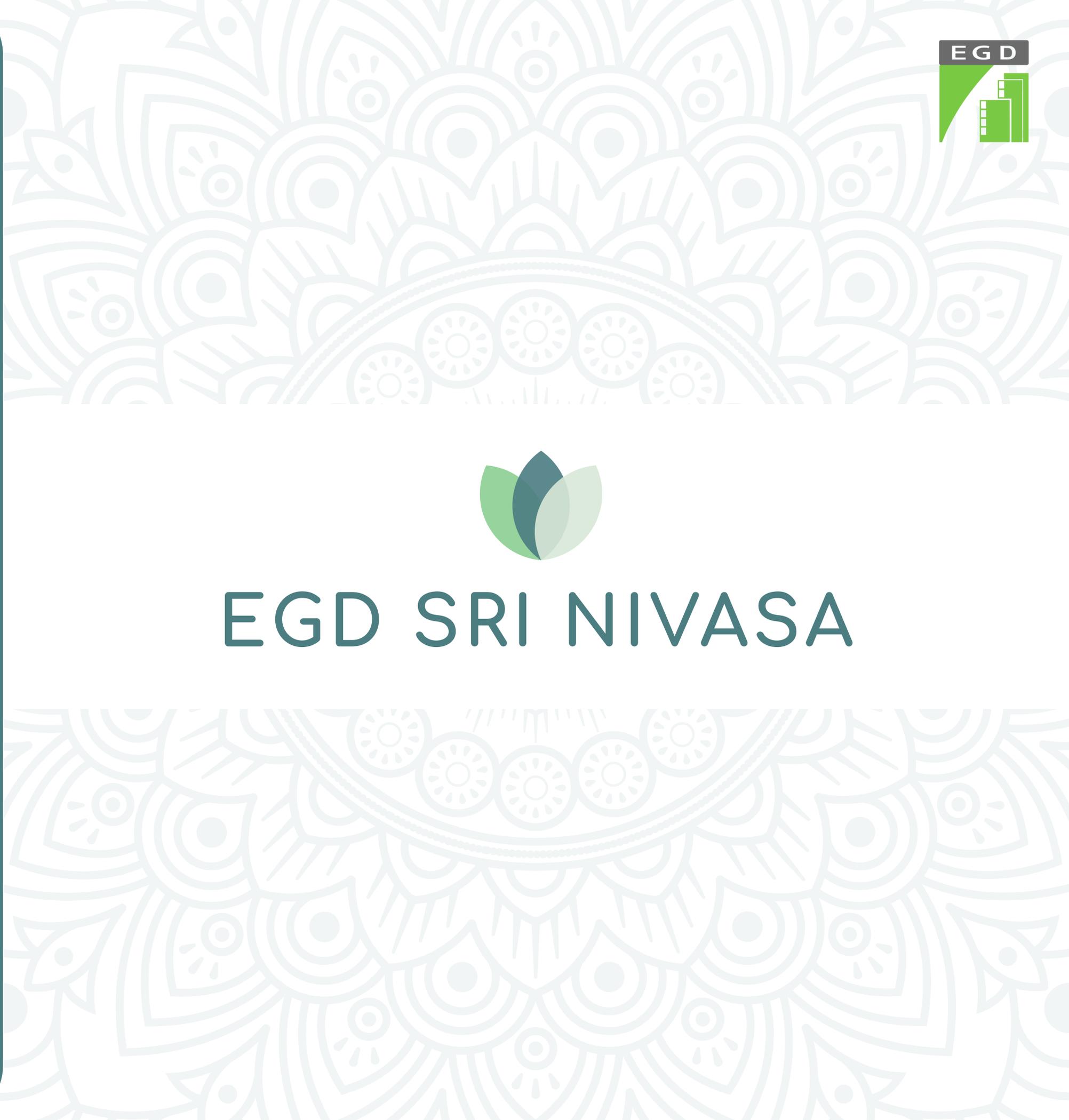




# EGD SRI NIVASA





## ABOUT Us

Evergreen Developers, a subsidiary of Evergreen Properties & Investments has a strong Foundation in Developing Layouts and Construction of Buildings. We have been clean in legal commitments, quality construction with Hi-Graded Materials and timely delivery of projects with happy customers. Our parent company EGPI has created many landmark marvels in Chennai and Bangalore. We have crossed more than 5 million sq feet in Layout Development and about Two Lakh Square Feet of constructed area. We just don't build homes but we build communities.

