

ENVELOPE



**Merusri Real Estate Developers Pvt Ltd.,**  
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Luxury Villa Plots @ **Devanahalli**

A smart address, a smart space...  
and a dream come true.





# The architects of a distinguished lifestyle.



### OUR VISION:

To surpass the expectations of our customers and set a benchmark for quality in every field that we venture into.

### OUR MISSION:

To constantly endeavour to be the preferred developer in Bangalore and operate without compromising on our core values, for the benefit of our customers.

Merusri Real Estate Developers Pvt Ltd., is a premium real estate development company in Bangalore, engaged in developing world class communities. Founded in 2013, Merusri's aim is to develop quality construction on the challenging real estate scene of Bangalore. We are proud to announce, that, Merusri's landmark project "Bharathi Enclave", with an Eco-Friendly living concept, has got a 4 star CRISIL Real Estate rating and has set a benchmark on the Bangalore Real Estate market.

At Merusri, we have blended our traditional strength of property development with forward looking diversification into other verticals. With Merusri you can be confident that your requirements are fulfilled through our extensive understanding of the market and our wide ranging expertise in property investment management.



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Smart living at  
**Devanahalli,**  
North Bangalore.





# Unfolding a smart green life.

For those who value nature's resplendence and its varied gifts, Merusri Springs is a Green Paradise. With the rare to find luxury of large open spaces, this layout brings to you exclusive residential villa plots encompassing the joy of warm community living in a lush and eco friendly setting.

### Smart environment management:

- ◆ Use of solar energy
- ◆ Efficient water recycling
- ◆ Eco friendly waste management
- ◆ Extensive tree plantation for green cover

### Friendly amenities, innovative facilities and strategic location.

Top notch expertise in design and planning has created an inspiring environment for healthy living. The cutting edge amenities and facilities are bound to inspire the young and old alike. The smart eco-friendly features incorporated in the layout, some of them for the first time in Bengaluru, are bound to make life just that much more meaningful. Also, the location of the project at Devanahalli makes it eminently accessible and convenient.



Live streaming cameras have been integrated at the township, so that you can view your property at any time and from any where.

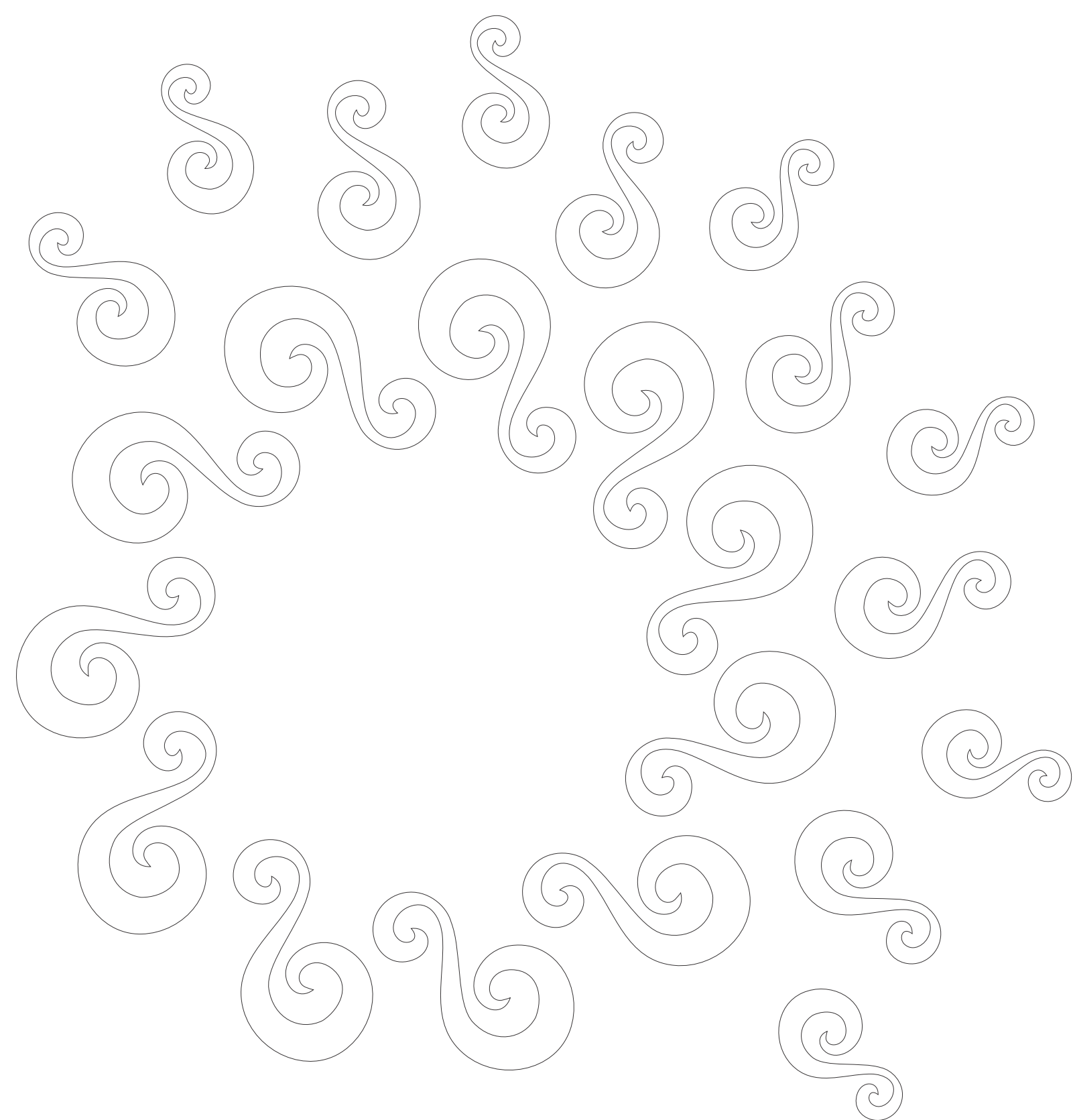
### Efficient property management system:

