

CLUB BELAR

ARVIND



ARVIND

BELAIR





LIVE UNLIMITED

"Life is a field of unlimited possibilities"

Imagine waking up to the sound of a sparrow chirping, as the warmth of the first rays of sun enliven you and fill your being with a renewed zeal to pursue your dreams. When you are always surrounded by the right energy, every day is a new beginning that brings with it unlimited opportunities.

Homes at Bel Air have been designed to enrich you and your family with an unlimited flow of goodness. They are not only futuristic with their eco-conscious features but also rooted in the tradition of vastu, filling your life with prosperity and happiness. Your address to the unlimited lifestyle.

**IN A WORLD FULL
OF POSSIBILITIES,
WHERE CAN I FIND
THE KEY TO
HAPPINESS?**



Artistic Image

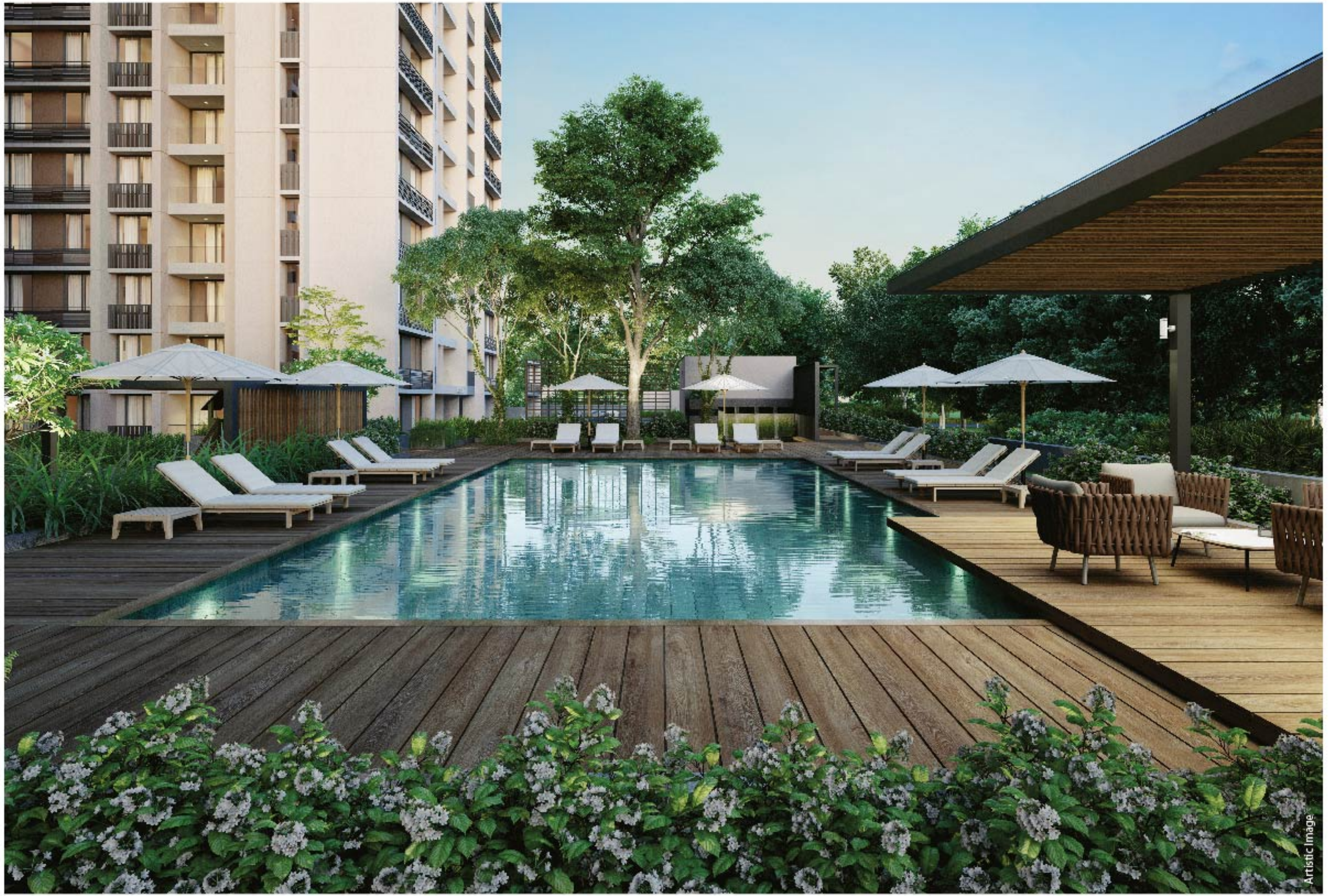
Experience
**UNLIMITED
HAPPINESS**
only at Bel Air

"Happiness is enjoying the little things in life"

Thoughtfully designed 2, 2.5 & 3 BHK apartments with views unlike any other. Apart from the spacious living spaces and pleasing architecture, Bel Air has a unique mix of amenities that are designed keeping in mind the requirements of the millennial families. No awkward corners, no hard to reach places. Spaces that keep you fit mentally and physically.

