



GURUNANAK ENCLAVE



BMRDA (HPA) APPROVED PLOTTED LAYOUT

WORLD CLASS HOUSING PROJECT IN ASSOCIATION WITH GHCSL

HANCHARAHALLI, NEAR BUDIGERE CROSS-INTERNATIONAL AIRPORT ROAD

A N A D D R E S S T H A T S P E A K S O F P R E S T I G E

Project Overview

Total Sites-121

[30*40, 30*50, 40*60]

Green & Healthy Living

Total 41,546 sft Park Area

Central Landscaped Area - 37810sft,

Landscaped Area 2 - 3736sft

STP-120KLD

Overhead Water Tank-1.25 lakh ltrs

Underground Sump-1.5 lakh ltrs

Underground Drinking Water, Underground Sewage Line, Underground Recycled Water Lines, Covered Drains, Storm Water Drains, Underground Electric Lines, Underground Internet & Gas Pipe Lines, No Hanging Wires, Road Cutting Requirements

Entrance Gate, Wide Roads & Culverts, Cement Concrete Roads-15mtrs, 12mtrs & 9mtrs Wide Internal Roads, 80 feet Approach Road (as per CDP Plan), 24/7 Security & CCTV At Entrance gate

Key Features

Prime Location

- Opp to BEML layout
- 450 mtrs from Villa Dews
- 1km from National Centre For Excellence School
- 2.3kms from Shriram Greenfields
- 3kms from Prestige Glenwoods, Signature Tulips
- 4kms from Brigade Signature Towers, Brigade Buena Vista
- 4.5kms from Orion Uptown Mall
- 5.5kms from Prestige Tranquility

1

Modern Amenities

- Large Central Park Area
- STP, WTP, UG Sump, OHT
- Underground cabling, water, Internet pipelines
- Open Gym
- Children's Park
- Elders Sitting Area
- Proposed Club House, Commercial Complex (RWA to decide)

2

Spacious Layout

- 54.81% Residential Area
- 45.19% Open Areas - Road, Park, CA
- Wide Roads - 15mtr entrance road, 12 mtr & 9 mtr internal roads
- Greenery, Park and Large Breathing Space
- Wide Approach Roads -80 feet (as per CDP)

3

House Construction

- Shasman can build houses as per your requirement
- Our Engineers, architects & interior designers will you build your dream house post buying the plots
- Superior build quality at best rates and on-time delivery

4

LAYOUT PLAN





Why Gurunanank Enclave?

- Gated Layout
- 24/7 CCTV Monitoring & Security
- BMRDA Approved
- Wide Concrete Roads
- Under Ground Drainage System
- Lanscaped Gardens
- Children Play & Open Gym Area
- Sewage Treatment Plant
- Sump Tank
- Overhead Water Tank
- Storm Water Drain
- Community Living
- Commercial Space-Super Market
- Underground Gas Pipeline
- Underground Internet & Cable TV
- RWA future plans - Club House
- Approach road from main rd-80 feet rd
- Major developments in the nearby vicinity
- Governed by Society bylaws
- 54.81% saleable area
- 45.19% CA, Parks, Roads
- 41,546 sft of Parks
- Easy Approach
- Airport Connectivity
- Water Availability

