

From  
Bannerghatta road's  
most loved boutique  
developer



SURAKSHA  
GROUP

RECONNECT  
WITH THE TRANQUILITY  
OF READING UNDER A  
TREE. KINDLES MORE  
JOY THAN A KINDLE.

# Suraksha Springs

— 2 & 3 BHKs in a boutique  
earthy community, bang on Begur Road.

Powered by





**MEMORIES,  
NOW AT HOME. |**



Do you remember when families truly interacted within the community, beyond small talk?

Neighbours were integral parts of each other's lives, gathering to share stories and support one another. Community events were vibrant gatherings where bonds were strengthened and children played freely in the safe embrace of their neighbourhood.

In today's digital age, let's cherish these memories and strive to recapture the genuine spirit of community interaction in our lives.

**RECONNECT  
WITH THE GREAT  
OUTDOORS WHEN  
THE WORLD WAS  
YOUR PLAYGROUND.**





# Suraksha Springs

— bang on Begur Road

## **Earthy homes, built around a courtyard.**

Discover the essence of community living. Our Earthy Homes, centered around a courtyard, foster connections and vibrant events. Experience the tranquility and warmth of home in every corner.



**A 180-FAMILY COMMUNITY CELEBRATING BOUTIQUE, LOW-RISE LIVING.**

*\*Artistic impression*



PRESENTING  
SURAKSHA  
GROUP'S NEWEST  
LANDMARK

## Where nostalgia ——— meets community



### Strategic Location

Located bang on Begur main road, opposite Prestige Song of South, close to 2 metro stations.



### Sustainable, low-rise living

Boutique community of 180 2 & 3 BHK homes, with a central courtyard.



### Splendid Lifestyle

0.5 acre of open space with 20+ amenities and an active rooftop zone.



### Sustainable Homes

Homes built to complement the landscape, with a variety of fruit & flower-bearing plants, & more.



### On-time Delivery

A developer known to deliver before time. Get your home within 18 months\*.



SURAKSHA  
GROUP

TURNING  
DREAMS INTO  
REALITY

## From South Bengalurus's most cherished developer

**22**  
Residential and  
Commercial projects

**1400+**  
Happy customers

**27**  
Years of trust

**1.3** Million sq. ft.  
Of ongoing projects in  
various stages of  
development

**2.3** Million sq. ft.  
of Residential, Commercial  
& Retail Developments  
Across Bengaluru

## BRAND ETHOS



On-time delivery and complete adherence to RERA regulations.



All projects completed punctually or ahead of schedule.

## OUR REVIEWS ON GOOGLE



### SURAKSHA SILVER OAK

The apartment building's distinctive design guarantees individual privacy for each unit, eliminating shared walls. Located in a prime area, it stands as a testament to exceptional construction and careful planning.



### SURAKSHA LANDMARK

This well-appointed apartment offers outstanding amenities. Situated on the bustling 80 ft. main road, it provides easy access to all amenities, including numerous supermarkets and hotels in the area.



### SURAKSHA MARVELLA

Their apartment boasts a splendid infrastructure featuring a swimming pool, gym, sports room, children's play area, and a cozy party hall.



### SURAKSHA TRANQUIL GARDENS

Nestled in one of Banerghatta Road's prime locations, this apartment enjoys proximity to essential amenities within a 0.5 km radius, including a post office, bus stop, temple, reputable school, shopping malls, and more.



HOMES WHERE COMFORT MEETS LEISURE.

\*Artistic impression



**RECONNECT WITH  
LUXURY & CONVENIENCE  
AT THE HEART OF  
SOUTH BENGALURU**



- Jayadeva hospital
- Rameshwaram Cafe
- Apollo Hospital
- Fortis Hospital
- Bangalore Central
- Little Elly Preschool
- Gatsby cocktails and cuisine
- Glen's Bake House
- AECS Magnolia Maaruti Public School
- Sri Chaitanya School
- Hulimavu metro station
- Kalena Agrahara Metro Station - Pink Line
- Decathlon

- Toward MG road
- BANNERGHATTA ROAD
- Gopalan Mall
- Vega City Mall
- IIM metro station
- IIM Bengaluru
- Camry Hospitals
- AECS Magnolia Maaruti Public School
- Royal Meenakshi Mall
- Christ University
- Chrysalis High School
- Noble Multispecialty Hospitals

