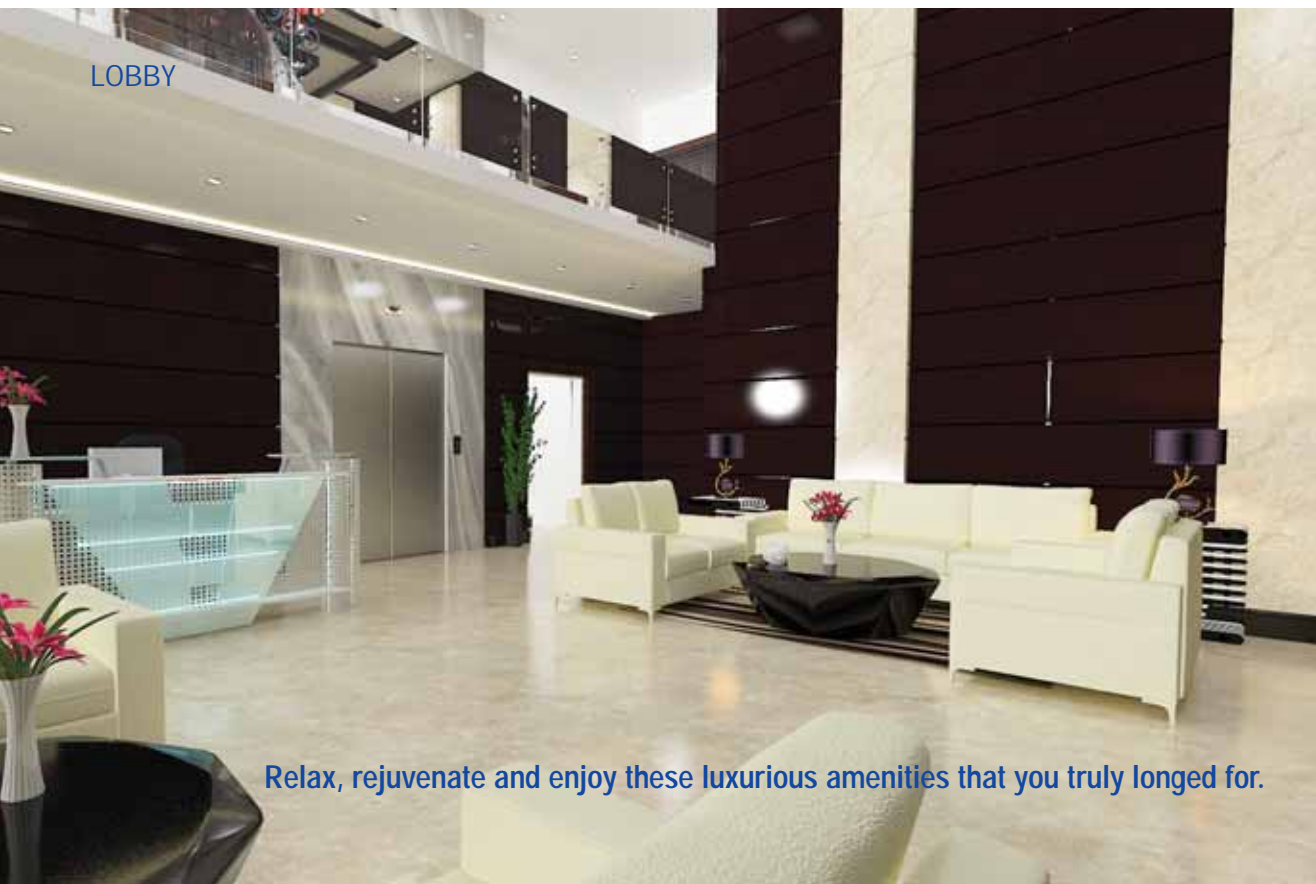
CLUB HOUSE



PARTY HALL



LOBBY



Relax, rejuvenate and enjoy these luxurious amenities that you truly longed for.

