



off Sarjapur Road & off Hosa Road.

THE JOY OF LIVING REDEFINED

It is the spirit of excellence and undying passion  
that fuels and defines the fountainhead of life.  
Life then finds its own inspiration  
for creating magical moments of  
sheer extra-ordinaire !

SAIBYA  
*Senary*  
beyond luxury





- 1 Service Yard
- 2 Childrens Play Area
- 3 Skating Rink
- 4 Half Basket Ball Court
- 5 Amphi Theater
- 6 Landscape Area
- 7 Entrance / Exit
- 8 Pool Party
- 9 Deck Area
- 10 Swimming Pool
- 11 Toddler's Pool
- 12 Water Body
- 13 Pathway
- 14 Jogging Track

MASTER PLAN

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No of Blocks: - 6 Blocks

No of Floors: - Basement + Ground + 3

Types of Flat: - 2 BHK (123 Apartments) : 954 – 1246 Sft

2.5 BHK (08 Apartments) : 1138 – 1170 Sft

3 BHK (44 Apartments) : 1350 - 1517 Sft

**All Major Leading Banks.**

You wished you had more time on hand. You yearned you could spend quality time with your family. You aspired to live a statement- making lifestyle.

It's all here. We understand your world and have designed living spaces that enable you to stay close to off Sarjapura Road & off Hosur Road spread over 2 Acres 10 Guntas in the midst of everything is Saibya Senary, a pioneering venture from Saibya Structures Pvt Ltd. It's all you dream of in a home and much more . It's where you can stay connected with your loved ones, your work place and your life. After all everything- Colleges, schools, malls, hotels, Hospitals are within easy reach.

An invigorating Swimming Pool, Green Spaces, Children's Play Areas and a club house is the perfect antidote after a hard day's work that help you unwind and gives you a multitude of options to spend family over a lazy weekend. Top-notch specifications, functional design and a great location that keeps you connected are the hallmarks of Saibya Senary.

You are invited!

## OUTDOOR AMENITIES



Swimming Pool with Toddler's Pool



Childrens Play Area



Skating Rink



Half Basket Ball Court



Landscape Area



Deck Area



Water Body



Pathway



Jogging Track



Amphi Theater



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**FLOOR PLAN**

Intelligent space planning combines with the art of design to bring you well planned and executed interiors that match your lifestyle preferences. At SAIBYA STRUCTURES PVT. LTD. fine living concept help and newest trends in home designing help in creating living spaces which are stylish functional.



## BLOCK-A

AREA STATEMENT IN Sq.ft.

A 001 1381 Sq.ft  
 A 101 1381 Sq.ft  
 A 201 1423 Sq.ft  
 A 301 1423 Sq.ft

A 005 1419 Sq.ft  
 A 105 1419 Sq.ft  
 A 205 1419 Sq.ft  
 A 305 1419 Sq.ft

A 006 1462 Sq.ft  
 A 106 1461 Sq.ft  
 A 206 1462 Sq.ft  
 A 306 1462 Sq.ft

A 007 997 Sq.ft  
 A 107 997 Sq.ft  
 A 207 1051 Sq.ft  
 A 307 1051 Sq.ft

A 008 1016 Sq.ft  
 A 108 1016 Sq.ft  
 A 208 1069 Sq.ft  
 A 308 1069 Sq.ft



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### BLOCK-A



Key Plan

**BLOCK-B**

AREA STATEMENT IN Sq.ft.

B 101 1475 Sq.ft  
B 201 1517 Sq.ft

B 005 996 Sq.ft  
B 105 996 Sq.ft  
B 205 996 Sq.ft  
B 305 996 Sq.ft

B 007 1091 Sq.ft  
B 107 1091 Sq.ft  
B 207 1091 Sq.ft  
B 307 1091 Sq.ft

B 008 1004 Sq.ft  
B 108 1004 Sq.ft  
B 208 1058 Sq.ft  
B 308 1058 Sq.ft

B 009 1009 Sq.ft  
B 109 1009 Sq.ft  
B 209 1063 Sq.ft  
B 309 1063 Sq.ft







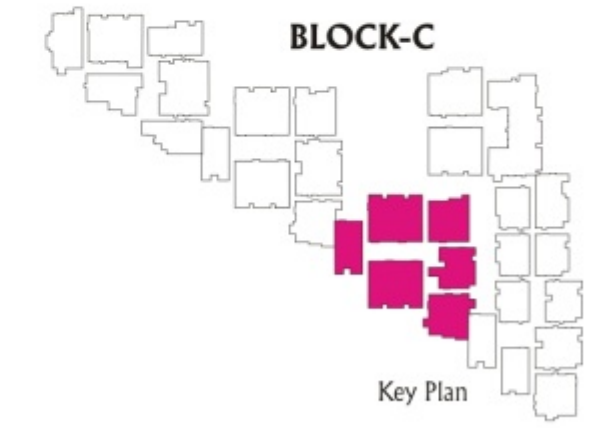




## BLOCK-C

AREA STATEMENT IN Sq.ft.