Bel Air offers a varied range of world class sports, landscape & other amenities such as:

Jogging Track | Kids Play Area | Swimming Pool & Deck | Small Futsal Court | Basketball Pole | Multi-Purpose Court | Fountain Plaza | Gazebo | Party Lawns | Amphitheatre | CCTV Camera Surveillance | Emergency Power Backup



Artistic Image

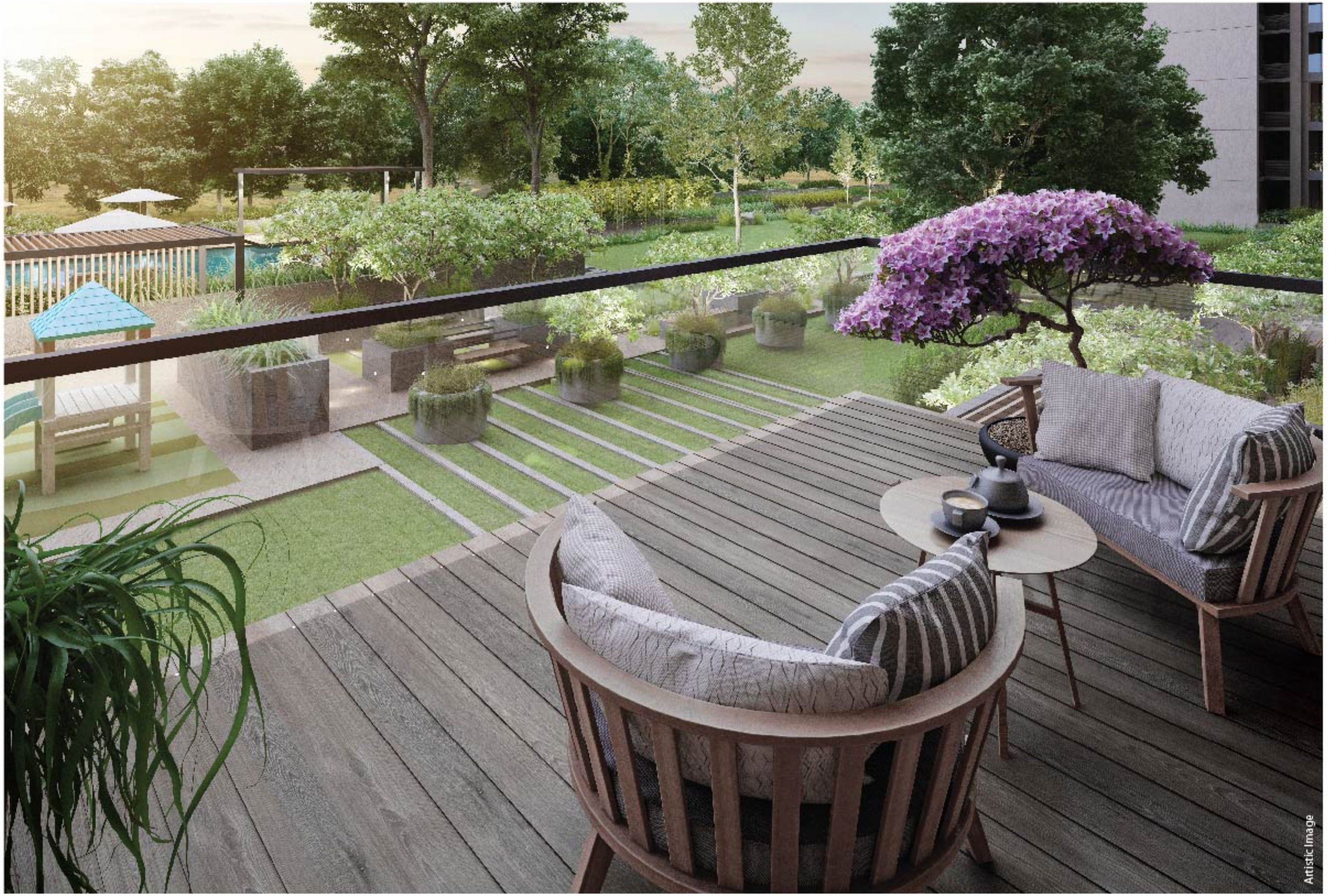
**IN THIS BUSTLING
CITY, CAN I FIND
A RETREAT
TO UNPLUG
AND **VIEW**
TIME GO BY?**



