



Welcome to  
**THE NEW SOCI@L NETWORK**

— THE —  
**RETREAT**  
@

Shriram 



**CHIRPING WOODS**

OFF. SARJAPUR - HARALUR ROAD

**Shriram Properties**

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## THE NEW SOCIAL NETWORK

In the heart of Bengaluru's IT-Startup hub, lies a social network like none other. Built for a community of like-minded people who expect their homes to be a representation of themselves. A place that perfectly compliments their lifestyle, and adds value to life in every way possible. This is the birth of a revolutionary way of life, and you are cordially invited.



OFF. SARJAPUR - HARALUR ROAD

4 BHK Duplex Villaments





# Bengaluru, the home of opportunity.

Known as the Silicon Valley of India, Bengaluru has witnessed phenomenal growth in real estate over the last few decades. Home to more than 40% of the total IT companies in India, top educational and multinational establishments, the city has seen a heavy migration from other parts of the country. Thanks to its steady economic rise, cosmopolitan culture as well as the pleasant climate, Bengaluru continues to be one of India's most stable real estate markets with a huge potential for appreciation.









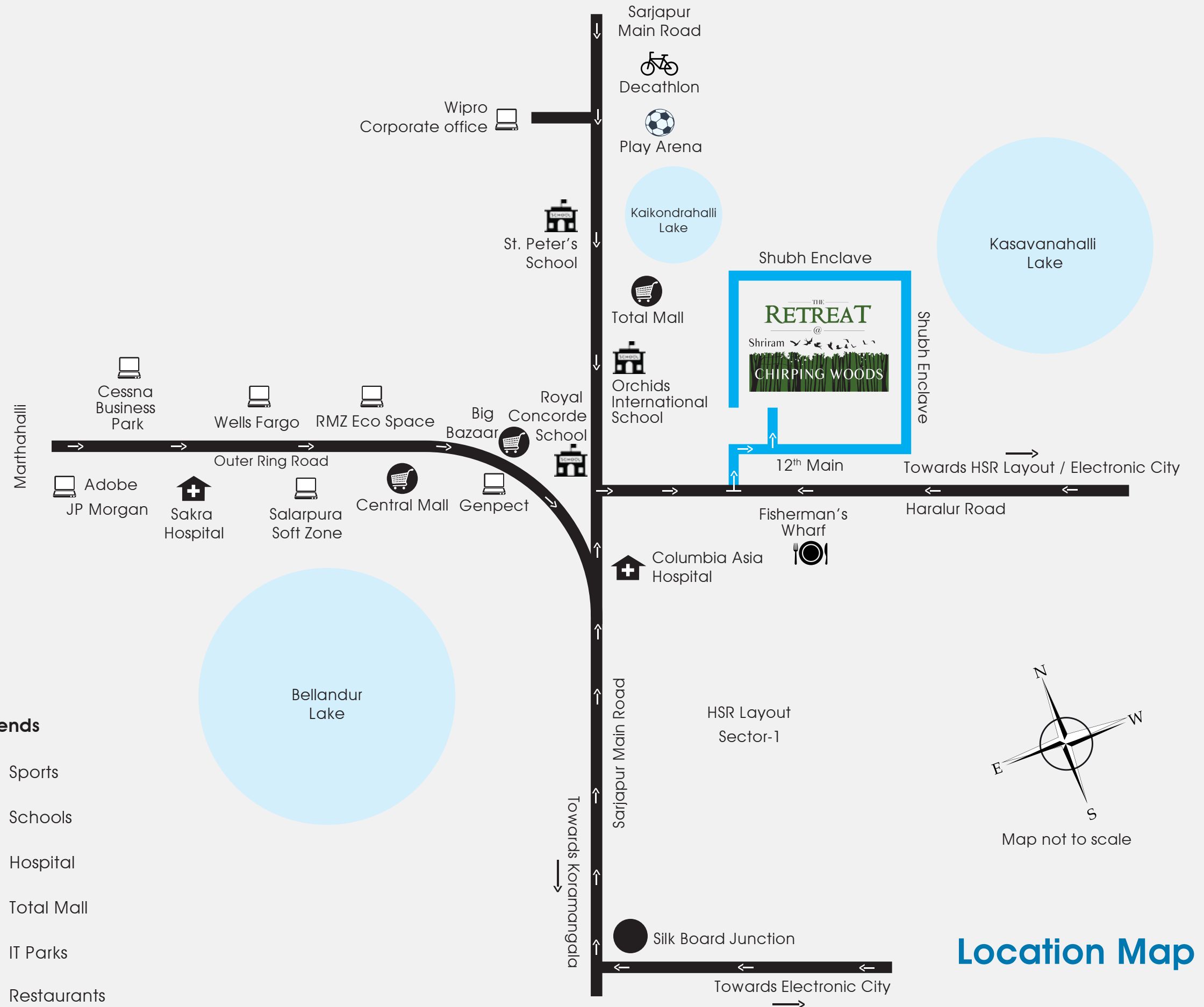
# In the heart of Bengaluru's IT Start-Up hub.

Located just few kilometers Off Sarjapur-ORR Junction, The Retreat @ Shriram Chirping Woods is situated inside Shubh Enclave, a truly peaceful and tranquil layout that's close to the Bellandur signal and just a stone's throw away from leading corporate offices like Wipro Corporate Office, RMZ Ecospace and Embassy Tech Park.