- Madiwala Lake
- Suraksha Landmark
- Suraksha Tranquil Gardens
- Suraksha Marvella
- Suraksha Silver Oak
- BGS National School
- Prestige Song of South
- SNN RAJ SERENITY

- Silk Board Jn.
- Bommanahalli metro station
- Suraksha Laké Terraces
- Lakshya Hospital
- HERITAGE PARK

- BEGUR-KOPPA ROAD
- NICE RING ROAD
- ECITY - 15 MINS
- Dayananda Sagar University
- Macaw by Stories
- Jayashree Multi Speciality Hospital
- Sinsandra metro station
- GIBS Business School
- Metro Wholesale



\*DISCLAIMER: MAP NOT TO SCALE

## A Perfect Blend of Tradition and Modernity in South Bengaluru's Epicenter



7 km from Infosys, Wipro, EY, Bosch, GENPACT, VM Ware, Siemens and BHEL.



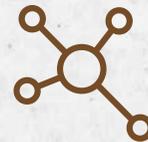
Entertainment within arm's reach- Meenakshi Mall, Vega City Mall, Decathlon & much more.



Top institutions like BGS institute GIBS, Christ University, IIMB & Chaitanya School in close Proximity.



Top Hospitals within 4 kms radius  
- Fortis, Apollo, Jayashree Hospital, Camry and Nano Hospital.



3 Km from major connectivity hubs:  
- Bommanahalli Circle, NICE corridor, Bannerghatta main Rd, and Hosur main road.



3.5 Kms from Singasandra & 4 Kms from Kalena Agrahara metro station.

### Just minutes away from everything you need!

#### SCHOOLS & COLLEGES

- Christ University - 10 mins
- Sai Chaitanya School - 10 mins
- Chrysalis High - 15 mins
- IIMB- 20 mins

#### HEALTHCARE

- Noble multispeciality - 5 mins
- Fortis - 10 mins
- Apollo - 15 mins

#### SOCIAL INFRA

- Meenakshi mall - 12 mins
- Decathlon - 12 mins
- Vega city mall - 20 mins
- Gopalan mall - 25 mins

#### METRO PROXIMITY

- Hulimavu metro - 12 mins
- Bommanahalli metro - 19 mins
- IIMB metro - 20 mins



**COMMUNITY-CENTRIC COURTYARD SPACE FOR GATHERINGS.**

*\*Artistic impression*



**CULTURED  
AROUND THE  
CULTURAL YOU**

## KEYSTONES CRAFTING PERSONALIZED EXPERIENCES

Located on Begur Road, our project redefines community living. Through thoughtful design, we have created functional yet thematic open spaces, enriching residents' lives with personalized experiences.

## ECOLOGY

Our landscape, alive with foliage colors, invites birds and butterflies. With a diverse palette of native plants, we nurture biodiversity and cultural significance, creating a vibrant sanctuary.



## HEALTH & WELLNESS

A harmonious blend of fruit-bearing trees like Jamun and Jackfruit, alongside nectar-rich plants such as Hibiscus and Lilies, and medicinal herbs like Ashwagandha and Brahmi, creates a diverse ecosystem. Our landscape nurtures both culinary delights and natural remedies, enriching the environment and the community alike.



## CULTURE

Central celebration hubs for large gatherings, with surrounding pockets of leisure including parks and play courts, ensure vibrant community engagement.



