

2 & 3 BHK LUXURY APARTMENTS
CHANNASANDRA, WHITEFIELD, BENGALURU

CLOSER TO OUR HEART

Value Apartment....Lifestyle Amenities...Strategic Location

RERA Regd. PRM/KA/RERA/1251/446/PR/180605/001878



adore 

You would love and adore being at Sai Balaji Residency.
It's the greatest gift you have ever been given.

A PLACE WHERE YOU ARE SO NEAR TO YOUR WORK PLACE,
A PLACE THAT FEELS OUT OF THE WAY BUT NOT SECLUDED,
WHERE YOU FEEL RELAXED AWAY FROM SOUND NOISE & POLLUTION
CONNECTED TO ALL THAT BEST THINGS THAT LIFE HAS TO OFFER IN METROPOLITAN.

WELCOME TO A CONNECTED AND CONVENIENT LIFE...
WELCOME TO **SAI BALAJI RESIDENCY**

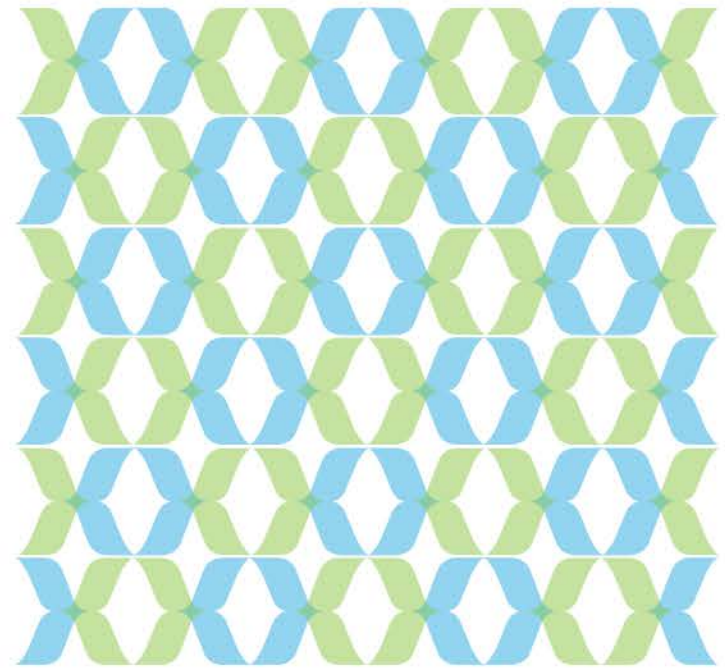
Wake up to the morning with sun peeking through your window
Experience a quantum leap of luxury, refinement and unfettered space with more privacy

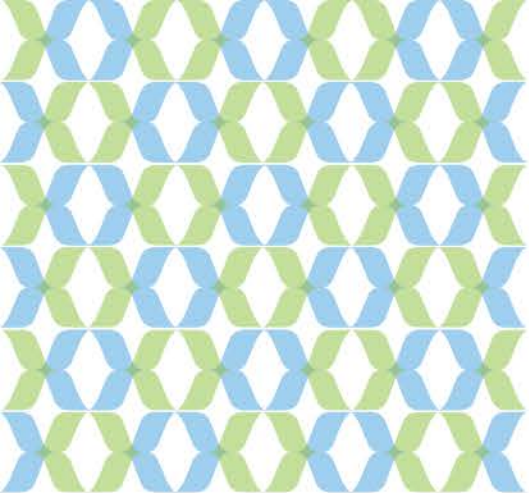
Naturally lit BBMP approved 2 & 3 BHK Apartments with CC/ OC / RERA REGISTERED

Aesthetically designed spacious homes with almost no common walls for more natural light & fresh air
Spend evening in the company of nature

Ample green space within the complex with central atrium with world class facilities
Exquisite living spaces you'll love coming home to

Splendid views, lush green surrounding and contemporary design with vastu compliant units



