

THE EPICENTER OF A GOOD LIFE


**O2
HOMES**
@ Shriram Greenfield
Off Whitefield

Co-promoted by


GARDENCITY
REALTY



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.

MEGA
TOWNSHIP.



15 MINS
FROM WHITEFIELD.

UNBELIEVABLE
₹ PRICE!

STAY CONNECTED FOR A LIFETIME



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

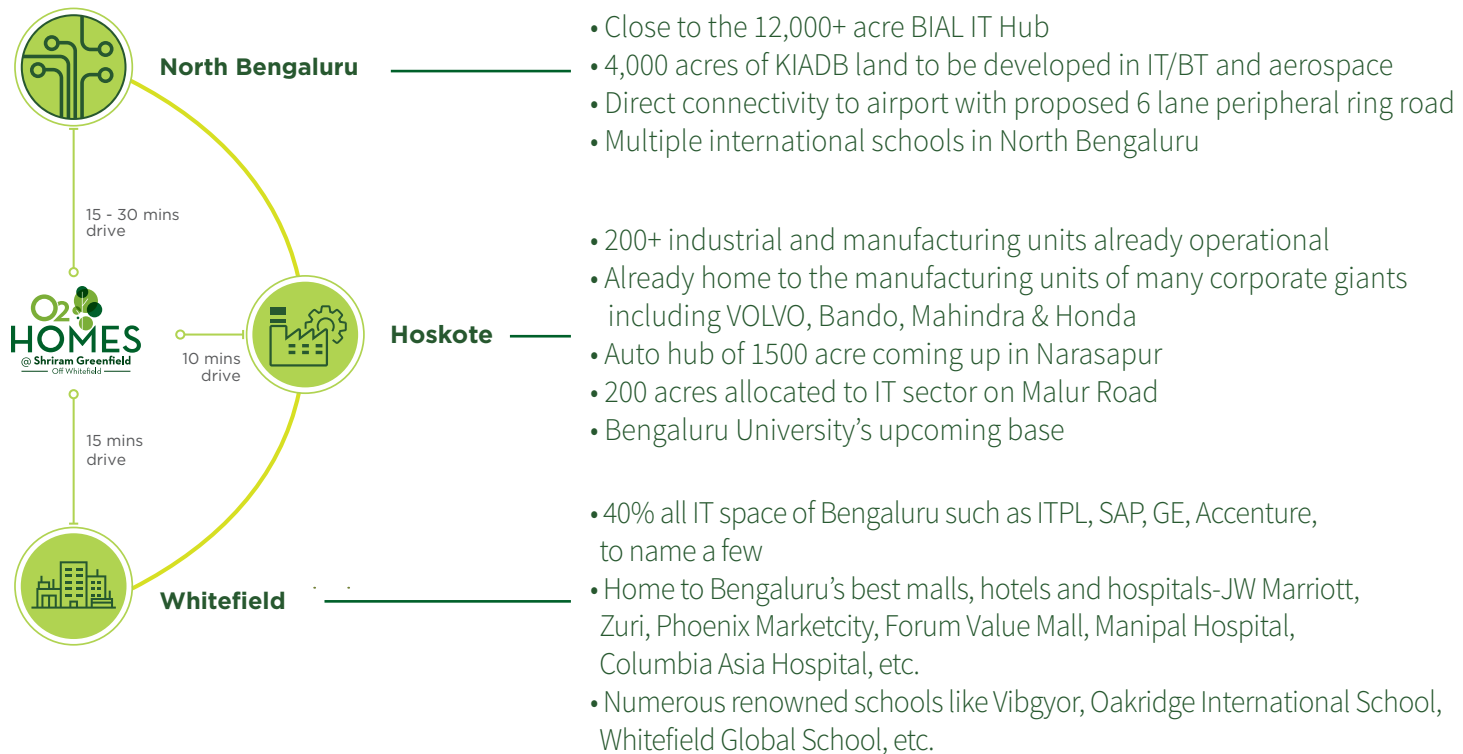


- ▶ Just about a **15 to 30 minute drive** from the Whitefield Tech Hub, North Bengaluru Investment Hub and Hoskote Industrial Hub.
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- ▶ A short drive from the functional **Byapanahalli Metro Station** and the **upcoming Ujjval Vidyalaya Metro Station**, Whitefield.
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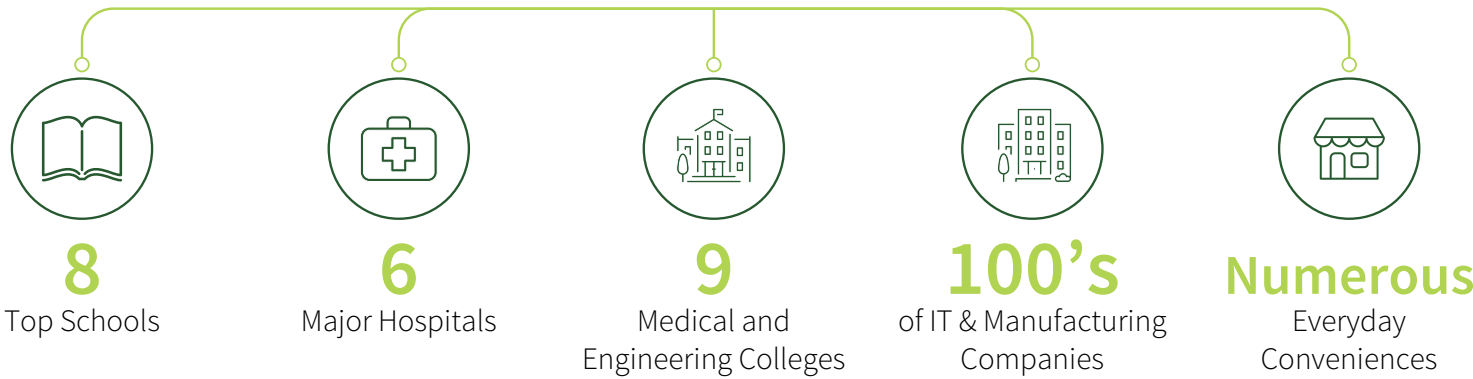
INVESTMENT OF A LIFETIME