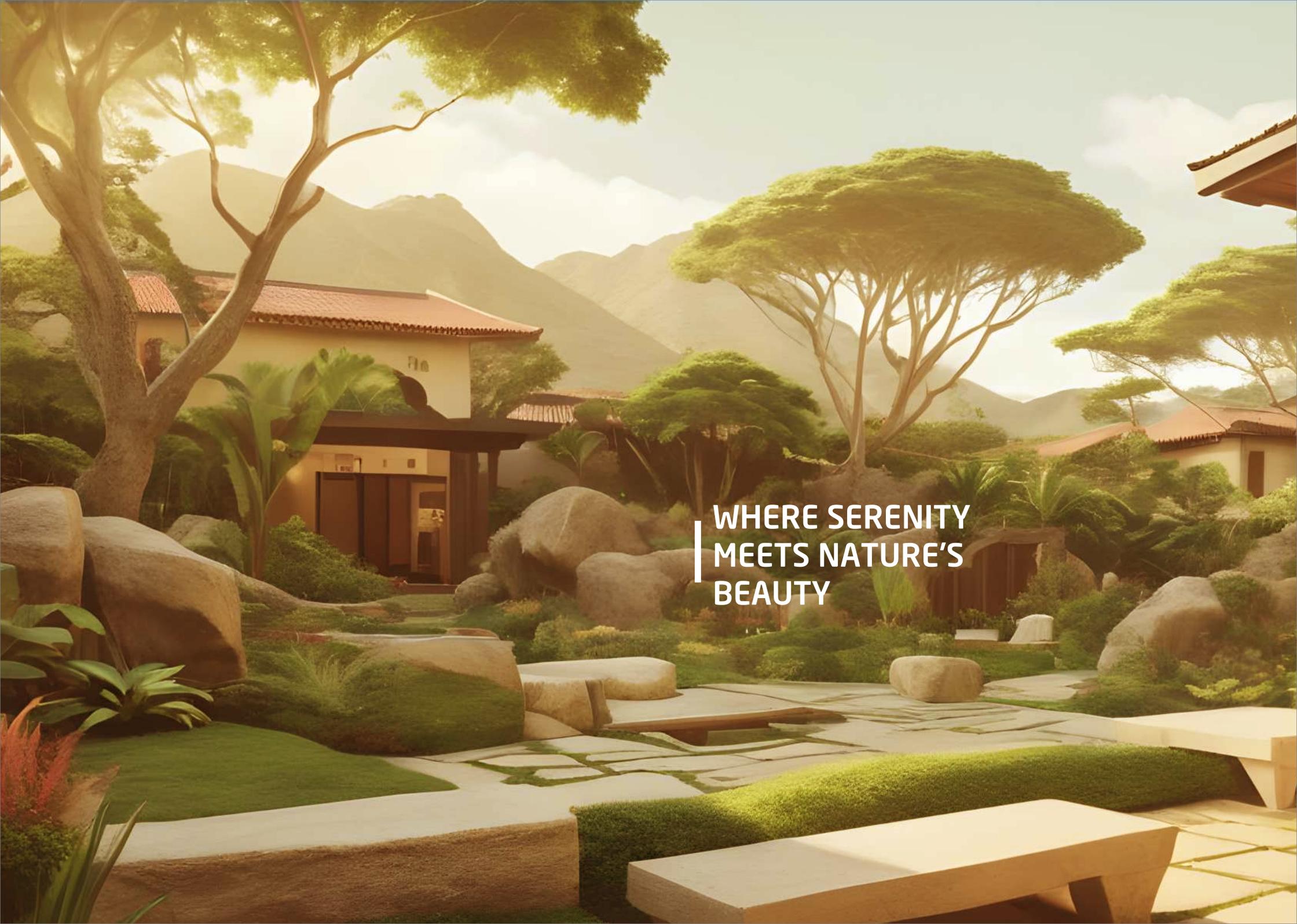
WHERE  
CHILDHOOD  
JOY COMES  
ALIVE AGAIN



## SPLASH & PLAY ZONE

Fitness trail • Butterfly garden • Medicinal plant trail • Sit-out deck  
Swimming pool • Gym • Indoor games room • Movie screening area  
Sand pit • Cricket zone • Badminton zone • Basketball court •  
Elder's park



A lush garden scene featuring a traditional building with a red-tiled roof and a covered entrance. The garden is filled with large, smooth boulders, various green plants, and a prominent tree with a wide, flat canopy. In the background, there are rolling mountains under a soft, hazy sky. The overall atmosphere is serene and natural.

WHERE SERENITY  
MEETS NATURE'S  
BEAUTY



## MOTHER NATURE ZONE

Entrance plaza • Parking • Flowering tree avenue • Specimen tree court  
Rain garden • Trellis gateway • Rock garden • Tropical garden • Tot-lot  
Stepped plaza • Herb garden • Outdoor event area





RELIVE THE CHARM  
OF OUTDOORS  
UNDER THE SKY



# STARRY NIGHTS ZONE

Jogging track • Sit outs • Barbeque zone • Movie night zone  
Chit-chat area





IN HARMONY  
WITH MOTHER  
EARTH

MOTHER NATURE ZONE

\*Artistic impression

## SUSTAINABLE FEATURES FOR A GREENER TOMORROW



### Carefully Curated Materials

Every material used in the construction process is nit-picked by us to ensure they are all locally sourced materials.