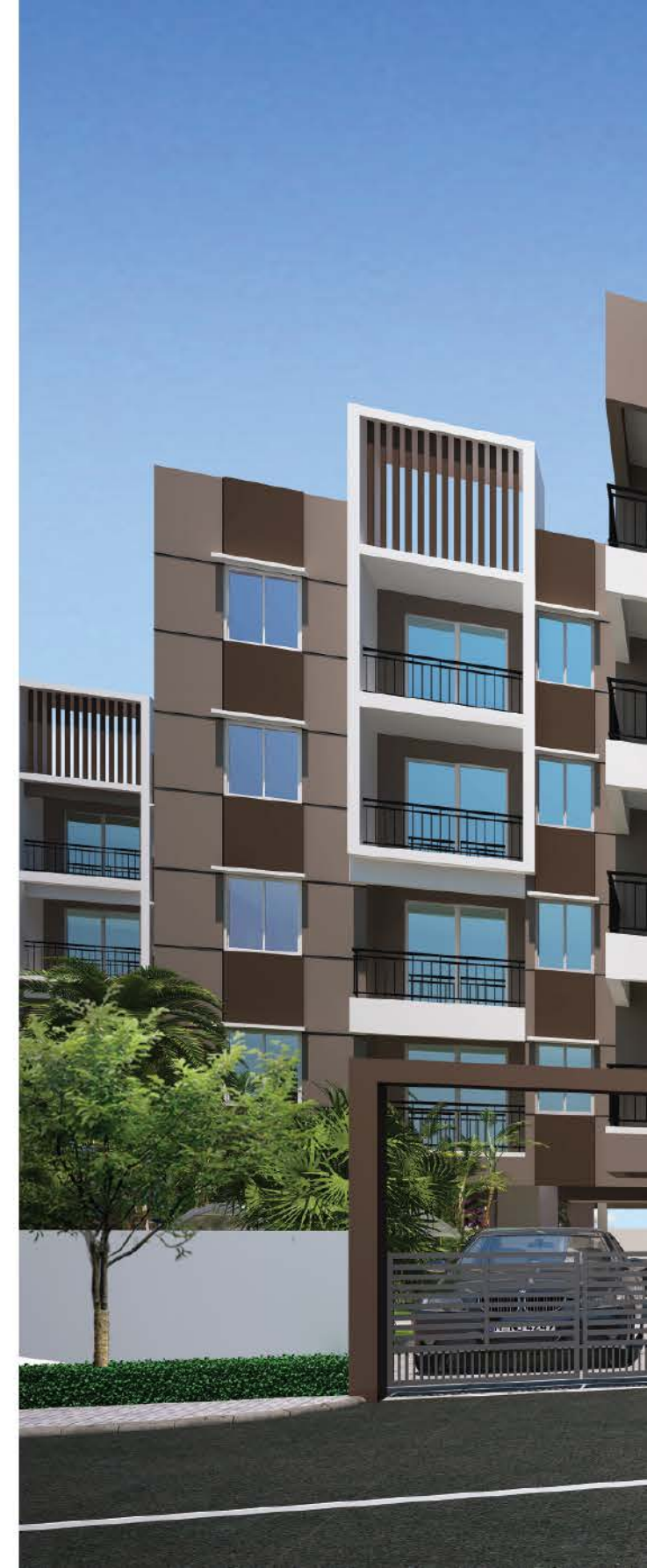


Crafted with luxury, inspired by you..

Sai Balaji Residency a modern and aesthetic design of 2 BHK & 3 BHK units of 80-numbers in Different sizes and styles offering wide choice and varieties as need and requirements for the discerning customers like you with unique tastes. Pleasant and stylish Contemporary designed by reputed architect M/s Ambient Associates and great construction quality coming from a well-known name in the market M/s Dwaraka Builders and Developers with a decade in construction and excellence in other endeavors. Moreover, thoughtfulness in providing the best useful facilities and taking care of every last detail by reputed consultants in their chosen domain.