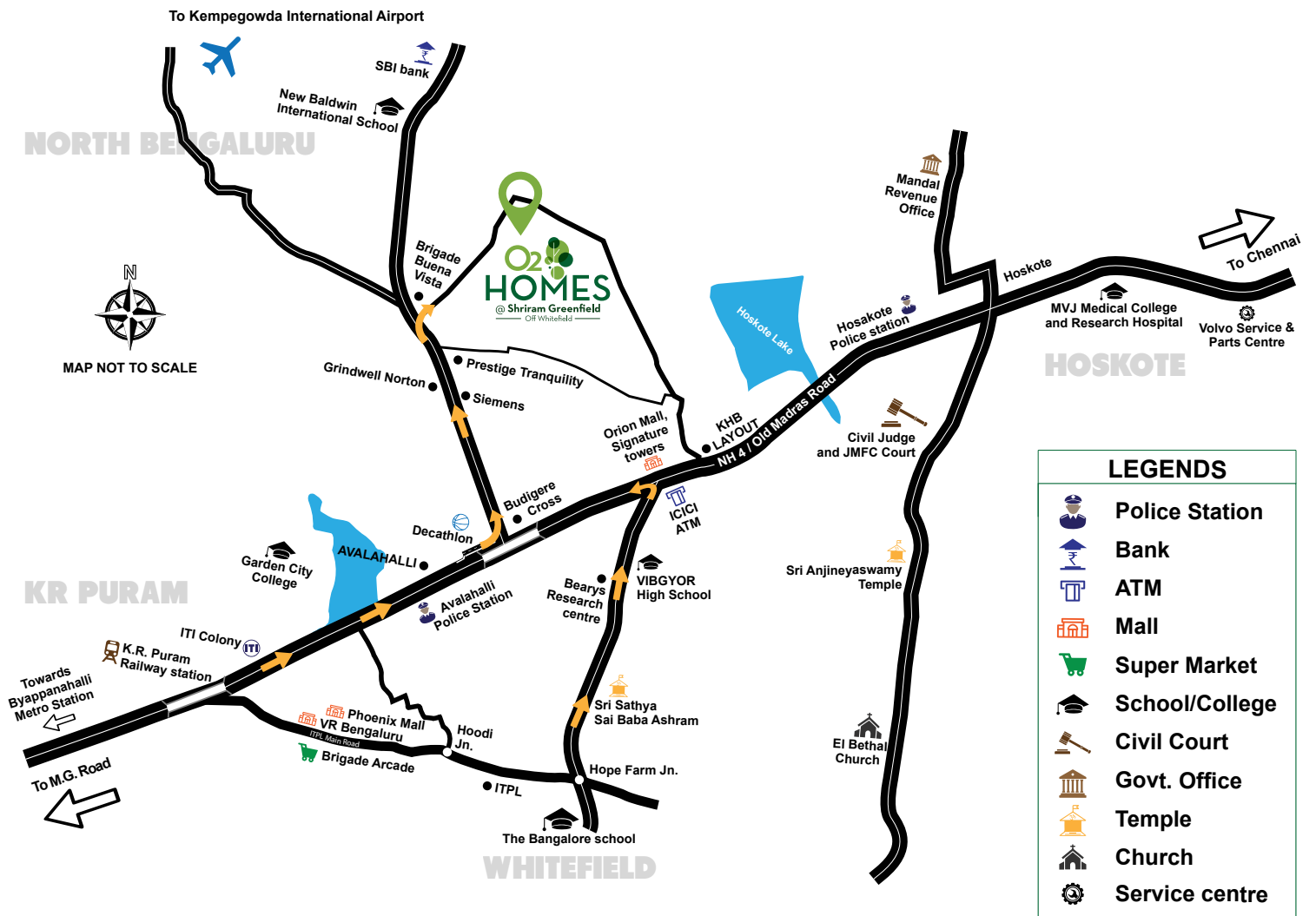


CONVENIENCES OF A LIFETIME

EVERYTHING YOU AND YOUR FAMILY NEEDS, AMAZING CONVENIENCES RIGHT AT YOUR DOORSTEP.

