



Saroj Constructions

Saroj Square, 1st Floor, No.1 Silver Spring Road,
Marathahalli, Bengaluru - 560 037.
Tel.: +91 80 49 111 999
E-mail : salestulip@sarojgroup.in | Web: www.sarojgroup.in



*invite beauty and fragrance
in your life...*



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Site Address

Sy No. 27/8, Belathuru Village,
Kadugodi Post, Whitefield,
Bangalore.

Architect

Arien design
Bengaluru.

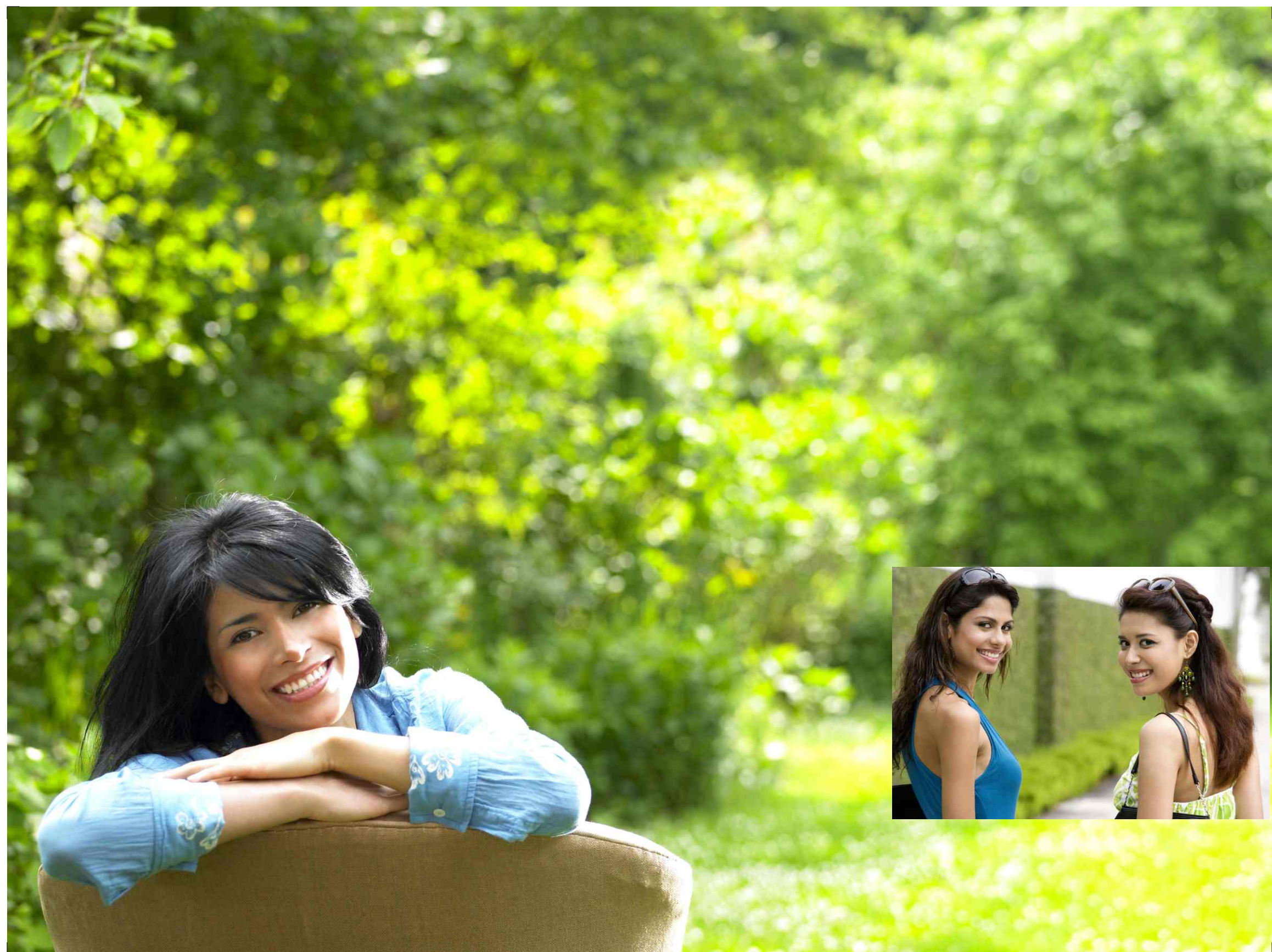
Note : This brochure is only a conceptual presentation of the project and nota legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

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the flower of your dreams
has blossomed into





*transform everyday challenges
in to bliss at Tulips*

Flowering at Belathuru, Kadugodi - close to the veritable IT hub of Bengaluru, is a resplendent address for lavishly scaled living – Saroj Tulip. This pristine project celebrates inspired lifestyle amid natural splendour. And it also embraces the essence of contemporary architectural trends while enabling restful spaces that evoke a sense of inner peace and tranquillity, factors missing in urban hustle.