You wonder, if Sai Balaji Residency is a pure Joy to live in. Yes, it is. Don't take our word for it - One look at the design and architecture, and the consultants on board, and specifications to go with it, and the builders reputation, should give you ample proof of it.

Located at Channasandra of Whitefield, close proximity to HOPE Farm junction, the most happening stretch of IT & ITeS hub of Bangalore, Sai Balaji Residency is your home, your haven and gateway to the good life. A lavish, contemporary apartment complex, with 80 independent style units and fabulous amenities, it offers you an unparalleled life of luxury with well connectivity. All around landscaped lush green area and Landscape gardens creates a sense of nature all around. Vehicular movement has been deliberately limited restricted to stilt floor to provide space at the ground level for people to meet and socialize. Sai Balaji Residency strikes a balance of all the benefits of living in a community and the advantages of private homes without common walls.





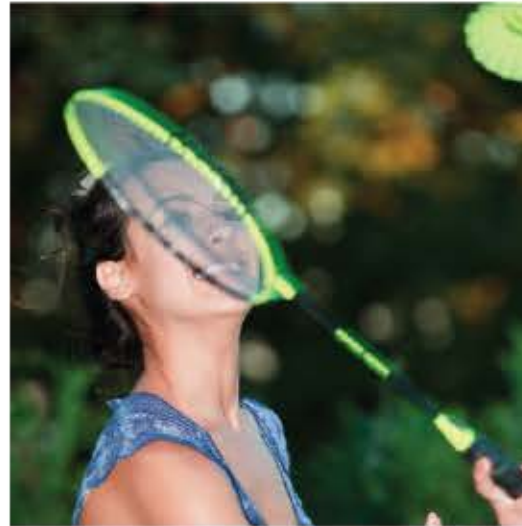


Luxury and Creativity

Luxury which is blended with creativity and reason turns to be a joy, not only for the present, but for a long time. Great thought has gone into utilization and management of the facilities – we have a roaster of amenities for you to indulge day in and day out. A Multipurpose hall which can be used for Party /Gym / indoor games / Hobby Zones / Community hall etc. Children Play and elderly people sit-outs in landscape to enjoy the fresh air.

The security is manned by KIOSK in entrance and exit gates with CCTV surveillance and intercom facility to each flat. The stilt floor parking is seamless with easy passage with appropriate ventilation.

It's not all; absolute coherence with the approved plan; with less common walls; a huge passenger lift for heavy duty, and a generator power back up...all these are some of the features that make this project the best in its class.



Feel thrilled

A home that offers so much to do and so much to discover
feel thrilled to step into Sai Balaji Residency everyday.



AMENITIES AND FACILITIES

CLUB HOUSE

- Swimming Pool
- Shower Areas
- Changing Room
- Multi-purpose Hall

ENTERTAINMENT

- Function Hall
- Family Lounge Areas
- Senior Citizens Lounge
- Festival Plaza
- Gazebo

INDOOR GAMES

- Pool/Billiards
- Chess & Caroms
- Table Tennis

OUTDOOR GAMES

- Half Basket Ball Courts
- Shuttle Court

KIDS

- Toddler Play Area
- Toddler's Pool
- Sand Pit
- Play Equipment

FITNESS

- Walking / Jogging Track
- Well-equipped Gymnasium
- Meditation / Yoga Deck

LAND SCAPING

- Pedestrian Friendly Pathways
- Family sit outs
- Lush Garden Areas
- Theme Park

SECURITY

- CCTV Secured
- Security Cabin
- Gated Community
- Audio Communication for guards

ESSENTIALS

- Generator Back-up in Common Areas
- Back-up for all Apartments
- Rain Water Harvesting
- Sewage Treatment Plant - STP
- Adequate Water Supply
- Parking Space for Visitors



Elements of perfection & protection

Sai Balaji Residency inspires smile in your life – first being the best architectural design and quality of highest standards, the irresistible location, the best features of home design and the landscaped premises it makes your heart flutter with excitement and fulfillment to own and live...