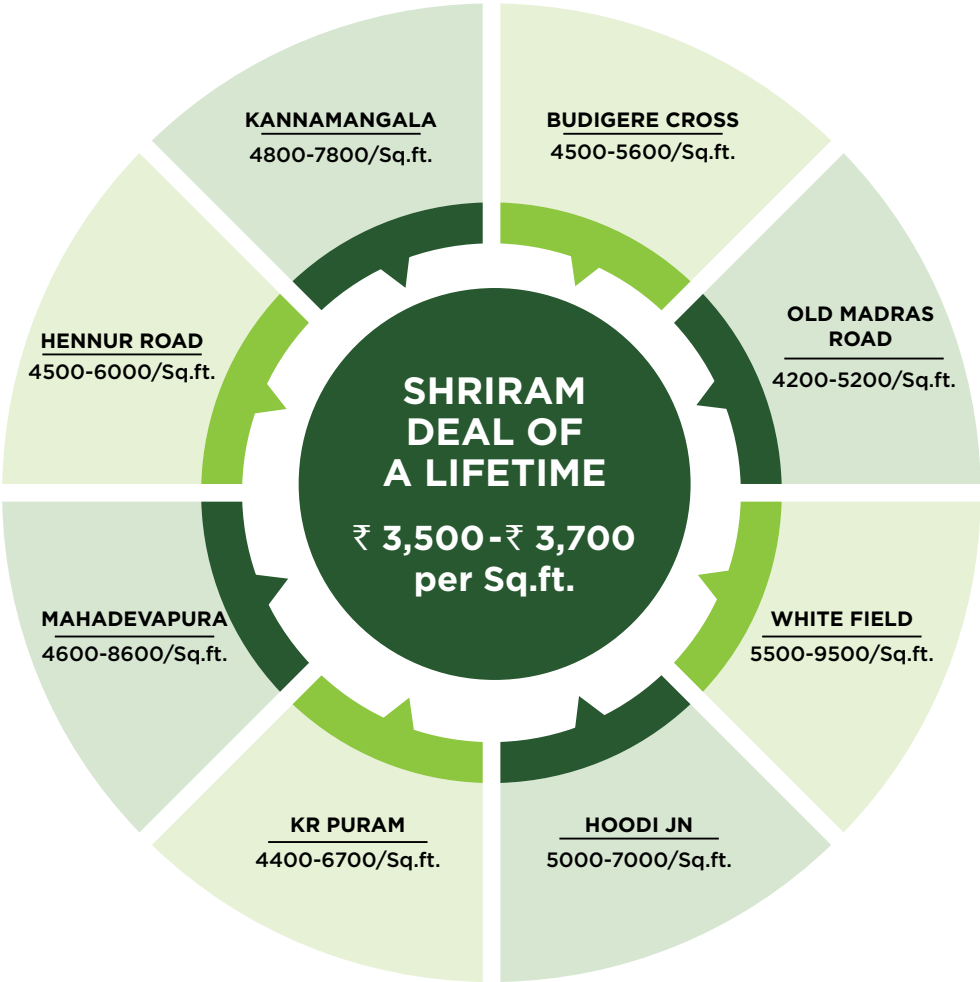
EVERYTHING YOU NEED WITHIN A RADIUS OF 10 KM





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.