Adding to that, The Retreat is also close to recreation centers and malls like Play Arena, Decathlon, Total Mall, Spencer Mall, Big Bazaar and Forum Mall.

## Legends

-  Sports
-  Schools
-  Hospital
-  Total Mall
-  IT Parks
-  Restaurants



## Location Map



# A stone's throw away from city's hotspots.

Conveniently located near all your favorite city destinations, yet far from the hustle and bustle of city life. Some of the city's hotspots near The Retreat are HSR layout, Electronic City and Koramangala.



1.6 KM

Sarjapur - ORR Junction  
(Bellandur Signal)

4.4 KM

Wipro Corporate  
Office

5 KM

HSRLayout

5.3 KM

Koramangala

7 KM

Silk Board  
Junction

10.2 KM

Electronic City

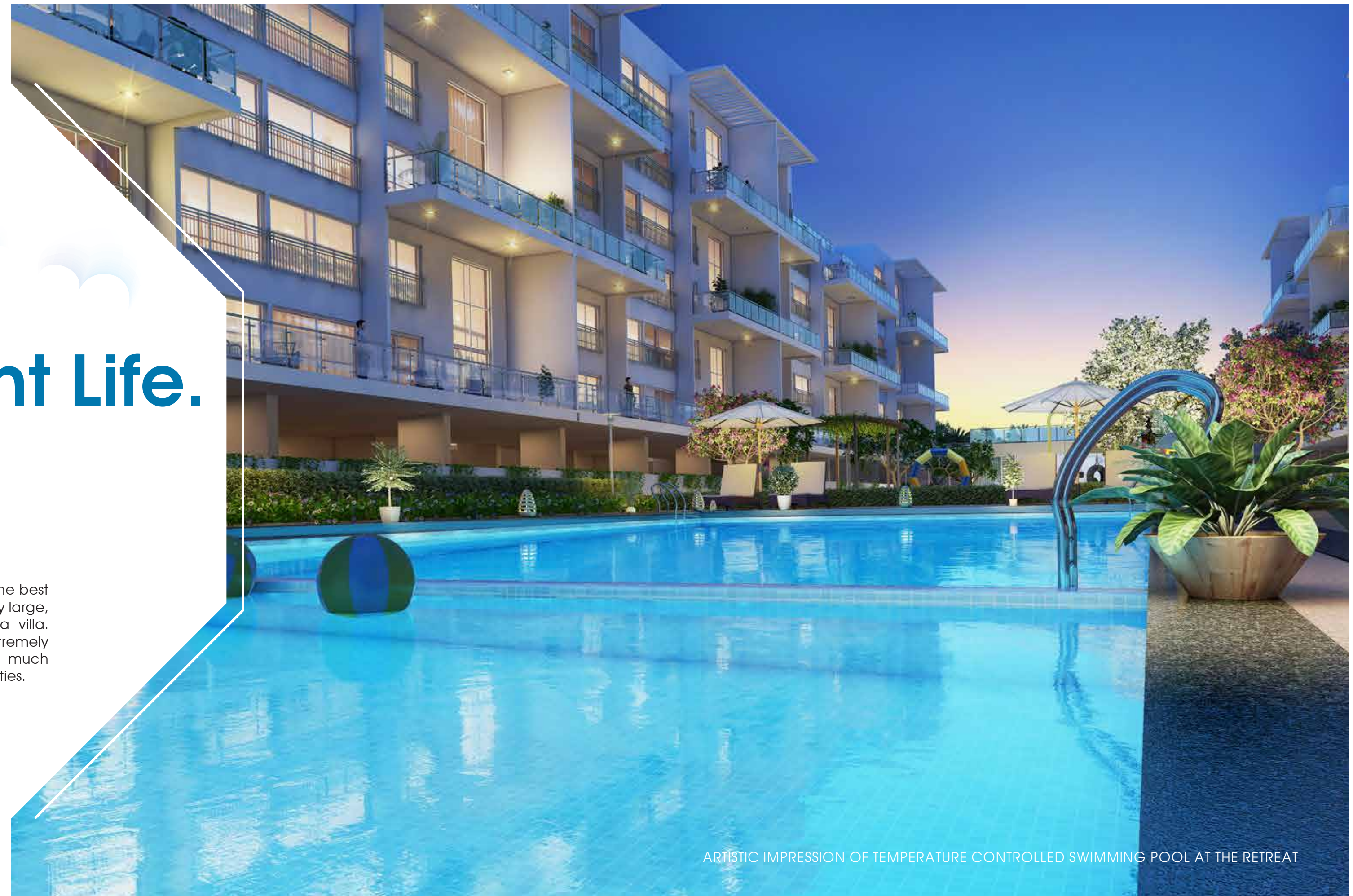




# The Villament Life.

**The luxury of a villa.  
The convenience  
of an apartment.**

Villaments are innovatively designed homes that combine the best features of apartments and individual villas. They are typically large, luxurious duplex units that give the feeling of being in a villa. The low-rise, low-density developments make for an extremely spacious dwelling and they are always much bigger and much more luxurious than typical apartments with exclusive amenities.