SWIMMING POOL





Unwind and destress with a variety of sports and games

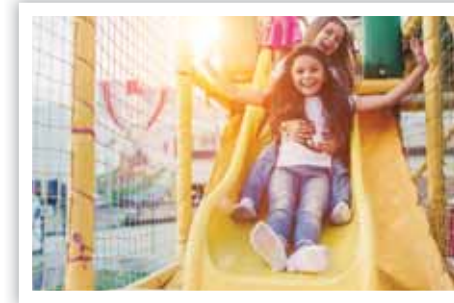
Salient Features

100% Well designed and quality reinforced concrete walls is used for the entire project. At SV Grandur, formwork technology is implemented which is a revolution in construction system, it is being quite extensively used in India. Using this unique formwork, walls, roof slabs, columns, beams, stairs, balconies together with door and window openings are cast at once. The resulting building structure is very strong, accurate in dimensions and tolerances, with a high quality of finished concrete surface. Formwork technology makes use of concrete as the principal building material. Our aluminium formwork is imported from "MFE Formwork Technology SDN BHD, Malaysia.

- SV Grandur is significantly architected for 82% of open space
- Specifically modelled for feel of individual flats with no common walls
- BMRDA approved basement, ground and upper 12 floor apartment with 284 flats of 2BHK and 3BHK, in phase 1 and phase 2
- Vastu compliant units without compromising in style and space
- All round 8' height RCC boundary wall with grand main entrance
- Basement and ground floor spacious covered car parking with separate entry and exit point
- Secured fire safety system with sprinklers in basement, ground floor and common area
- SV Grandur is well ventilated with natural light & air, as there is no multi-storey buildings upto half km.
- Standard lifts: Schindler/Kone/Otis or equivalent make
- Rain water harvesting all over the building
- Sewage treatment plant to save water
- RO plant for drinking water
- Two staircases, two lifts for each tower

Amenities

- Clubhouse on 25,000 sft area on land
- Indoor & outdoor party hall
- Luxurious well-equipped gym
- Meditation hall
- Indoor games: snooker, soccer table badminton court, table tennis, carrom, chess
- Luxurious double height multipurpose hall on 2,000 sft area
- Double height lobby 1,000 sft area.
- Senior citizen lounge
- Family garden with fountain
- Jogging/walking track
- Landscaping all round the building
- Swimming pool
- Toddler's pool
- Pool deck
- Open air theatre
- Secured kids play area
- Football court
- Volley ball court
- Basket ball court
- Tennis court
- Cricket net practice
- Secured lift
- CCTV surveillance
- 24/7 Security
- Intercom facility
- Power back up
- Outdoor manual gym



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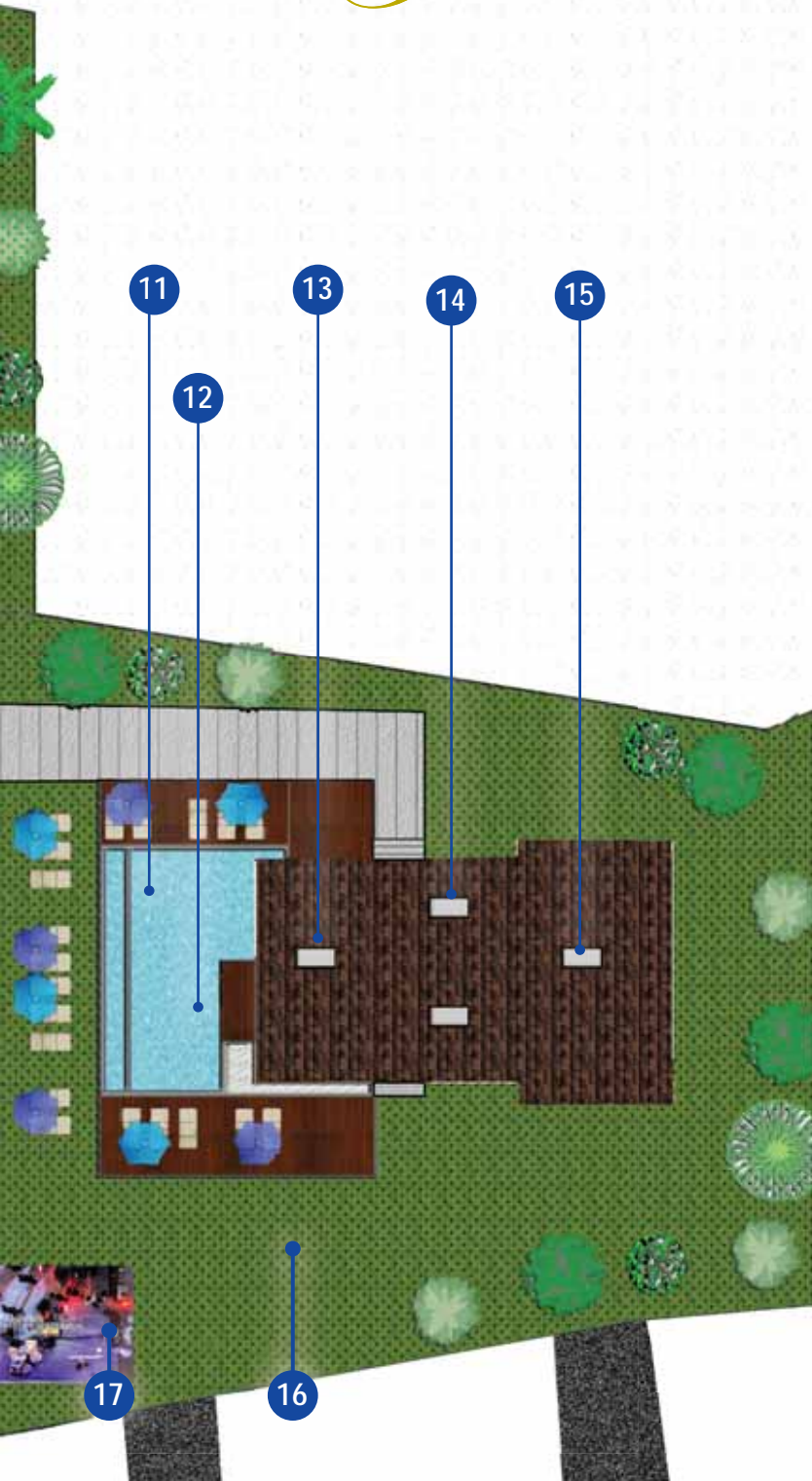


