

THE EPICENTER 30F A 7 GOOD LIFE



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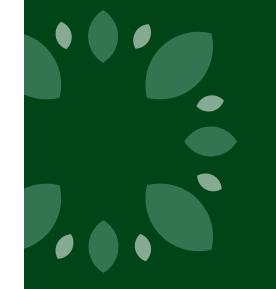


A MEGA TOWNSHIP FOR A LIFETIME OF MEMORIES

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

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

TO PRICE!



STAY CONNECTED FOR A LIFETIME



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

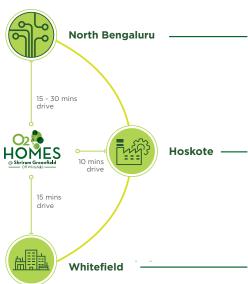


▶ Just about a **15 to 30 minute drive** from the Whitefield Tech Hub, North Bengaluru Investment Hub and Hoskote Industrial Hub.



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.

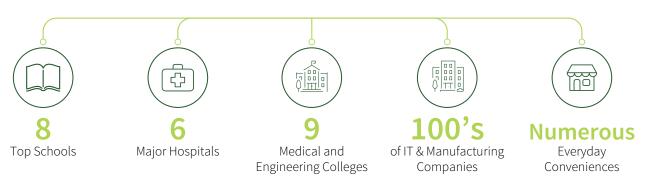


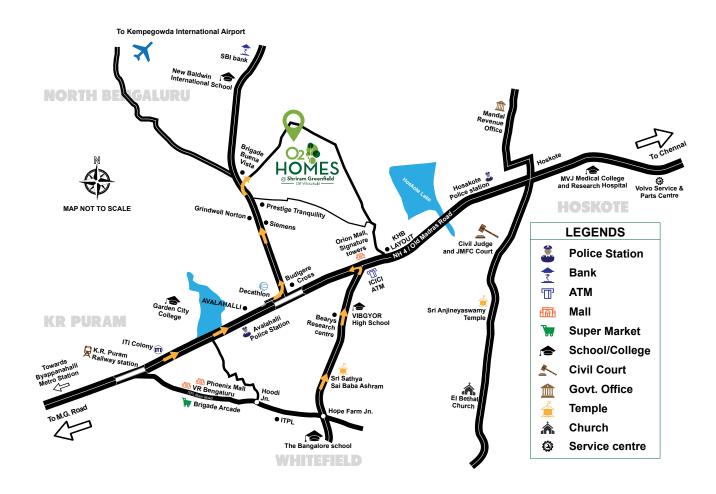


CONVENIENCES OF A LIFETIME

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.