C 002	1140 Sq.ft	C 007	997 Sq.ft
C 102	1138 Sq.ft	C 107	997 Sq.ft
C 202	1138 Sq.ft	C 207	997 Sq.ft
C 302	1138 Sq.ft	C 307	997 Sq.ft
C 004	995 Sq.ft	C 008	1003 Sq.ft
C 104	995 Sq.ft	C 108	1003 Sq.ft
C 204	995 Sq.ft	C 208	1003 Sq.ft
C 304	995 Sq.ft	C 308	1003 Sq.ft
C 006	1118 Sq.ft		
C 106	1118 Sq.ft		
C 206	1118 Sq.ft		
C 306	1118 Sq.ft		



## CLUBHOUSE / INDOOR AMENITIES



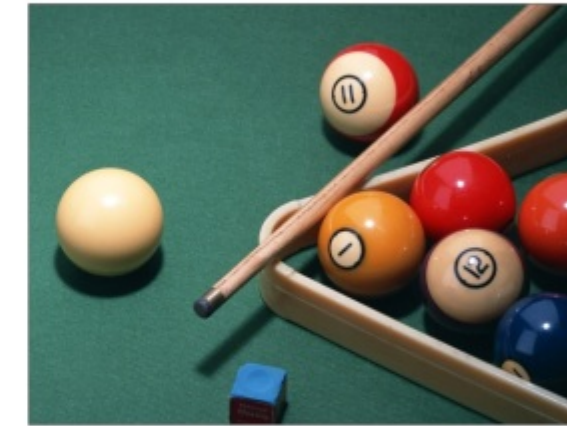
Club House: @ Ground + 1st Floor



Fully Equipped Gym



Multi-Purpose Hall



Pool Table



Table Tennis



Squash Court



Jacuzzi



Steam Bath



Spa



Male & Female Changing Room

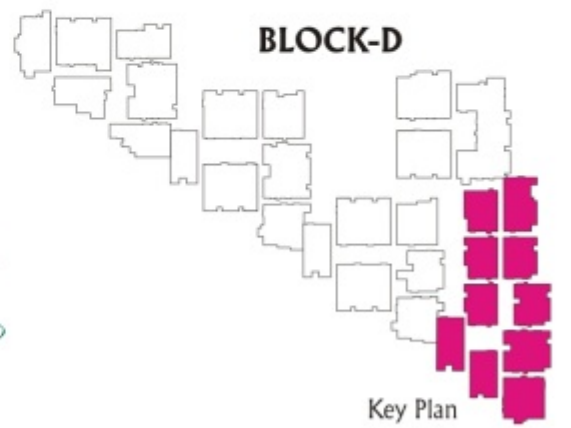




**BLOCK-D**

AREA STATEMENT IN Sq.ft.

D 001 1350 Sq.ft	D 005 1384 Sq.ft	D 008 1051 Sq.ft
D 101 1351 Sq.ft	D 105 1383 Sq.ft	D 108 1051 Sq.ft
D 201 1351 Sq.ft	D 205 1384 Sq.ft	D 208 1051 Sq.ft
D 301 1351 Sq.ft	D 305 1384 Sq.ft	D 308 1051 Sq.ft
D 002 1088 Sq.ft	D 006 1023 Sq.ft	D 009 1051 Sq.ft
D 102 1087 Sq.ft	D 106 1023 Sq.ft	D 109 1051 Sq.ft
D 202 1087 Sq.ft	D 206 1023 Sq.ft	D 209 1051 Sq.ft
D 302 1087 Sq.ft	D 306 1023 Sq.ft	D 309 1051 Sq.ft
D 003 1170 Sq.ft	D 007 1119 Sq.ft	D 010 1051 Sq.ft
D 103 1170 Sq.ft	D 107 1119 Sq.ft	D 110 1051 Sq.ft
D 203 1170 Sq.ft	D 207 1117 Sq.ft	D 210 1051 Sq.ft
D 303 1170 Sq.ft	D 307 1117 Sq.ft	D 310 1051 Sq.ft



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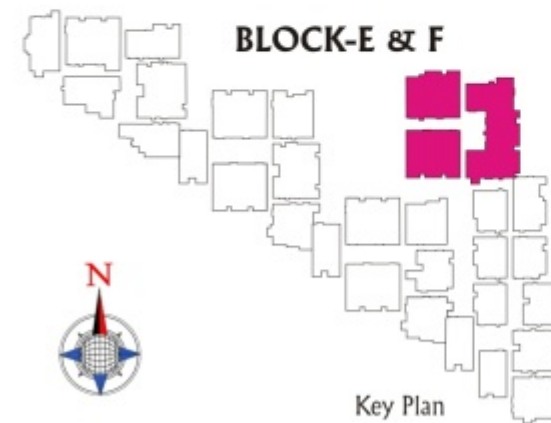