EGD SRI NIVASA comprises of 4 outstanding East facing apartments in the heart of the city, Malleswaram. Each apartment measures 1620 Sq Feet, comes packed with finest luxury, thoughtful architecture and Vaastu giving you enough room to breathe in comfort, and everything is in place to provide you the best-in-class experience. It's an urban lifestyle just the way you wish for with thoughtful amenities, you also enjoy a few minutes' walk away to shopping malls, prestigious educational institutions, healthcare facilities, devotional temples, and excellent connectivity to everyday needs means you are never too far from anywhere.

## ABOUT PROJECT





EGD SRI NIVASA



EGD SRI NIVASA

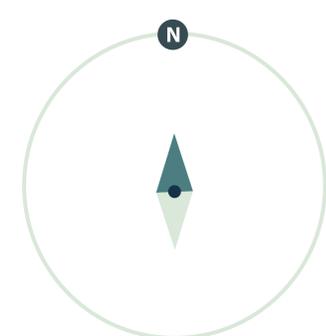


# 2D FLOOR PLAN

3 BHK

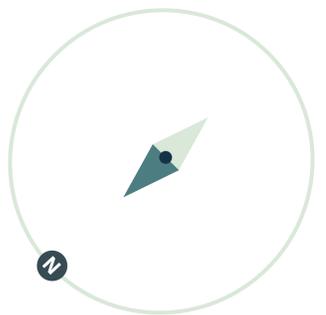
1620 Sq Ft

Typical Floor Plan 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup>



BBMP Approved  
RERA Not Applicable

# 3D ISOMETRIC VIEW





# LOCATION ADVANTAGES

## Hospitals

Narayana Multispecialty Hospital – 100 Mts  
 Manipal Hospital – 1 KM  
 K C General Hospital – 1.4 KM  
 Manipal Yeshwantpur – 2 KM  
 Apollo Hospitals – 2.9 KM  
 Suguna Multispecialty Hospital – 3 KM  
 M S Ramiah Hospital – 3.5 KM  
 Sparsh Hospital - 4.5 KM



## Schools



Kendriya Vidyalaya – 100 Mts  
 Hymashu School & College – 250 Mts  
 MLA School & College – 500 Mts  
 Vidya Mandir – 650 Mts  
 Nirmala Rani School – 800 Mts  
 MES School & College – 1 KM  
 BES School – 1 KM  
 Cluny Convent – 1.2 KM  
 National Public School – 1.8 KM  
 Sophia High School – 4.5 KM

## Temples

Sai Baba Temple – 600 Mts  
 Kadu Malleshwara Temple – 700 Mts  
 Sri Lakshmi Narasimhaswamy Temple – 700 Mts  
 Gangamma Devi Temple – 700 Mts  
 Venugopaldaswamy Temple – 800 Mts  
 Tirumala Tirupathi Devasthanam – 1 KM  
 Sri Kanyakaparameshwari Temple – 1.1 KM



## Entertainment / Recreation

Sankey Tank / Park – 350 Mts  
 8th Cross Street Shopping – 1 KM  
 Malleswaram Club – 1.2 KM  
 Orion Mall – 2.2 KM  
 Manti Mall – 2.4 KM  
 Metro Hypermart – 2.5 KM  
 Golden Heights Mall – 3.7 KM  
 LULU Mall – 4 KM  
 Golf Club – 4 KM  
 Race Course / Turf Club – 4 KM  
 Vaishnavi Sapphire Mall – 4 KM  
 GT Mall – 6 KM  
 Commercial Street – 6.6 KM



