



Homes that live in you

PRM/KA/RERA/1251/446/PR/191130/003052
RERA REGISTERED



Shriram
Chirping Woods

SHUBH ENCLAVE
OFF. SARJAPUR - HARALUR ROAD

Maximum family time,
Minimum commute time!

PROJECT FUNDED BY

ADITYA BIRLA
CAPITAL

PROTECTING INVESTING FINANCING ADVISING

OWN A HOME AT START-UP HUB'S FAVOURITE NEW DESTINATION



Shriram
Chirping Woods
SHUBH ENCLAVE
OFF. SARJAPUR - HARALUR ROAD

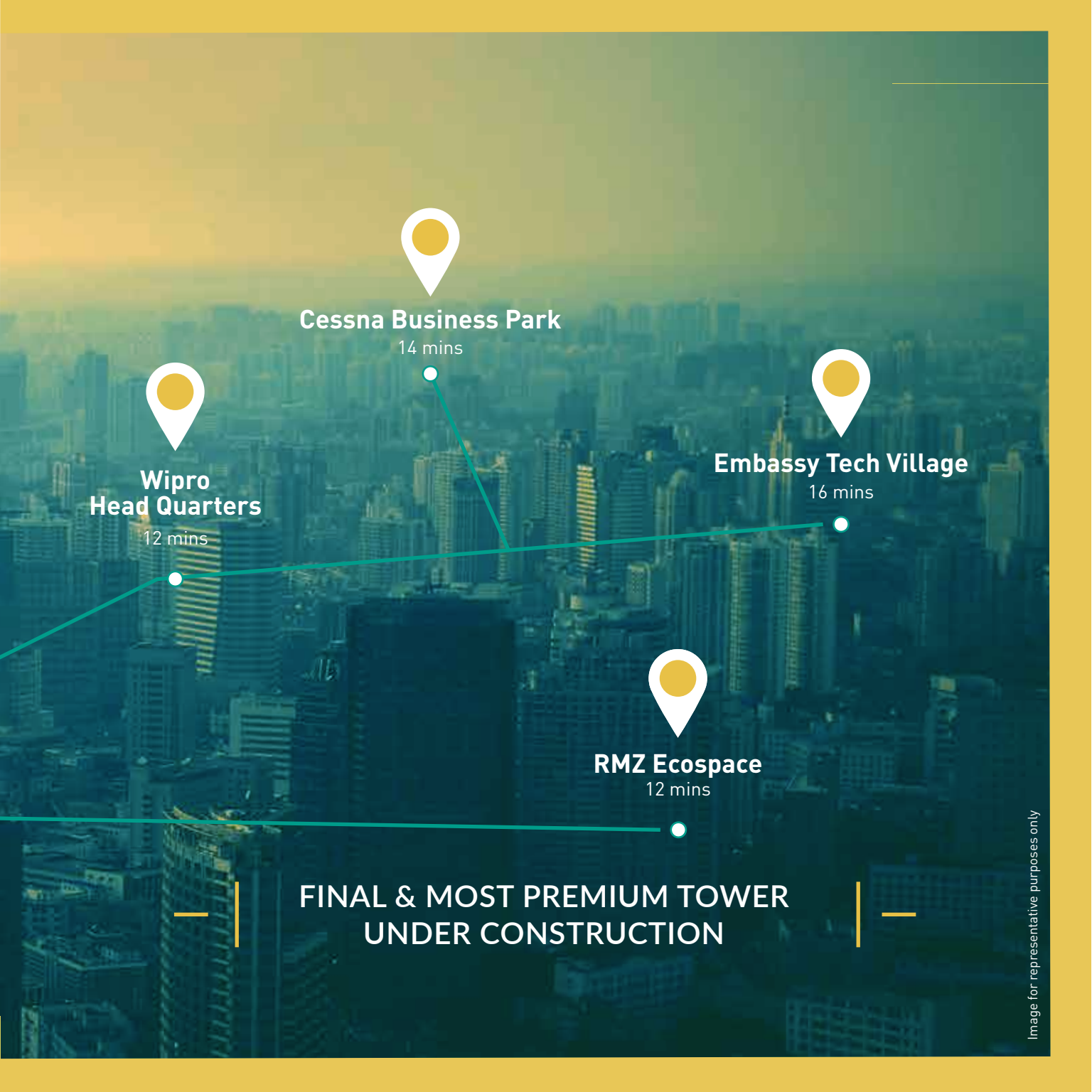


Swiggy
20 mins



Flipkart
15 mins





Cessna Business Park

14 mins

**Wipro
Head Quarters**

12 mins

Embassy Tech Village

16 mins

RMZ Ecospace

12 mins

**FINAL & MOST PREMIUM TOWER
UNDER CONSTRUCTION**



**COME, BE A
PART OF THIS
PLUSH NEW
COMMUNITY!**

ACTUAL SHOT OF SWIMMING POOL



ACTUAL SHOT OF INDOOR SPORTS COURT



ACTUAL SHOT OF VIRTUAL GOLF



ACTUAL SHOT OF OUTSIDE VIEW

OUR NEW EXCLUSIVE PREMIUM TOWER





FIRST 4 TOWERS DELIVERED

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EXPERIENCE BENGALURU MINUS TRAFFIC!

