

# THE EPICENTER OF A J GOOD LIFE





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### A MEGA TOWNSHIP FOR A LIFETIME OF MEMORIES

\*AN ARTISTIC IMPRESSION OF SHRIRAM GREENFIELD (A PART OF AN ENVISIONED 40-ACRE MEGA TOWNSHIP)

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## 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.







### UNBELIEVABLE **PRICE!**



## STAY CONNECTED FOR A LIFETIME



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



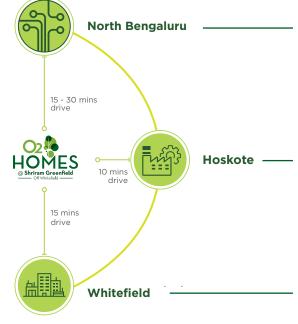
Just about a **15 to 30 minute drive** from the Whitefield Tech Hub, North Bengaluru Investment Hub and Hoskote Industrial Hub.

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



## INVESTMENT OF A LIFETIME



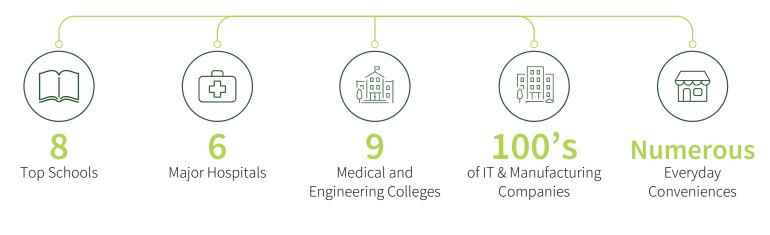
- Close to the 12,000+ acre BIAL IT Hub
- 4,000 acres of KIADB land to be developed in IT/BT and aerospace
- Direct connectivity to airport with proposed 6 lane peripheral ring road
- Multiple international schools in North Bengaluru
- 200+ industrial and manufacturing units already operational
- Already 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**

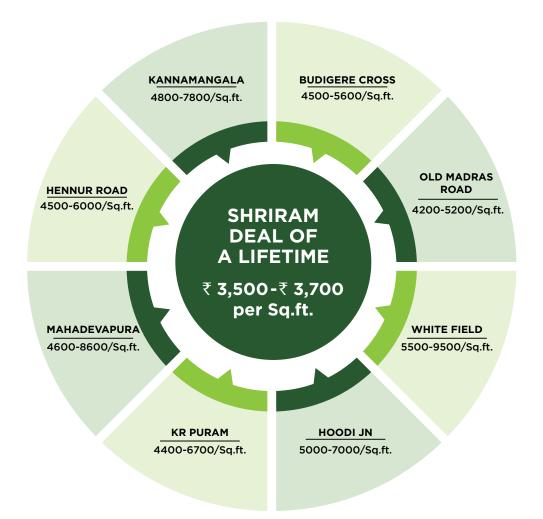






#### **OPPORTUNITY OF A LIFETIME**

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 WILLEVER 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 DESIGNED FOR YOU

At this mega township, there is a home for everyone. From Villas to Apartments there are homes handcrafted and inspired by your lifestyle and budget.