Our assistance is available to all our customers for the below mentioned activities.

- Payment of property tax
- Getting Encumbrance Certificate
- Khata transfer
- Legal and finance assistance
- Architecture services / Building plan approval
- Construction
- Property maintenance
- Leasing or rental
- Quote for property valuation
- Re-selling property

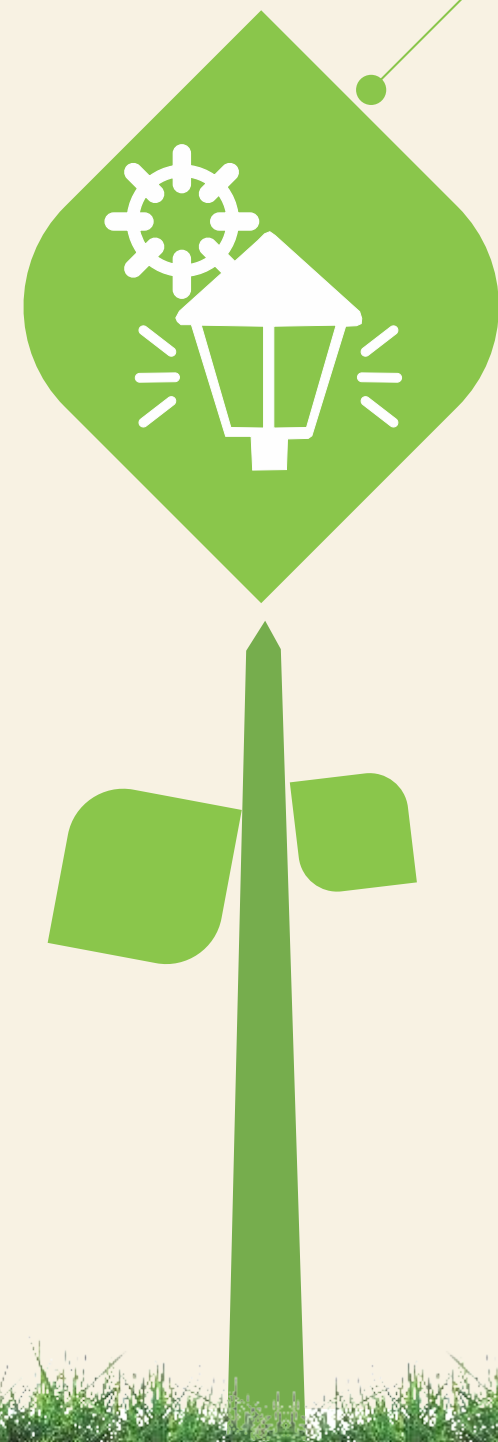


### THE PERFECT INGREDIENTS FOR AN ECO FRIENDLY LAYOUT



Watch the Sun rising every day ... and choose to make it a happy day.