**THE BEST
PRICE-VALUE
COMBINATION
BENGALURU
WILL EVER SEE!**



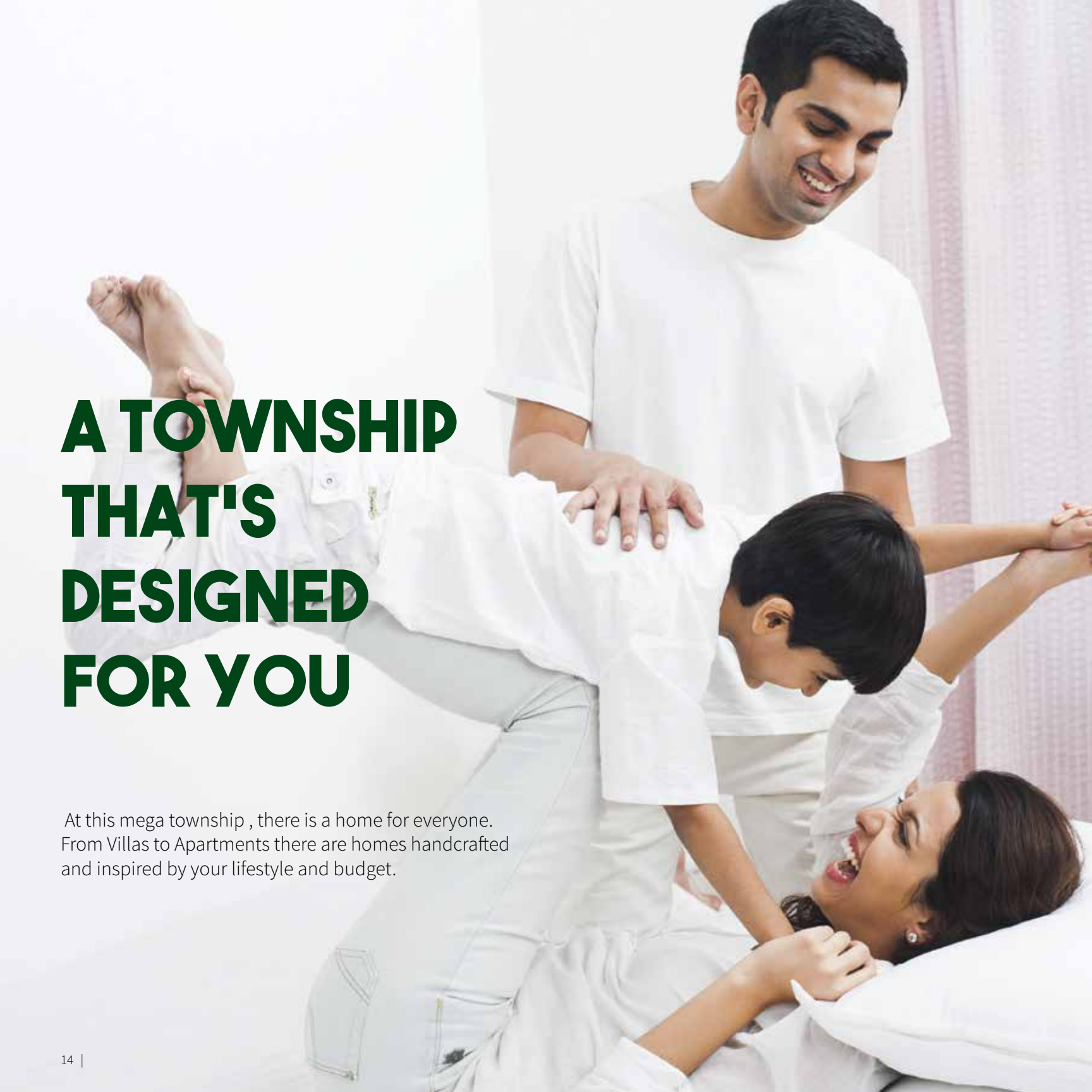
A TOWNSHIP THAT IS BUILT AROUND YOU

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.





*IMAGE FOR REPRESENTATION PURPOSE ONLY

A full-page photograph of a family of four in white clothing playing on a bed. A man stands at the head of the bed, smiling, with his hands on the shoulders of a young boy who is leaning over a woman lying on her back. The woman is laughing and looking up at the boy. The boy is also smiling and looking down at the woman. The background is a simple, light-colored wall with a pink curtain on the right side.

A TOWNSHIP THAT'S DESIGNED FOR YOU

At this mega township , there is a home for everyone.
From Villas to Apartments there are homes handcrafted
and inspired by your lifestyle and budget.

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



A TOWNSHIP THAT'S BUILT TO ENTERTAIN

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



Multiple Clubhouses



Extensive Sports facilities



Town-centre with shopping & entertainment zone



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 mega 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.







*AN ARTISTIC IMPRESSION OF SHRIRAM GREENFIELD



WELCOME TO THE CLUB HOUSE

**A LIFETIME OF ENTERTAINMENT
SPREAD OVER 4.5 ACRES OF
CLUBHOUSE**

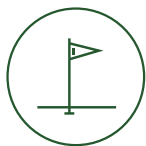


*DISCLAIMER - PROPOSED CLUBHOUSE & AMENITIES ARE ONLY INDICATIVE & MAY VARY.

MASTERFULLY CRAFTED



Jogging Track



Golf Putting Hole



Lawns



Seating Plaza



Lap Pool



Fitness Station



Volleyball Court
(Sand Pit)



Children's Play Area



Skating Rink



Kid's Pool



Water Body with
Mini Bubblers



Elderly Seating Plazas

TO LAST A LIFETIME



Circular Gazebo



Half Basket Ball Court



Flower Gardens



Tennis Court



Sun Lounges with
Umbrella



Cricket Practice Pitch



Stepped Seating Area



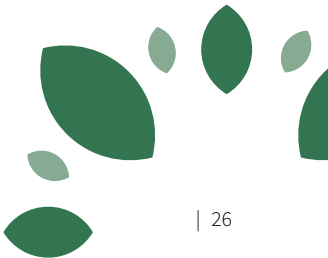
Amphitheater



Pool Deck



Informal Party Lawn





A COMMUNITY BUILT AROUND YOU

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
-  Pergola Seating
-  Sun Lounges with Umbrellas
-  Café



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



A LIFETIME SPENT FOR THE LOVE OF SPORTS



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)



Kids Pool



Outdoor Exercise Stations



Cricket Practice Net



Tennis Court



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.

-  Gym
-  Carom
-  Billiards
-  Chess
-  Yoga/ Meditation Spaces
-  Table Tennis
-  Indoor Badminton Court





**AMENITIES
ENCOMPASSED
AROUND
EVERY STAGE
OF A LIFETIME**

EQUIPPED FOR THE CHILDHOOD 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.



Multiple Play Courts
at Each Phase



Large Common Play
Area at The Clubhouse



Crèche Provision



Skating Rink



Multiple Outdoor Sports
and Indoor Games



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.



Yoga/ Meditation zone



Swimming Pool Deck



Spa and Sauna at
The Clubhouse



Jogging/ walking tracks



Billiards



A LIFETIME OF SECOND CHILDHOODS SPENT WELL

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



Library



Outdoor fitness stations



Garden Seating Areas



World-Class Healthcare





SHRIRAM GREENFIELD PRE-CERTIFIED GOLD RATED BY IGBC TO LAST A LIFETIME.

Shriram Greenfield has been pre-certified gold by The Indian Green Building Council (IGBC)

This prestigious project has bagged the DNA Real Estate Awards and Realty Plus Awards.