So if you are among the rare few who value freedom of living in an ambience that's just right for breaking free from ordinary lifestyle. The select class of individuals who look forward to savouring the experience of taking life in a new light each day. Then your wait is over. It's time to welcome bliss and challenges that's part of everyday drama called life. Come home to Saroj Tulip.

Saroj
Tulip





coming together of stunning architectural
plan and modern, suave craftsmanship

Saroj
Tulip

The striking elevation of Saroj Tulip is in every sense the epitome of the good life. Showcasing a coming together of stunning architectural plan and modern, suave craftsmanship, every dimension of the exceptional enclave delivers elite-level luxury. While fusing refinement and sophistication, it creates a sleek and graceful appearance.

In entirety, the premium project is an opportunity to immerse oneself in sublime flair and discreet grandeur - in an immaculate setting where proportionately planned open spaces and tinges of greenery come together in perfect harmony. And the pivotal aspects of the sunny exterior - clean lines and stately squares - achieve the desired result.

skillfully carved inner spaces that lend a sense of spacious elegance

The optimum use of space and skillfully carved inner spaces lend a sense of spacious elegance inside every independently planned apartment of Saroj Tulip. Perfect for modern lifestyle, the available area – complete with sleeping, sitting and dining areas and modern kitchen – features free flow of space for expansive living.

Commanding centre stage in the magnificent floor plan are the large, splendid bedrooms that assure relaxing moments in absolute privacy. The capacious living and dining areas too guarantee wow-factor. The ample sit outs and large windows offer exceptional views while inviting in natural light and fresh air.