### Smart use of solar energy.

- ◆ Energy efficient landscape lighting.
- ◆ 50% of street lights will be on the solar power grid, resulting in saving 50% on the net consumption.
- ◆ Use of energy efficient, new generation LED street lights which result in 60% saving of the total power consumption on street lighting.
- ◆ 24 hours power back up for avenue lights.

At Merusri Springs, we believe in harnessing the power of the Sun for a brighter tomorrow.

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merusri  
**Springs**  
 Luxury Villa Plots @ Devanahalli





### FIRST TIME IN BANGALORE

Timer based drip irrigation system - which enables efficient water management.

- ◆ Supplies the right quantum of water to plants.
- ◆ Reduces motor running and distribution system cost
- ◆ Saves 10% of power cost
- ◆ Saves 21,000 litres of water per day (in 5 acers).



We believe in giving our children a green future.



### ECOFRIENDLY WATER RECYCLING

- ◆ Rainwater harvesting to trap every drop for reuse
- ◆ Separate pipe lines installed to collect grey water and black water
- ◆ Separate treatment of grey water and black water
- ◆ Treated waste water used for gardening and landscaping. Hence no ground water drawn for irrigation



### SMART WASTE MANAGEMENT

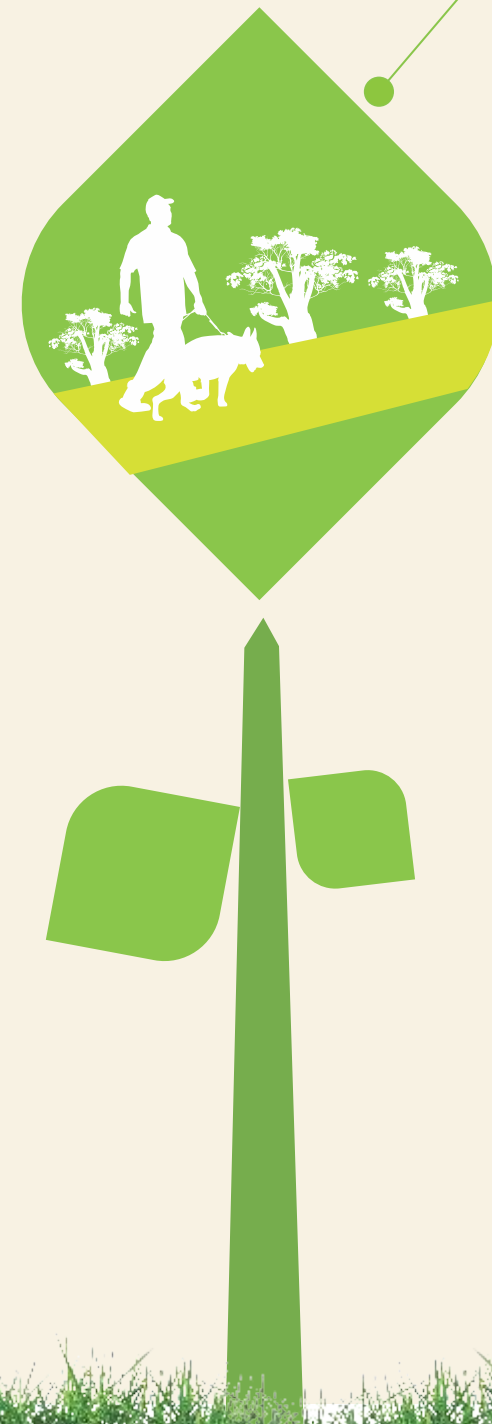
- ◆ Effluent waste management system
  - ◆ Segregation of wet waste at source
  - ◆ Waste treatment plant for processing wet waste wherein the by-product is compost.
- Composting:**
- ◆ Which enriches the soil
  - ◆ Restrains plant diseases and pests
  - ◆ Reduces the need for chemical fertilizers
  - ◆ Encourages the production of beneficial bacteria
  - ◆ Reduces methane emissions and lowers the carbon footprint
  - ◆ Reduces pressure on landfills



Enjoy the feel of fresh air on your face and a soft wind blowing through your hair.







## INNOVATIVE LANDSCAPING

Our team of expert landscaping consultants have put in their best to create an inspiring environment for healthy living. Rejuvenation through a bit of indulgence in the beautifully landscaped gardens may well be the right recipe for your good health. The enveloping lush landscapes in the township are a refreshing sight.

