


◆ SHRIRAM ◆
**CHIRPING
GROVE**
◆ BOUTIQUE ROW VILLAS ◆

EMBRACE THE BEST OF HOMES &
THE PERFECT BALANCE IN A FINE
LIVING EXPERIENCE!



ROW VILLA BRINGS TO YOU
EVERYTHING THAT IS FINE
FROM ALL KINDS OF HOMES.



HERE'S WHAT YOU GET!



INDEPENDENT VILLA

Limited number of families



Spaciously designed homes



Private open spaces



Amenities generally
not included

APARTMENTS

Large community



Practically designed homes
with zero unused spaces



No private spaces



Amenities included

ROW VILLAS

Limited families forming
an exclusive community



Spaciously designed homes
generally double floored



Private spaces included



Unique amenities provided




ARTISTIC IMPRESSION




SARJAPUR - AN EMERGING RESIDENTIAL HEAVEN!



Development of the region as a work-hub, with the growth & establishment of IT parks, corporates & MNCs.



Infrastructure boom with the development of wide roads, flyovers and planned extension of metro railway network, has reinstated the promise of better connectivity to all parts of Bengaluru and commute convenience.



Convenience, retail, entertainment, education & healthcare too has become the highlight of Sarjapur to be developed as a destination to be vouched for.