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 saving 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**



A RIOT 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

- ▶ Alpinia Purpurata
- ▶ Bauhinea Variegata



WELCOME TO O2 HOMES

O2 homes is phase 2 at Shriram Greenfield that comprises of blocks - E, F, G, H & J.





MASTER PLAN OF

SHRIRAM GREENFIELD

SMART HOMES STAY EFFICIENT FOR A LIFETIME

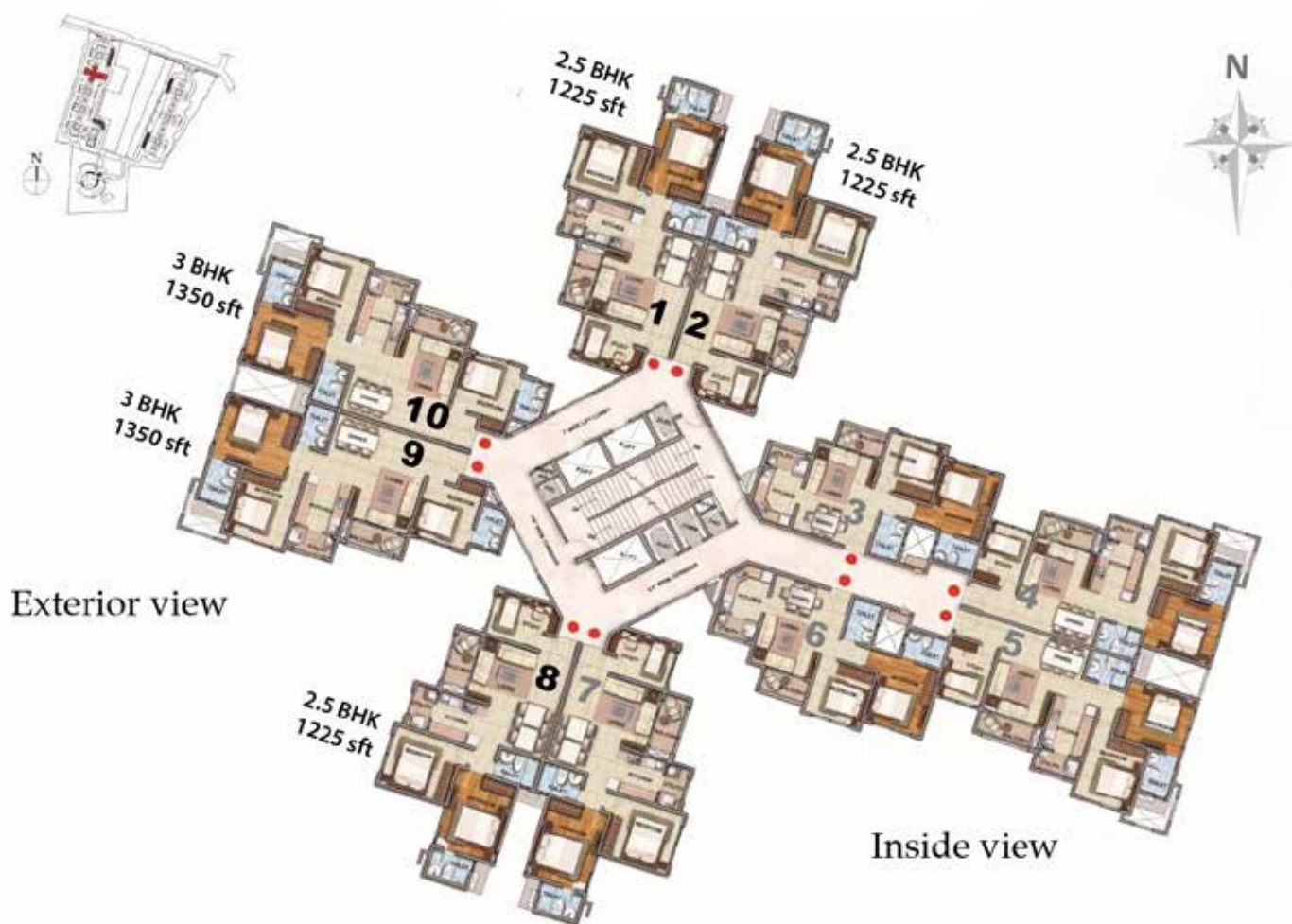
O2 Homes are handcrafted to **maximise efficiency, utility and convenience**. There is something for everyone here, every space is designed to accompany your various moods and tastes.

- ▶ **Efficiently planned towers** with compact cores add more value to space.
- ▶ Optimal and **smartly planned units** with an area efficiency of **74%**.
- ▶ Designed to 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 fitted at tower entrances for the **differently-abled**.