### Landscaping features

- ◆ Two beautiful parks
- ◆ Aesthetic avenue plantation
- ◆ Plantation of medicinal and aromatic plants
- ◆ Use of plants that augment air quality and oxygen levels





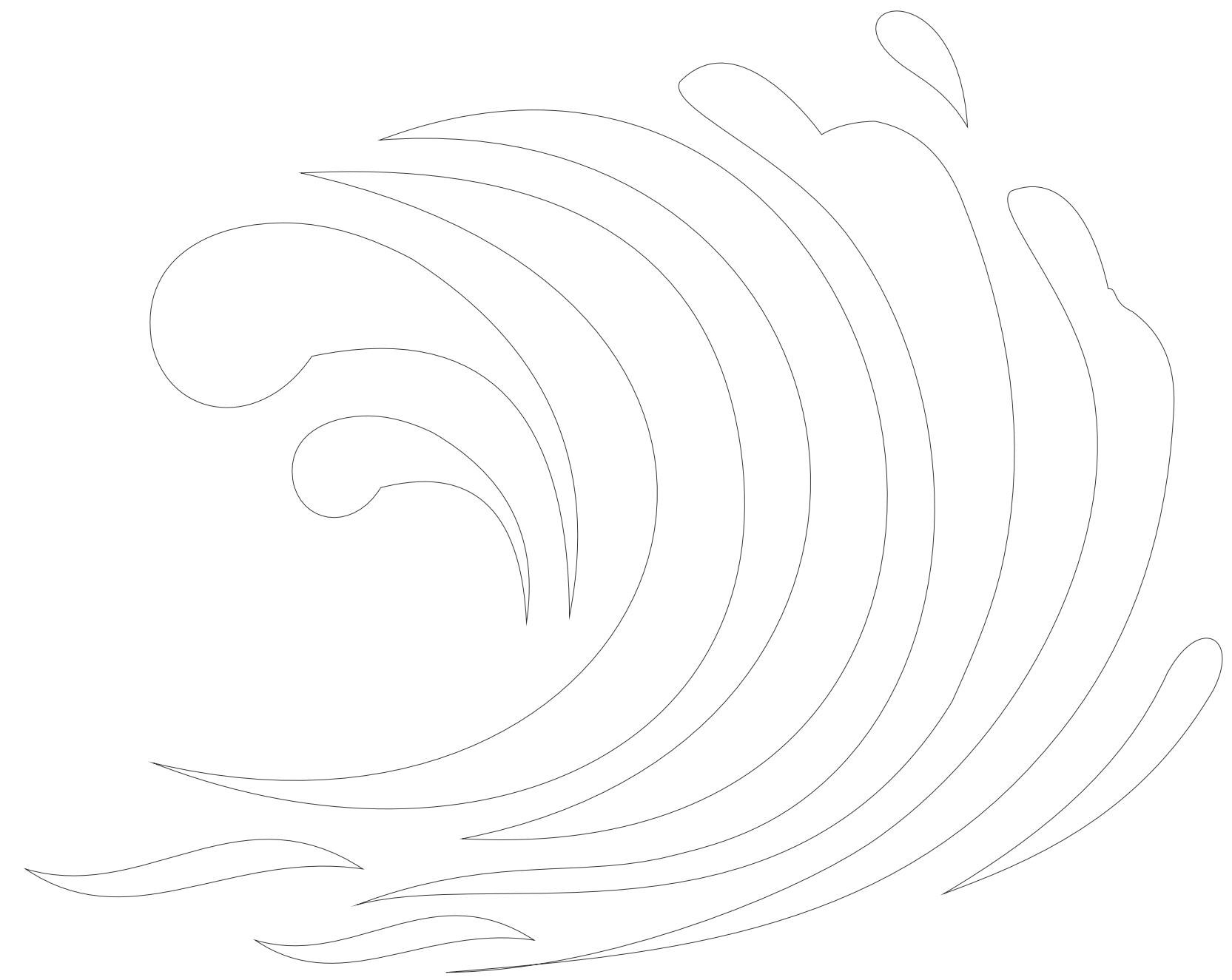
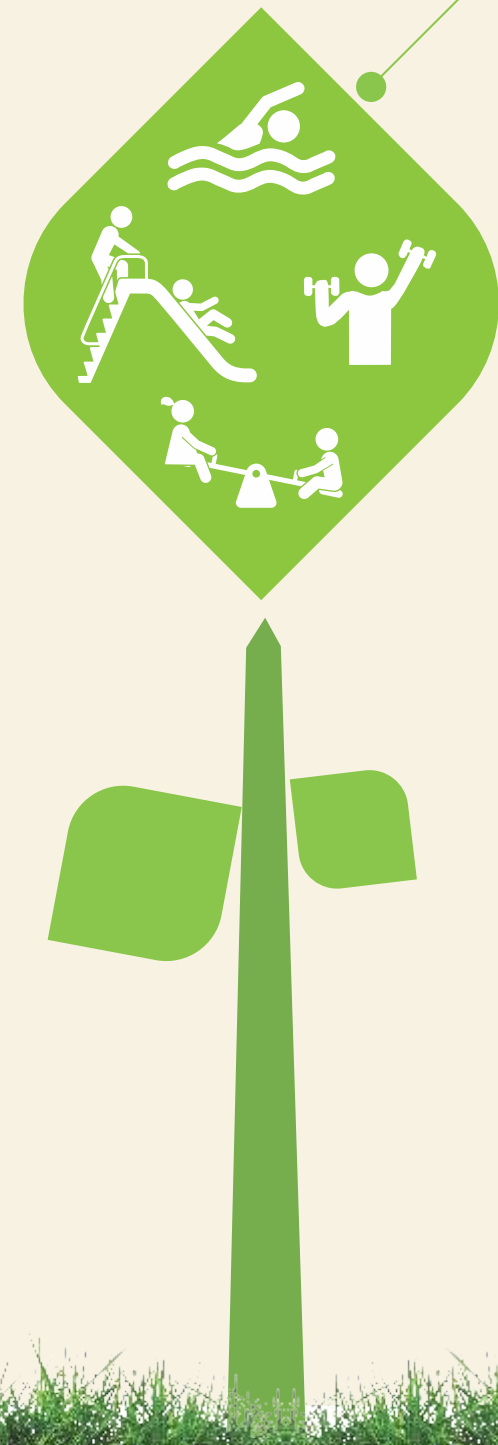