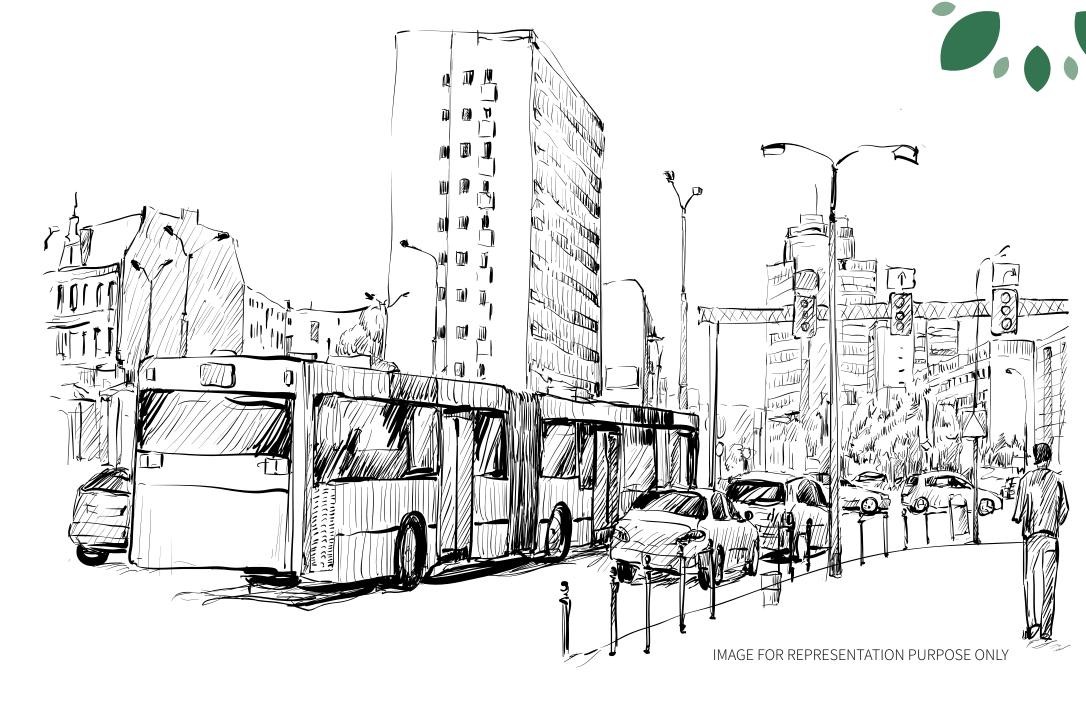






A TOWNSHIP THAT IS BUILT AROUND YOU

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 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



ATM's



24/7 Security



From Villas to Apartments there are homes handcrafted and inspired by your lifestyle and budget.



A TOWNSHIP THAT'S BUILT TO ENTERTAIN

Entertainment right at your doorstep with a wide variety of recreational activities and spaces for you.





Extensive Sports facilities



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."



Murali Malayappan

Managing Director, Shriram Properties





To create sustainable, efficient & vibrant living environment, adding value through lifestyle amenities, luxury features & top end finishes. 'Greenfield' a world class mini 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 STORY 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.





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.

MASTERFULLY CRAFTED

TO LAST A LIFETIME



Jogging track



Seating plaza



Volleyball court (sand pit)



•



Golf putting hole



Lap pool



Children's play area



Water body with mini bubblers



Lawn



Fitness station



Skating rink



Elderly seating plaza



Circular gazebo



Half basket ball court



Flower garden



Tennis court



Tennis court



Cricket pratice pitch



Stepped seating



7 ampinericate



Pool deck



Informal Party lawn



Sun lounges with umberalla





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.

Sit-Out Spaces

😭 Landscaped Lawns

Stepped Seating at Tennis and Basketball Courts

(mage) Pergola Seating

Sun Lounges with Umbrellas







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



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.

Swimming Pool

(🔞) Jogging Tracks

Volleyball Court (sandpit)



Outdoor Exercise Stations



(Cricket Practice Nets



Half Basketball Court

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.



(Carom







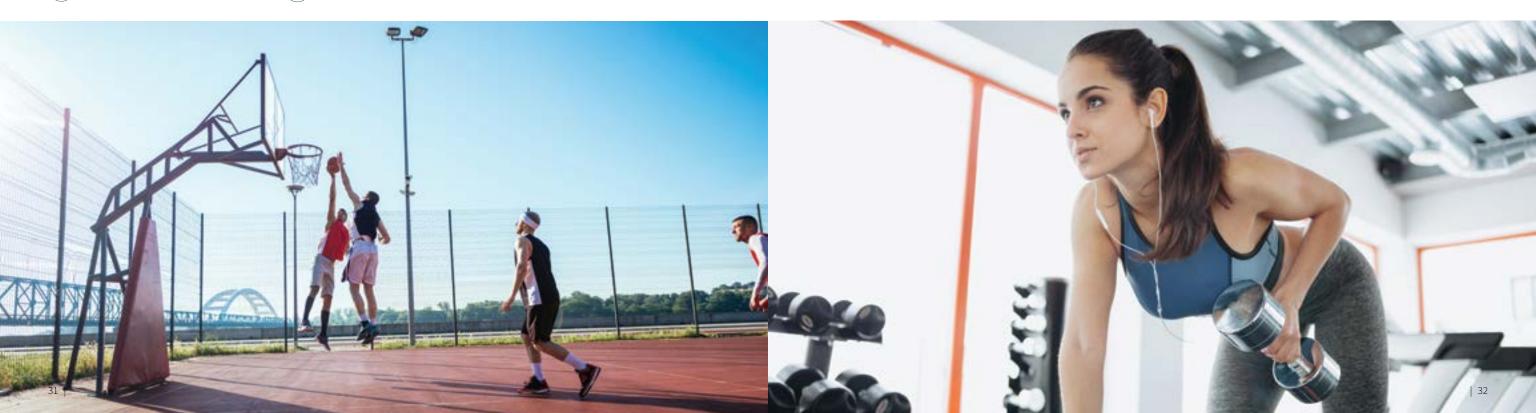
Yoga/ Meditation Spaces



(Table Tennis



(Indoor Badminton Court



AMENITIES ENCOMPASSED AROUND EVERY STAGE 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.











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.

