



 **SVAMITVA**  
ENGINEERING TRUST, CRAFTING SATISFACTION

# EMERALD SQUARE

# ABOUT SVAMITVA

For over 30 years Svamitva has been a name that has been synonymous with passion, trust, reliability and quality. With a primary interest in real estate. Svamitva has over the decades has spread its wings into various other sectors like Contracting, Architecture, Trading, Hospitality, Solar Power, Warehousing IT & Sports, Metals industry. Having developed over 1000 + acres of land and 2 Million sq. ft. of construction. Svamitva prides itself on its attention to process each of our projects being a 100% compliant with all applicable statutory norms and regulations.

Driven by its team of dedicated professionals, Svamitva currently enjoys a strong presence in Bengaluru, Bijapur, Gulbarga, Solapur & across South India. Along with the goal of becoming a household name pan India, Svamitva global aspirations are being realized as well with operations having begun in Melbourne, Australia in association with Astra Corp and forming a company called Astra Corp Svamitva.

## Svamitva – Green features

1. Connectivity to all basic amenities within 1km walking distance – Reduces negative impacts caused to the environment from automobile use.
2. Extensive Natural ventilation – Improves indoor air quality.
3. Natural light to every residence in the building and common areas - Ensures visual connectivity between the interior and the exterior environment.
4. Sustainable landscape design using native species and high efficient irrigation system which reduces the water consumption.
5. Roof Gardening/SRI to reduce heat ingress into the building, which in turn increases the occupant's comfort.
6. Design for differently abled people - Toilets designed for differently abled, Easy access to the entrance, Ramp and audio assistance in the lift for visually impaired people, Visual warning signage in common areas & exterior areas.
7. Rainwater Harvesting to increase the ground water table.
8. Waste water treatment through STP and reuse of treated waste water to reduce the potable water consumption.
9. Procurement of materials available locally – Minimizes the environmental impacts resulting from transportation.
10. Procurement of materials with high recycled content. Minimizes the environmental impacts associated with the use of virgin materials.



**ASTRACORP**



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## THE PILLARS TO YOUR DREAM HOME

Svमितva Emerald Square is a 4 towered residential community located on Bommasandra - Jigani Link Road in Electronic City Phase 1 and Close to Upcoming Metro Station. This project has been designed to fulfill every wish of its residence. The project houses 1, 2 & 3 BHK Flats and every high-end amenity at affordable prices and also features various other conveniences that would make the life of its residents simple and idyllic. Svमितva Emerald Square is truly a place where your dreams are within your reach



# PROJECT HIGHLIGHTS

Conveniently located near Bengaluru's IT Hub, in close proximity to banks, hospitals, schools, colleges and Metro, residents will have all the conveniences of the urban life.

**IGBC pre-certified silver rated eco-friendly building with vastu compliant apartments.**

Modern amenities like a state - of - the - art Gym facility and Swimming pool and much more.

This Project has also been 5 Star Graded by CRISIL



# FACILITIES & AMENITIES

Svमितva Emerald Square was created with the idea that you don't have to compromise on quality to live comfortably. With ultramodern and well planned facilities, we believe in affordable luxury and giving our residents value for their money. Our contemporary facilities include



Club House



Senior Citizen Zone



Swimming Pool & Toddler's Pool



24/7 Security



Sky Walk on Terrace



Viewing Deck on Top



Children's & Toddler's Play Zone



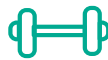
Yoga Zone



Electric Car Charging Point



Steam & Sauna



Gymnasium (Indoor & Outdoor)



Visitor Car Parking



Seating Plaza & Gazebo

# LANDSCAPE FACILITY PLAN

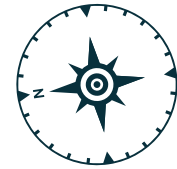
1. Grand Entrance
2. Gazebo
3. Senior Citizen Seating Zone
4. Arrival Zone
5. Ramp to Basement
6. Car parking
7. Driveway
8. Services