#### **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.

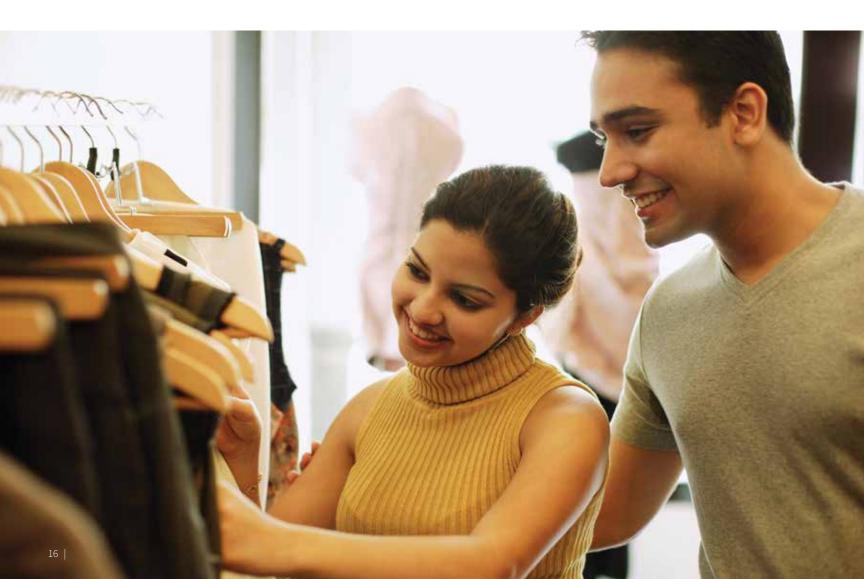




Multiple Clubhouses Extensive Sports facilities



Town-centre with shopping & entertainment zone



#### 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 STOR Y 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.







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# WELCOME TO THE CLUB HOUSE

A LIFETIME OF ENTERTAINMENT SPREAD OVER 4.5 ACRES OF CLUBHOUSE

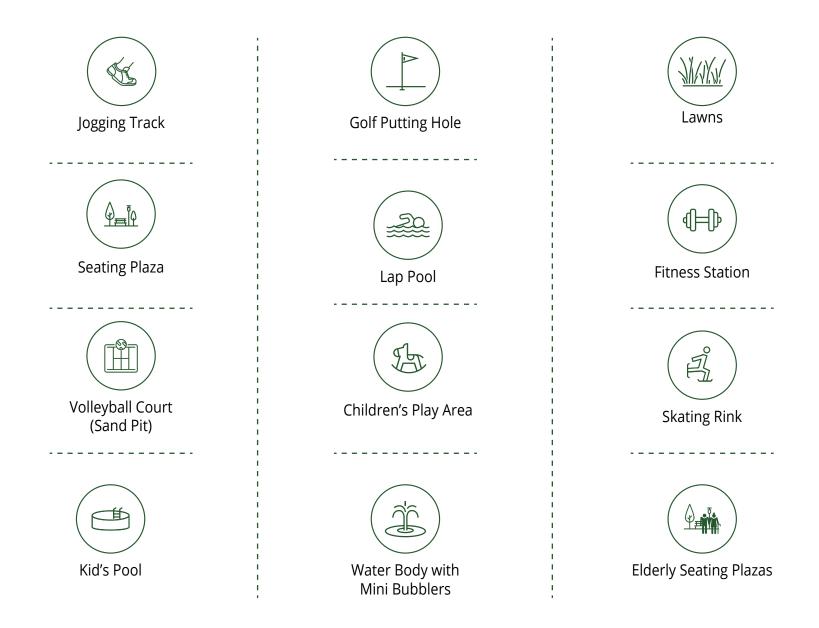
\*DISCLAIMER - PROPOSED CLUBHOUSE & AMENITIES ARE ONLY INDICATIVE & MAY VARY.

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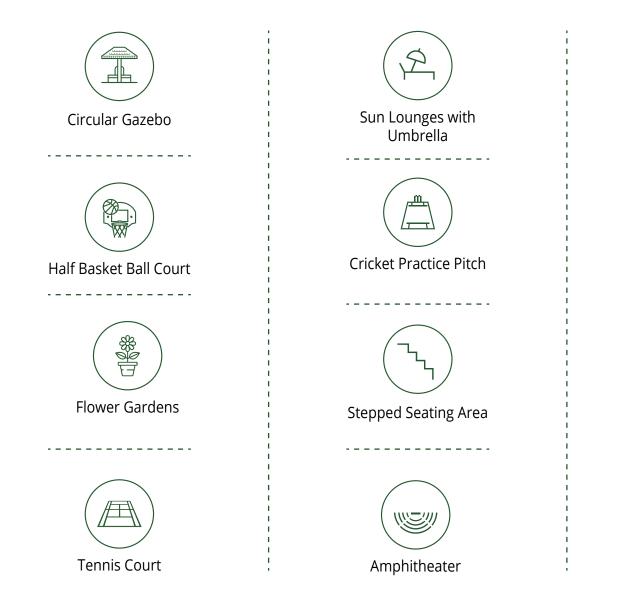
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# **MASTERFULLY CRAFTED**



# TO LAST A LIFETIME





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## 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.