**BLOCK-E**

E 001	1203 Sq.ft	E 003	1208 Sq.ft
E 101	1203 Sq.ft	E 103	1208 Sq.ft
E 201	1208 Sq.ft	E 203	1208 Sq.ft
E 301	1208 Sq.ft	E 303	1208 Sq.ft
E 002	1058 Sq.ft	E 005	1006 Sq.ft
E 102	1058 Sq.ft	E 105	1006 Sq.ft
E 202	1058 Sq.ft	E 205	1061 Sq.ft
E 302	1058 Sq.ft	E 305	1061 Sq.ft

**BLOCK-F**

F 001	1042 Sq.ft	F 002	1011 Sq.ft
F 101	1043 Sq.ft	F 102	1011 Sq.ft
F 201	1108 Sq.ft	F 202	1011 Sq.ft
F 301	1108 Sq.ft	F 302	1011 Sq.ft
F 205	1246 Sq.ft	F 103	1088 Sq.ft
F 305	1246 Sq.ft	F 203	1088 Sq.ft
		F 303	1088 Sq.ft





**BASEMENT**



**Proximity**

- Sarjapur Road 5 KM
- Electronic City 5 km
- HSR Layout 4.5 km
- Hosur Road 3.5 km
- Mahindra Satyam 4.5 km
- Infosys 3.5 km
- Wipro Corporate Office 5 KM

**Education Institutions**

- Oxford School
- Sorsfort International School
- New Bishop Cotton High School
- VIBGYOR School

**Shopping Centres**

- Total Mall Sarjapur Road
- Coupon Mall Hosur Road
- Bangalore Central Outer Ring Road
- Metro Cash & Carry

**Hospital**

- Narayana Hrudayalaya
- Live 100 Hospital
- Rama Krishna Hospital



## INDOOR / OUTDOOR AMENITIES / CLUBHOUSE

- Club House: @ Ground + 1st Floor
- Fully Equipped Gym
- Multi-Purpose Hall
- Pool Table
- Table Tennis
- Squash Court
- Jacuzzi
- Steam Bath
- Spa
- Swimming Pool with Toddler's Pool
- Male & Female Changing Room
- Pool Deck Party Area
- Children's Play Area
- Amphitheater
- Jogging Track (etc.)



## SPECIFICATIONS

### STRUCTURE

- RCC Framed Structure with necessary footings & beams.
- Solid concrete block masonry for internal and external walls.
- Basement Car Parking, Elegant Entrance Lobbies

### PLASTERING

- All internal walls will be smoothly plastered with Lime rendering.
- External Walls: Sponge finish plastering.

### PAINTING

- **Interior** - 2 coat acrylic emulsion paint with roller finish.
- **Exterior** – Water proof colored cement based and textured paint at selective places. Enamel Paint for MS Grill.

### FLOORING

- **Living, Dining, Bedroom** - Vitrified Tiles
- **Balconies/Utility/Kitchen/ Bathrooms** – Anti skid Ceramic Tiles.
- **Common area/Staircase/ Lift lobby** - Granites.

### KITCHEN

- Black Polished Granite Platform with stainless steel sinks.
- Ceramic Tiles 2 feet above the Granite Platform
- Provision for washing machine in utility area.
- Provision for Aqua- guard and Refrigerator.

### TOILETS

- **Superior Quality Ceramic** - Wall Tiling up to 7ft. Height.
- **Provision for** - Exhaust Fan.
- **Fitting & Fixtures** - of Reputed make.
- **CP Fittings** - of Reputed make

### ELECTRICAL

- **Electrical wires** - Fire resistant electrical wires of Finolux / Anchor or equivalent make.
- **MCB** - One minute Circuit Breaker (MCB) for each room provided at the main distribution Box within each unit.
- **ELCB** - For safety, one Earth Leakage Circuit Breaker (ELCB) will be provided for each unit.
- **Telephone points** - To be provided in living room and Master bedroom.
- **A/C point** – Provision for A/C point in Master Bedroom.
- **TV Point** – One TV Point to be provided in Master Bed room & Living Room

### DOORS & WINDOWS

- **Main Door** - in teak wood Frame with OST Shutters.
- **Internal Doors** - in Hard wood and Panelled skin doors.
- Good Quality of hardware for all doors.
- Aluminum sliding windows with glass and MS grills.

### SERVICES

- Rain water harvesting.
- Sewage treatment plant.
- Intercom Facility.
- Power Backup Generator for Common area & Apartments.
- 1 No. of Lift for each block of reputed make.

### SECURITY SYSTEM

- CCTV Cameras will be provided in the common areas and at the security gate.
- Security personnel to patrol the project round the clock.

Conveniently located in off sarjapura road, close to HSR layout, SAIBYA STRUCTURES PVT. LTD. is right amidst one of the best planned neighbourhoods in bangalore's IT corridor. With innovative planning that maximises the availability of space, the enclave keeps you close to the city's centres of business, while also treating you to a calm, peaceful enclave.



**SAIBYA STRUCTURES PVT. LTD.**

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