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Nestled between the Kasavanahalli & Kaikondrahalli lake, Shriram Chirping Woods is located inside the calm Shubh Enclave, that's just 1.6 kms away from the hustle & bustle of the Sarjapur-ORR Junction.

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MOVE INTO THE START-UP HOTSPOT OF THE CITY



8 mins

1.6 km

ORR-Sarjapur Road Jn.
(Bellandur Signal)



16 mins

4.4 km

Before Wipro
Corporate Office



15 mins

5 km

HSR



18 mins

5.3 km

Koramangala



22 mins

7 km

Silk Board

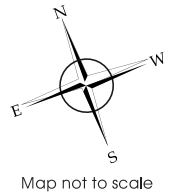
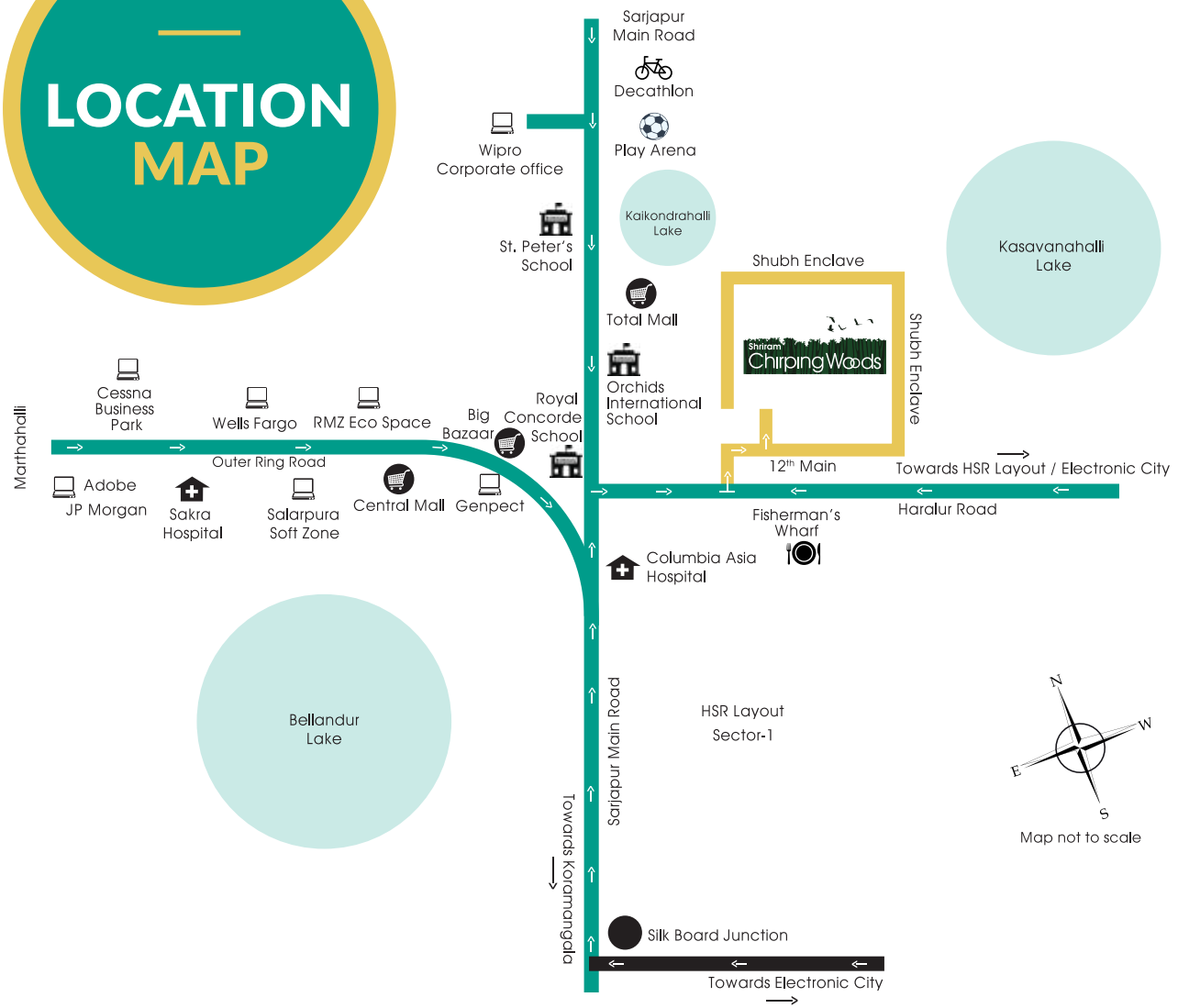