#### 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



# A LIFETIME SDENTFOR THE LOVE OF SDORTS

#### 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.

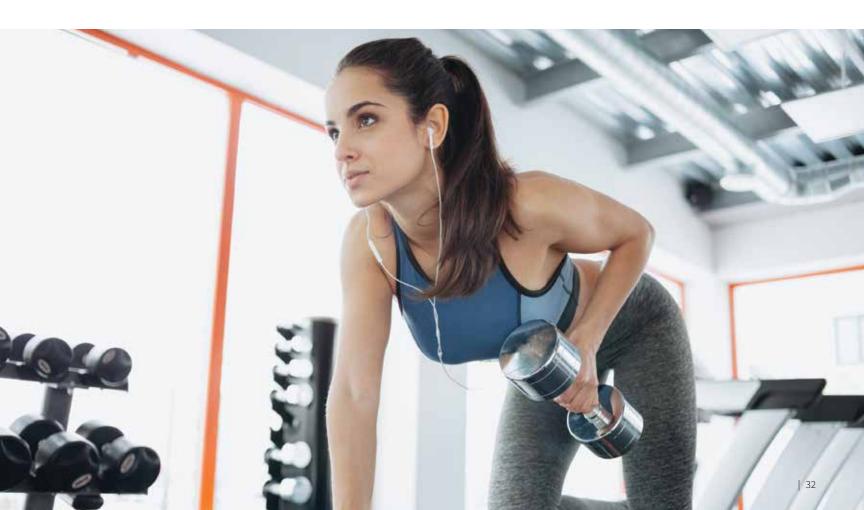




#### GET SPORTY IN THE WARM INDOORS

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





# 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.

Multiple Play Courts H at Each Phase



Area at The Clubhouse



Skating Rink

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Multiple Outdoor Sports and Indoor Games



### 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.

Yoga/ Meditation zone

on zone (





) Jogging/ walking tracks

Billiards



### A LIFETIME OF SECOND CHILDHOODS SPENT WELL

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



🕆 Outdoor fitness stations



(b) World-Class Healthcare





## SHRIRAM GREENFIELD PRE-CERTIFIED GOLD RATED BY IGBC TO LAST A LIFETIME.

Shriram Greenfield has been pre-certified gold by The Indian Green Building Council (IGBC) This prestigious project has bagged the DNA Real Estate Awards and Realty Plus Awards.

## 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



# A RIOT OF GREEN THAT LINGERS ON FOR A LIFETIME

Every casual walk in the evening gets transformed into a **trip to the enchanted forest** with this sea of green.

## **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

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- 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 O2 HOMES

O2 homes is phase 2 at Shriram Greenfield that comprises of blocks - E, F, G, H & J.





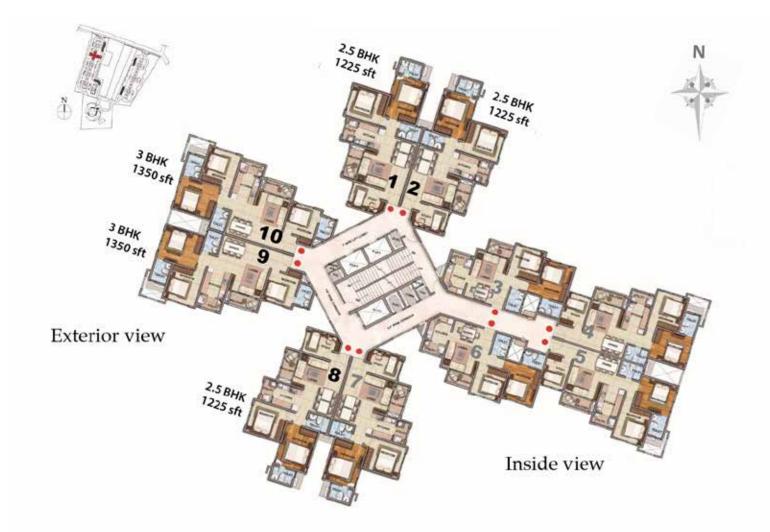
# SMART HOMES STAY EFFICIENT FOR A LIFETIME

O2 Homes 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.

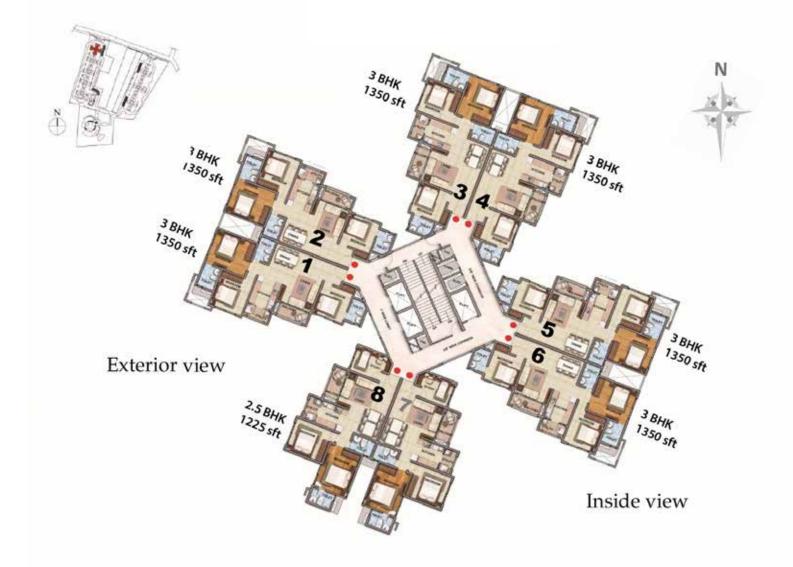
- ▶ Efficiently planned towers with compact cores add more value to space.
- Optimal and **smartly planned units** with an area efficiency of **74%**.
- Designed to have **excellent daylighting, cross ventilation** in all living spaces with low– emissivity glass which cuts out heat and lets light in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