## Corporates



World Trade Centre – 2.3 KM  
 Embassy One - 3.2 KM  
 Prestige Trade Centre – 4.5 KM  
 BEL – 5.5 KM  
 ITC Tech Park – 8 KM  
 RMZ Millenia – 9 KM  
 L & T Tech Park – 9 KM  
 Manyata Tech Park - 9.5 KM  
 RMZ Infinity – 12.5 KM  
 Bagmane Tech Park – 13.3 KM  
 Embassy Golf Links - 13.5 KM  
 Hewlett Packard – 16 KM  
 ITPL – 22 KM

## Transport

Malleswaram Bus Terminus – 100 Mts  
 Malleswaram Railway Station – 1.5 KM  
 Srirampura Metro – 1.8 KM  
 Yeshwantpur Railway Station – 3 KM  
 Cantonment Railway Station – 4 KM  
 Bangalore City Railway Station – 4 KM  
 Majestic Bus Terminus – 4 KM  
 International Airport – 30 KM



# SPECIFICATIONS



## STRUCTURE

Seismic Zone II compliant structure (8" columns & beams structure)



## WALLS

External walls with 6" thick Solid Block & internal walls with 4" thick Solid Blocks.



## DOORS

### Main Door

Teak wood door frame with teak wood door shutters finished with varnish on both sides size. Premium / Brass / Chrome finish Hardware.

### Other Doors

Sal wood / Honne wood frame with flush shutters. Utility/Balcony doors & Toilet Doors are WPC/flush shutters with Water Proofing paint. Premium / Brass / Chrome finish hardware for all doors.



## ELECTRICAL

One TV point in the living and Master bedroom. Norisys / Panasonic / Anchor switches. Fire resistant electrical wires of V Guard/Anchor/Orbit. For safety one Earth Leakage Circuit Breaker (ELCB) for each flat. One miniature circuit breaker (MCB) for each room provided at the main distribution box within each flat. Telephone points will be provided in the living and Master Bedroom. A/C points in Living, Dining & Bedrooms.



## WINDOWS

UPVC for windows with Mesh and ventilators.



## WATER SUPPLY

Overhead and underground storage tanks for corporation water supply and provision for bore water to overhead tank. Automatic water level controller for overhead tank.



## FLOORING

1600 \* 800mm (5.2 Feet \* 2.62 Feet) Vitrified/GVT flooring for living, dining, kitchen & all bedrooms (with skirting). 1200 \* 600mm (4 Feet \* 2 Feet) for bathroom Walls and Superior quality anti-skid ceramic tiles for Bathroom Floor. 450 \* 450mm (1.5 Feet \* 1.5 Feet) balcony & utility areas.



## KITCHEN

Black Granite for Kitchen Platform. Adequate power points, provision for exhaust fan, water purifiers & plumbing points. Power point for washing machine in Utility Area. Ceramic tile above counter up to 2 feet height. One Sink in Kitchen along with Sink Mixer will be provided.



## TOILET

Designer glazed / Ceramic tiles Somany/Kajaria or Equivalent make up to 8 feet height. Wall mounted EWC with Concealed Tank and Wash basin with Granite Counter in all toilets of Kohler / Jaguar or equivalent make. Concealed Diverters with overhead shower of Grohe / Kohler / Jaguar or equivalent make. Health faucets will be provided in all Toilets. All toilets with water proofing. Concealed Master Control Cock in each toilet. False Ceiling in all the toilets.



## PLASTERING

All internal walls are smoothly plastered, external walls sponge finish.

## SPECIAL FEATURES

- ▶ Earthquake resistant framed structure.
- ▶ Rain water harvesting would be provided.
- ▶ Granite Floor in lobby and staircase with SS Railing.



## PLUMBING

All plumbing pipes and CP fittings will be of Astral/ Supreme/Ashirvad/Finolex make.



## PAINTING

### Interior

JK / Birla Putty and Premier Emulsion painting.

### Exterior

Damp Proof Primer and Weather Coat Ultima Paint for exterior.