Sai Balaji Residency includes the following elements within the campus for your utilization



HIGHLIGHTS

- ❖ BBMP approved Stilt+Ground+3 Floors Luxury Apartments.
- ❖ RERA Registered - PRM/KA/RERA/1251/446/PR/180605/001878.
- ❖ 80 numbers 2 and 3 BHK spacious units.
- ❖ Vastu compliant.
- ❖ Large living & dining area extending to a large balcony.
- ❖ Every room offers space, natural light, ventilation and views.
- ❖ Elegant entrance & exit gate with Security KIOSK.
- ❖ Vehicle free pedestrian entry.
- ❖ Cobbled stone pathways.
- ❖ Hard and soft landscaped gardens.
- ❖ 24X7 Security with CCTV monitoring ensures safety round the clock.
- ❖ Unique elevation and forecourts.
- ❖ All around landscape gardens.
- ❖ High quality home with best in class specification.
- ❖ Sewage treatment plant.
- ❖ Close to work, schools, hospital and malls.
- ❖ Approved by all leading banks and financial institutions.



discover

Sai Balaji Residency, has its own lifestyle treasures which you can only discover by living.

MASTER PLAN



LEGENDS

- 01 MAIN ENTRANCE
- 02 MAIN EXIT
- 03 SECURITY KIOSK
- 04 SENIOR CITIZEN'S LOUNGE
- 05 CHILDREN'S PLAY AREA
- 06 OPEN AIR THEATRE
- 07 LANDSCAPE GARDEN
- 08 HALF BASKET BALL COURT
- 09 BADMINTON COURT
- 10 SWIMMING POOL
- 11 PARTY HALL
- 12 FESTIVAL PLAZA
- 13 TRANSFORMER YARD
- 14 BUILDING STRUCTURE