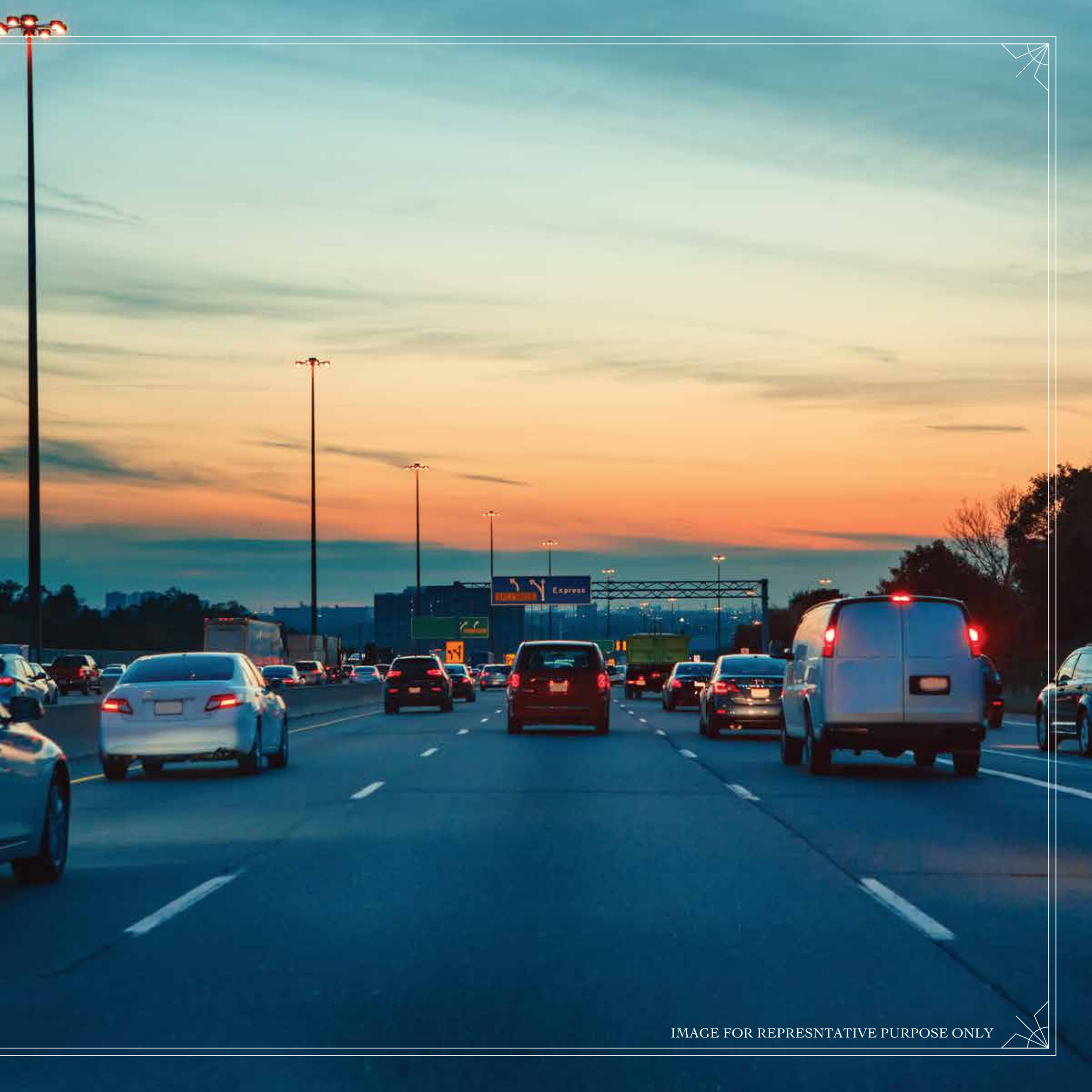


IMAGE FOR REPRESENTATIVE PURPOSE ONLY

UNMATCHED
LOCATION
FOR A BLISSFUL
LIVING





SHRIRAM CHIRPING GROVE



Well connected to E-City, Whitefield and Sarjapur-ORR with easy access to major IT hubs, schools & hospitals.

Close proximity of upcoming PRR & STRR having connectivity to key catchments like Whitefield, E-City, Sarjapur, Airport Road & Tumkur Road.

MAP NOT TO SCALE



CONVENIENCE UNCOMPROMISED

HEALTHCARE

- | | | | |
|-------------------------|---------------------------|-----------------------------------|--|
| Town Hospital
5 Mins | Elite Hospital
20 Mins | Columbia Asia Hospital
33 Mins | Sri Chandra Sekara Hospital
23 Mins |
|-------------------------|---------------------------|-----------------------------------|--|

EDUCATION

- | | | |
|---------------------------------------|-----------------------------------|--------------------------------|
| Indus International School
10 Mins | Azim Premji University
10 Mins | Delhi Public School
22 Mins |
|---------------------------------------|-----------------------------------|--------------------------------|

CORPORATES

- | | | | | |
|------------------|------------------|--------------------|------------------|--------------------|
| Intel
30 Mins | Adobe
30 Mins | Infosys
11 Mins | Wipro
30 Mins | Walmart
40 Mins |
|------------------|------------------|--------------------|------------------|--------------------|





Exclusive community of
217 like-minded families



Spacious neighbourhood
spread across 13 acres



13,000+ sq.ft
Grand Clubhouse



Lush green landscapes



Well maintained
infrastructure



Secure gated
community





ARTISTIC IMPRESSION



EXCELLENT LIFESTYLE WITH
COMFORT & LUXURY

An architectural rendering of a modern, multi-story residential building at dusk. The building features large glass windows and balconies, with interior lights glowing. Several palm trees are planted in front of the building, and a landscaped area with various plants and flowers is visible. People are shown walking on a path in the foreground, and a car is parked on the left. The sky is a deep blue, suggesting twilight. The overall scene conveys a sense of luxury and modern living.



