



Sri Chowdeshwari Group



Welcome to the good life...



Thirumala

# Lakshmi Vaibhav

INDEPENDENT LUXURY APARTMENTS



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INDEPENDENT LUXURY APARTMENTS

**Wake up to the morning with sun peeking through your window**

Experience a quantum leap of luxury, refinement and unfettered space with 100% privacy

**Naturally lit BDA approved 2 & 3 BHK Apartments with OC/CC**

IS456-2000 standard aesthetically designed spacious homes without common walls for more natural light & fresh air

**Spend evening in the company of nature**

Ample green space within the complex with central atrium in between blocks with world class facilities

**Exquisite living spaces you'll love coming home to...**

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



## Multiplying world class quality with unmatched luxury.....

Welcome to Thirumala Lakshmi Vaibhav, a truly independent style 2 BHK & 3 BHK apartment complexes of 4 Blocks. These 205 numbers lavish units are nestled with Palm - Silver Oak trees, beautiful landscape garden with well developed villas and lush green surroundings. Brilliantly designed with 3 side open, your residence assures you of excellent cross ventilation ample natural light and total privacy with a scenic view of the soothing surroundings with rich exterior that extrude the quite sense of pride living. Apartment ranges from 1386 sq. ft. to 1761 sq. ft., large enough to accommodate large magnificent bedrooms with family and spacious kitchen. Also get ready to enjoy a rich living experience surrounded by amenities that relax you as nature around. You can even indulge yourself with state of art double storied club house featuring several world class amenities.

Come explore a new zenith of opulence, indulge in a life extraordinaire...





Stylish and luxury moments...  
everywhere you touch



Aesthetically enlivening and technologically stylish fitments adorn your kitchen and bathrooms. Your corridors look grandeur with combination of granite with tiles flooring giving hugeness of space. Superior vitrified tiles for your living/dining/bedroom with wooden laminated flooring for master bedroom and beautifully finished walls makes each moment filled with calming comfort and makes you more open and contented. Independent style apartment without a common walls, tune to the modern standards with more privacy in day to day living. In magnitude and scale too, it is simply breathtaking, which showcases the best of living spaces (apartments) that everyone looks forward to own and live in? Say hello and welcome the superior luxury living! The benefits are not only encouraging but irresistible. Here it is for you!

## H I G H L I G H T S

BDA approved basement + 5 upper floors apartments

100% privacy - NO COMMON WALLS

205 numbers of spacious three side open units

Vastu compliant units without compromising space & style

All round 8 feet height boundary walls with grand main entrance

24 hours security with CCTV and intercom facilities

Two level club house with recreation facilities

Wide open courtyard between blocks

More natural light, ventilation and fresh air

Basement car spacious parking

Car washing point in the basement

Scientific subsoil drainage system

High quality 2 numbers elevators for each block

Scratch proof premium brand vitrified tiles

Wooden laminated flooring for master bedroom

Anti-skid flooring in balcony, utility and toilet

Joggers track, open park, get together and family sit outs

Uncompromised specifications with quality constructions

Approved by all respected authorities

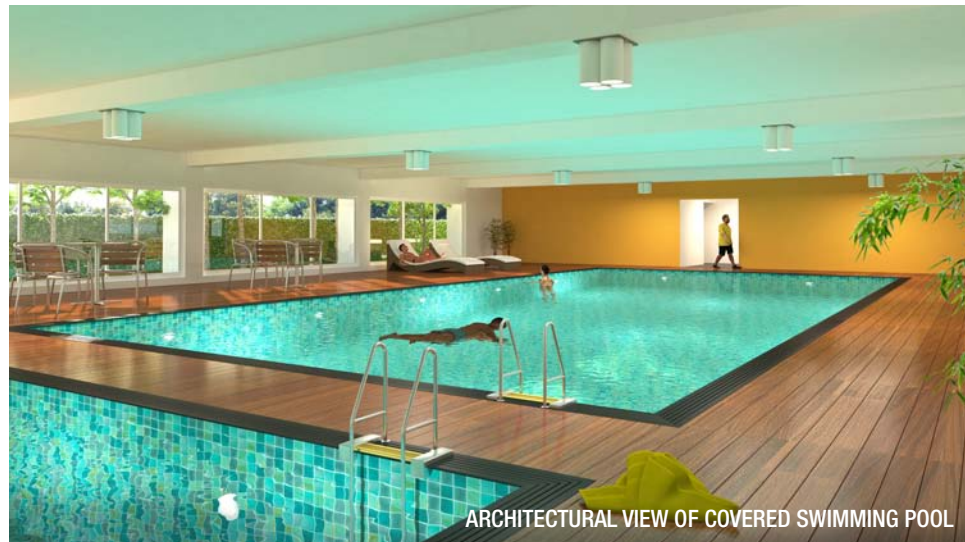
Approved by major banks and financial institutions





## A home that comes with everything....

After a long day, there is nothing like coming home to peace of mind. Take a relaxing walk in the park, a refreshing dip in the covered pool or catch up with friends at the clubhouse; Thirumala Lakshmi Vaibhav has in store, the lifestyle you've longed for....