### Low VOC Paints

Low Volatile Organic Compound (VOC) paints to enhance indoor air quality.



### EV Charging

Electric vehicle charging stations to support residents with electric cars.



### Native Plant Species

Native plant species in landscaping to promote biodiversity & create a vibrant sanctuary.



### Rainwater collection & Ground Recharge

Rainwater harvesting systems to collect and store rainwater for landscaping and non-potable uses.



### Low Flow Fixtures

Low-flow faucets, showerheads, and toilets from Grohe/Duravit to minimize water consumption.



### Grey Water System

Utilize greywater (wastewater from sinks, showers, and washing machines) for irrigation purposes after appropriate treatment.

An aerial, high-angle view of a lush, ancient-style village. The central focus is a colossal, ancient tree with a thick, gnarled trunk and a dense, vibrant green canopy that dominates the upper half of the frame. The tree's roots spread out across the village square. Surrounding the tree are several traditional wooden buildings with thatched roofs, some featuring tiered, pagoda-like structures. In the lower right, a rectangular pool of bright green water is visible. The overall scene is bathed in warm, golden light, suggesting a sunrise or sunset, with soft shadows and a hazy atmosphere in the background.

MASTERFULLY  
MADE FROM AN ERA  
OF MASTERPIECES.

# MASTER PLAN

2.17 ACRES OF TRANQUIL LIVING FOR 180 FAMILIES

STARRY NIGHT ZONE

MOTHER NATURE ZONE

SPLASH AND PLAY ZONE

## LEGEND

- ① ARRIVAL PLAZA
- ② VISITOR PARKING
- ③ FLOWERING TREE AVENUE
- ④ SPECIMEN TREE COURT
- ⑤ RAIN GARDEN
- ⑥ TRELIS GATEWAY
- ⑦ ROCK GARDEN
- ⑧ STEPS WITH TROPICAL GARDEN
- ⑨ BASKETBALL COURT
- ⑩ STEPPED PLAZA - WITH FOCAL TREE
- ⑪ HERB GARDEN
- ⑫ EVENT SPACE/SIT-OUTS
- ⑬ FITNESS TRAIL
- ⑭ BUTTERFLY GARDEN
- ⑮ MEDICINAL PLANT TRAIL
- ⑯ SIT OUT DECK
- ⑰ SWIMMING POOL
- ⑱ GYM
- ⑲ INDOOR GAMES ROOM
- ⑳ MOVIE SCREENING AREA
- ㉑ SAND PIT
- ㉒ KIDS PLAY AREA
- ㉓ BADMINTON COURT
- ㉔ TOT-LOT
- ㉕ CRICKET PLAY
- ㉖ ELDER'S PARK
- ㉗ YOGA DECK/PARTY DECK
- ㉘ OPEN SIT-OUTS
- ㉙ MULTIPURPOSE SPACE/AV HALL



# BLOCK A (TYPICAL PLAN)



CA - 870  
BA - 196  
SBA - 1425

CA - 887  
BA - 175  
SBA - 1405

CA - 887  
BA - 175  
SBA - 1405

CA - 867  
BA - 174  
SBA - 1385

CA - 867  
BA - 173  
SBA - 1380

CA - 758  
BA - 173  
SBA - 1250

CA - 772  
BA - 120  
SBA - 1190

CA - 938  
BA - 164  
SBA - 1460

CA - 921  
BA - 169  
SBA - 1440



\*INTERNAL AREAS IN UNIT IS SUBJECT TO CHANGE BY DEVELOPER FOR THE BETTERMENT OF SPACE UTILIZATION AND FUNCTIONALITY. ALL DIMENSIONS ARE IN SQ.FT.