Typical Floor Plan

BLOCK-A	1	2	3	4	5	BLOCK-B	1	2	3	4	5
	1645	1250	1255	1245	1605		1645	1250	1255	1245	1580





Iso metric views

flat no. 1 (block-a) 1645sq.ft | 3bhk

flat no. 2 (block-a) 1250sq.ft | 2bhk

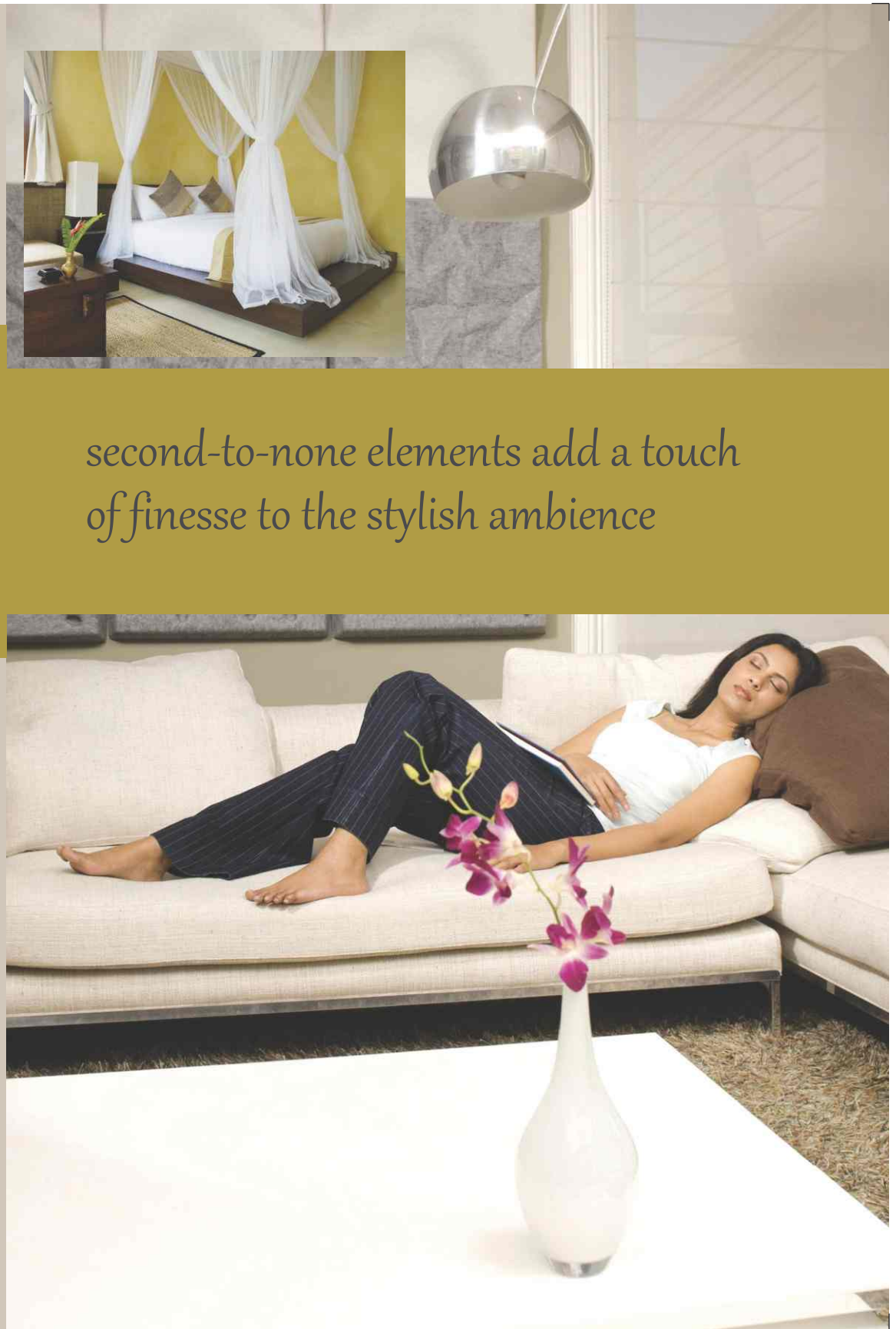
- STRUCTURE** : R.C.C Framed Structure with M-25 grade concrete and Fe 500 grade TMT steel designed as per relevant BIS codes for Earth quake Resistance (Seismic Zone-11), with structurally efficient systems implemented.
- WALLS** : Exterior walls with 6"thickness solid concrete blocks and interior walls with 4" solid concrete blocks.
- PLASTERING** : Double coat sponge finish for exterior walls and Neeru finish for interior walls.
- DOORS** : Teak wood frame Main Door, Sal wood frames interior doors with Designer Moulded Skin shutters.
- WINDOWS** : Aluminium windows with mosquito mesh and with safety grill (Based on location).
- SITOUT & UTILITY** : 12" x 12" Anti-skid ceramic tiles for flooring. Sal wood frame and shutter with safety grill.
- FLOORING** : 24" X 24" Kajaria or equivalent polished vitrified tiles with 4" skirting all around. Granite flooring in corridor common area.
- KITCHEN** : Kitchen with 20 mm black granite counter top, stainless steel mat finish sink of frankie or equivalent brand & with "Jaguar" long body tap, glazed ceramic tile dado up to 2' height above kitchen counter top.
- BATHROOMS** : Jaguar or equivalent Florentine bath fittings in each bathroom. Hindware or equivalent sanitary wall mounded closet fittings, 12"x12" matt finished "anti-skid" ceramic tiles for flooring and ceramic tile dado with edge profiles up to 7' ft height.
- ELECTRICAL** : Anchor or equivalent concealed copper wiring, Anchor Roma or equivalent modular switches and sockets. Cable T.V point in Living & Master Bedroom, Telephone point in Living and Master bedroom. Provision of AC compressor point in Master bedroom. Provision of Internet point in Living Room. 24/7 power back-up for lift and common areas. 1kv power back-up for each flat.
- PAINTING** : Asian paint or equivalent premium emulsion over two coats of cement base wall putty for all interior walls. Texture finish with external emulsion (Apex Ultima) for exterior walls. Enamel paint for all interior doors, polish for main door.
- WATER:** Adequate water supply through bore well only.
- LIFT** : 6 passengers manual lift KONE or equivalent.

Specifications



second-to-none elements add a touch of finesse to the stylish ambience

Designed with expert precision, the exquisite enclave's majestic composition is complemented by sophisticated array of building elements and uncompromising craftsmanship.