ARTISTIC IMPRESSION OF TEMPERATURE CONTROLLED SWIMMING POOL AT THE RETREAT



# Advantages of Villas over Apartments.

ELEMENT	INDEPENDENT VILLA	APARTMENT	THE RETREAT VILLAMENTS
Height	Low rise	High rise	Low rise
Density level	Low rise, low density	High rise, high density	Low rise, low density
Amenities	No	Yes, but shared with a large number of units	Exclusive amenities
Efficiency of unit	NA	Typically 65-70 %	87.6%
Duplex	Yes, possible	No	Yes
Double height	Yes, possible but rare	No	Yes
Elevator	No	Yes	Yes, Elevator access for both levels
Price per sq.ft. (₹)	9000-9500	5000-6000	Refer to cost sheet
Vehicle parking	Within compound	Covered/ Open parking	Common stilt parking







# Where the City's Finest Minds Reside.

The Retreat @ Shriram Chirping Woods is truly a home that befits your status and matches your discerning taste. With lake views on both sides, the villaments come with lavish 4 bedrooms, an aristocratic double height living room, full length windows, elevator access to each floor and a state-of-the-art security system. This congregation of only 136 spacious villaments offers all the luxuries of a villa, as well as the undeniable advantages of apartment living.

Step outside, and you'll be greeted by acres of lush greenery, an exclusive clubhouse that boasts of a temperature-controlled swimming pool and ultra spacious party decks where you can hob nob with your exclusive social network.







## Ultra spacious 10ft. party deck & living spaces to celebrate your great lifestyle.

- Each villament has a huge double-height party terrace, which runs through the length of the entire villament.
- The duplex villament boasts of a 200 sq.ft. grand double height terrace.
- Two levels within the villament ensure maximum privacy. While the lower level is ideal for parties, the upper level is perfect for some peace and quite.

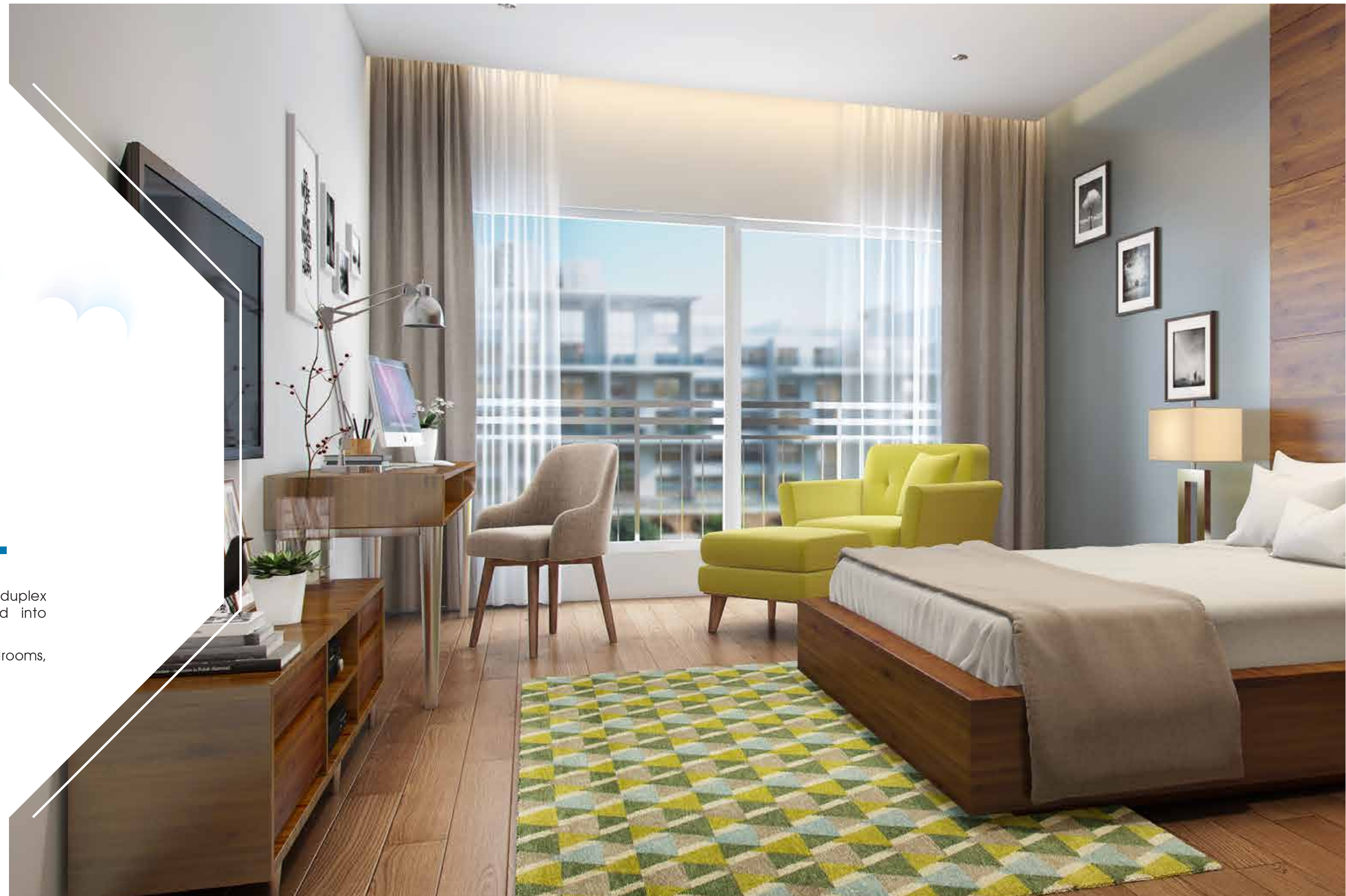







## Sprawling room spaces for a life less ordinary.

- The spacious entertainment room at the upper level of duplex villament is extremely versatile and can be converted into a separate room of your liking.
- Bedrooms are 30-40% larger than a typical apartment bedrooms, and can accommodate a seating area as well.
- Walk-in wardrobes are present in most of the bedrooms.