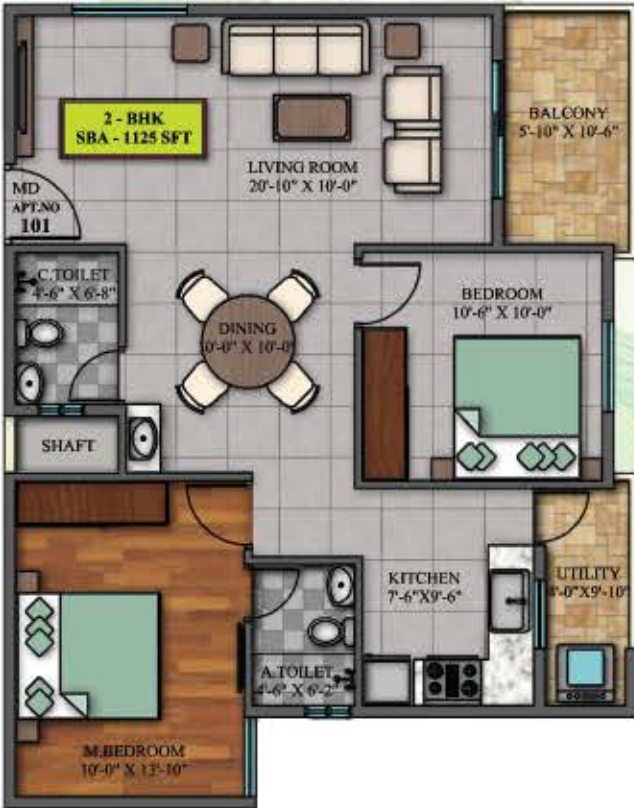
TYPICAL FLOOR PLAN



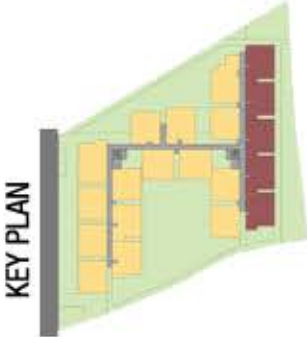
AREA STATEMENT

UNIT NO.	TYPE	FACING	SBA
101	2 BHK	West	1,125 Sft
102	2 BHK	West	1,125 Sft.
103	2 BHK	West	1,125 Sft
104	2 BHK	West	1,125 Sft
105	2 BHK	West	1,125 Sft
106	2 BHK	East	1,094 Sft
107	2 BHK	East	1,097 Sft
108	2 BHK	North	1,090 Sft.
109	2 BHK	North	1,115 Sft
110	2 BHK	West	1,060 Sft
111	2 BHK	West	1,124 Sft
112	2 BHK	West	1,124 Sft
113	2 BHK	East	1,077 Sft
114	2 BHK	East	1,077 Sft
115	2 BHK	East	1,077 Sft
116	3 BHK	East	1,350 Sft
117	2 BHK	East	1,097 Sft
118	2 BHK	West	1,202 Sft
119	2 BHK	East	1,077 Sft
120	3 BHK	East	1,390 Sft

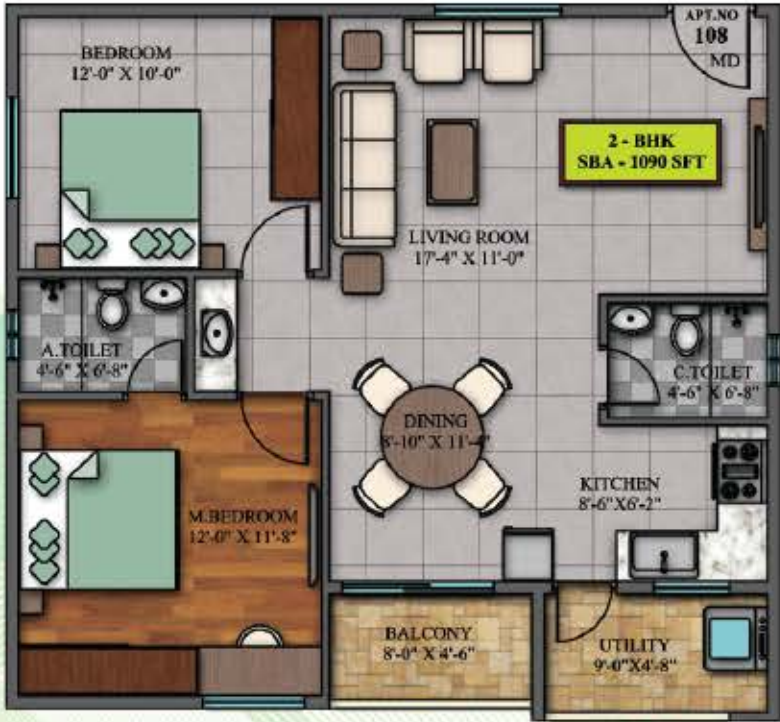
Individual Units



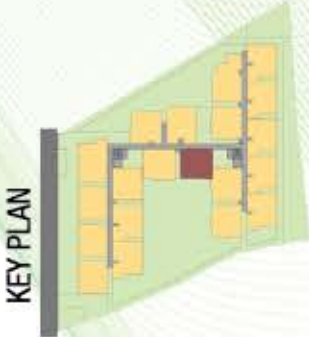
UNIT NO.	TYPE	FACING	SBA
101, 102	2 BHK	West	1,125 sq.ft.
103, 104			
105			



UNIT NO.	TYPE	FACING	SBA
106	2 BHK	East	1,094 sq.ft.
107	2 BHK	East	1,097 sq.ft.



UNIT NO.	TYPE	FACING	SBA
108	2 BHK	North	1,090 sq.ft.



Individual Units



UNIT NO.	TYPE	FACING	SBA
109	2 BHK	North	1,115 sq.ft.



UNIT NO.	TYPE	FACING	SBA
110	2 BHK	West	1,060 sq.ft.



UNIT NO.	TYPE	FACING	SBA
111, 112	2 BHK	West	1,125 sq.ft.