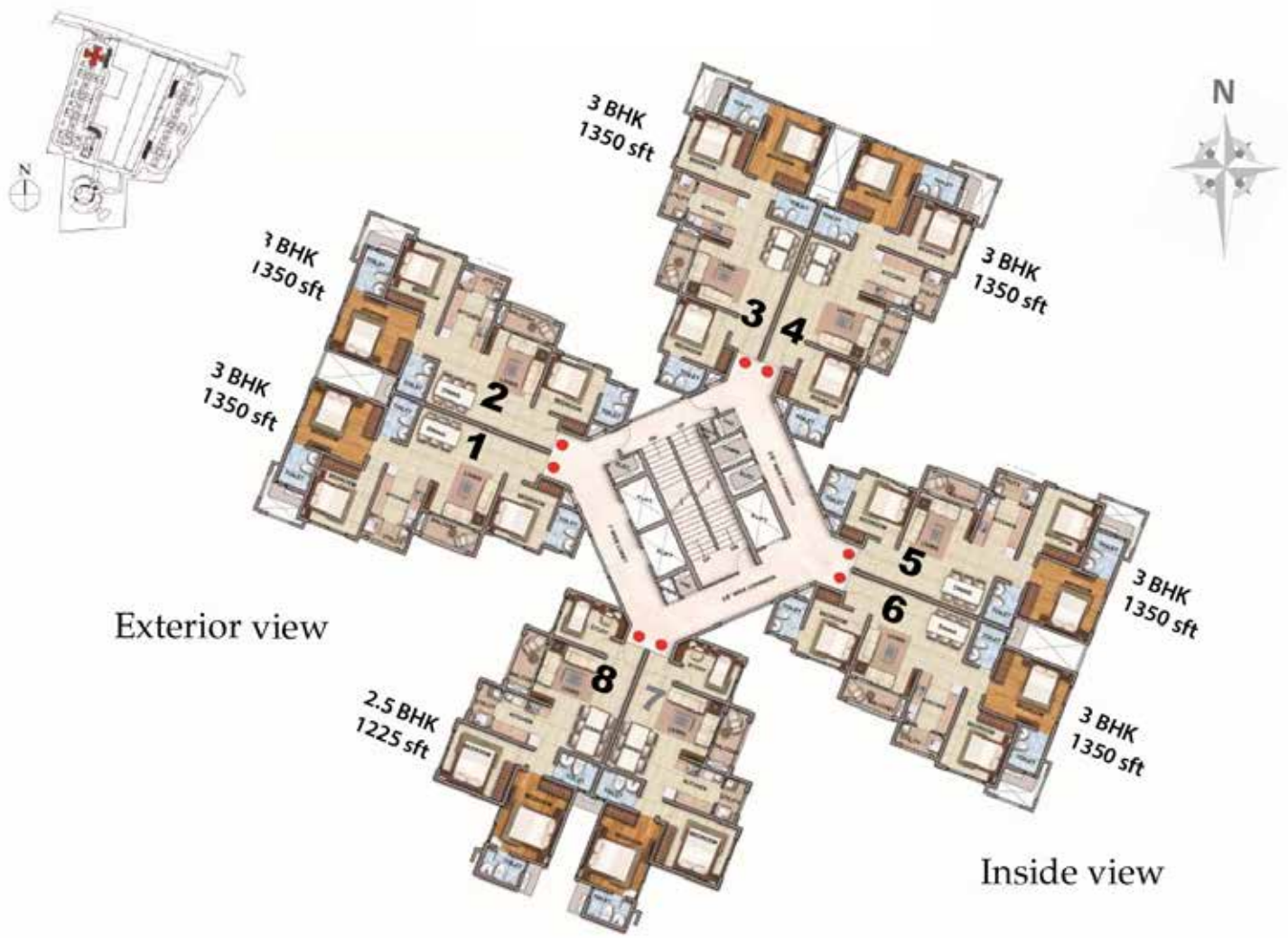


*IMAGE FOR REPRESENTATION PURPOSE ONLY

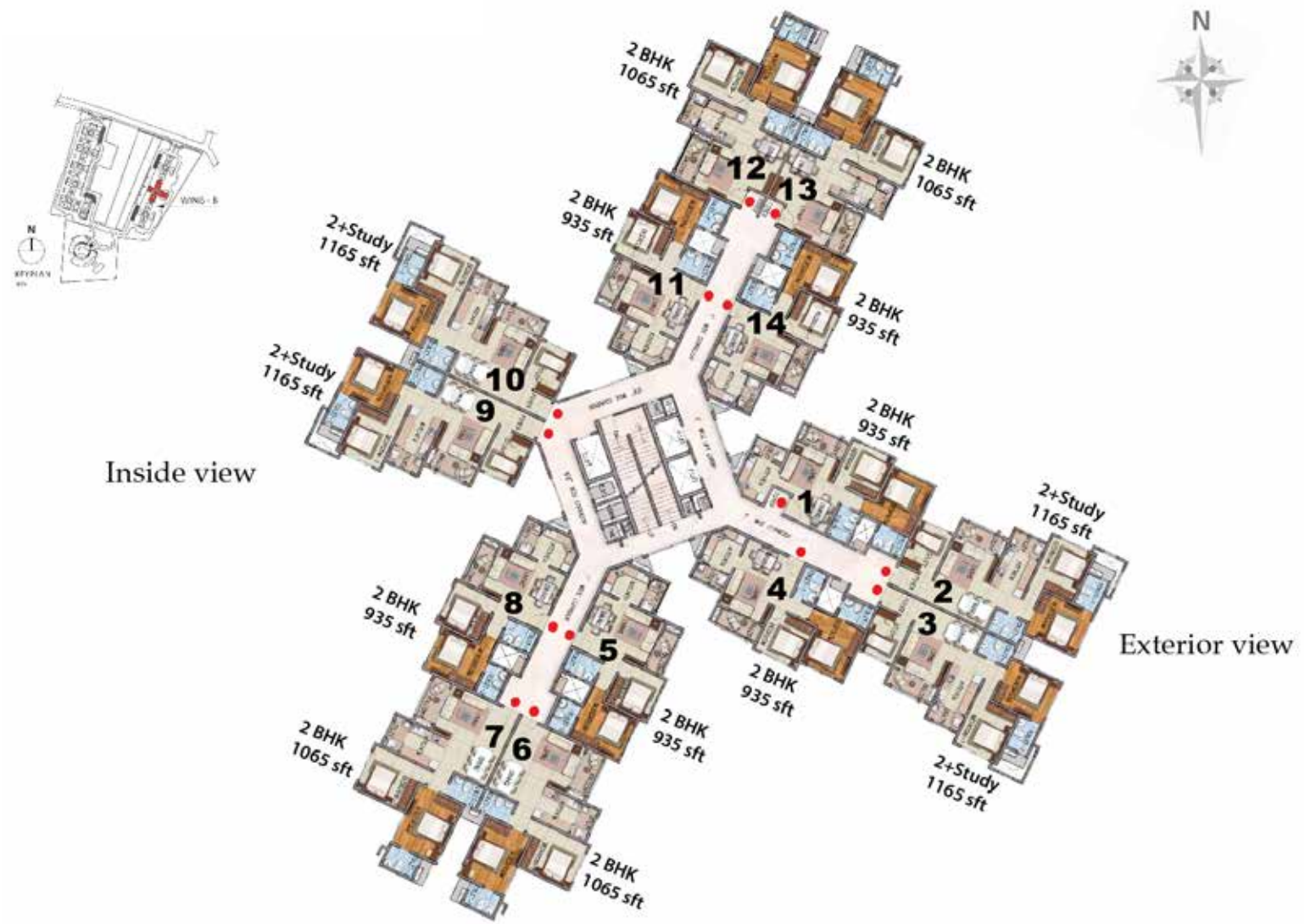
TOWER-E CLUSTER PLAN



TOWER-F CLUSTER PLAN



TOWER-H CLUSTER PLAN

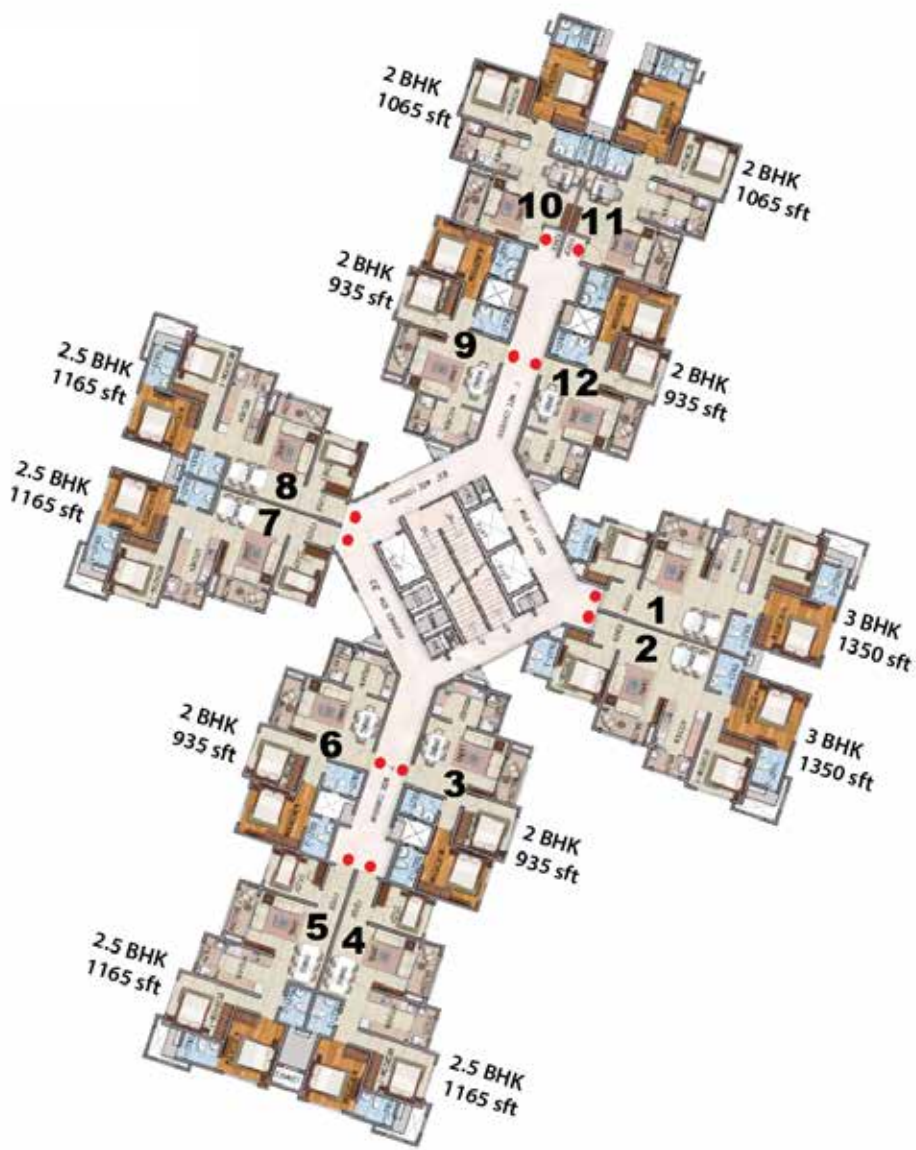


TOWER-J CLUSTER PLAN



Inside view

Exterior view



TYPICAL UNIT PLAN

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 CONVERSION		



- ▶ The living and dining areas (13'7"x16'0") are spacious.
- ▶ 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 wide and opens from the living room.