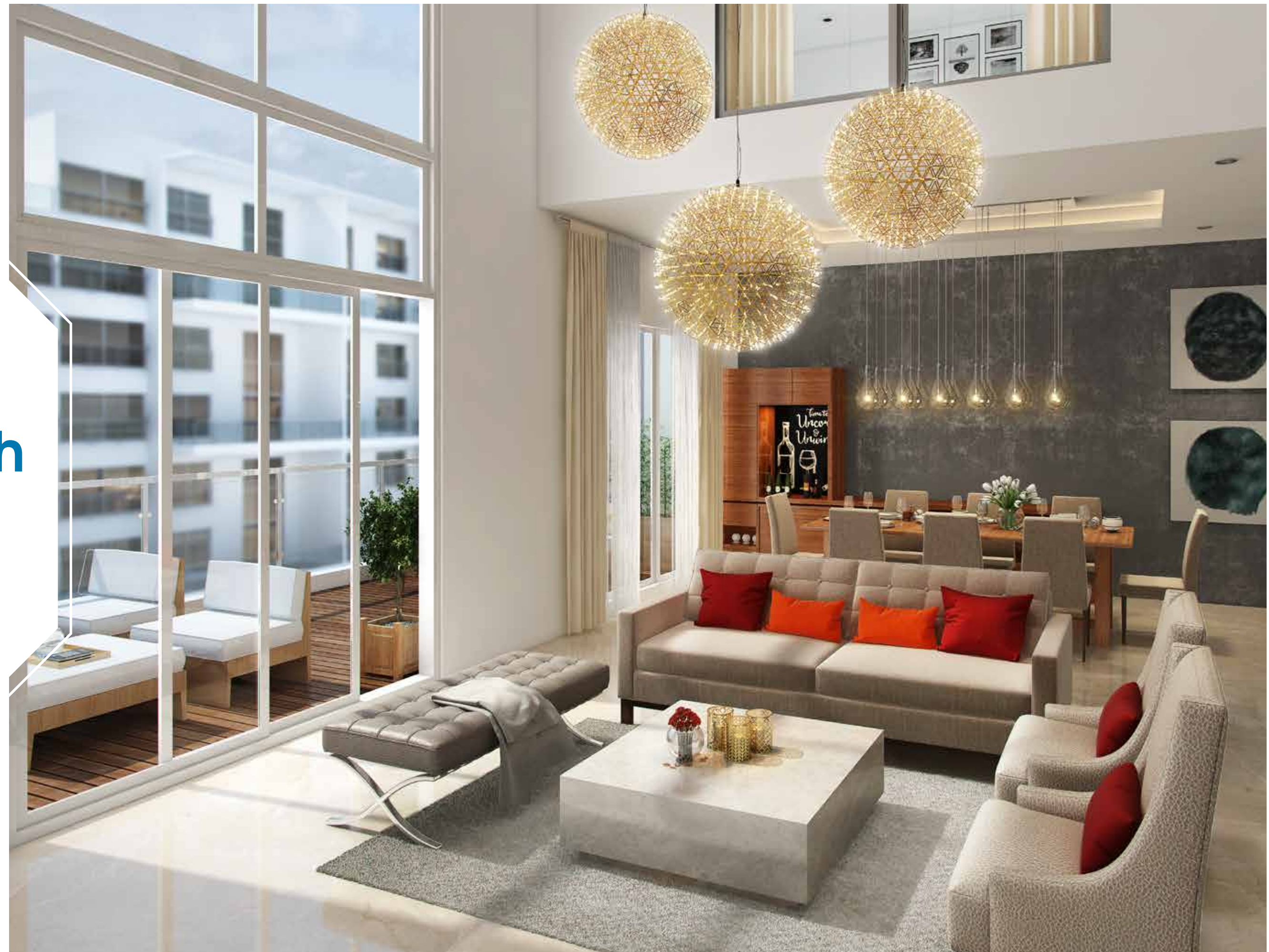







## Luxurious duplex units with a double height living room & full length windows.

- Grand luxury homes to accommodate your lifestyle.
- With expansive areas adorned with double heights, it feels like stepping into your own luxury villa.
- The combined area of the living-dining is 800 sq.ft. which is the size of an entire 2 BHK apartment, just for you to entertain in.
- The Palatial 550 sq.ft. living-dining area is bigger than most of the apartment's living-dining areas.
- Expansive full height windows to bring the landscape inside.







