

a sense of sublime style blended with  
the cosmopolitan charm of bengaluru...



A PROJECT FROM



& **Indira**  
Developers

The urban flair of clean lines,  
classy interiors and  
thoughtful space planning

Adding to the skyline of Bengaluru city is Saroj Enclave, a new epitome of spectacular accommodation. A pinnacle of resplendent living - the five floors with seventy well-appointed apartments are replete with all conceivable luxuries and amenities. Clean lines, classy interiors and thoughtful space planning accentuate the urban flair of contemporary architecture. A sumptuous space option ranging from 1185 to 1835 square feet comfortably meets the varied needs of the nuclear to large families. The large windows and private balconies invite fresh air and also offer unhindered views of the active neighbourhood against the backdrop of the magnificence of the city.



If space is the ultimate luxury,  
then Saroj Enclave offers  
unparalleled luxury.



## A graceful air of contemporary living elegance with discreet privacy

Well-planned spaces and deftly demarcated households enable a graceful air of contemporary living elegance to the bustle of Bengaluru. While offering the uppermost scale of discreet privacy, all aspects of modern life - be it dining, guest area, kitchen and bedrooms are all planned to perfection as well. Go ahead, take a glimpse of your choice of flat/floor plan and you can feel arrived.

## typical floor plan

Block-A	Flat Nos.	01	02	03	04	05	06	07	08	09
	Areas in Sft.	1835	1285	1285	1210	1225	1265	1275	1225	1280

  

Block-B	Flat Nos.	01	02	03	04	05	06	07	08	09
	Areas in Sft.	1290	1250	1285	1260	1305	1280	1275	1220	1185



Block - A

Block - B





## Elegant features and refined touches that reflect sublime sophistication

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### ground floor plan

Block-A	Flat Nos.	01	02	03	04	05	06	07	08	09
	Areas in Sft.	1835	1285	1285	1210	1225	1265	1275	1225	1280

  

Block-B	Flat Nos.	01	02	03	04	05	06	07	08	09
	Areas in Sft.	1290	1250	1285	1260	1305	1280	1275	1220	1185



### Glimpses of graciousness

- ◆ Children's play area rimmed with lush landscaping
- ◆ Swimming pool for a refreshing dip any time
- ◆ Well-equipped modern gym for keeping fit
- ◆ Multi-purpose Hall to celebrate life's special moments
- ◆ Intercom facility to keep in touch with entire neighbourhood
- ◆ Lustre of Marble/Granite flooring in common area's
- ◆ Acoustically enclosed generator-based power backup for lift and common facilities
- ◆ Ample car parking space for all flat owners

### SPECIFICATIONS

**STRUCTURE** : R.C.C Framed Structure with M-25 grade concrete and Fe 500 grade TMT steel, designed as per relevant BIS codes for Earth quake Resistance (Seismic Zone-11), structurally efficient systems implemented.

**WALLS** : External walls with 6" solid concrete blocks and Internal walls with 4" solid concrete blocks.

**PLASTERING** : Double coat sponge finish for external walls and single coat sponge finish for internal walls.

**DOOR** : Teak wood frames for Main Door, Sal wood frames for other doors with designer skin molded shutters.

**WINDOWS** : Sal wood windows with safety grills and provision for mosquito mesh shutter.

**FLOORING** : 24"x24" Kajaria or equivalent polished vitrified tiles flooring with 4" skirting all around.

**KITCHEN** : Kitchen platform with 30 mm Granite top and stainless steel sink and matt finished tiles dado up to 2'-0" height above platform.

**TOILETS** : Jaguar florentine or Equivalent bath fittings in each toilet, Hindware or Equivalent sanitary fittings, 12"x12" matt finished anti skid. Ceramic tiles flooring and Ceramic matt finished tiles dado with edge profiles up to 7'-0"

**ELECTRIFICATION**: Concealed copper Finolex or Anchor wiring and Anchor Roma or equivalent make modular switches with adequate Light, Fan, Geyser, Exhaust Fan and power points.

**PLUMBING** : Astral flow guard CPVC plumbing system.

**PAINTING** : Asian paint or equivalent plastic emulsion over two coats cement based wall putty and one coat acrylic putty for internal walls, Acrylic texture finished external emulsion. Enamel paint for room doors and polish for main doors. [All items are Asian brand].

**WATER SUPPLY** : Adequate water supply through bore well.

**COMMUNICATION** : Telephone points in all rooms & T.V. points in Hall & Master-bedroom.

**LIFT** : Two 8 passengers capacity Kone or equivalent make lift.

**GENERATOR** : 1000watts generator power backup for each flat.



## location map

(not to scale)

## Naturally suited for all high flyers and young achievers

A salubrious climate all through the year and greenery all around make living in the Bengaluru city a sheer pleasure. The sylvan surroundings of Saroj Enclave add to the joy of being its resident. Located close to the International Airport Road, the site is also naturally suited for all high flyers and young achievers that live an eventful life going places. What's more, the presence of Reliance Fresh, Columbia Asia and other such retail stores for all daily and health needs in the vicinity enhance the experience of living. The easy connectivity from the nearby Hennur Road to the rest of the city makes the location an irresistible one.



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