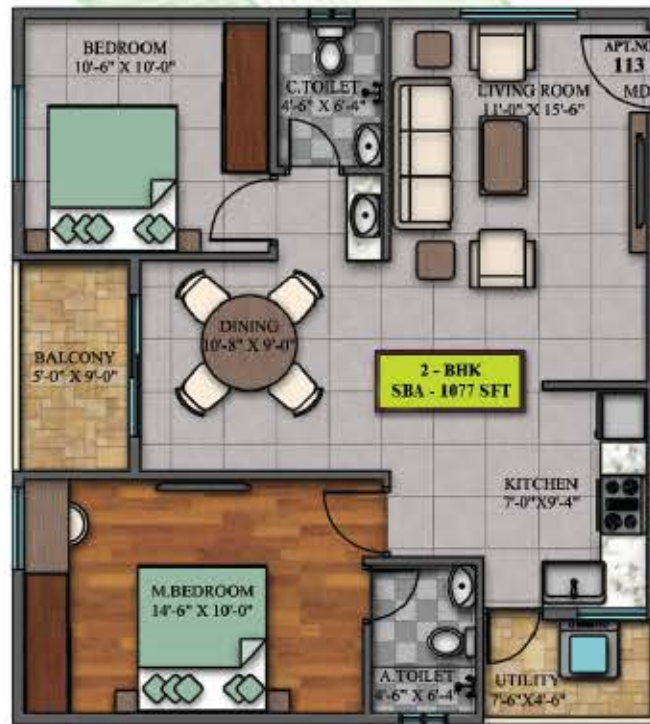
KEY PLAN

KEY PLAN

KEY PLAN



Individual Units



UNIT NO.	TYPE	FACING	SBA
113, 114	2 BHK	East	1,077 sq.ft.
115			

KEY PLAN



UNIT NO.	TYPE	FACING	SBA
116	3 BHK	East	1,350 sq.ft.

KEY PLAN



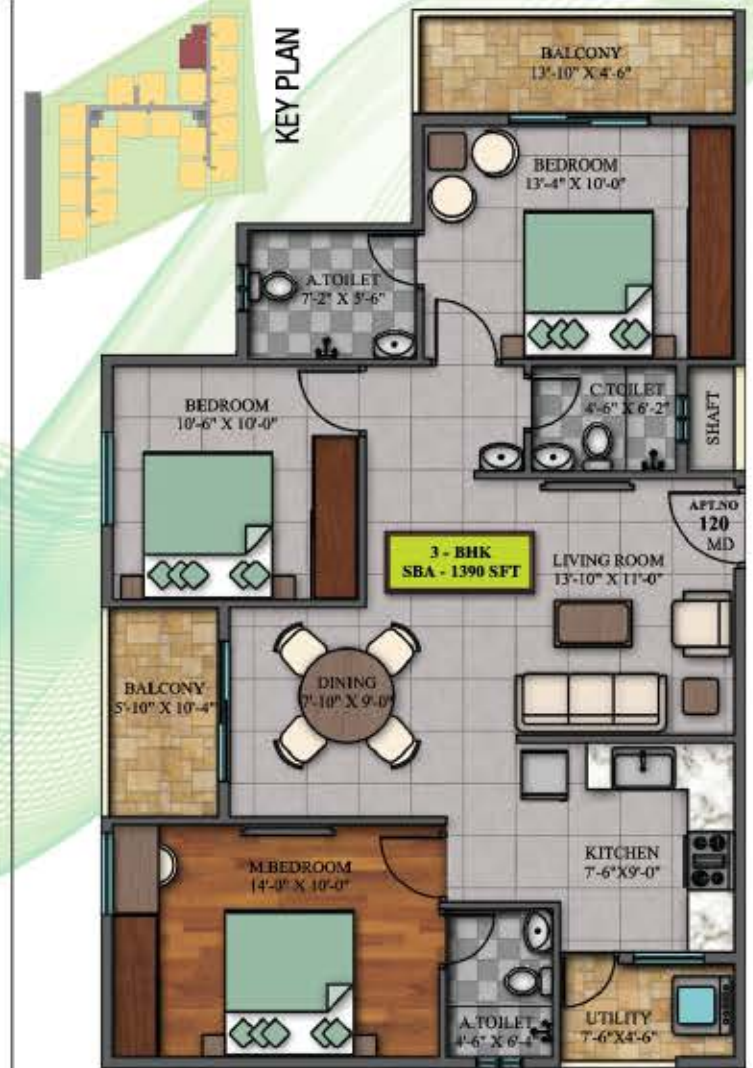
UNIT NO.	TYPE	FACING	SBA
117	2 BHK	East	1,097 sq.ft.