27 mins

10.2 km

Electronic City

LOCATION MAP





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LOCATION THAT ADDS VALUE TO TIME!

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Located in the start-up hub of Bengaluru just off Sarjapur road with proximity to major places like Koramangala, HSR, Electronic city etc.

Just 4.4 kms before the Wipro Corporate office, it's also close to RMZ Ecospace, Embassy Tech Village

Proximity to some of the top companies like Flipkart, Microsoft, Intel, Udaan, Cult & many more

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EVERYTHING YOU NEED & MORE, JUST AROUND YOU!

Choose from the elite list of schools for your kids.

VIBGYOR High School

2.5 kms

Orchids The International School

3.2 kms

Sadhguru Sainath Intl School

4.3 kms

Little Millenium Pre School

900m

National Public School

6.3 kms

World-class hospitals providing the best service for all medical needs.

Cloud Nine Hospital

2.6 kms

The Eye Hospital

2.8 kms

Narayana Multispeciality hospital

4.3 kms

Shopping & entertainment options right in the vicinity.

Shopon Supermarket

3.5kms

MK Retail

5 kms

Food World

3.5 kms





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A FINE LIFESTYLE FOR THE FINEST MINDS!

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A 15.5 acre development with
68% open spaces & lake view on
both sides of the project.

Exclusive community
with just 700 units

27,000 sft Clubhouse
with all modern amenities

KICK-START A HEALTHY LIFESTYLE WITH AN ARRAY OF SPORTS OPTIONS



Tennis court



Cricket Pitch



Badminton Court
& Squash Court



Table Tennis
& Billiard room



Swimming Pool

GIVE YOUR KIDS A SAFE PLAY SPACE TO GROW IN A HEALTHY WAY



Skating Rink



Kids' Play Area



Basketball post



Creche

EXPLORE QUALITY ME-TIME WITH EXEMPLARY LIFESTYLE AMENITIES



ACTUAL SHOT



Jogging
track



Gym



Dance &
Aerobics room