# Home automation and comprehensive security systems that benefit your lifestyle.

- IP Video Door Phone Indoor Unit - The indoor video unit with intercom ensures security in the lobby area and front door.
- Non Biometric Digital Door Lock - A keyless, extra safety measure that rings an alarm in case of any malfunction.
- Lighting Switches - Access to control lighting both manually and remotely through an app. Lighting can be adjusted depending on your mood any time of the day.
- Occupancy Sensors - Each bathroom is equipped with an occupancy sensor that automatically switches the lights on and off when you enter or leave.
- Gas Leak Detector - Gas leak detector and valve controller detect any gas leakages and halts the leakage immediately.
- Curtain Control Relay - The curtain unit in the double height living room window allows you to control the windows using Wi-Fi access.







# What the world calls luxuries, we call amenities.

When you reside at The Retreat @ Shriram Chirping Woods, you have exclusive amenities for 136 villaments that make life more enjoyable. Whether it's the temperature controlled swimming pool or the landscaped gardens, it's all here to pamper you.



# Planned for the good life.

## 5 Acres, 22 Guntas

- 67.5% open spaces in a 8.78 acres project
- 1.35 acres ecological landscape in between apartments & villaments
- Exclusive 136 villaments



### LEGEND:

- |   |                            |                          |
|---|----------------------------|--------------------------|
| 01. Entry / Exit                        | 10. Half Basketball Court  | 19. Villament Entry      |
| 02. Drop-off In Granite                 | 11. Skating Rink           | 20. Parking              |
| 03. Water Feature                       | 12. Amphitheatre           | 21. Valley               |
| 04. Pathway                             | 13. Practise Cricket Pitch | 22. Viewing Deck         |
| 05. Festive Lawn / Senior Citizen Court | 14. Tennis Court           | 23. Stepped Seating      |
| 06. Pergola Seating                     | 15. Seating Area           | 24. Ecological Landscape |
| 07. Dry Pebble Stream                   | 16. Clubhouse Terrace      | 25. Meandering Green     |
| 08. Boardwalk                           | 17. Kid's Pool             |                          |
| 09. Children Play Area                  | 18. Main Swimming Pool     |                          |



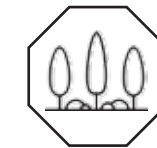


# Amenities that elevate your lifestyle.

## Exclusive Villament Amenities:



**Clubhouse Amenities -**  
Gymnasium, Table Tennis & Billiards, Recreation Centre (Chess, Carom Board, Cards Room), Meditation Room, Aerobics, Wi-Fi Connectivity



**Landscaped Garden with Water Bodies and Paved Garden Walk**



**Temperature Controlled Swimming Pool**



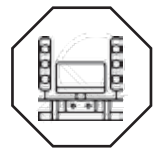
**Open Amphitheatre**



**Children's Play Area**



## Other Amenities:



**Mini Theatre with Surround Sound System**



**Aerobics**



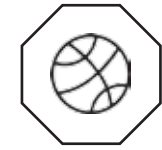
**Indoor Badminton Court**



**Squash Court**



**Multi Purpose Hall**

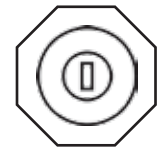


**Basket Ball Post**

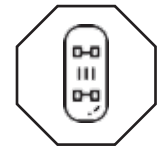


### **Landscape Features:**

Landscaped Garden With Water Bodies, Paved Garden Walk, Jogging Track, Cycle Track, Alcove for the Elderly & Seating Promenade