Gaze peacefully at
**UNLIMITED
VIEWS**
only at Bel Air

"The poetry of nature is never dead"

Experience the finer joys of life while immersing yourself in the beautiful landscape built around you. Spend some time in nature's company at the gazebo seating or unwind by the soothing fountain plaza. What's more? You can even enjoy unobstructed views from the comfort of your home.



IS IT POSSIBLE TO BE AT PEACE WHILE LIVING A MODERN LIFESTYLE ?



Active or relaxed, experience
**UNLIMITED
LIFESTYLE**
only at Bel Air Sky Club

"The sky is not the limit. It is just the view"

The most enthralling features of Bel Air are the cantilevered club and the lounge - literally in the sky. Open views on three sides and nothing below. A place for the residents to socialise and enjoy life to its fullest. Go ahead, call friends over and give them a taste of what it's like to live in the sky. The sky club is a state-of-the-art cantilevered club on the top floors and commands a spectacular panoramic view of the city skyline.





Artistic Image

Live an eco-friendly life

UNLIMITED SUSTAINABILITY

only at Bel Air

At Arvind, we believe in sustainability and hence we strive to build green buildings. We understand that in a rapidly developing metro like Bengaluru, conserving water is of utmost importance. All homes at Bel Air have been equipped with built-in end-to-end water management solutions* that are based on the ultrasonic sensor technique which ensures optimal water usage, reduces wastage & has other such benefits.



Real-time water management



Optimised water usage and reduced wastage



Increased monetary savings



Prevents dry runs

A small step to focus on a change from consumption to the conservation.

*All recurring costs to be borne by the owner.



CLUB & LOUNGE AMENITIES



Representative Images

- Double-height lounge with seating
- Restaurant and cafe with counter seating
- Dance and aerobics studio
- Barbeque deck & terrace lounge