Library



Garden
sitting area



Health Club

ENGAGE IN A HEALTHY COMMUNITY EXPERIENCE



ACTUAL SHOT



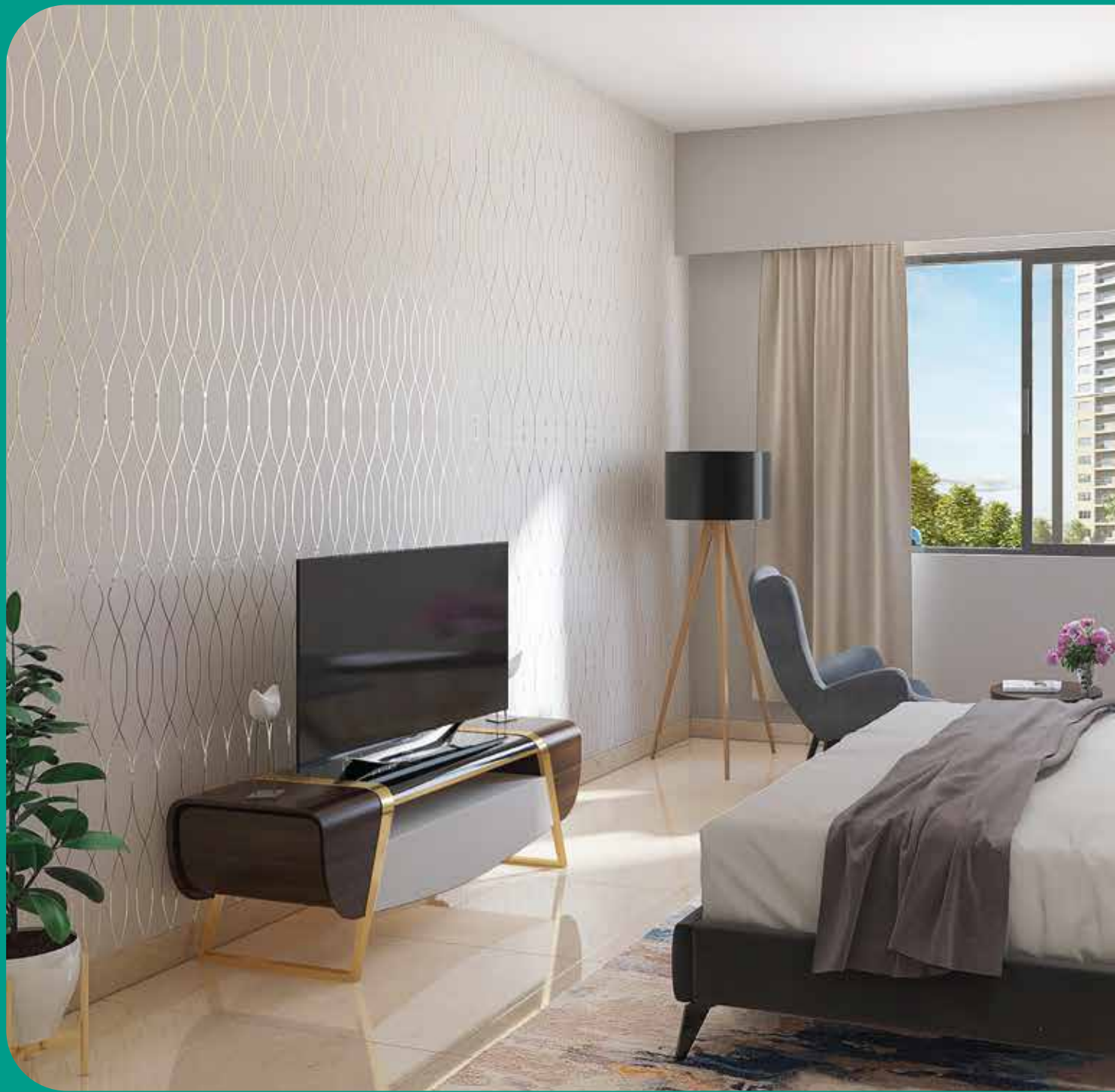
Multipurpose
hall



Mini-theatre



Recreation
centre





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**TASTEFULLY
DESIGNED HOMES
THAT DEFINE
HANDCRAFTED
LUXURY**

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Efficiently designed with proper lighting and great ventilation.

Well planned layout that allows great views around the property

Modern interior designs with 70-76% space efficiency

INTRICATELY PLANNED FOR LUXURY & COMFORT

FINAL & MOST
PREMIUM TOWER
UNDER CONSTRUCTION

Kaikondrahalli
lake

Kasavanahalli
Lake





Home to CXO's & Co-founders
of Bengaluru's start-ups

- | | |
|--|---------------------------------------|
| 1. ENTRY / EXIT | 17. KID'S POOL |
| 2. DROP-OFF IN GRANITE | 18. MAIN SWIMMING POOL |
| 3. WATER FEATURE | 19. VILLA-MENT ENTRY |
| 4. PATHWAY | 20. PARKING |
| 5. FESTIVE LAWN / SENIOR CITIZEN COURT | 21. VALLEY |
| 6. PERGOLA SEATING | 22. VIEWING DECK |
| 7. DRY PEBBLE STREAM | 23. STEPPED SEATING |
| 8. BROAD-WALK | 24. ECOLOGICAL LANDSCAPE |
| 9. CHILDREN PLAY AREA | 25. MEANDERING GREEN |
| 10. BASKETBALL COURT | 26. 2nd ENTRY/ EXIT |
| 11. SKATING RINK | 27. SEWAGE TREATMENT PLANT |
| 12. AMPHITHEATER | 28. ORGANIC WASTE CONVERTOR |
| 13. CRICKET PRACTICE PITCH | 29. WATER SOFTENING PLANT IF REQUIRED |
| 14. TENNIS COURT | 30. 100% DG BACKUP FOR COMMON AREAS |
| 15. SEATING AREA | 31. MAZE GARDEN |
| 16. CLUB HOUSE TERRACE | 32. CIVIC AMENITIES SITE |

2 BHK

SALEABLE AREA - 1200 SQ.FT.

CARPET AREA - 891.05 SQ.FT.

BALCONY AREA - 57.39 SQ.FT.



- Foyer to ensure maximum privacy
- Spacious bedrooms which can accommodate double bed, TV console & wardrobe
- 5 ft wide balcony decks to enjoy morning coffee
- Kitchen with generous storage provisions

2.5 BHK

SALEABLE AREA - 1470 SQ.FT.