**Cricket Pitch**



**Skating Rink**



**Water Cascade**



**Senior Citizen Space**

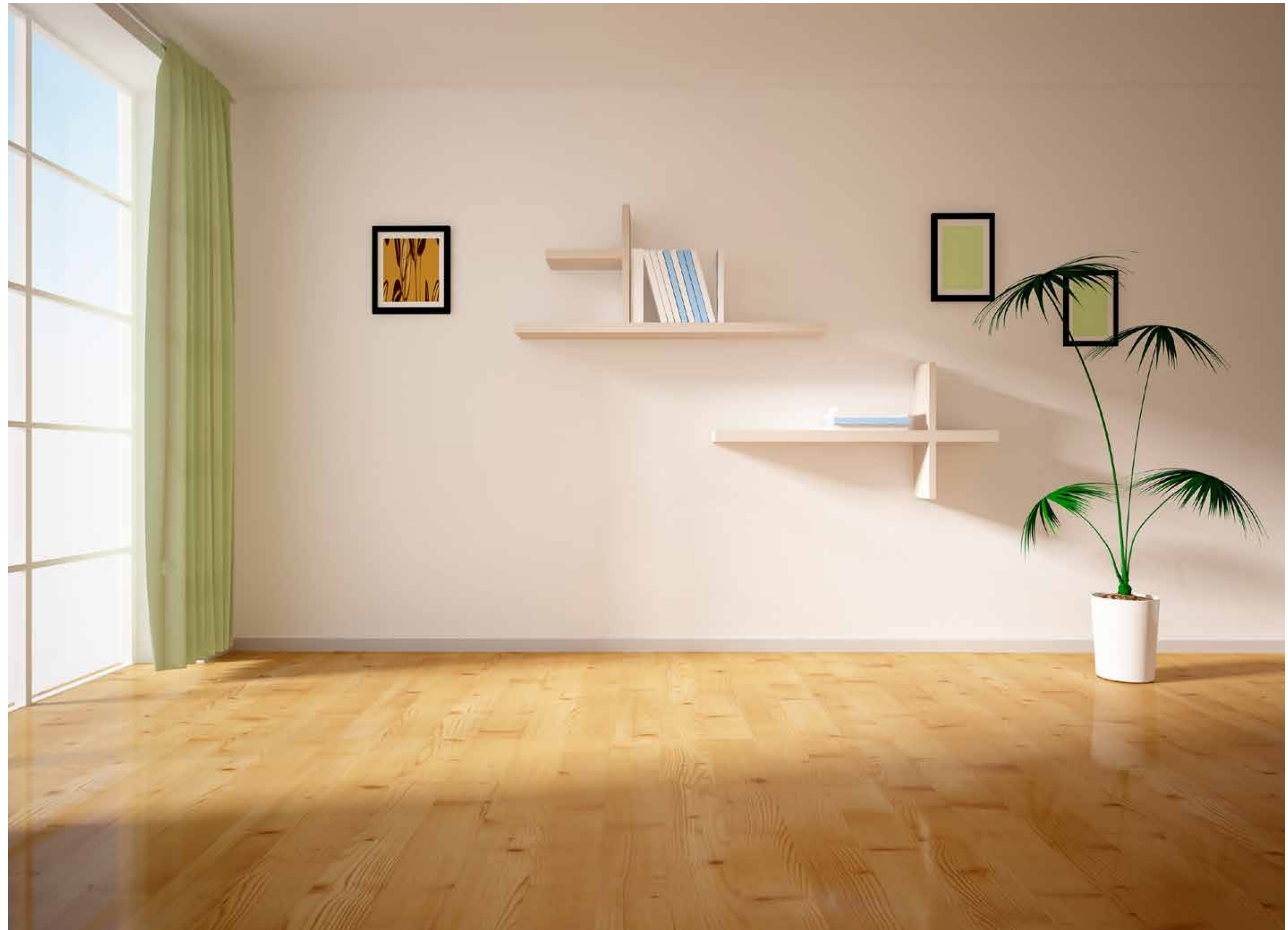




# Specifications.

The villaments at Chirping Woods come with top-notch specifications to match your luxury lifestyle.

- **Italian marble** is used in the foyer, living and dining areas.
- The units are provided with a grand 8' **high teakwood** framed door.
- **Wooden flooring** in the entertainment room and master bedroom.
- High-grade sanitary fittings- QUEO or equivalent. Queo is an **imported luxury sanitaryware** brand from **Hindware**.
- **FTTH (Fibre to Home)** voice & data is provided for in each unit, along with multiple telephone points.
- Imported **German SCHUCO windows** are dust- and sound-proof for maximum indoor comfort.
- There is a **100% common area backup + 3 KW DG backup** for all units, which is sufficient for everything, barring geysers and air conditioners.
- **Hydro pneumatic system** is installed in order to maintain the pressure of water in all floors and units.
- Strong security measures are taken, including **CCTV Surveillance** for the property.





## SUB STRUCTURE

Isolated / Raft

## SUPER STRUCTURE

Framed structure (Complete RCC wall & Slab System)

## WALLS

Aluminium formwork

External wall :160mm thick RCC walls

Internal wall :160mm thick RCC walls

Staircase & Lift walls :160 / 200mm thick RCC walls  
\*\* No Internal & External Plastering.

## FLOORING - LEVEL - 1

Foyer, Living & Dining : Italian Marble

Bed Room -1 : Superior quality Vitrified tiles

Kitchen : Superior quality Matt finished Vitrified tiles

Balcony : Anti skid Ceramic Tiles

Toilets : Anti skid Ceramic Tiles

Utility : Anti skid Ceramic Tiles

## DADO - LEVEL - 1

Kitchen dado upto 2'0" height : Superior quality Glazed tiles

Toilet wall dado up to False ceiling : Superior quality Glazed tiles

Utility Dado upto sill : Superior quality Glazed tiles

## FLOORING - LEVEL - 2

Entertainment Room : Laminated Wooden Flooring

Bed Room - 2 : Superior quality Vitrified tiles

Bed Room - 3 : Laminated Wooden Flooring

Toilets : Anti skid Ceramic Tiles

## DADO - LEVEL - 2

Toilet wall dado up to False ceiling : Superior quality Glazed tiles

Stair Case (Internal) - Flooring : Granite

Internal Handrail for Staircase : SS fittings with Rails

Internal Handrail for Balcony : SS fittings with glass

## **Common Area**

Corridor / Passage : "Combination Granite / Vitrified Tiles -  
(Only Lift & Entrance lobbies. Remaining area Vitrified tiles)."  
Staircase & Midlandings : Epoxy coated or Ceramic tiles

## KITCHEN COUNTER

30mm thick Granite Counter

Utility Counter : 30mm thick Granite Counter

## LIFT CLADDING

Italian Marble with combination of Granite.  
(Marble on the Entire Front Face of the Lift and Granite  
only on the side walls)

## DOORS

Entrance : Teak wood frame (8'0" ht.), Factory made BST shutter with  
ornamental beading

Others : UPVC / Wood Composite doors with Superior quality Hardware

Windows for Living, Dining and Superior quality Aluminium all  
Bedrooms Staircase, Utility & Ventilators UPVC

## PAINTING

**Internal** : OBD paint for ceilings and Plastic Emulsion for internal walls.  
Common areas : Ceilings & Walls - OBD.

**External** : Textured Paint

Fabrication work : Enamel Paint

## SANITARY WARE FITTINGS

**Floor Mounted High Quality Coupled Sanitary Fixtures**

## CP FITTINGS

Superior quality Fittings

## ELECTRICAL FITTINGS

Modular switches or Eq.