Multi purpose hall
with badminton court



Party area



Convenience store



Yoga/Aerobics/Zumba



Table tennis



Swimming pool



Creche

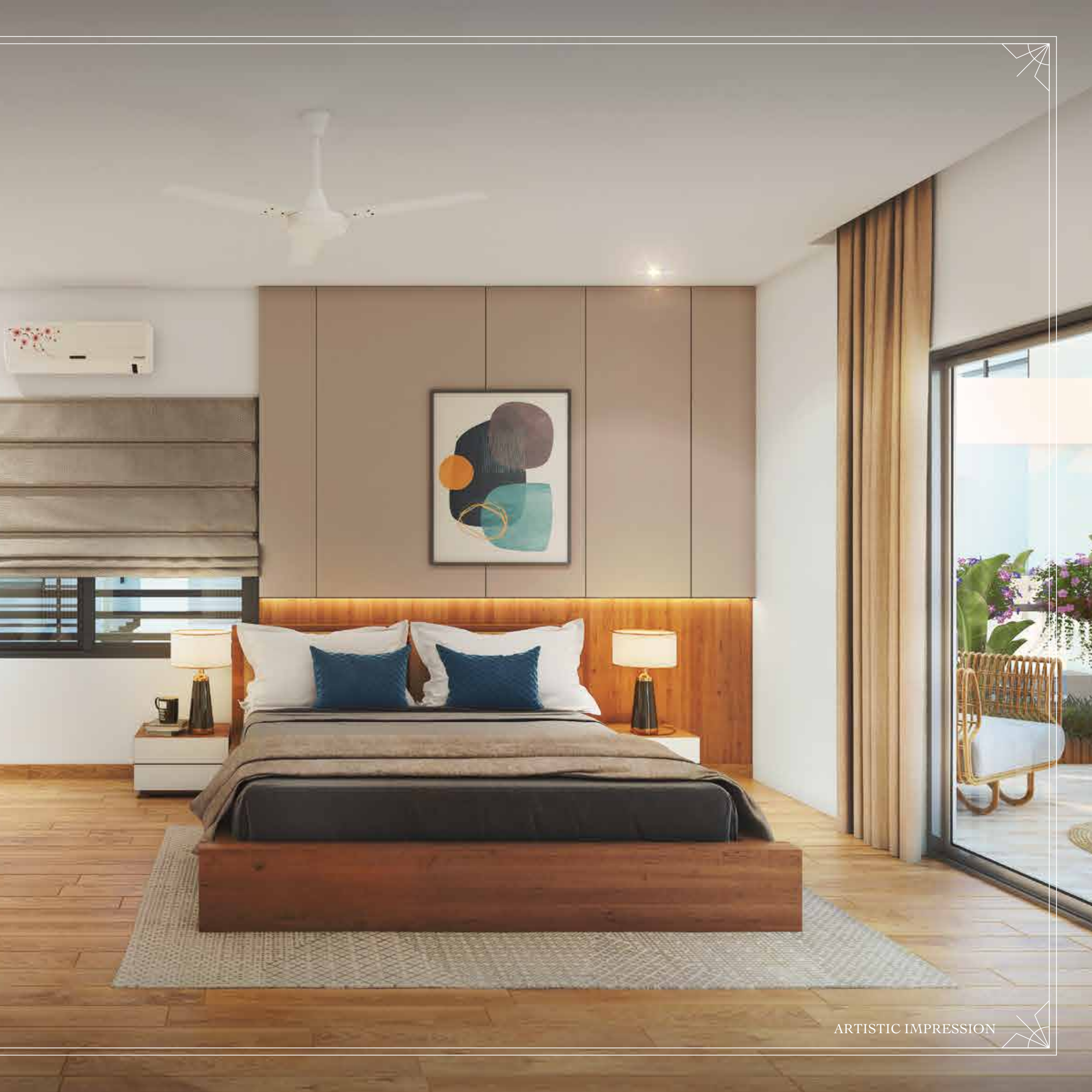


Gymnasium



DESIGNS
THAT PROMISE
LUXURY AND
COMFORT









A multi level home for the luxury of space
and privacy along with a large terrace to
entertain friends and family.