Smart space allocation at Merusri Springs, has made way for world class amenities:

Merusri Springs presents a tapestry of rich experience to enjoy for a lifetime. Morning walks in one of the 2 beautifully landscaped gardens, a weekend picnic with you loved ones here or just a leisurely evening stroll ..... experiences you always dreamt of, are now here for you to enjoy.

Your little ones will revel in the delights of the children's play area, while you have an impressive club house at your disposal for a relaxed evening after a hectic work day. The relaxing massage parlour, the open amphitheater and the indoor and outdoor games are bound to be a delight for the entire family.

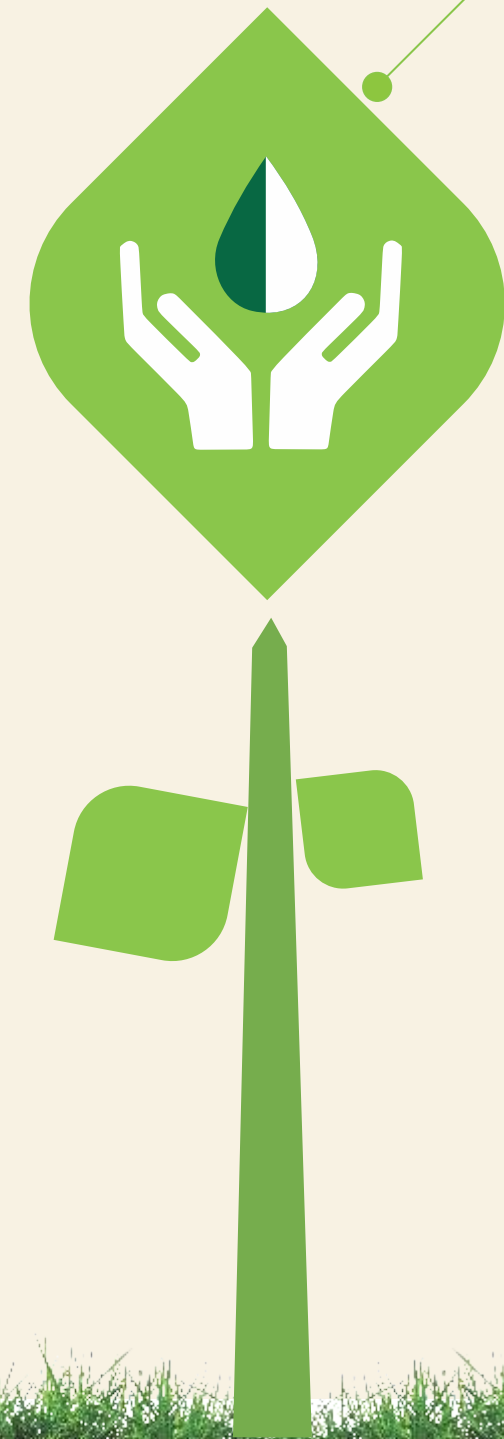
- ◆ Children's play area.
- ◆ Club house with gym.
- ◆ Open amphitheater.
- ◆ Indoor and outdoor games.