Indoor games

- Carrom
- Billiards
- Chess
- Table tennis
- Foosball

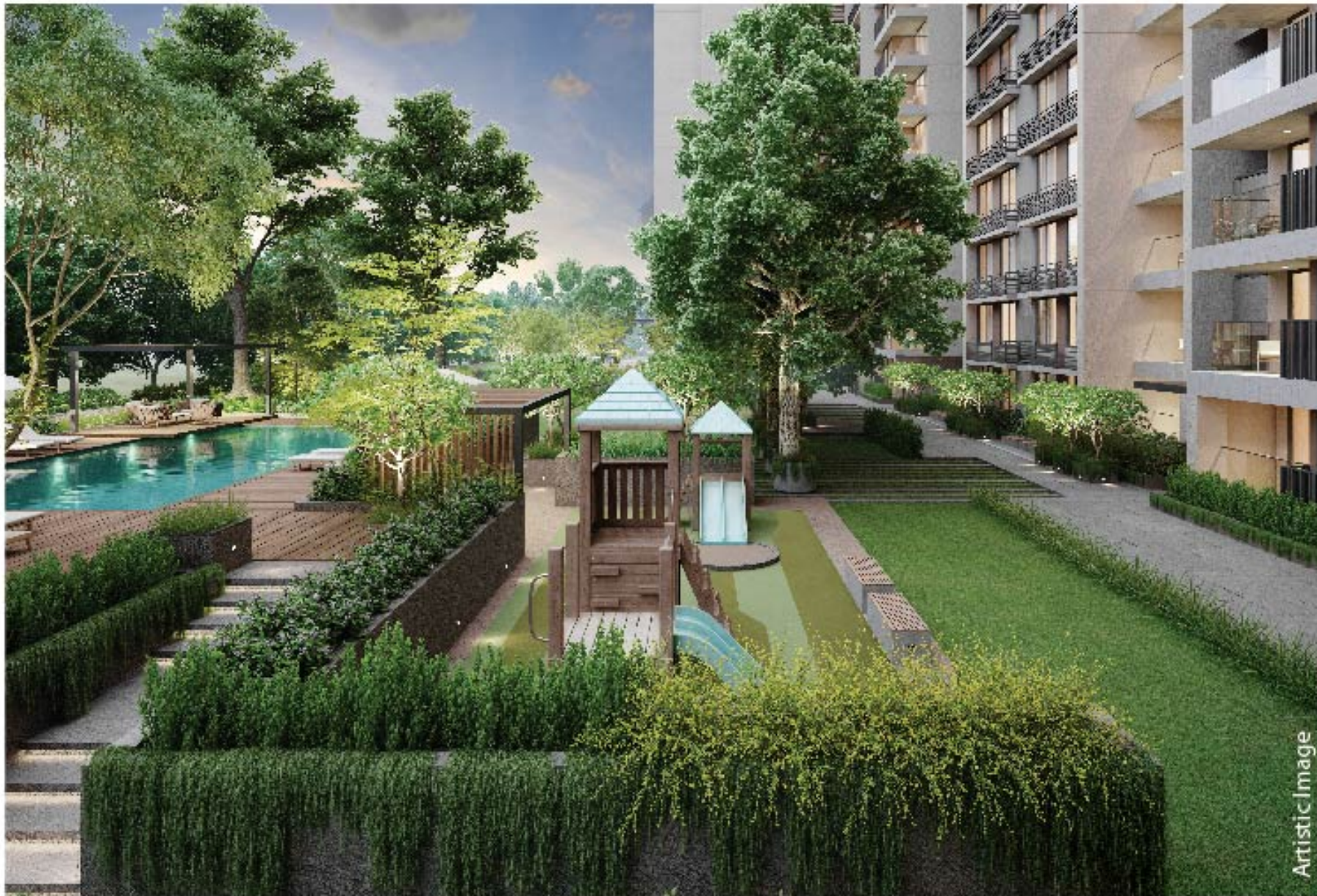
Spa for relaxation

Library

Indoor gym



IS IT POSSIBLE TO HAVE **CONNECTIVITY** TO ALL THINGS THAT MATTER?