TYPICAL UNIT PLAN

2 BHK
Saleable Area
1065 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	69.641	749.609
BALCONY AREA	3.923	42.226
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ▶ The living area (11'x16') in addition to a separate dining area.
- ▶ The master bedroom (14'0"x10'6") can comfortably accommodate a double bed, wardrobe and a TV.
- ▶ Spacious kitchen (7'6" x 8'8") 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 wide and opens from the living room.

TYPICAL UNIT PLAN

2 BHK + Study
Saleable Area
1165 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	76.433	822.718
BALCONY AREA	3.518	37.867
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ▶ 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.
- ▶ Foyer provision at the entrance for maximum privacy as it separates the entrance and the living dining area.
- ▶ 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 wide and opens from the living room.

TYPICAL UNIT PLAN

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.
- ▶ Foyer provision at the entrance for maximum privacy as it separates the entrance and the living dining area.
- ▶ Spacious kitchen (7'6" x 8'8") 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 wide and opens from the living room.

TYPICAL UNIT PLAN

3 BHK
Saleable Area
1350 sq.ft.

	Sq.mt	Sq.ft
CARPET AREA	89.228	960.442
BALCONY AREA	3.518	37.867
1Sq.mt = 10.7639 1 Sq.ft STANDARD CONVERSION		



- ▶ The living area (11'x16'10") in addition to a separate dining area.
- ▶ The master bedroom (13' x 11') 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 wide and opens from the living room.

A LIFETIME MADE BY DETAILS

INFRASTRUCTURE AND 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 first floor onwards for the entire 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



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 with granite counter and SS sink with space provision for storage and electric & water point for aqua guard
- ▶ SS Single bowl with drain board sink in kitchen and SS Single bowl sink in utility



DOORS & WINDOWS

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



SECURITY

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

► **RAHUL JAIN**



“Choosing a home at Shriram Greenfield for our first home was the smartest decision by far and the best decision that we could have made”

► **ABHINAV KORANGA**



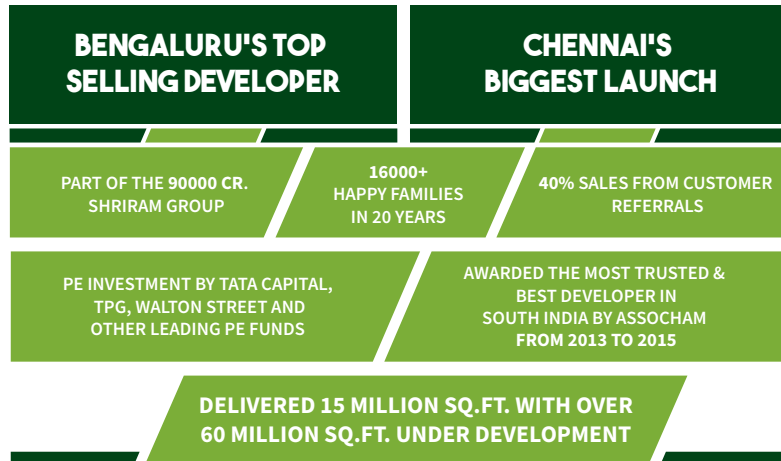
“Buying a house in this market was daunting, but Shriram has made it simple and easy. With a home at Greenfield, peace of mind is guaranteed.”

► **RUCHIKA SINGH**



SHRIRAM PROPERTIES

THE BRAND THAT'S RIGHT FOR YOU



OUR CORE PHILOSOPHY



FUNCTIONAL
LUXURY



CUSTOMER-CENTRIC
DESIGN



OPTIMIZATION AT
EVERY STEP



MAXIMUM VALUE
FOR YOUR MONEY

CO-PROMOTERS

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 – DIVINE CITY with Premium Row Houses & High Rise Residential Development.
- ▶ VIZAG - ICONICA GRANDE with Premium Villas & High rise Residential Development
- ▶ BENGALURU - Affordable Mass Housing Development at Anekal.

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GARDENCITY
REALTY

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

O2 HOMES
@ Shriram Greenfield
— Off Whitefield —



SITE OFFICE ADDRESS:

SURVEY NO. 73/12, 74/1234, 81 BOMMENAHALLI MANDUR POST BIDARAHALLI HOBLI, BENGALURU EAST TALUK, BOMMENAHALLI VILLAGE, BIDARAHALLI HOBLI, OLD MADRAS ROAD, BENGALURU, KARNATAKA 560049

CORPORATE OFFICE ADDRESS:

NO 40/43, 8TH MAIN, 4TH CROSS, RMV EXTENSION, SADASHIV NAGAR, BENGALURU 560080

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