- 9. Swimming Pool
- 10. Club House
- 11. Toddler's Play Zone
- 12. Children's Play Zone

- 13. Organic Waste Converter
- 14. 24/7 Security



Architects: Venkatraman & Associates | Landscape: Masterplan



## SPECIFICATIONS

### ● STRUCTURE

- RCC framed structure
- External & internal walls of solid concrete blocks

### ● FLOORING

- Vitrified flooring for living, dining, kitchen & bedrooms
- Anti-skid ceramic tiles for balconies & toilets
- Glazed tiles for toilet dado



### ● KITCHEN

- Kitchen platform with black granite top with stainless steel sink with drain board
- Kitchen dado wall tiles above platform
- Provision for water purifier, refrigerator and washing machine

### ● BALCONY DOORS & WINDOWS

- Powder coated aluminium doors and windows
- All window opening are designed for maximum natural ventilation



### ● DOORS

- Main door – HDF doors with WPC frames with paint / polish
- Internal doors – flush doors with front laminate and back painted
- Bathroom doors – BWP doors
- 2 hours fire rated doors for fire staircase & major utilities
- Hardware of all approved quality & standards

## ● PAINTING

- For ceiling oil bound distemper
- For interior walls plastic emulsion
- For exterior walls weather - proof paint
- Eco friendly zero VOC (Volatile Organic Compounds) Paints shall be used
- All MS grills and railings with enamel paint

## ● BATHROOMS

- Dado wall tiles
- Water efficient Sanitary ware & Chromium plated fittings
- Provision for geyser

## ● ELECTRICAL

- TV & telephone points in living room
- Provision for AC Points in all master bed room
- Provision for UPS in all apartments
- Electrical wiring with circuit breakers of approved brands and FRLS
- All switches and sockets of approved brands
- Power Back-up for lifts, pumps and common areas



## About Location

### Peripheral Ring Road:

The Bangalore Development Authority (BDA) has decided to implement the long-delayed peripheral ring road (PRR) project by turning it into an elevated corridor to save on land acquisition costs. The 65-km road project has been in cold storage for the past two decades.

The Peripheral Ring Road will connect Tumakuru Road with Hosur Road through Ballari Road and Old Madras Road. It will also be linked to the NICE expressway

### Read More

[www.economictimes.indiatimes.com/articleshow/65603346.cms](http://www.economictimes.indiatimes.com/articleshow/65603346.cms)

### Yellow line( Namma Metro):

The **Yellow Line** of the **Namma Metro** is a proposed line that forms part of the **metro** rail system for the city of Bangalore, Karnataka, India. The 18.82 km line connects R.V. Road with Bommasandra. The Yellow Line is fully elevated and has 16 stations.[1] The R.V. Road station will serve as the interchange station with the **Green Line** and the Jayadeva Hospital station will serve as the interchange station with the proposed **Red Line**. The Yellow Line is fully elevated and will have 16 stations

### Read More

[https://en.wikipedia.org/wiki/Yellow\\_Line\\_\(Namma\\_Metro\)](https://en.wikipedia.org/wiki/Yellow_Line_(Namma_Metro))