# BLOCK B (TYPICAL PLAN)

CA - 921  
BA - 165  
SBA - 1435

CA - 921  
BA - 165  
SBA - 1435

CA - 724  
BA - 165  
SBA - 1180

CA - 917  
BA - 231  
SBA - 1515



CA - 914  
BA - 175  
SBA - 1440

CA - 763  
BA - 131  
SBA - 1195

CA - 718  
BA - 138  
SBA - 1140

CA - 910  
BA - 171  
SBA - 1435



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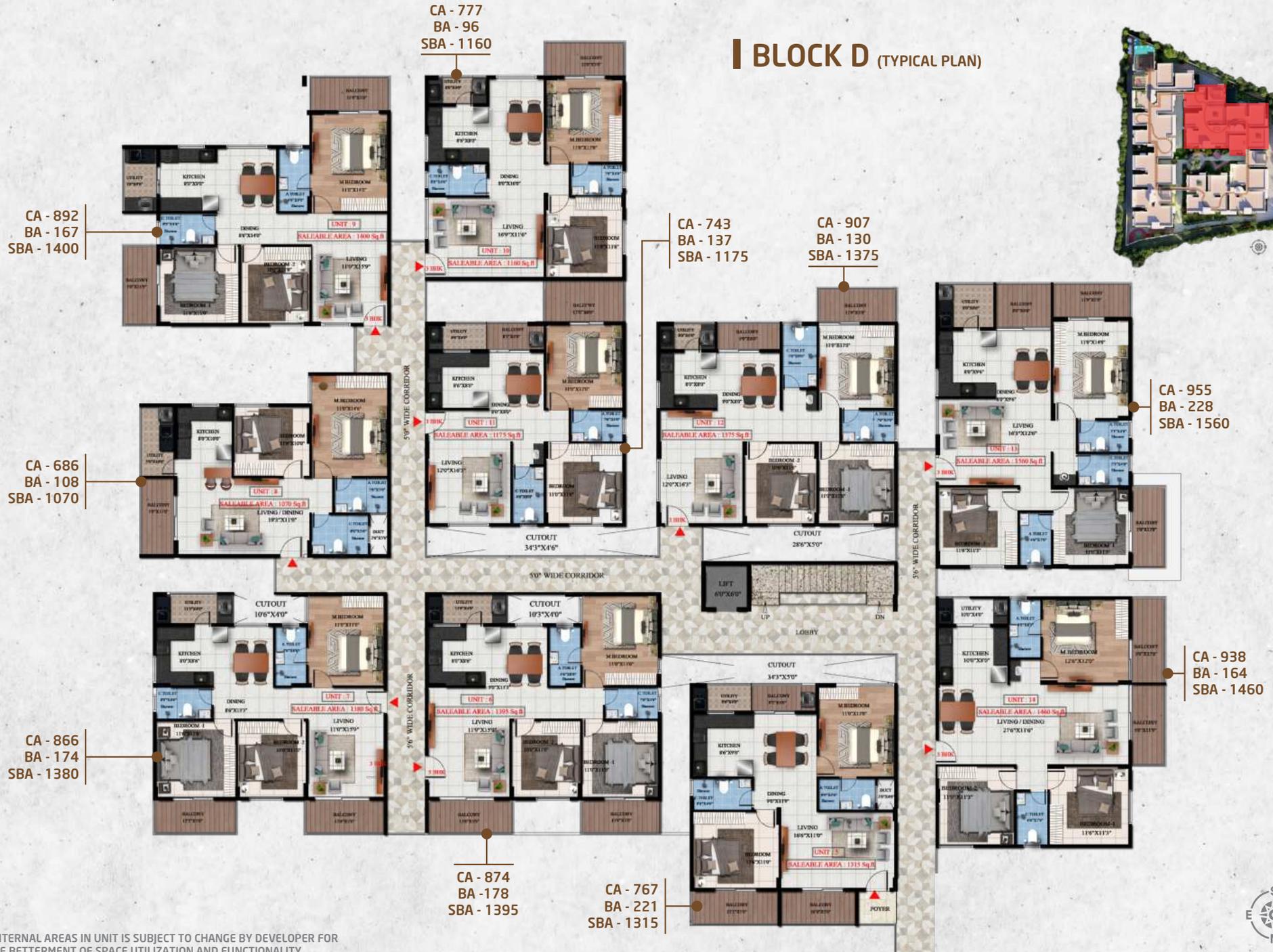
# BLOCK C (TYPICAL PLAN)



\*INTERNAL AREAS IN UNIT IS SUBJECT TO CHANGE BY DEVELOPER FOR THE BETTERMENT OF SPACE UTILIZATION AND FUNCTIONALITY. ALL DIMENSIONS ARE IN SQ.FT.