Nestled in the midst of greenery and surrounded by independent houses, SV Grandur offers beautiful views, all round natural lighting, good ventilation without common walls.

Master Plan



SV Grandeur



Legends

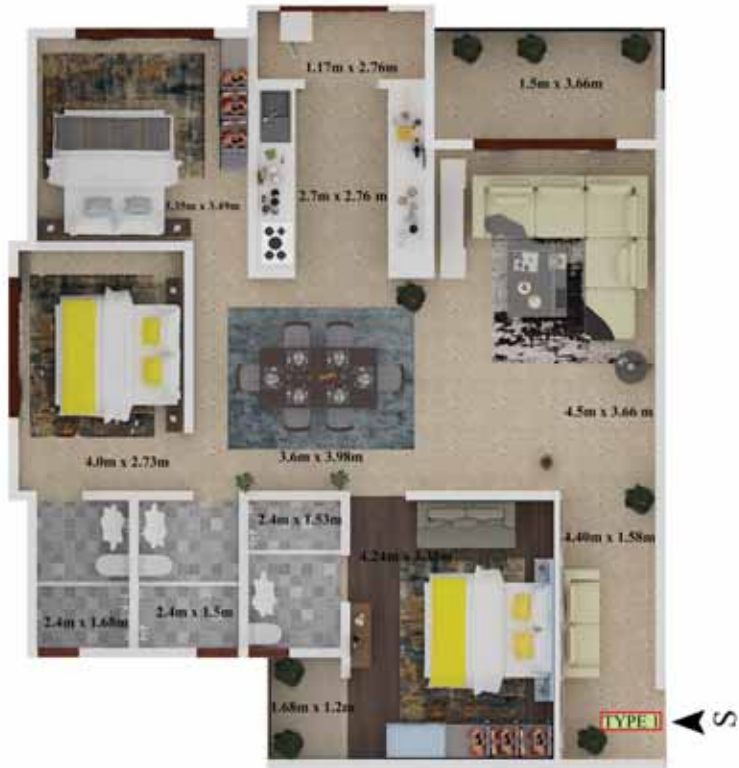
1. Entrance
2. Reception lobby 1
3. Visitors parking area
4. Family sit out Garden
5. Fountain
6. Reception lobby 2
7. Senior Citizen lounge
8. Parking Entry
9. Walking / Jogging track
10. Multi-purpose Hall
11. Swimming pool
12. Toddler's pool
13. Party hall in ground floor
14. Gymnasium in First floor
15. Badminton court
16. Large landscape garden
17. Open Air theatre
18. Children play area
19. Foot ball court
20. Volley ball court
21. Parking Exit
22. Basket ball court
23. Tennis court
24. Cricket net practice
25. Exit security cabin
26. Exit
27. Entrance Security cabin

Highlights

- Land area: 3.35 acres
- No of phases: 2
- 2 blocks in each phase
- No of Units: 284 Units
- Types of units: 6 units
- No of Floors: Basement + Ground floor + 12
- First floor: 5 units in each block
- 2nd to 12th floor: 6 units in each floor
- Open on all sides

BLOCK NAMES:

1. Shree
2. Veeram
3. Geetham
4. Ragam



Unit type 1 / 3 BHK / CA: 1141 sq. ft. and SBA: 1510 sq. ft.