## DG BACKUP

3 KW

## BESCOM POWER

3 Phase 7 KW

## HOME AUTOMATION

Video door phone, Digital Non biometric lock,  
Tablet / Intercom, Panic button, Gas leak detector &  
Controller, Alarm. FTTH (Fibre to Home) , CCTV Surveillance,  
Boom Barriers.

## PROJECT FACILITIES :

**Sewage Treatment Plant**

Organic Waste Converter

Rain Water Harvesting

Water Softening Plant If Required

Common Toilets For Domestic Workers / Drivers  
In The Basement (One Toilet In Two Blocks)

Fire Fighting System

100% DG Backup For Common Areas

Electric Car Charger Points

FTTH (Fibre To Home)

IP Telephony With Video Intercom For The Entire Community

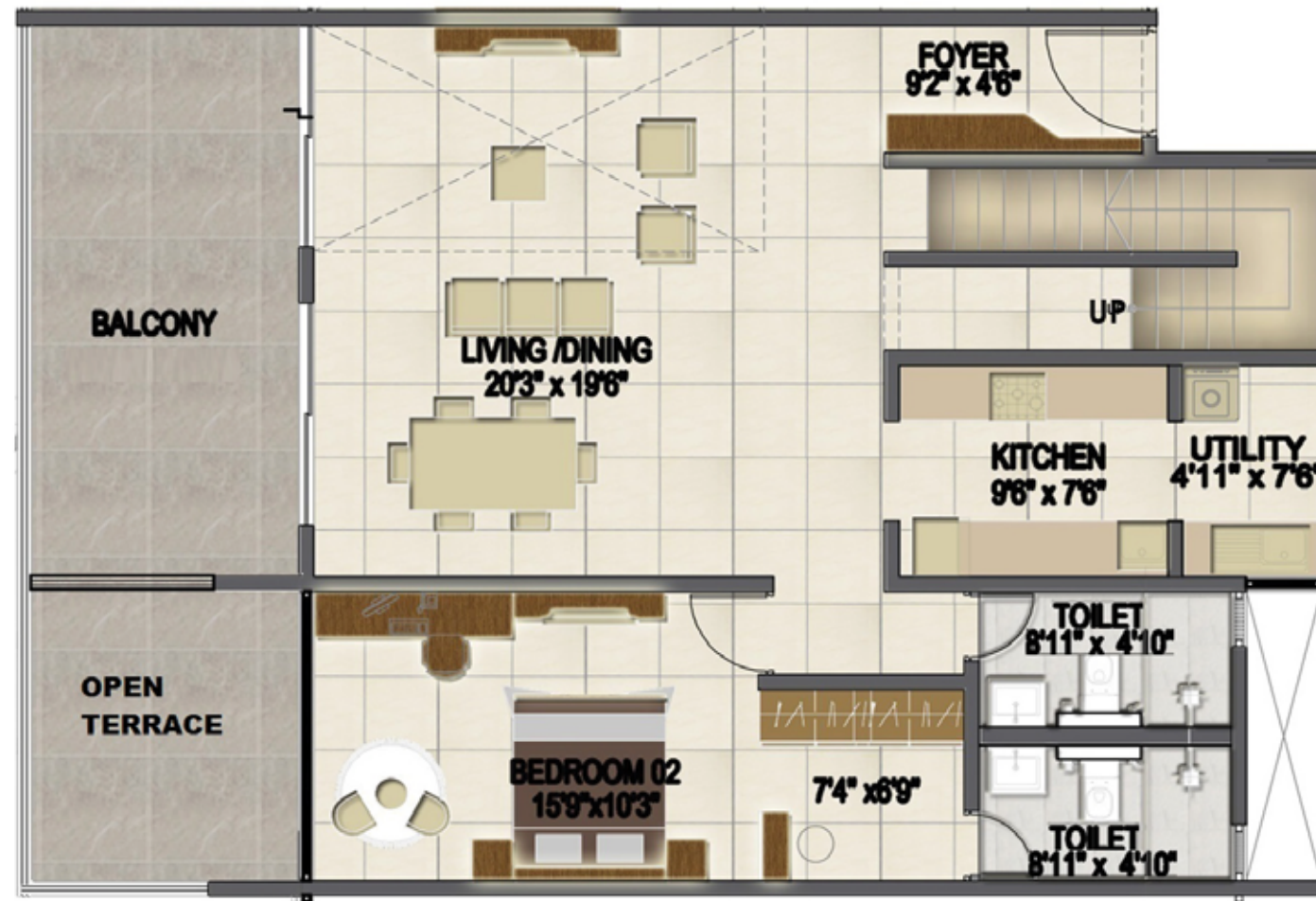
CCTV Surveillance For The Entire Periphery,  
Lift Lobbies, Parking & Other Common Areas

Boom Barriers At The Entrance To  
Parking With Rfid Control For Resident Cars

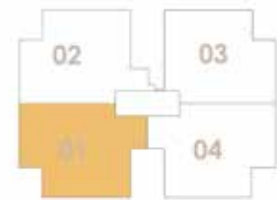
Lifts



# Typical Unit Plan.



KEY PLAN



BLOCK PLAN



UNIT TYPE : DUPLEX  
 CARPET AREA : 1904.24 SQ.FT.  
 BALCONY AREA : 200.59 SQ.FT.  
 SALEABLE AREA : 2650.00 SQ.FT.