# BLOCK D (TYPICAL PLAN)



\*INTERNAL AREAS IN UNIT IS SUBJECT TO CHANGE BY DEVELOPER FOR THE BETTERMENT OF SPACE UTILIZATION AND FUNCTIONALITY. ALL DIMENSIONS ARE IN SQ.FT.





\*Artistic impression

# | SPECIFICATIONS

## STRUCTURE

- Basement + Ground + 4 Floors.
- RCC Framed Structure.
- Superstructure- Solid Block Masonry.
- No Common Walls.
- Internal & External Walls- Cement Plastered.

## FLOORING

- Living, Dining, Bedrooms, Balconies, Utility, Kitchen and Bathrooms - Vitrified Tiles.
- Master Bedroom - GreenLam or equivalent Laminated Wooden Flooring.
- Lobby & Staircase area -Granite/Vitrified tiles.

## GENERAL SERVICES

- Rain Water Collection Tank,Ground Water Recharge Pits.
- Sewage Treatment Plant.
- Power Backup for common area 1 KV for each flat.
- Intercom Facility.
- 4 Nos lift - Johnson / Schindler or Equivalent.

## WATER SUPPLY

- Water supply through Bore well.
- Quality Pressure Tested Plumbing
- Concealed pipes and Cauvery water in the kitchen.

## ELECTRICAL

- Concealed Copper Wiring with adequate light points of anchor make.
- Cable point in living & master bedroom.
- AC point provision in all bedrooms.

## PAINTING

- Interior-2 coat Acrylic Emulsion.
- Exterior-2 coats of Apex paint.
- Grills - Enamel paint.

## SECURITY

- CCTV Cameras for common areas in parking floor, Entrances, Lift Cars and Amenities area.
- Security personnel round the clock.

## DOORS & WINDOWS

- Main Doors - Solid Beech Wood or Equivalent Frame with Solid core Flush Door With both Side Veneer Melamine Polished. Yale Digital Locks, or Equivalent.
- Internal Doors - Engineering Wood Frames with European technology Laminate Film wrapped Frames with Solid Core Flush Door with both side Laminated and all sides PVC Edge banded.
- Window - 2.5 track UPVC Sliding window with glass panel and mosquito mesh.

## KITCHEN

- Ceramic tiles 2 feet above the granite platform.
- Provision for water purifier & refrigerator.
- Provision for washing machine utility.
- Kitchen Platform Granite & Sink not included (can be provided at extra cost)

## BATHROOM FITTING

- False Ceiling with Grid Panel.
- CP Fittings-Grohe/American Standard/Equivalent.
- Sanitary Fitting-Duravit/American Standard/Equivalent.
- Provision for Exhaust fan & Geyser.



\*Artistic impression

\*Artistic impression

# INTERIOR SERVICES

Kitchens, Wardrobes, Cabinets, Furniture, Windows and Doors - all essentials of making a house to a home are being retained as critical components by Suraksha Group and are manufactured in-house in a vertically integrated model having crucial control over the quality.

Our factories churn out products in a quick turnaround time with great functional designs and have handed over hundreds of deliveries over the years.

**Our in-house facility** - TimberWare, with state-of-the-art machinery, craftsmen and a design team will help you convert your home, ready to be moved in.

**Visit our Experience Centre** to know more about our free consultation and services to go through a seamless process of home handover.

**#36/52, 1st Floor, 12th Main, 27th Cross, Jayanagar 4th Block, Bengaluru – 560011**



# Suraksha Springs

— bang on Begur Road

**Site Address:** Sy. No 36/8 and 36/10, Opp Prestige Song of the South Apartment, Begur-Koppa Road, Yelenahalli, Bengaluru, Karnataka 560068.

**Corporate Address:** Suraksha Group, 36/52, 4<sup>th</sup> floor, 12<sup>th</sup> main road, 27<sup>th</sup> cross, Jayanagar 4<sup>th</sup> block, Bengaluru, Karnataka 560011

PRM/KA/RERA/1251/310/PR/180424/006787

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**Flow**

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**CREDAI**  
BANGALORE