Thirumala  
Lakshmi Vaibhav



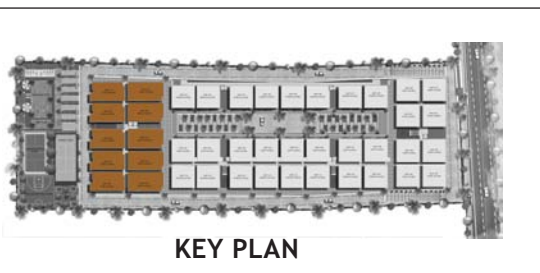




# TYPICAL FLOOR PLAN

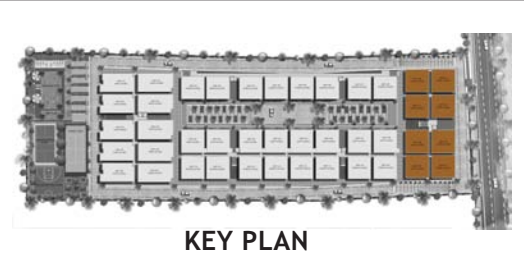
## ANJANDRI

SBA: 1640 Sq. Sft  
& 1761 Sq. ft.



# VRUSHBADRI

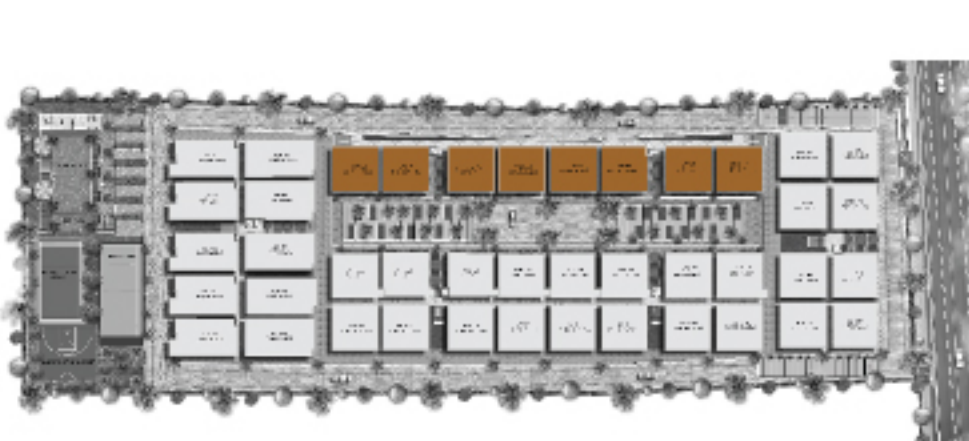
SBA: 1386 Sq. Ft.



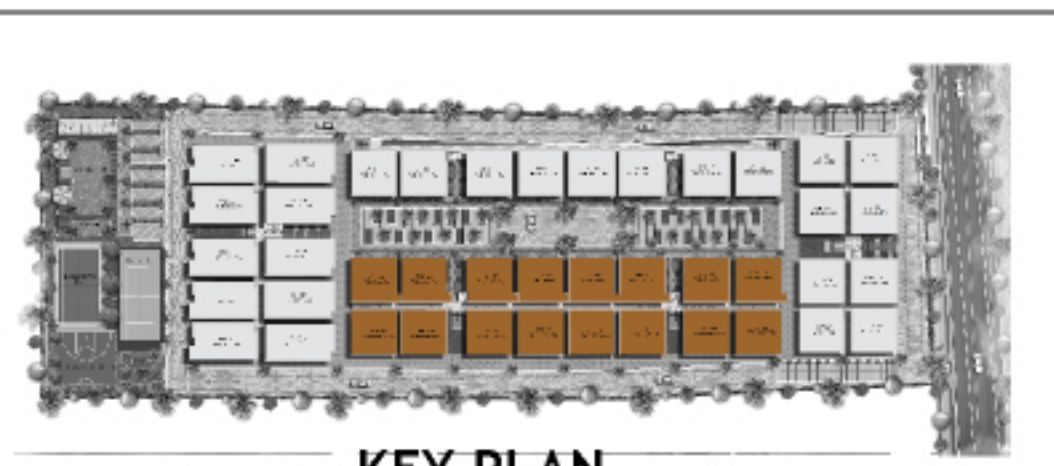
# TYPICAL FLOOR PLAN

## NARAYANADARI

SBA: 1386 Sq. Ft.



KEY PLAN



KEY PLAN



## GARUDADARI

SBA: 1386 Sq. Ft.

## S P E C I F I C A T I O N S

### STRUCTURE:

- RCC framed structure designed as per Seismic Zone II requirements
- Super Structure: Framed structure
- Internal Walls: solid cement concrete blocks
- External Walls: Solid cement concrete blocks
- Roof slab: Reinforced cement concrete / BB waterproofing with CC screed
- Car parking: Covered Car parking

### RAILING:

- Staircase: MS hand rail
- Balcony: SS grills and SS pipe hand rail

### PLASTERING:

- All internal walls are smoothly plastered with lime rendering and external wall plastering will be of Sand Face cement plaster

### PAINTING:

- Interior walls with emulsion paints
- Exterior weather proof cement based Paint.