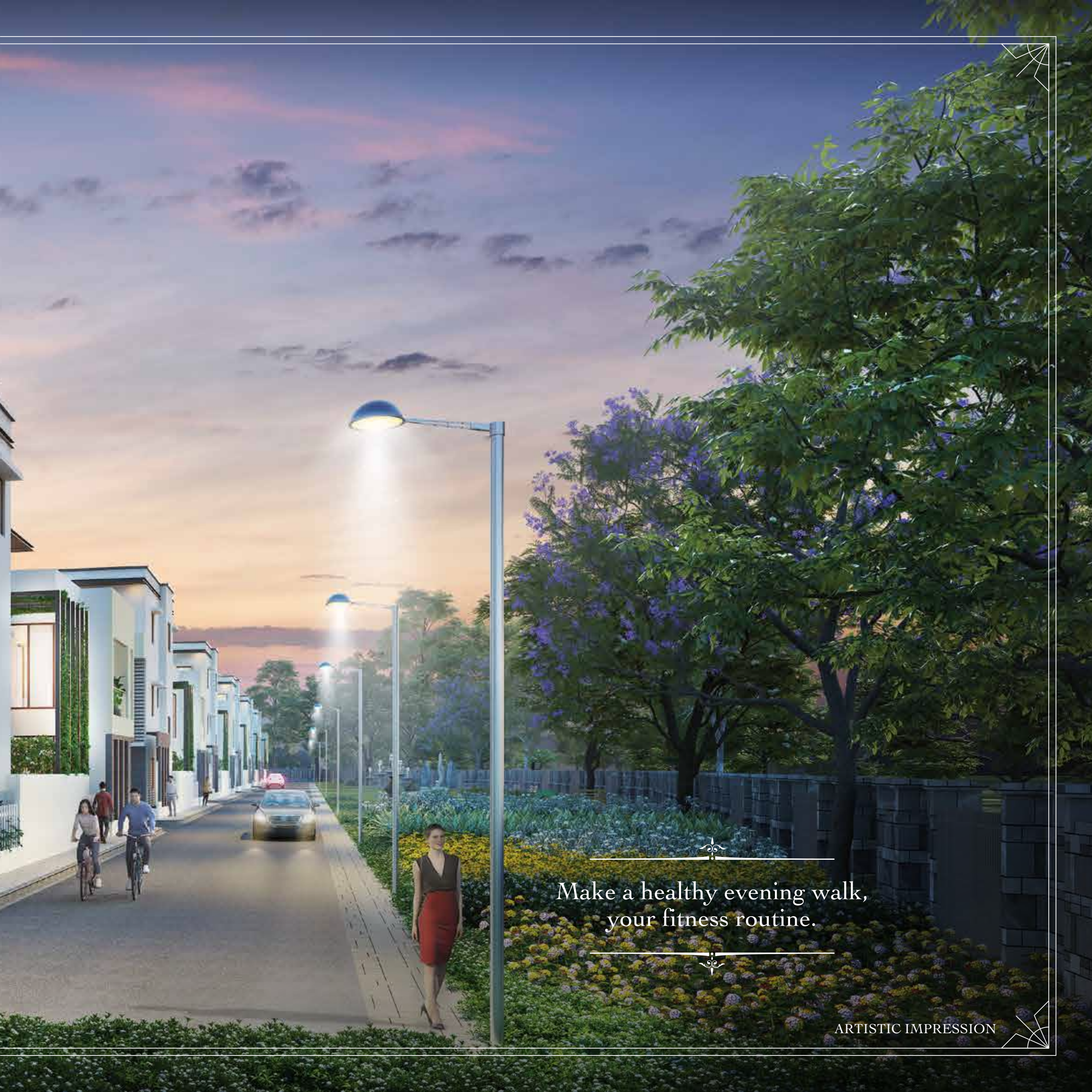




Chase an active lifestyle with some
added everyday fun.

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Make a healthy evening walk,
your fitness routine.

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Evenings spent right with a cup
of coffee & a view.

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Community living experience to
create a healthy & friendly life.

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MASTER



P L A N





LEGEND

- | | | | |
|----------------------------|----------------------|------------------------------|------------------------------------|
| 1) ENTRANCE | 6) SCULPTURE PARK | 11) GAZEBO | 16) KIDS PLAY AREA |
| 2) CYCLING DOCKING STATION | 7) JOGGING TRACK | 12) MOUNT SEATING | 17) TREE HOUSE |
| 3) PROPOSED CLUB HOUSE | 8) LOTUS POND | 13) YOGA AND MEDITATION ZONE | 18) REFLEXOLOGY PATH & HEALTH PARK |
| 4) SWIMMING | 9) WAG SWAG | 14) TENNIS COURT | 19) TOT LOT & SENIOR CITIZEN PARK |
| 5) OPEN CAFE | 10) BUTTERFLY GARDEN | 15) HALF BASKET BALL COURT | 20) STP & OWC |
| | | | 21) PARKING |
| | | | 22) TRANSFORMER |