Conversion - 1 SQM. - 10.763 SQ.FT.

These Typical units are for representation only.  
 The Actual unit may vary, please contact your Relationship Manager.





LOWER FLOOR



BLOCK PLAN

KEY PLAN



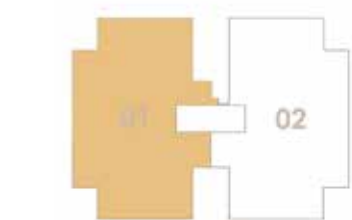
UPPER FLOOR

UNIT TYPE : DUPLEX  
 CARPET AREA : 2354.03 SQ.FT.  
 BALCONY AREA : 265.27 SQ.FT.  
 SALEABLE AREA : 2990.00 SQ.FT.

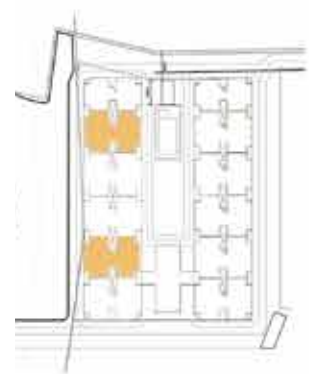
Conversion - 1 SQM. - 10.763 SQ.FT.

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BLOCK PLAN



KEY PLAN



**UNIT TYPE** : PENTHOUSE  
**CARPET AREA** : 2918.55 SQ.FT.  
**BALCONY AREA** : 1175.00 SQ.FT.  
**ADDITIONAL TERRACE AREA** : 775.00 SQ.FT.  
**SALEABLE AREA** : 3600.00 SQ.FT.

Conversion - 1 SQM. - 10.763 SQ.FT.

These Typical units are for representation only. The Actual unit may vary, please contact your Relationship Manager.





# The Shriram Legacy.

Shriram Properties, a part of the ₹ 90,000 crores financial giant Shriram Group, is a force to be reckoned with in the real estate market. The company has so far delivered over 15 million square feet of residential and commercial built up spaces across the country and has another 60 million square feet under various stages of development.

Shriram Properties has won the prestigious Assocham Award (Associated Chamber of Commerce and Industry) for three consecutive years from 2013 to 2015, for being the Best Developer in the Southern region. The company has also won awards for being the Best Realty Investment Partner in India and the Most Transparent Developer in the Southern region.



**BENGALURU**

**CHENNAI**

**COIMBATORE**

**VISAKHAPATNAM**

**KOLKATA**



# Shriram Advantages.

At Shriram Properties we believe in creating the right product, in the right location, at the right price. When it comes to our employees, associates and partners we ensure that they too benefit from the Shriram Advantages.

Our programs include:



The program intends to bring in customized offers to the premium Corporate Houses, creating a blissful real estate purchase experience for their employees.



Our employees and associates are the backbone of all our initiatives, which is why we have exclusive incentives designed for employees of Shriram Properties, Shriram Group and Associated Partners.



An exclusive initiative that rewards our partners for their achievement. They also stand to gain great benefits for every sale and get access to special privileges.



A great reward program, specially designed for our homeowners where they get a handsome remuneration for introducing Shriram Properties to their friends and family.

# What our Customers say.

"As the requirement was to relocate back to India, the modern plan and concept of The Retreat @ Chirping Woods Villament suited us. We are a family of four and the floor plan ensures each family member's privacy. For us, space adds up to luxury".

**Sridhar & Vijji Jagabandhu** | Fidelity

"The floor plan suited our requirement perfectly. We were also delighted that the home is vastu compliant, which is hard to find in a gated community, but Shriram Chirping Woods has taken care of my requirement very well."

**Manjunath, VP** | Quikr

"Great location, awesome layout and I am confident of Shriram Properties. Extremely happy to own a villament at Chirping Woods."

**Rajesh Gupta, MD** | NASDAQ

"What I like the most about Chirping Woods Villaments is the grand and spacious design. The architecture is very modern and sophisticated. I was impressed and decided to buy at first sight. The double ceiling wall, marble, vitrified and wooden flooring, home-automation are all classy and branded, giving a rich look to the villament. The amenities and landscaping also adds to the beauty of the property."

**Navin Kumar Srivastava** | Broadcom India



# Architect & Landscape Partner.

RSP is a global network of design consultants with offices in 10 countries. They work alongside Shriram Properties to create long-lasting, futuristic buildings and spaces. Few of their flagship projects in Bengaluru include Columbia Asia Hospital, GE Campus, EGL Business Park and The Taj.

**RSP** Design Consultants  
(India) Pvt Ltd.

**RSP**