\*IMAGE FOR REPRESENTATION PURPOSE ONLY

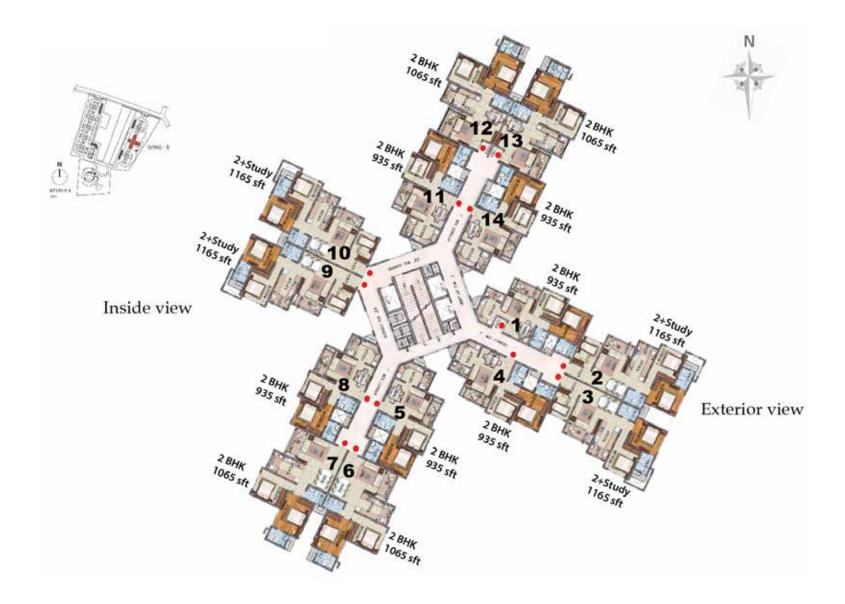
### **TOWER-E CLUSTER PLAN**



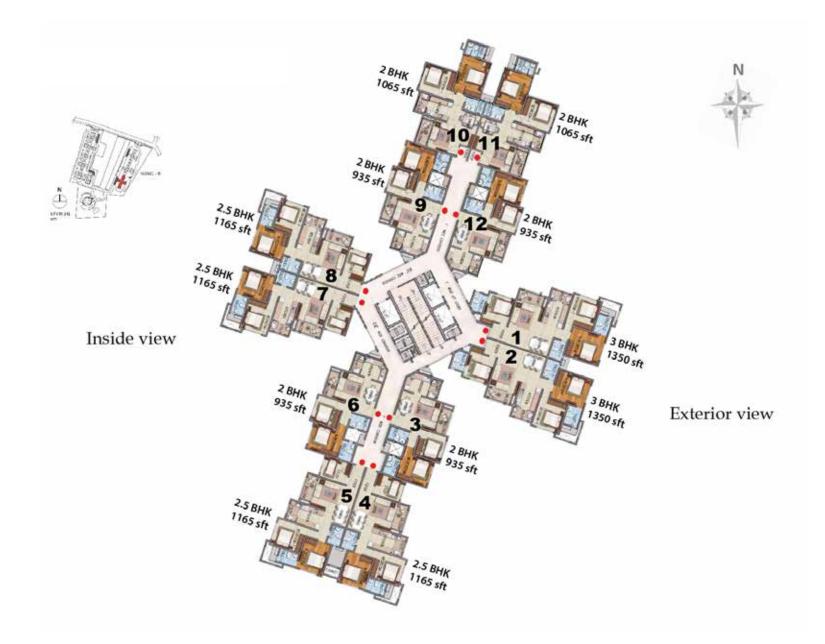
## **TOWER-F CLUSTER PLAN**



### **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		



- ► 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".

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RAHUL JAIN

"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**



FUNCTIONAL LUXURY



CUSTOMER-CENTRIC DESIGN



OPTIMIZATION AT EVERY STEP



MAXIMUM VALUE FOR YOUR MONEY

## **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







SURVEY NO. 73/12, 74/1234, 81 BOMMENAHALLI MANDUR POST BIDARAHALLI HOBLI, BENGALURU EAST TALUK, BOMMENAHALLI VILLAGE, BIDARAHALLI HOBLI, OLD MADRAS ROAD, BENGALURU, KARNATAKA 560049

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