Multiple Outdoor Sports and Indoor Games

Billiards

() Swimming Pool Deck

Spa and Sauna at The Clubhouse



Library

(ℍ) Gym

A LIFETIME OF SECOND **CHILDHOODS SPENT WELL**

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

Yoga/ Meditation zone

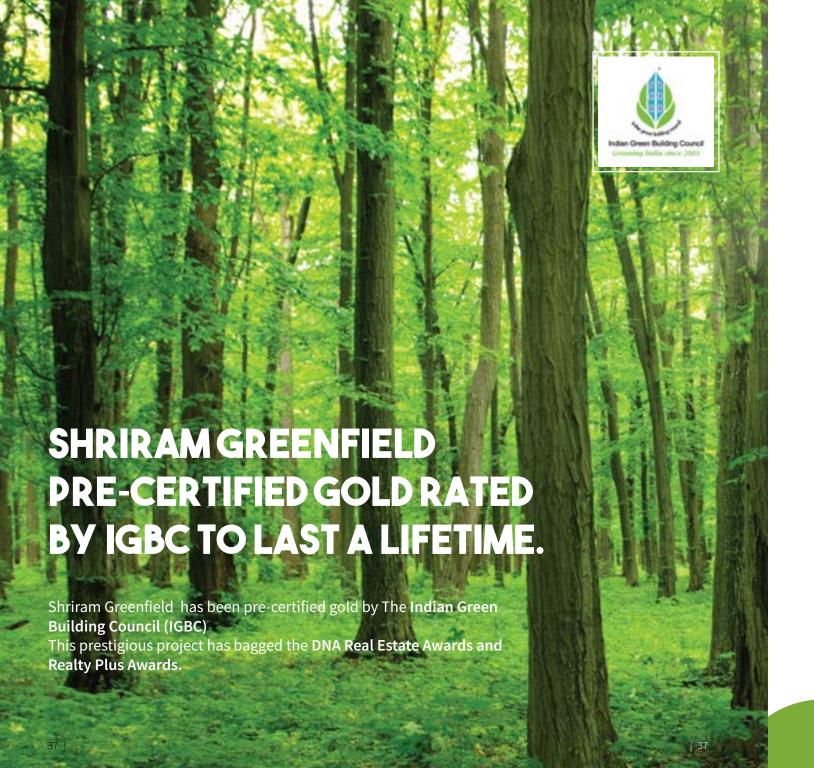
(Outdoor fitness stations

(Garden Seating Areas

(Jogging/ walking tracks

(World-Class Healthcare





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 cutting out 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**







ARIOT 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

- ► 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

- ► Alpinina 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.

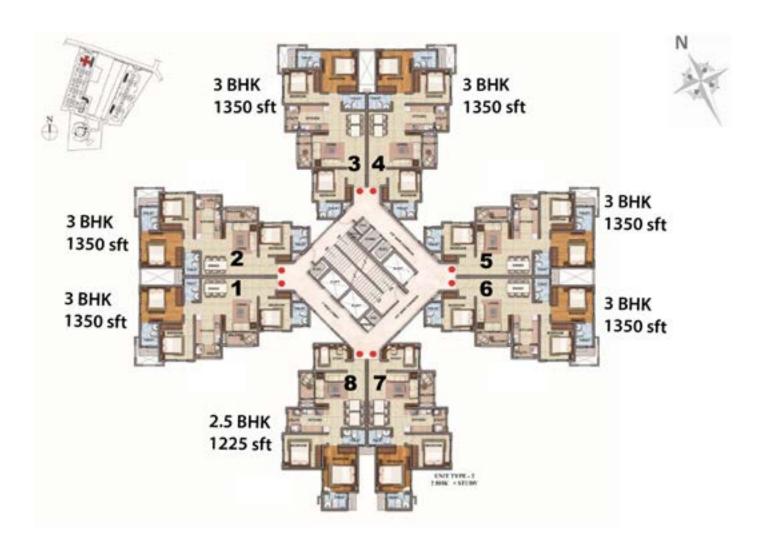
- ▶ Efficiently planned towers with compact cores add more value to space.
- Apartments are **optimal and smartly planned units** with no compromises on maximising a liveable space and common areas with an increased 74% area efficiency to add more value per Sq.ft.
- ► All units are designed to have have **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 are fitted at tower entrances for a disability friendly access.