2466.9 Sq ft
 1859.2 Sq ft
 2490.92 Sq ft
 2228.03 Sq ft
 2508.9 Sq ft
 2526.91 Sq ft
 2209.18 Sq ft



SPECIFICATIONS

- 1 **Sub Structure**.....Isolated / Load bearing
- 2 **Super Structure**.....Framed structure / Load bearing structure
- 3 **Walls**
 - (a) External wall150mm Solid Block Masonry + Plastering
 - (b) Internal wall100mm Solid Block Masonry + Plastering
- 4 **Flooring & Dado - Level - 1**
 - (a) Foyer, Living & Dining.....Superior quality Vitrified Tiles (800mm X 800mm)
 - (b) Bedroom -1Superior quality Vitrified Tiles (800mm X 800mm)
 - (c) Kitchen.....Superior quality Vitrified Tiles (800mm X 800mm)
 - (d) Balcony.....Anti skid Ceramic Tiles (300mm X 300mm)
 - (e) ToiletsAnti skid Ceramic Tiles (300mm X 300mm)
 - (f) Utility.....Anti skid Ceramic Tiles (300mm X 300mm)

Dado

 - (a) Kitchen dado up to 2'0" height.....Superior quality Glazed Tiles (300mm X 600mm)
 - (b) Toilet wall dado up to False ceiling.....Superior quality Glazed Tiles (300mm X 450mm)
 - (c) Utility dado upto sillSuperior quality Glazed Tiles (300mm X 450mm)

Flooring & Dado - Level - 2

 - (a) Bedroom - 2.....Laminated Wooden Flooring
 - (b) Bedroom - 3.....Superior quality Vitrified Tiles (800mm X 800mm)
 - (c) Toilets.....Anti skid Ceramic Tiles (300mm X 300mm)

Dado

 - (a) Toilet wall dado up to false ceiling.....Superior quality Glazed Tiles (300mm X 450mm)
 - (b) Stair Case (Internal) - Flooring.....Vitrified Step Tiles
 - (c) Internal Handrail for StaircaseSS Fittings with Rails
 - (d) Handrail for Balcony.....SS Railing

Common Area

 - Portico.....Parking Tiles (400mm X 400mm)
 - Entrance Gate.....Mild Steel (M.S)



SPECIFICATIONS

- 5 **Kitchen Counter**.....Modular type of Kitchen Counter (Client Scope)
- 6 **Doors**
- (a) Entrance.....Teak wood frame, Factory made BST shutter with ornamental beading with Polish Finish with necessary hardware fittings
- (b) Bedrooms & Toilets.....Engineered wooden laminated / skin shutters / doors
- 7 **Windows for Living, Dining and all Bedrooms**UPVC Sliding windows with Bug Screen
- Kitchen Ventilators**.....UPVC Fixed Louvers with Exhaust fan Provision
- 8 **Painting**
- (a) Internal.....Plastic Emulsion for ceilings & internal walls
- (b) External.....Combination of Emulsion (80%) & Textured Paint (20%)
- (c) Fabrication Work.....Enamel Paint
- 9 **Sanitary Ware Fittings**.....Wall Mounted Std. Quality Coupled Sanitary Fixtures -Jaquar / Eq.
- 10 **CP Fittings**.....Superior quality Fittings - Jaquar / Eq.
- 11 **Electrical Fittings**.....Modular switches or Eq.
- 12 **BESCOM Power**.....3 Phase 7 KW
- 13 **Video Door Phone**.....Non biometric digital lock
- 14 **PROJECT FACILITIES:**
- Sewage Treatment Plant
Organic Waste Converter
Rain Water Harvesting
Compound wall for project
Entrance Arch with Gate



Homes that live in you

PRM/KA/RERA/1251/308/PR/200226/003310
PRM/KA/RERA/1251/308/PR/210902/004291
RERA REGISTERED



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