

URBAN PURISM  
LIVE DISTINCTLY  
LIVE EXOTIC  
EPICENTRAL LIFE

SAROJ  
  
HARMONY  
GATED COMMUNITY LIVING @ VARTHUR, BENGALURU



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architects



structural engineering  
**BASE**  
Engineering service

Plm & Elec.



**KNT Engineering**  
Consultants Pvt. Ltd.

Note: This brochure is only a conceptual presentation of the project and not a legal offering.  
The purchasers reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

a concept of [01] 96401 50807



SAROJ  
 **HARMONY**

a project of  
  
**SAROJ GROUP**  
*Live. Live.*



## URBAN PURISM

Come together in a serene retreat that's urban purism at its pristine – without, of course, losing out on the easy-chic quotient. A harmonious haven that's all about inspired living in an undulating watercolour setting. A scenic sanctuary where you can replace dark, mundane worries with passionately bright vision for the future. Come home to the pleasant and cosy vibes of Saroj Harmony.





LIVE DISTINCTION

Rising above the normal, offering spectacular views and an unsurpassed location, the panoramic collection are residences without compromise.

SAROJ  
HARMONY





## LIVE IN DETAILS

### PROJECT FEATURES

- + 150 Lifestyle Apartments
- + 1260 sq. ft. to 1395 sq. ft. areas - 2bhk
- + 1655 sq. ft. to 1750 sq. ft. areas - 3bhk
- + Approved by BBMP
- + Clear Title
- + Premium Quality Construction
- + Lush Green and Pollution Free Environment
- + Excellent Landscaping
- + Multipurpose Hall
- + Developed Children's Tot-Lot
- + Excellent Ventilation
- + Swimming Pool with Kids Pool
- + Two Level Car Parking
- + Visitors Car parking
- + STP
- + Water Treatment Plant
- + Rainwater Harvesting
- + Fire Fighting System
- + 6 No. Elevators with capacity of 10 & 13 persons
- + Generator Backup
- + Intercom Facility
- + CCTV Surveillance with Round the clock security system





# LIVE EXOTIC

An exotic getaway into a world of singular luxury. It is spread across 2 acres of breathtaking delight. Escape the insipidities of life through the many playful indulgences that are composed with unabashed fun. Replenish lost energies through an array of life-nourishing activities that are designed to thrill people of all ages, time and time again.



# PLAY, SWEAT & CELEBRATE LIFE



## AMENITIES

- + Swimming Pool with Kids Pool
- + Multipurpose Hall
- + Well-Equipped Gym
- + Children's play area
- + Amphitheater
- + Indoor Games
- + Badminton Court
- + Basketball Ring
- + Jogging Track
- + Landscaped Gardens
- + Water Treatment Plant
- + Visitors Car parking
- + STP
- + Rainwater Harvesting
- + Fire Fighting System
- + Intercom Facility
- + CCTV





### LEGEND

- 1 Grand Entrance
- 2 Security Room
- 3 Planter Box
- 4 Transformer Yard
- 5 Visitors Car Parking

- 6 Driveway
- 7 Jogging Track
- 8 Mini Basket Ball Court
- 9 Badminton Court
- 10 Swimming pool

- 11 Multipurpose Hall
- 12 Landscape Garden
- 13 Ramp
- 14 Amphitheater



B-1 1690 sft.



C-3 1260 sft.



A-2 1300 sft.



C-6 1325 sft.



B-3 1710 sft.



B-5 1655 sft.



C-5 1360 sft.



C-5 1395 sft.