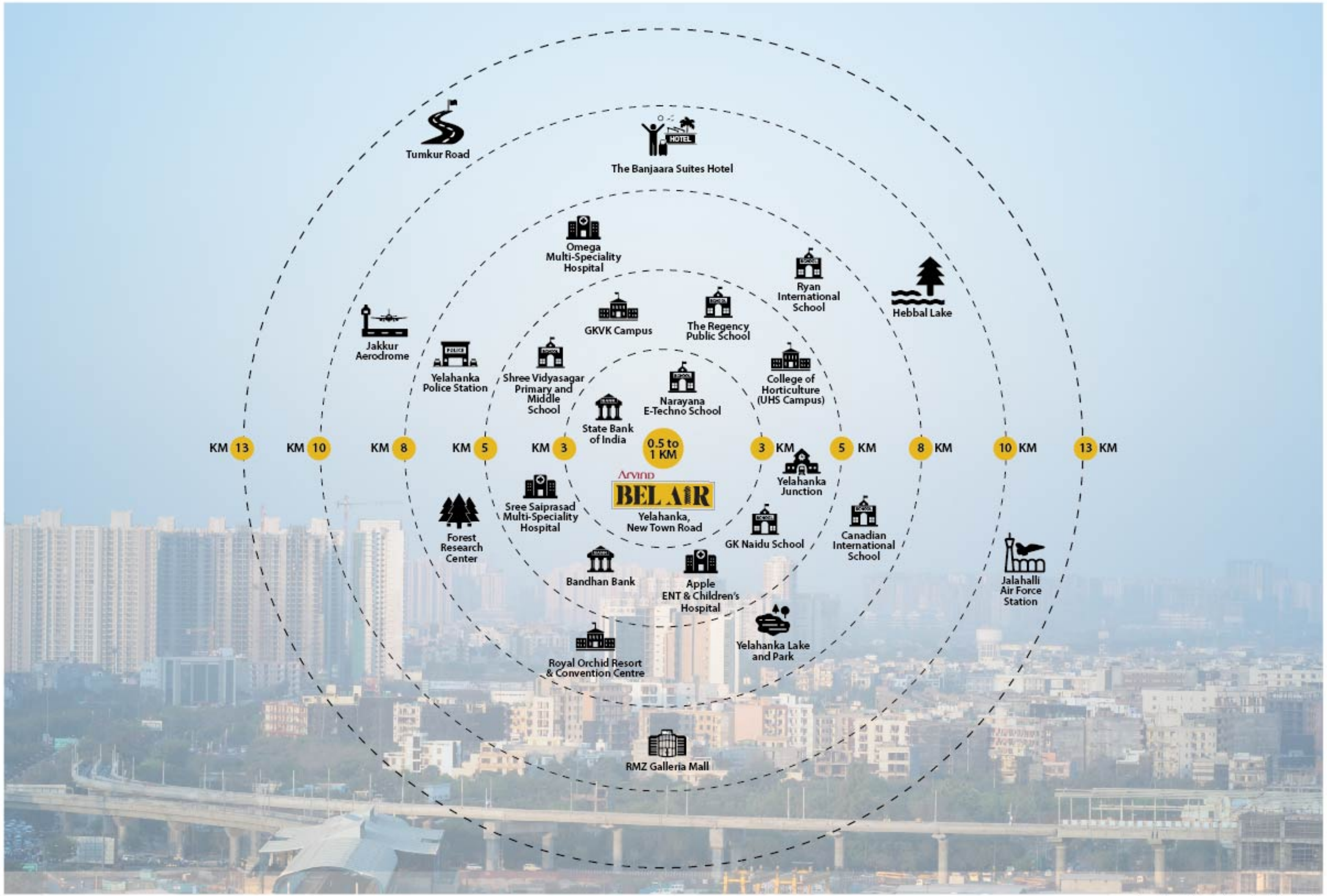


Enjoy
**UNLIMITED
CONNECTIVITY**
to the city only at Bel Air

“Because everything connects to everything else”

At a time when garden cities are transforming into concrete jungles, there are oases of green that hold out. By design or by accident, they become the lungs, the sanctuary of other denizens of nature. Places of serenity and calm that are precious since they are rare.

Bel Air is located at New Town Road, next to the Forest Research Center and in the midst of the rapidly developing locality of Yelahanka. It is in close proximity to schools, temples, shopping centers and places of work. It lies in the IT investment region and surrounding it are various government offices and institutes like KRSAC, UHS Campus, CRPF Campus (5 km), Rail Coach Factory (4 km), and the Bengaluru airport is just 35 mins away. Homes at Bel Air are built to keep you in touch with all the goodness that life has to offer.



Approximate distance from the city landmarks

IS THERE A PLACE THAT IS FILLED WITH **SYNERGY** BETWEEN THE TRADITIONAL AND THE CONTEMPORARY?



Experience

UNLIMITED SYNERGY

between the modern and traditional,
only at Bel Air

*"Small steps in the right direction can turn out
to be the biggest step of your life."*

When you are always surrounded by the right energy, the possibilities in life become unlimited. The main door entry quadrant in Bel Air is as per vaastu. Homes at Bel Air have no south-facing entry.