CARPET AREA - 1001 SQ.FT.

BALCONY AREA - 143.50 SQ.FT.



- 8 ft wide balcony deck, opening from the living room to host BBQ party
- Foyer to ensure maximum privacy
- Spacious master bed with laminated wooden flooring and well-planned space to accommodate a double bed, TV console & a wardrobe

3 BHK TYPE I

SALEABLE AREA - 1760 SQ.FT.
CARPET AREA - 1213.30 SQ.FT.
BALCONY AREA - 156 SQ.FT.



- A 8 ft wide balcony deck, opening from the living room to host lunch parties
- Spacious master bed with laminated wooden flooring & well-planned space to accommodate a double bed, TV console & a wardrobe
- Foyer to ensure maximum privacy

3 BHK TYPE II

SALEABLE AREA - 1630 SQ.FT.

CARPET AREA - 1213 SQ.FT.

BALCONY AREA - 58.23 SQ.FT.



- Spacious well-designed kitchen with generous storage provision
- Second bedroom is planned to accommodate a queen bed, TV console and a wardrobe.
- Third bedroom is well planned to accommodate a bed and study desk

CLUSTER PLANS

Lush green views on the North-western side & South-eastern sides.

Well-planned to ensure No South facing units



SPECIFICATIONS

Particulars	Chirping Woods
	Tower-5
Structure	Framed structure (Complete RCC wall & Slab System)
Flooring	Superior quality Matt finished Vitrified tiles, Laminated Wooden Flooring & Anti-Skid Ceramic tiles
Doors	Teak wood Frame, Factory made BST Shutter with ornamental beading
Windows	UPVC with bug mesh - 3 track
Wall & Ceiling (Interior)	OBD paint for ceilings and Plastic Emulsion for walls
Kitchen & Utility	Granite - 30 mm thick counter
Toilets	Hindware
Balcony & Railings	MS railings
Power Backup	Power Backup
Reticulated Piped Gas System (LPG)	NA
Sustainability provisions	Organic Waste Converter, RWHS, FFS & STP

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GET MORE THAN YOU EXPECT.

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An area efficiency of 75% ensures our 1630 sft 3BHK is equivalent to a 1750 sft 3BHK with other developers.

Project	Base Price (per Sq.Ft.)	~Area efficiency
Shriram Chirping Woods	XXXX psf	75%
Project 1	6800 psf	70%
Project 2	8475 psf	69%
Project 3	7800 psf	70%
Project 4	8040 psf	69%

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5 REASONS WHY YOU CANT MISS THIS!

**LOCATED IN
BENGALURU'S
START-UP HUB,
10 MINS FROM HSR**

**500+ HOMES
JUST DELIVERED
AT THE PLUSH
NEW COMMUNITY**

**LAVISH LIFESTYLE
WITH
EFFICIENTLY PLANNED
DESIGNS**

**LIKE-MINDED
COMMUNITY WITH
HOME TO CITY'S
FINEST MINDS**

**THE
BEST-IN-MARKET
PRICES ON
ORR TODAY!**

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HEAR IT FROM THE WHO'S WHO OF THE CITY.

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All my friends were in awe at the house-warming party.
Looking forward to moving in soon with the community
at Chirping Woods! – **AVP, HSBC**

I am very satisfied with the modern and luxurious design
of the house. All these elements add to the kind of
lifestyle that I and my family had always wished for!
– **VP, Goldman Sachs**

We are enjoying the convenience that the location has
to offer along with the exclusivity of the neighbourhood
and the clubhouse which fits perfectly with our lifestyle!
– **Marketing Head, Decathlon**

What we love the most is the location of the project along with the security that the community is offering. The open spaces are perfect for each member of the family especially for our kids to play around! – **Senior Manager, Flipkart**

The location is very well suited to our requirement and the exclusivity of the neighborhood and the clubhouse adds more value to our lifestyle
– **Senior professional at an automotive major**

Life has become very easy after moving into Shriram Chirping Woods , with my home being so close to my workplace. The design of the house is very modern and luxurious.
– **Senior Manager, Adobe**

The best part about our home at Chirping Woods is the community that we are a part of now. Also with a ready-to-use package of luxurious amenities we have found an upbeat lifestyle – **VP, Microsoft**

Finding a house in ORR is not an easy one! We are lucky to have found Shriram's Chirping Woods. Now I live just 20mins from my workplace and in such a tranquil area too - **GM, Wipro**



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080 4083 1353

| www.shriramproperties.com/chirpingwoods

Disclaimer: Starting price includes only Base price, carpark & GST and excludes FRC, PLC, other charges and associated GST, stamp duty & registration.

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