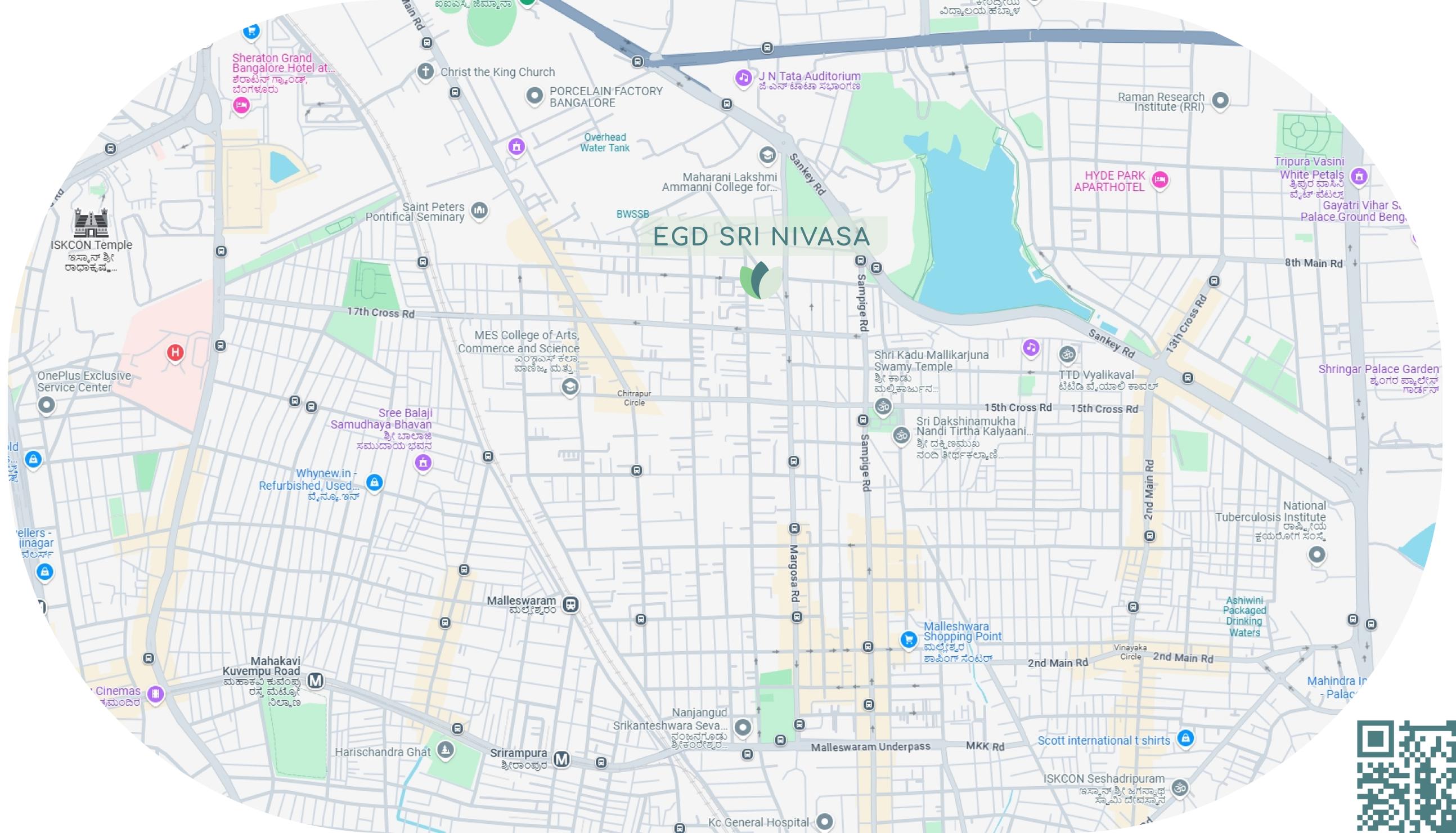


## LIFT

One Automatic lift of suitable capacity.

## AMENITIES

- ▶ Intercom
- ▶ CCTV Surveillance
- ▶ Full Backup Generator with Auto Changeover
- ▶ Piped LPG
- ▶ EV Charging Point in Parking Bay
- ▶ Solar Water



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**EGD SRI NIVASA**

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Disclaimer: The Brochure does not constitute a legal offering, elevation, specifications, plans and other offerings are subject to change without notice.  
 Furniture and fixtures shown in the plan are not part of the offering.