**IN THESE
TIMES,
CAN I TAKE A
LEAP OF TRUST?**



ARVIND SMARTSPACES

ARVIND has stood for

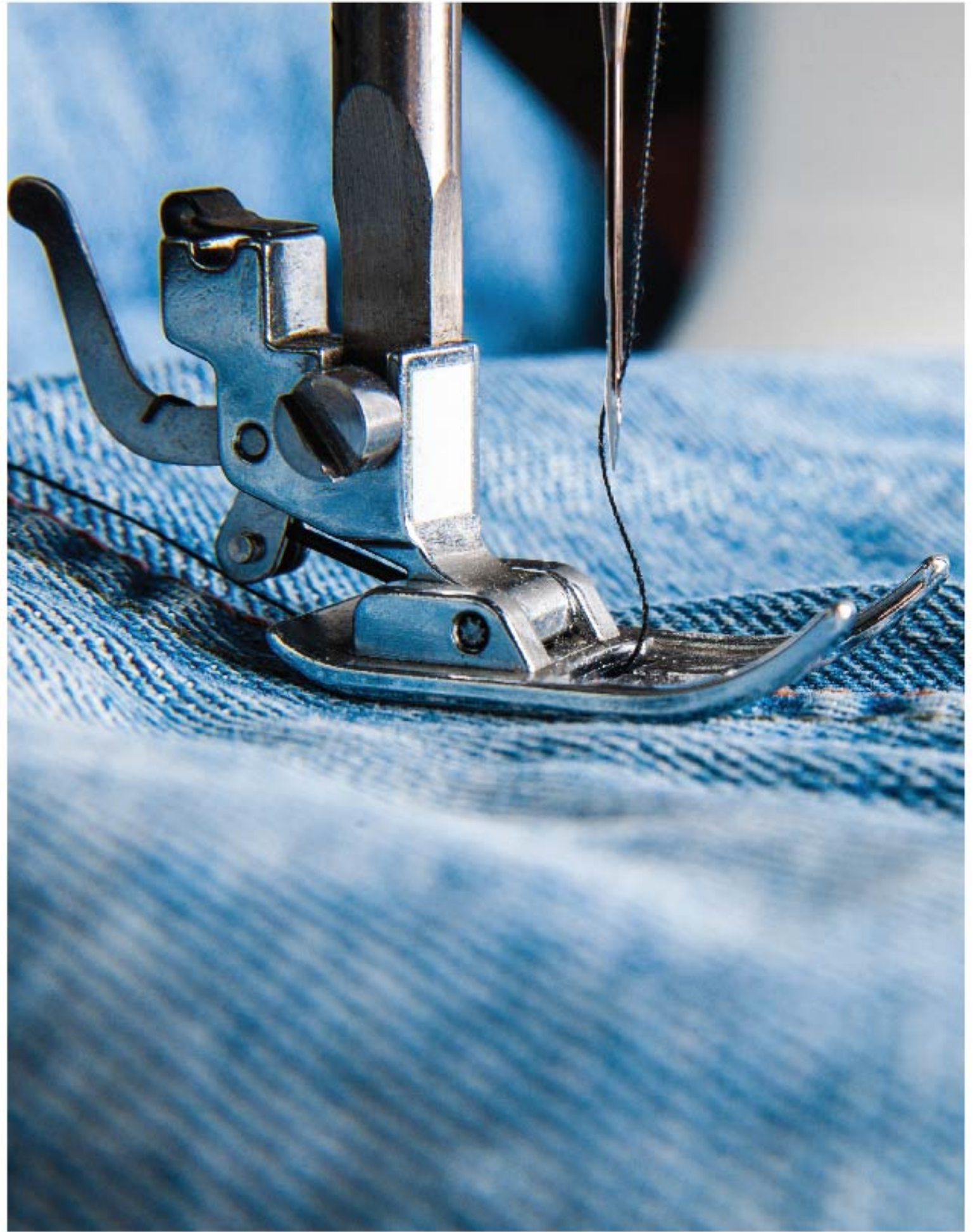
**UNLIMITED
TRUST**

since almost a century

"Trust is earned when actions meet words"