Unit type 3 / 3 BHK / CA: 1177 sq. ft. / SBA: 1555 sq. ft.



key plan

Unit type



Unit type 4 / 3 BHK / CA: 1166 sq. ft. / SBA: 1546 sq. ft.



Unit type 6 / 3 BHK / CA: 1116 sq. ft. / SBA: 1474 sq. ft.



key plan

Unit type



Unit type 2 / 2 BHK / Carpet Area: 871 sq. ft. / SBA: 1161 sq. ft.



Unit type 5 / 2 BHK / CA: 864 sq. ft. / SBA: 1141 sq. ft.

Mivan Formwork



Specifications

1. Painting: interior walls tractor emulsion; Exterior weather coat cement based paint.
2. Flooring: vitrified tiles of well reputed brand for living, dining & bedrooms
Antiskid ceramic tiles of well reputed brand for balcony, utility & toilets .
3. Granite / vitrified combination flooring in common area .

Kitchen

1. Granite kitchen platform with stainless steel sink
2. 2 Feet dado above granite kitchen platform area in ceramic glazed tiles
3. Provision for aqua-guard point
4. Provision for washing machine in utility area

Toilet: fittings & accessories

1. Ceramic glazed tile dado up to 7 feet
2. White sanitary ware in all toilets of hindware or equivalent make
3. Fittings of jaquar/ hindware or equivalent make .
4. Provision of points for geyser and exhaust fan .

Doors and windows

1. Teak wood door frame for main door with bst shutters
2. All doors will be red sal frames and moulded shutters
3. Windows and ventilators of upvc / aluminium or equivalent make .

Electrical

1. Tv point in living room and master bed room
2. Fire resistant electrical wires of anchor/finolex or equivalent make .
3. Elegant modular electrical switches of anchor or equivalent make .
4. One miniaturecircuit breaker (mcb) based main distribution box for each flat
5. Telephone points in master bed room and living
6. Ac power point provision for master bed room

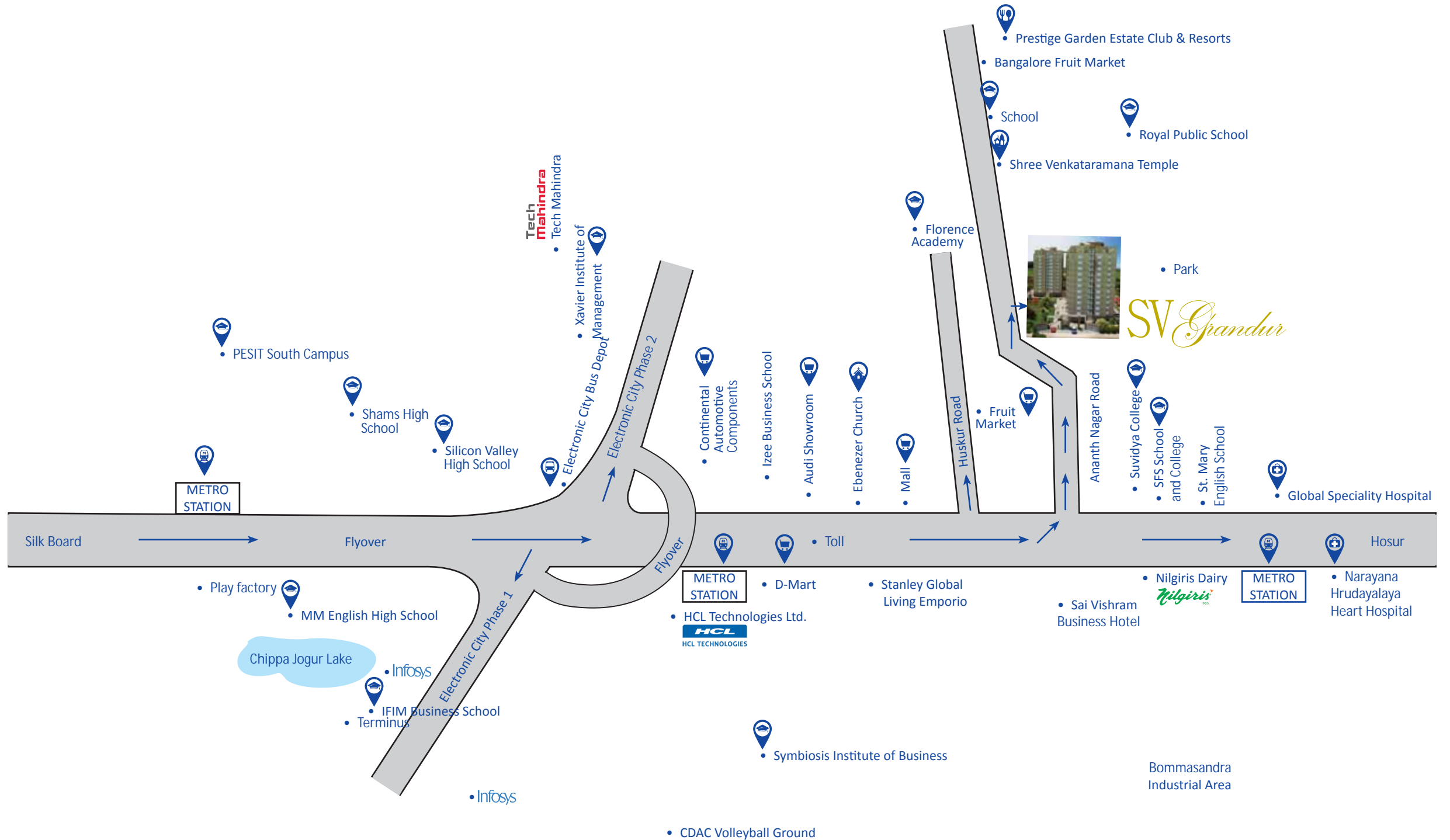
Power / back up generator:

1. Bescom – power
2. Stand by generator for lights in common areas, lifts and pumps
3. DG back up for each apartment up to 1KVA.

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Location Map*



* NOT TO BE SCALED

Proximity

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Educational Institutions

- Ananthnagar School - 0.5 Km
- SFS School and college - 1 Km
- Kidzee play school - 1 Km
- Royal Public School - 1.3 Km
- Suvidya College - 2 Km
- Florence Academy - 2 Km
- Florence Academy - 2 Km
- Izee Business School - 2Km
- Ebenezer International School - 2.5 Km
- Silicon Valley High School - 3 Km
- Xavier Institute of Management - 3 Km
- St. Mary English School - 4 Km
- SORS Fort School - 4 Km
- Shams High School - 4 Km
- MM English High School - 4 Km
- IFIM Business School - 5 Km
- PESIT South Campus - 5 Km
- Symbiosis Institute of Business - 6 Km
- St. Xavier School - 8 Km
- DPS Electronics City - 8 Km
- Vibgyor International School - 8 Km

Hospitals

- Rakshya Multi-Specialty Hospital - 0.6 Km
- Vimalalaya Hospital - 1 Km
- Narayana Hrudayalaya - 4 Km
- Global Speciality Hospital - 5 Km
- Ramakrishna Smart Hospital - 5 Km

Work places

- TCS - 3 Km
- Tech Mahindra - 3 Km
- Continental Automative Components - 3 Km
- Biocon pharmaceutical Company - 3 Km
- Niligiri Dairy Farm - 4 Km
- JP Software Park - 4 Km
- Infosys - 4 Km
- HCL Technologies Ltd - 4Km
- Bommasandra Industrial Area - 5 Km
- Wipro - 5 Km

Sports & Academy

- CDAC Volley ball ground - 5 Km
- Decathlon-3.0km

Recreation, Hotels and Malls

- Mahindra Mall - 0.7 Km
- KFC - 2 Km
- Bangalore Fruit Market - 2 Km
- Audi showroom - 2 Km
- Prestige Garden Estate Club and Resort - 3 Km
- Stanley Global Living Emporio - 4 Km
- D-Mart - 4 Km
- Sai Vishram Business hotel - 4 Km
- Play factory - 5 Km
- Cycle Worlds - 5 Km
- Parks

Places of Worship

- Shree Venkataramana Temple - 0.5 Km
- Ganesha temple - 0.5 Km
- Muneshwara Temple-1 Km
- SFS Church -1.5 Km
- Ebenezer Church - 2 Km



When are you shifting. .

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...welcome a happy and lovely moments from now!!
Welcome to SV Grandur.

SV HOUSING

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