KEY PLAN





UNIT NO.	TYPE	FACING	SBA
119	3 BHK	East	1,077sq.ft.



UNIT NO.	TYPE	FACING	SBA
120	3 BHK	East	1,390 sq.ft.



KEY PLAN



KEY PLAN



KEY PLAN



UNIT NO.	TYPE	FACING	SBA
118	2 BHK	West	1,202 sq.ft.

SPECIFICATIONS



Structure	: RCC framed Structure.
Walls	: 6" Cement solid blocks for exterior walls & 4" Cement solid block for internal walls.
Doors	: Main door Teak Wood frame with Teak wood Panel and all other doors Salwood Frame with flush Shutters.
Windows	: Powder coated 3 track Aluminium windows with safety grills.
Flooring	: XXXXXXXXXXXXXXXXXXXX Vitrified flooring for Hall, Dinning, Kitchen and other bedrooms. Anti Skid Ceramic tiles for Bathroom, Balcony and Utility.
Kitchen	: Granite Slab of 30 mm thick and stainless steel sink, Glazed tiles dado upto 2 ft. height above the platform.
Electrical works	: Concealed Copper wiring with branded switches and sockets.
Toilets	: Ceramic Tiles flooring and glazed tile dado upto 7'0" height with Branded fittings and white color sanitary ware.
Finishing	: Emulsion paint for internal walls and polish for wood & Enamel paint for wood and steel grills. exterior with Apex paint.
Water Supply	: Water Supply from Borewell with Overhead Tank and Sump.
Car Parking	: Exclusive Covered car parking in Stilt floor.
T.V. & Telephone	: Individual T.V. & Telephone Point in Living, Master Bedroom and A/c Point in Master Bedroom.
Lift Facility	: 2 Nos. Lift of minimum 6 passenger capacity of reputed brand.
Generator	: Power Back up for Individual flat, common area and lifts.
Security	: Security Cabin, CCTV and Intercom Facility.



More

Ventilation

Natural Light

Space & Sky

Privacy

Greeneries

Luxury

Choices

Features

Connections in all directions

Sai Balaji Residency is located at off.Channasandra – Whitefield Road – the corporate and IT Hub of Bengaluru. It has the enviable advantage with IT and ITeS companies, shopping malls, premier hospitals and educational institutions at a stone throw distance. It is just minutes away from Hope Farm junction, which connects Marathahalli, ITPL K R Puram Road and Old Madras Road. Whitefield - Channasandra Road is the preferred destination with wide Roads and green cover all over. You would witness there is relatively less congestion compared to other parts of Bangalore, perhaps the reason why, there is an exodus of people and companies for the love of the true old classic Bangalore weather and environment in the Eastern Part of Bangalore. Thanks to the greater connectivity through SH – 207, NH - 4 corridor, outer Ring Road and Namma Metro. The connectivity brings Sarjapur, Hoskote, and other parts of the city in close proximity. Budhigere-Devanahalli 6 lane expressway road is well connected which makes Bangalore International Airport in just 25 minutes' drive. Upcoming Peripheral Ring Road which is passing near to the site will give another advantage of the location and will create property appreciation.