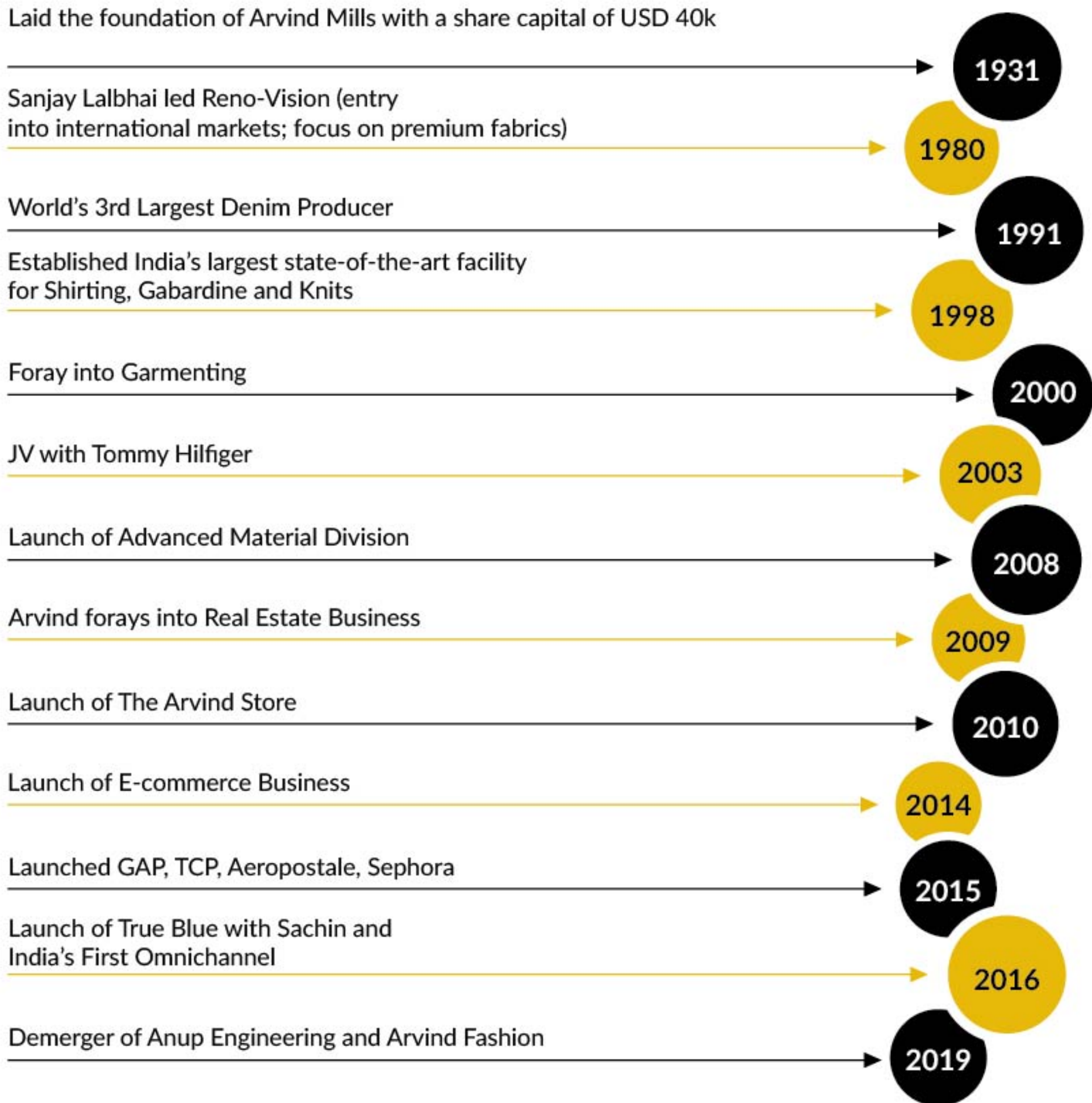
Throughout its legacy of 90 years, Arvind has been a name synonymous with trust, reliability and dependability across all businesses of the group. Arvind has been defining and shaping many a collection and trendsetting styles across world's fashion capitals. It has touched everyday life to bring in the feel of excellence through iconic brands such as Tommy Hilfiger, Arrow, Ed Hardy, Aeropostale, Calvin Klein, Flying Machine, Sephora, Unlimited Family Fashion Store, Gap, U.S Polo Assn. to name a few.

Arvind SmartSpaces, India's leading real estate development company is bringing its sixth iconic project to the garden city of Bengaluru. The precision of their processes, simplicity of their transactions, truth in their promises and thoughtfulness in everything they build, is what sets Arvind SmartSpaces apart. With approximately 16 million sq. ft. of real estate across the country, a million hopes and dreams flourish on the foundation of Arvind's trust.





THE JOURNEY SO FAR



“



We had been planning to buy our first home since last 3-4 years. While we shortlisted many options, we couldn't proceed ahead for some reason. After visiting Arvind Oasis, we knew this was it and we took our decision to buy within two days. We would like to thank Arvind's staff for their constant support and co-operation and would surely recommend Arvind Infra. to our friends who are looking out for properties in Bengaluru.

- Shwetha Keeker & Shiva Prasad
(Happy customers of Arvind Oasis)

UNLIMITED DELIGHT



I am glad I bought a flat in Arvind Sporcia. All the buying processes were very smooth and transparent. I want to thank Arvind for taking ownership in every matter brought to their notice and addressing it with utmost dedication. I highly appreciate Arvind's availability and timely response. It has been a great experience being a part of the Arvind family.

- Vinodh Krishna E M
(Happy customer of Arvind Sporcia)



Everyone thought I was taking a big risk by buying an under construction property from a relatively unknown builder in Southern India. However, I was impressed with the initial promotions by Arvind and I immediately booked a flat. I visited my flat only after possessions were handed out.










Arvind has created tremendous customer credibility and has a fantastic team that goes beyond their responsibilities for customers. I am very happy to be a part of the Arvind family.