Gurunanak Enclave



Layout Ariel View



Centrall Landscaped Area



Open Gym



Concrete Roads



Water Tank With Sump



Wide Roads



Underground Lines

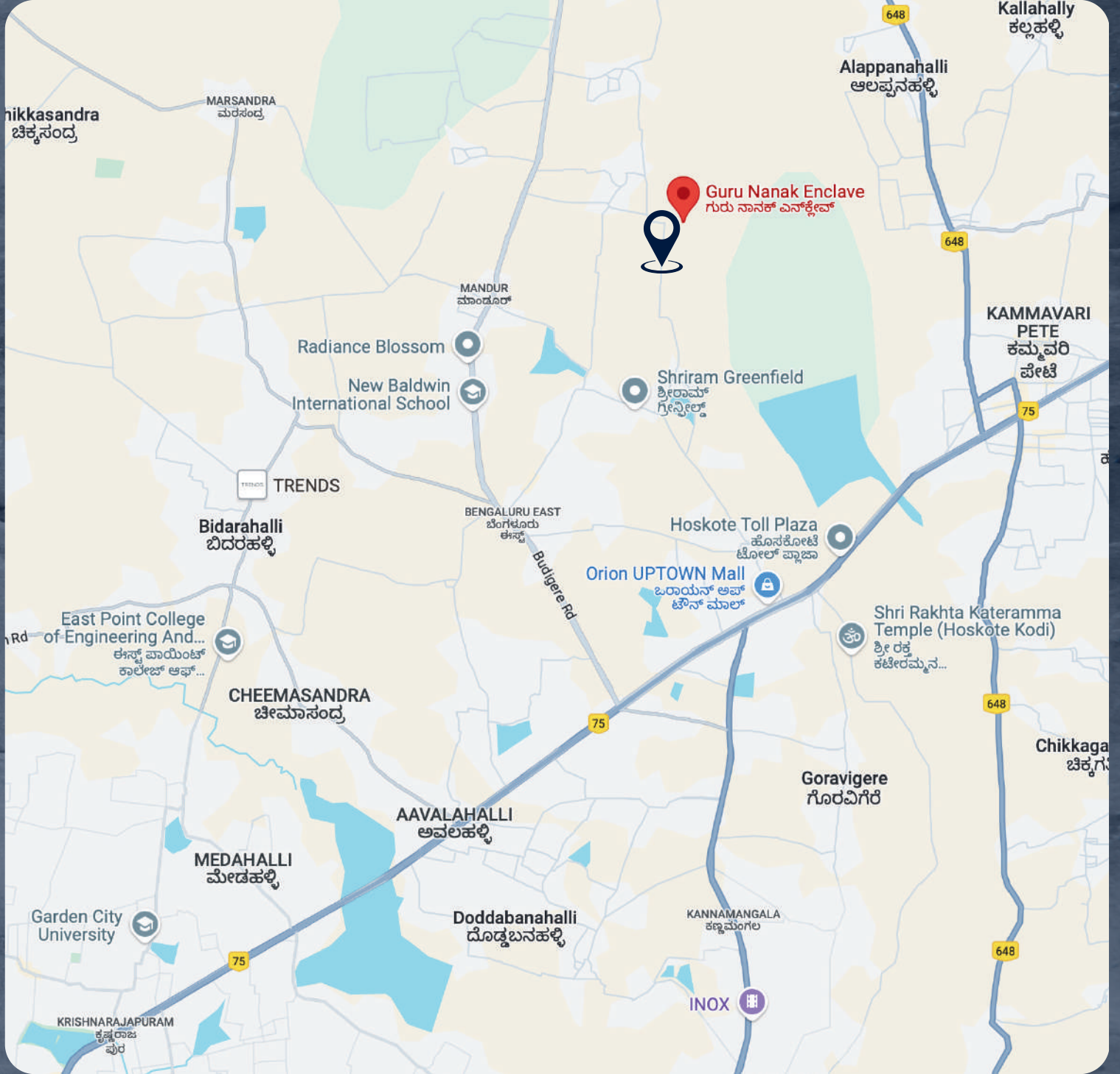


Children's Play Area



Elders Sitting Area

Location Map



House Construction Options





Specifications

1

Spacious Floor
Plans

2

High-Quality
Finishes

3

Modern Kitchen,
Bedrooms and
Bathrooms



Specifications

4

Smart Home
Technology

5

Energy
Efficiency

6

Parking and
Storage

SHASMAN INFRA



Shasman Infra, incorporated on 10th May, 2018, is one of the fastest growing, ISO9001; 2015 accredited, plotted development & infra company.

Shasman Infra in association with GHSCCL has developed Gurunanak Enclave, a world class, BMRDA approved, plotted layout in Hancharahalli, near Budigere cross, International Airport Road, Bengaluru.

Shasman Infra is led by Mr. Prasanna Shastri, DME, BA, MBA, EPBM-IIMC-Director, Mr. Manjunath K, BA(LLB)-Director & Mrs. Pavana Shastri, Bcom-Director. Our directors carry over 28 years industry experience in the services & real estate field.

www.shasmaninfra.com

Topline Integrated Services Private Limited is our services arm. Topline employs over 2500 employees across 20 cities in India. Topline provides integrated facilities & services management for its esteemed clients.

www.toplineservices.in





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**Site Address : Gurunanak Enclave , Hancharahalli ,
Bidarahalli Hobli , Near Budigere Cross , Off Old Madras
Rd- International Airport Road, Bengaluru.**

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**SHASMAN
INFRA**