TOWER-E CLUSTER PLAN

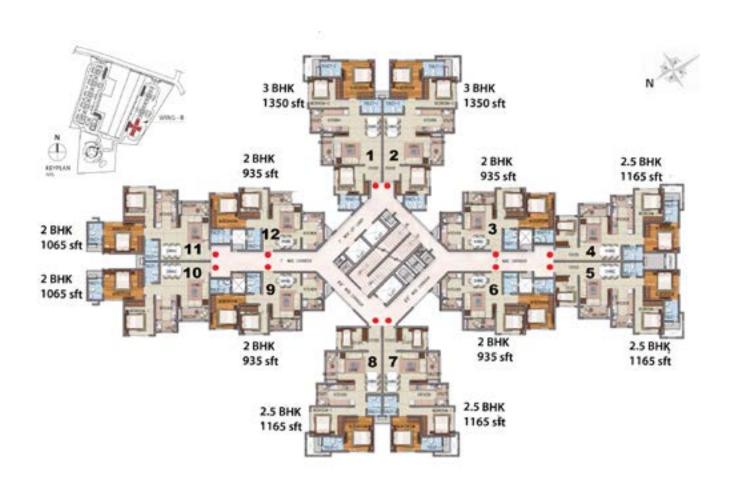
2.5 BHK 2.5 BHK 1225 sft 1225 sft 3 BHK 1350 sft **3 BHK** 1350 sft 2.5 BHK 1225 sft

TOWER-F CLUSTER PLAN



TOWER-HCLUSTER PLAN

TOWER-J CLUSTER PLAN



TYPICAL UNIT PLAN

TYPE 1

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 CONVERSIO			



- ► The living and dining areas (13'7"x16'0") are spacious.
- ► The master bedroom (12'6"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 vast and opens from the living room.

TYPICAL UNIT PLAN



- ► The living area (11'x16'10") in addition to a separate dining area.
- ► The master bedroom (13'0"x11'0") 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 vast and opens from the living room.

TYPICAL UNIT PLAN

TYPE 3

2 BHK + Study Saleable Area 1165 sq.ft.



- THYTELD
- ► 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.
- ► 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 vast and opens from the living room.

TYPICAL UNIT PLAN

TYPE 4

Sq.mt

76.433

CARPET AREA

Sq.ft

822.718

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.
- ▶ 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 vast and opens from the living room.

TYPICAL UNIT PLAN

TYPE 5

3 BHK Saleable Area 1350 sq.ft.



- ► 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.
- ► 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 vast and opens from the living room.

A LIFETIME MADE BY DETAILS

INFRASTRUCTURE 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 towers floor onwards for all 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





53 |

Sq.mt

89.228

3.518

CARPET AREA

BALCONY AREA

Sq.ft

960.442

37.867

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 (7'6" x 9') with space provisions for storage, as well as a granite counter, Electric & Water point for aqua guard provision and SS sink
- ► SS Single bowl with drain board sink in kitchen and SS Single bowl sink in utility



DOORS & WINDOWS

- ► Teak wood frame Entrance door as well as wood composite doors for other entrances
- ► Windows and sliding doors to balcony are of UPVC. UPVC windows have excellent durability and are easy to maintain with Thermal 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
- ▶ single phase 3KW for 2Bhk and single phase 4KW for 2.5 BHK & 3 BHK



SECURITY

- ► Intercom facility for all the units
- ► Firefighting facilities according to safety standards are provided
- ► Sprinklers in all the units for firefighting and safety
- ► 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 O2 Homes to anyone who asks us. Thank you so much for everything".

► RAHUL JAIN



"Choosing O2 Homes for our first home was the smartest decision by far and the best decision that we could have made"

► ABHINAV KORANGA

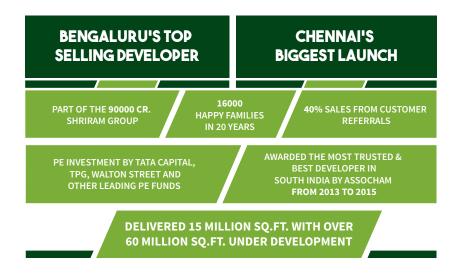


"Buying a house in this market was daunting, but Shriram has made it simple and easy. With an O2 home, peace of mind is guaranteed."

► RUCHIKA SINGH



SHRIRAM PROPERTIES THE BRAND THAT'S RIGHT FOR YOU



OUR CORE PHILOSOPHY









DEVELOPMENT PARTNERS

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 Mangadu Project called Divine City
- ► ICONICA High rise Residential Development at Vizag
- ► Guest Line Project at Anekal, Bengaluru

Co-promoted by



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









SHRIRAM PROPERTIES PVT.LTD.

Visit www.shriramproperties.com | Email: enquiry@shriramproperties.com | Call **080 4083 1333**

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