IMPORTANT PLACES IN CLOSE PROXIMITY

Schools and Colleges

Whitefield Global School	- 2.0 Kms.
MVJ College of Engineering	- 2.0 Kms.
Delhi Public School	- 5.0 Kms.
Deen's Academy School	- 4.0 Kms.
Euro Kids	- 3.6 Kms.
Gopalan International School	- 6.8 Kms.
Ryan International school	- 7.8 Kms.
VIBGYOR School	- 8.0 Kms.

Health Care

Chaitanya Health Park	- 3.0 Kms.
SSS General Hospital	- 4.0 Kms.
Columbia Asia Hospital	- 5.0 Kms.
Vydehi Hospital	- 5.0 Kms.
Narayana Multi Speciality Hospital	- 4.0 Kms.
Yashomati Hospital	- 9.0 Kms.
Sankara Eye Hospital	- 8.0 Kms.

Hospitality

Adyar Anand Bhavan	- 1.0 Km.
Aloft Hotel	- 3.8 Kms.
Zuri Hotel	- 4.3 Kms.
Alla Hotel	- 5.4 Kms.
Fortune Select Trinity	- 6.2 Kms.
Radha Homotel	- 6.3 Kms.
Keys Hotel	- 7.0 Kms.

Malls & Entertainment

Ascenda Park Square	- 3.1 Kms.
Forum Value Mall	- 3.7 Kms.
Shanthinikethan forum Mall	- 3.9 Kms.
Inorbit Mall	- 4.6 Kms.
Phoenix Market City	- 7.6 Kms.
More Mega Store	- 8.9 Kms.

Work Places

GR Tech Park	- 2.1 Kms.
Brigade tech Park	- 2.5 Kms.
Vedasoft Consulting Services	- 2.9 Kms.
ITPL	- 3.0 Kms.
Oracle	- 4.2 Kms.
IBM	- 4.3 Kms.
Industrial Area	- 6.8 Kms.

Other Important Places

Hope Farm Metro Station	- 2.0 Kms.
Hope Farm Junction	- 2.0 Kms.
Whitefield Railway Station	- 2.5 Kms.
KR Puram Railway Station	- 12.1 Kms.
K.R.Market	- 23.1 Kms.
Kempegowda Bus Station(Majestic)	- 24.2 Kms.
Bangalore City Railway Station	- 26.0 Kms.
BIAL (Kempegowda Intl. Airport)	- 30.0 Kms.



LOCATION MAP (NOT TO SCALE)



DWARAKA
simplifying urban living

JOY IS BUILDING DREAMS

Dwaraka Builders and Developers has a dream to build homes much more that share and multiplies joy. Our vision is to develop and construct homes with diligence and foresight. We uphold the trust of our clients by delivering high quality, modern, tech-driven living spaces through the best expertise available. The company as a policy adheres to stringent quality and ethical business practices. The company is headed and managed by a team of entrepreneurs from reputed names ever since we started our journey into construction we won the trust of our customers with highest quality in construction and design for over a decade.

BUILDERS & DEVELOPERS



DWARAKA
BUILDERS & DEVELOPERS

"Sri Sai Palace", # 301, 1st 'B' Cross,
Vijaya Bank Colony Extn. Horamavu
Bangalore - 560 043.

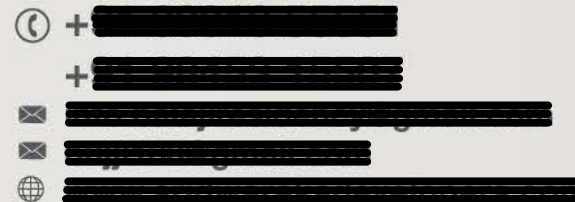
PROJECT / SITE ADDRESS:



Sy No. #95/3, Nagondanahalli Main Road,
Immadinahalli, off Channasandra Main Road,
Near to HOPE Farm Junction,
Whitefield, Bangalore - 560 037

BOOKING / MORE INFORMATION

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APPROVED
Approved by all Major BANKS

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