a blossoming of lifestyle features and leisure facilities

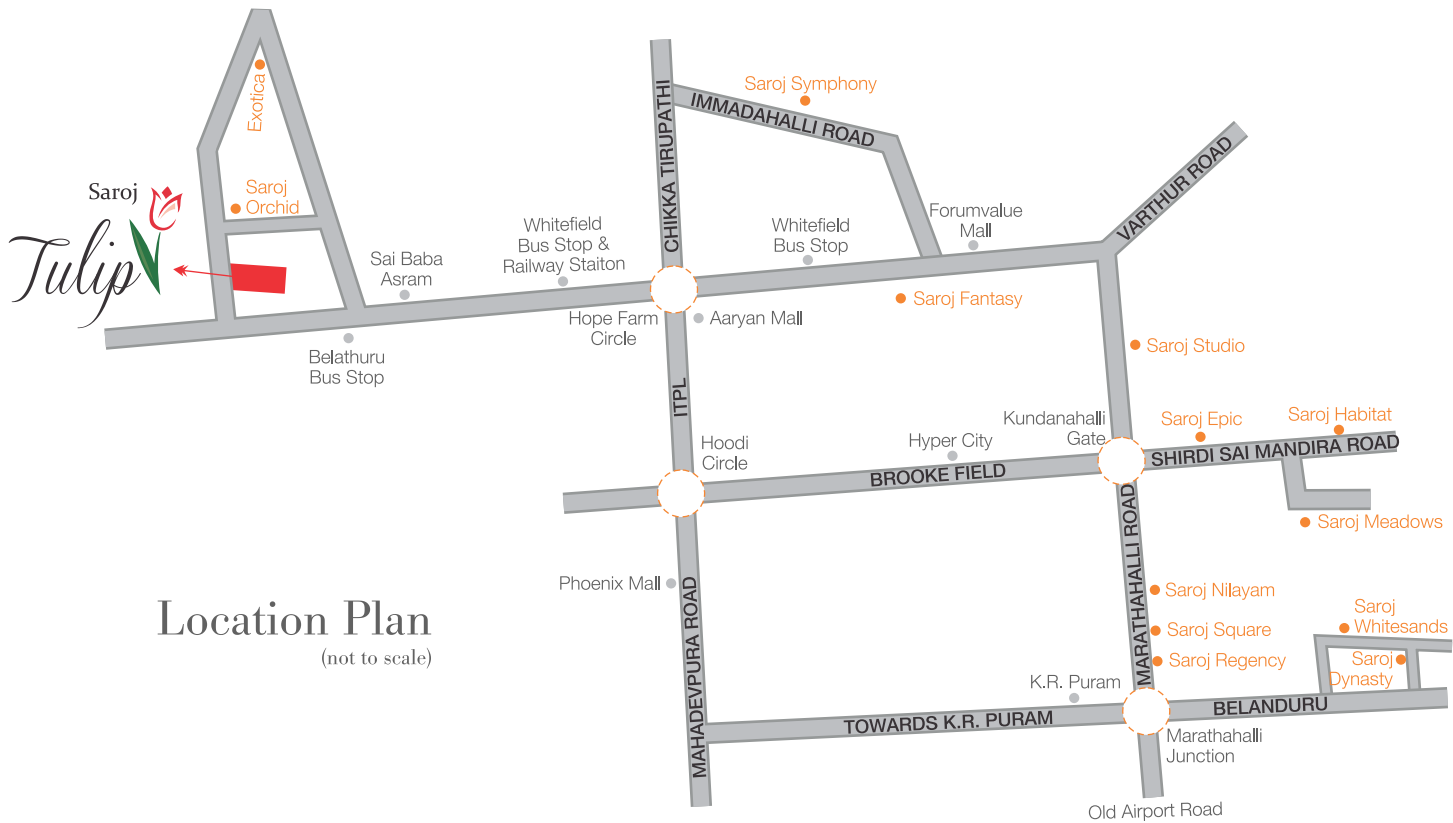
Within the margins of the sublime enclave are a host of fine features and leisure facilities that create a truly special living experience for all the residents, irrespective age or gender. From kid’s private, playful world to gym with modern equipment for adults, expect the ultimate in happening lifestyle. The multipurpose hall too is enhanced by the chic setting and sparkling ambience for celebrating life’s memorable moments or hosting intimate gatherings.

Amenities

- Landscaped children's play area
- Multi-purpose Hall & Association meeting room
- Gym with modern equipments
- Intercom facility
- Granite flooring in common areas
- Covered Car-Park
- 24/7 Security



close to IT hub and city amenities for idyllic work-life balance



Location Plan
(not to scale)

Site Highlights

- Very near to Whitefield, the nucleus of city's IT commerce
- Just a few minutes from International Technology Park (ITPL)
- Surrounded by mega malls including Forum Value Mall, Phoenix Mall, Aaryan Mall and many more
- For leisurely moments – a host of multi-cuisine eateries, lounges and star hotels within a radius of 2 km
- Quality education ensured by Sri Satya Sai Institute of Higher Learning, Delhi Public School, Pragathi School, Hoody High School and many more that dot the neighbourhood
- Many hospitals including Satya Sai General Hospital, about 5-10 minute drive time, assure timely healthcare
- Whitefield Railway Station & Belathuru Bus Stop – only a stone's throw away

The pleasant location of Saroj Tulip, at Belathuru, Kadugodi and in the divine shadow of Sai Baba Ashram, sets the stage for a harmonious lifestyle. The refined neighbourhood of Whitefield - the IT hub of the city with ITPL and many IT establishments all around – guarantees a brisk drive to work every day. Furthermore, the presence of upmarket residential enclaves and verdant greenery enlivens the living experience. Leisure facilities, host of educational institutions and quality healthcare options in close proximity strengthen the superiority of the locale. What's more, the Whitefield Railway Station/MMTS - a short distance away and Belathuru Bus Stop - within walking distance assure easy connectivity to any part of the nation/city, respectively.