### Hospitals:

Narayana Health City: 1.3 Km

Vigneshwara Hospital: 2 Km

### Shopping Centres:

Dmart: 1.5 Kms

Metro Cash and Carry: 6 Kms

### Schools and Colleges

Narayana Etechno School: 500 Mtrs

Acheivers Academy School: 1 Km

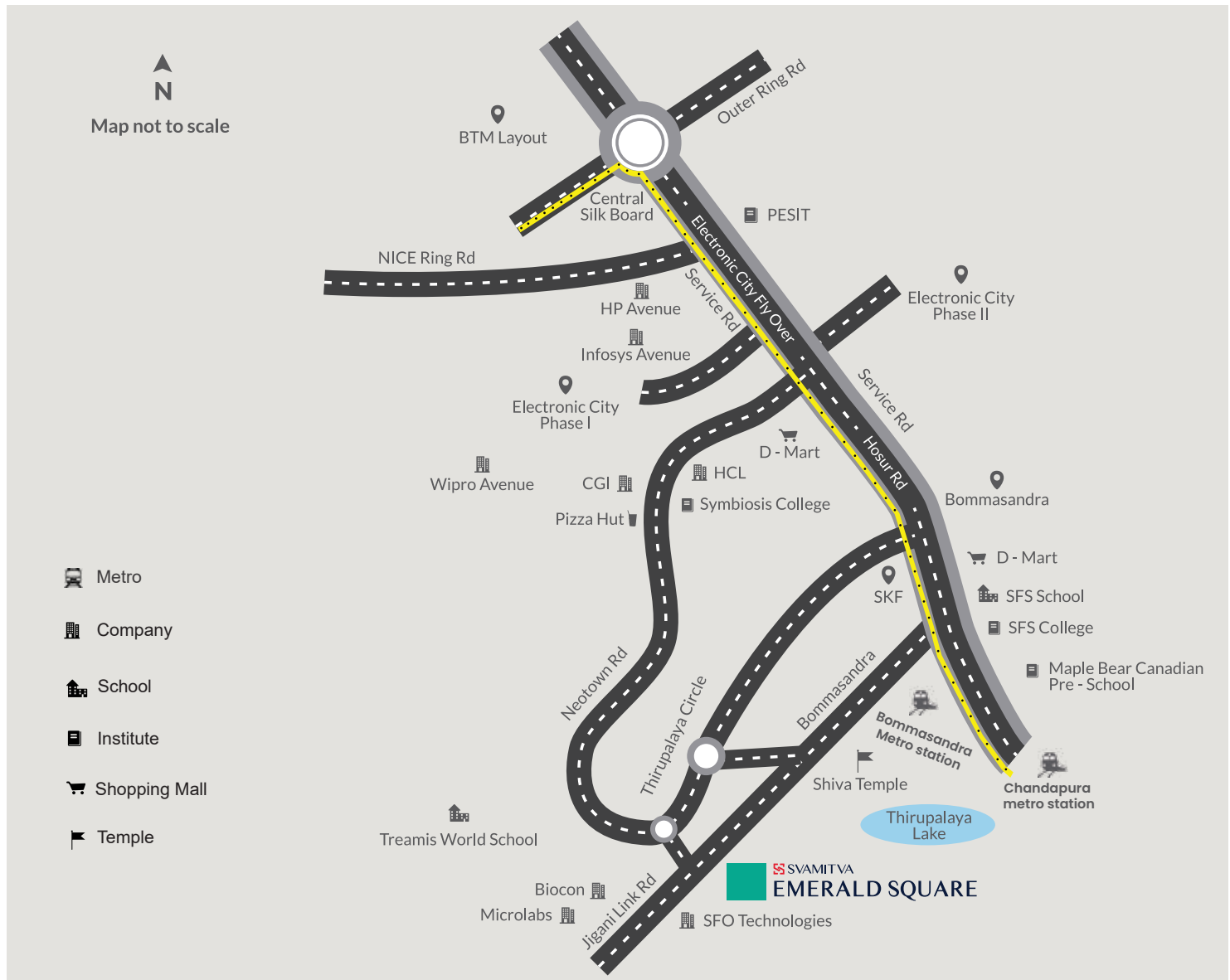
Treamis World school: 2 Km

Pesit South Campus: 6 km



# LOCATION MAP

Despite being strategically located near Infosys in Bengaluru's Electronic City, Svamitva Emerald Square is an oasis of serenity. Close to the urban areas of South India's most bustling city, the project has been designed in a way that all its residents get the conveniences of an urban life but are also able to retain their peace of mind when at home.





**Svमितva Emerald Square Site Address: ( RERA NO: PRM/KA/RERA/1251/308/PR/171028/000667 )**  
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**LIC HFL**