### FLOORING:

- Vitrified tiles of well reputed brand for the living, dining, kitchen and bedrooms
- Anti-Skid Ceramic tiles off reputed brand for the Balcony, Utility and Toilets
- Wooden laminated flooring for master bedroom
- 3" inch Skirting to all rooms
- Combination of Granite with Tiles flooring in common areas

### TOILET:

- Ceramic glazed tiles dado up to roof height
- Parryware/Hindware or equivalent make sanitary ware in all toilets
- Hot and Cold mixer unit of Jaquar/Essex or equivalent make wash basin in bedroom toilets
- Shower in toilets
- Provision of points for geyser and exhaust fan.
- Large sized toilet ventilators made of powder coated aluminum with glass.

### KITCHEN:

- Granite Kitchen platform with Frakie/Futura or equivalent stainless steel sink
- Ceramic glazed tiles dadoing up to window height above granite kitchen platform
- Provision for water purifier point in kitchen
- Provision for washing machine in utility area

### LIFT:

- Total 8 Numbers Automatic Lifts - Johnson, KONE or Equivalent.
- External lift walls with granite wall cladding

### DOORS AND WINDOWS:

- Teak wood door frame for main door with wooden paneled shutters
- Other doors will be Teak wood frames and flush shutters enamel painted
- 3 track Aluminium sliding doors with plain glass panels for Balcony.
- Toilet and terrace doors will be hard wood frame and water resistant paint on the wet face.
- Aluminium shutters sliding windows of 2 panels fitted with clear glass, dead lock, handles and tower bolts

### ELECTRICAL:

- PVC concealed conduits of standard make for pont wiring
- ISO branded make copper wiring
- TV point in living room and master bedroom
- Fire resistant electrical wires of Anchor/Roma or equivalent make in common areas
- Elegant modular electrical switches of ISO brand make
- One Miniature Circuit Breaker (MCB) based main distribution box for each flat
- Telephone points in master bedroom and living room
- A/C power point in all bedrooms
- Internet point in master bedroom

### POWER / BACK UP GENERATOR:

- BESCOM - POWER
- Stand by generator for lights in common areas, lifts and pumps
- DG Back up for each apartment up to 1 KVA
- Solar lightings for Landscape

### SECURITY SYSTEMS:

- 24 hour security with CCTV Cameras

### WATER:

- 24 Hours uninterrupted water supply with sufficient source of bore well and corporation (on availability) water supply system synchronized with standard Automation system
- Rain water harvesting system to recharge the water table

# LOCATION ADVANTAGES

Thirumala Lakshmi Vaibhav is a world that allows you to live life beyond expectations. Where living is closer to nature into a world that's a million miles away from the hustle and bustle of the

live up to the promise of Good Life.

well connected which makes Bangalore International Airport is just 30 minutes' drive. In the vicinity

**Close Proximity in 5 to 15 Mints Drive:**

**Work and Corporate:**

ITPL and Surrounding Tech Parks: 10 Mints drive

Whitefield Industrial Area: 10 mints drive

**Malls and Entertainment:**

**Railway Station & Airport:**

**Hospitals:**

Sai Baba Hospital: 10 mints  
Chaitanya Health Park: 10 Mints

**Educations:**





## Moments of Building Dreams

As a prominent real estate company, Sri Chowdeshwari Group has marked its presence in premium urban scales and has rooted itself as one of the largest real estate companies in Bangalore. It has maintained high standards by striking a balance between quality and finesse and has associated with qualified architects. Sri Chowdeshwari Group is committed to explore new areas and dimensions in infrastructure development, striving to touch newer heights With successful projects like Thirumala Residency, Thirumala Blossom, Thirumala Comforts, Thirumala Lotus, Thirumala Anemone, Thirumala Greenfields etc.



Thirumala Blossom  
Gottigere, Bannerghatta Road



Thirumala Anemone  
Kothanur, J P Nagar



Thirumala Greenfields  
Kannamangala Main Raod, Kadugodi



### VENTURED BY:



## Sri Chowdeshwari Group

BUILDERS & DEVELOPERS / PROPRIETIES / PROJECTS  
Luxurious Apartments & Villaments

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Gruha Swapna  
Dream to Reality

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### ARCHITECTS:

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Mobile: 99451 33308

### STRUCTURAL CONSULTANTS

**Dimensions Engineering**  
Sridhar C.  
Anil Kumar A.

### SITE ADDRESS:



Survey No. 25/1 & 26/1, Dinnur Road,  
Seegehalli, (behind Akshaya & Chaitanya Villas),  
Off Kadugodi Main Road, (Sai Baba Ashram Road),  
Bangalore East - 560 067

### LEGAL ADVISORS

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Bangalore - 560 053.

Disclaimer , The information herein, i.e., specifications, designs, dimensions etc. are subject to change without notification as may be required by developer and cannot form part of an offer or contract. The developer cannot be held liable for variations. All illustrations and pictures are conceptual.

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