Enjoy a cool splash in the rejuvenating pool.







Get what you want,  
need and above all,  
deserve.

Merusri Springs is carefully planned with details that make for a carefree living. Dynamic, yet subtle, Merusri Springs brings to you contemporary luxury like never before. With just 96 villa plots of varying dimensions, the temptation to build your dream home here is going to be hard to resist.

Merusri also offers to build smart and future ready homes, with clay bricks and other eco-friendly construction material.

For those looking to live in exclusive surroundings and enjoy breathtaking nature, Merusri Springs is the place that redefines aristocratic living.







Many more things to smile about

- ◆ Clear titles
- ◆ BIAAPA approved
- ◆ Approval from all relevant authorities
- ◆ Hassle free documentation
- ◆ Transparency in all transactions
- ◆ Highest levels of quality
- ◆ Project approved by all leading banks



Enjoy openness that's close to your heart.

Merusri Springs promises to usher in a smart era in villa plot development in Bangalore, complete with discerning conveniences. Own a piece of heaven here amidst 10 acres of sheer magnificence.



LAYOUT PLAN  
Phase 1 : 5.5 acres

SMART FACILITIES

- ◆ Gated community
- ◆ 24 hours security
- ◆ CCTV surveillance
- ◆ Landscaping with timer based drip irrigation system
- ◆ Wide, black top internal roads
- ◆ Street lighting with 50% solar power lights
- ◆ Rain water harvesting
- ◆ STP (Sewage Treatment Plant) Separate STP for grey water and black water, with connection to individual sites
- ◆ Waste management
- ◆ Water tank
- ◆ Individual water connections
- ◆ Under ground storm water drains
- ◆ Voice and data lines enabled
- ◆ Power backup for water pump
- ◆ Underground cabling for power



TOTAL PLOT DETAILS			
DIMENSION	SITE NUMBERS	TOTAL NO.	TOTAL AREA IN SQM
9.14m x 12.19m	2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 68, 69, 70, 71, 72, 73, 74, 75, 76, 88, 91, 92, 93, 94, 95	69	7687.74
ODD SITES*	1, 2, 14, 15, 28, 40, 41, 42, 43, 55, 56, 66, 67, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 89, 90, 96	27	3232.92
	<b>TOTAL</b>	<b>96</b>	<b>10920.66</b>





### Smart location.

- ◆ Located on NH 207 near Devanahalli.
- ◆ In close proximity of the Kempegowda International Airport.
- ◆ In close proximity of the proposed business parks and SEZs.
- ◆ Smooth connectivity to the rest of the city, via the NH7 and a good network of arterial roads.

### Proximity:

- ◆ NH - 7 3.8km
- ◆ Devanahalli New Bus Stand 2.8km
- ◆ Kempegowda Intl Airport 9.7km
- ◆ Aero SEZ, Hardware Park & Finance City 10km
- ◆ Devanahalli Railway Station 4.4km
- ◆ Nandi Hills 22.8 km
- ◆ Jain Temple 5.1 km
- ◆ Leena Multispeciality Hospital 3.3km
- ◆ Proposed Narayana Hrudayalaya 5.6km
- ◆ Akash Intl School 4.9km
- ◆ Anantha Vidya Nikethan 7.1km
- ◆ Café Coffee Day 6.2 km
- ◆ Hoskote 23.2 km

### Location map

Not to scale



### Proposed development nearby:

- ◆ Devanahalli is all set to become a major commercial hub by 2017 - 18.
- ◆ Proposed Supreme Court South Indian Bench.
- ◆ 150 acres cricket stadium.
- ◆ ITMR in 1200 acres.
- ◆ Aerospace SEZ.
- ◆ Devanahalli Business Park (DBP) on a site of 413 acres by KSIIDC.
- ◆ Development of 4 to 5 IT-ITES / Electronic Hardware SEZs inside the DBP.
- ◆ Widening of NH7 to 8 lanes, to improve access to Devanahalli.
- ◆ DC office on 20 acres.