## SPECIFICATIONS

- STRUCTURE**  
 R.C.C. Framed Structure using Fe 500 Grade TMT Steel  
 Designed as per relevant BIS codes for Earth Quake  
 Resistance (Seismic Zone-II) with structurally efficient  
 systems implemented.
- WALLS**  
 Light weight Solid Concrete blocks of 200MM thickness  
 & 150MM for external walls and 100MM thickness for  
 internal walls.
- DOORS**  
 Teak wood frame for main door with Skin Shutters, Sal  
 wood frames for other doors with Skin shutters. Good  
 Quality Fittings will be used for doors.
- WINDOWS**  
 UPVC Windows with mosquito mesh & MS Safety grill.
- FLOORING**
  - > Sit out, Utility and Toilets: Anti -skid ceramic 12"x12"
  - tiles Flooring.
  - > Rest all other location 24"x24" Vitrified tiles with 3"
  - skirting all round.
- KITCHEN**  
 Kitchen platform with 20 mm thick black granite top and  
 future sink, Glazed Ceramic tiles dado up to 2' height  
 above platform.
- TOILETS**  
 JACUAR bath fittings and sanitary fittings (WC and Wash  
 basin), glazed ceramic tiles dado up to 7" Height.
- ELECTRICAL**  
 Anchor or equivalent concealed copper wiring and Legrand  
 or equivalent modular switches and sockets.
- COMMUNICATION**  
 Cable TV & Telephone point in living and Master bedroom.  
 Provision for AC point in Master bedroom, intercom &  
 Internet Point in living area.
- PAINTING**  
 All painting work both internal and external will be done  
 using Asian paint OR equivalent brand.
- WATER**  
 Adequate water supply through borewell only. Sufficient  
 storage capacity with UG sump and Overhead tanks.
- LIFT**  
 10 & 13 passenger capacity automatic lifts of Kone/  
 Schindler make for each Block.
- GENERATOR**  
 1 KV Power backup for each flat.





# EPICENTER

an enviable location, Saroj Harmony is well connected and adjacent to luxury retail, fine dining and specialist food retailers.

LOCATION MAP  
(NOT TO SCALE)



## OUR COMPLETED PROJECTS

- 1 Saroj Square
- 2 Saroj Regency
- 3 Saroj Residency
- 4 Saroj Meadows
- 5 Saroj Epic
- 6 Saroj Habitat
- 7 Saroj Studio
- 8 Saroj White Sands
- 9 Saroj Cosmos
- 10 Saroj Dynasty
- 11 Saroj Aquila
- 12 Saroj Fantasy
- 13 Saroj Orchid
- 14 Saroj Symphony

## FLOOR PLANS



### WORK / IT HUBS

- Sigma Technology Park - 3.5 km
- Whitfield - 5 km
- Prestige Tech Park - 6 km
- Embley Tech Village - 6 km
- Brigade Tech Park - 8 km
- Ecospace/Eco World ITPL - 8.5 km



### EDUCATION

- Chrysalis High - 50 metres
- KK English Medium - 50 metres
- Vagdevi Vasti Residential - 2 km
- Doons Academy - 3.2 km
- Krupakidhi College - 3.5 km
- Greenwood High - 4 km
- Overridge International - 4.5 km
- Global International - 4.5 km
- Carmel High School - 5 km
- TSSB - 5 km
- New Horizon Gurukul - 7 km
- GEAR International - 7 km



### HOSPITAL

- Varthur Govt. Hospital - 0.5 km
- Citi Hospital - 1 km
- Columbia Asia - 3.5 km
- Srikenra Eye Hospital - 5 km
- Yashwanthi Hospital - 8 km



### SHOPPING / ENTERTAINMENT

- Virginia Mall - 3 km
- Forum Value/VOK - 3.2 km
- Anya Hub - 4 km
- Inorbit mall - 5 km
- Hope Farm Circle - 6 km
- D-Mart - 6 km
- Hyper City - 8 km
- Marshall's Jn. - 9 km
- Innovative Multiplex - 9 km



### EATING OUT

- The Boordook Bistro - 3.2 km
- Domino's - 3.2 km
- The Fat Chef - 3.5 km
- Pizza Hut - 3.5 km
- Herbs & Spices - 4 km
- Cafe Buzzings - 4 km
- Masand China - 4.5 km
- Sigree Global Grill - 5.5 km



### TRANSPORTATION

- Bellandur Railway Station - 4.5 km
- Outer Ring Road (ORR) - 5 km
- Carmelaram Railway Station - 5.5 km
- Kallugodi Railway Station - 7 km
- KRL Puram Railway Station - 14 km
- International Airport - 45 km