- Chandraprakash Jain
(Happy customer of Arvind Sporcia)

TESTIMONIALS

”

SPECIFICATIONS

| | | |
|---|--|---|
|  | STRUCTURE | Earthquake resistant RCC frame structure External and internal partition walls with good quality cement blocks / clay bricks / equivalent |
|  | FLOORING Living, Dining, Bedroom & Kitchen Master Bedroom 2 nd Master Bedroom (2.5 & 3 BHK Only) Bathrooms Balcony Utility Ground Floor Lobby & Ground to First Floor Stairs First Floor and above - Lobbies | Vitrified / Ceramic / Porcelain / equivalent tiles Wooden laminate flooring / equivalent flooring Vitrified / Ceramic / Porcelain / equivalent tiles Vitrified / Ceramic / Porcelain / equivalent tiles Vitrified / Ceramic / Porcelain / equivalent tiles Vitrified / Ceramic / Porcelain / equivalent tiles Granite / Marble / Engineered Stone / High Quality Ceramic Tiles / equivalent stone Vitrified / Ceramic / Porcelain / equivalent tiles |
|  | PLATFORM / COUNTER Kitchen Basin Counter | Polished granite / equivalent stone Polished granite / equivalent stone |
|  | DOOR Main Door Internal Rooms Bathrooms | Wooden frame & flush door shutter with polish finish / Engineered door & frames / equivalent Wooden frame & flush doors with laminate / Engineered door & frames / equivalent Flush doors with laminate and Wooden / Granite frames / Engineered door and frames |
|  | WINDOWS Aluminum Windows | Jindal (1" Series) / equivalent Heavy Duty Aluminium / UPVC Heavy Duty Windows / equivalent |
|  | WALL FINISH Internal External | Berger / Asian / ICI Dulux / Nerolac / Surfa coats or equivalent Emulsion paint Berger / Asian / ICI Dulux / Nerolac / Surfa coats or equivalent Acrylic Water Proof or Weather Coat paint / texture |
|  | MS WORK Railing | Mild steel railing |
|  | PLUMBING CP Fittings and Accessories Sanitary Ware | Jaquar / Essco / Plumber / Cera or equivalent Wall/ Floor mounted Sanitary Ware of Jaquar / Cera / Hindware / Parryware or equivalent |
|  | ELECTRICAL Television Point Telephone Point AC Point Power Points Switch Gears Switches Elevators Internal Wiring | Living & master bedroom Living room Master bedroom For refrigerator & microwave in kitchen, washing machine and RO in utility, geyser point in toilet L & T / Schneider / Havells / ABB / Anchor or equivalent Smart switches with touch panel except toilet & wash area Schindler / Kone / Johnson / Omega / TRIO or equivalent Finolex / Havells / Anchor / Polycab / Avocab or equivalent |
|  | OPTIONAL ON DEMAND AMENITIES | Smart lock in main door* Wi-fi enabled CCTV in living room* Dedicated electric car charging point * |

*Available at an extra cost.

MASTER PLAN



- 1 Main Gate
- 2 Ramp
- 3 Central Garden & Landscape Area
- 4 Pool
- 5 Kids Play Area
- 6 Tennis/Multi-Purpose Court
- 7 Small Futsal Court
- 8 Half Basketball Court
- 9 Net Cricket
- 10 Skating Rink
- 11 Parking



FLOOR PLANS

BLOCK-A (3 BHK)



| UNIT NO | Carpet Area As per RERA (sq.ft) | Additional Area (sq.ft) | Total (sq.ft) |
|----------------|---------------------------------|-------------------------|---------------|
| A - 101 - 1501 | 1065.52 | 72.55 | 1138.07 |
| A - 002 - 1502 | 1029.24 | 46.82 | 1076.07 |
| A - 103 - 1503 | 1067.03 | 46.82 | 1113.85 |
| A - 104 - 1504 | 1067.03 | 46.82 | 1113.85 |
| A - 005 - 1505 | 1067.78 | 46.82 | 1114.60 |
| A - 006 - 1506 | 1019.88 | 46.82 | 1066.70 |



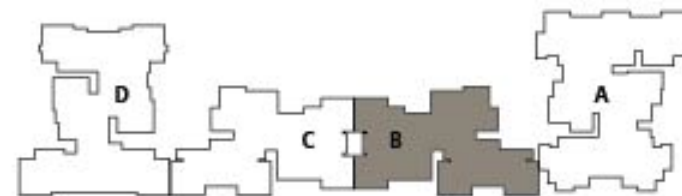
Disclaimer:

- (1) Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness.
- (2) Balcony & private entrance are not part of RERA carpet area. They are mentioned as additional areas.
- (3) Column location, offsets and sizes will be as per working detail drawings and may change as per site condition.
- (4) Internal block work and column offsets are included in RERA carpet area.
- (5) Furniture is for indicative purpose. Electrical equipment / fixture location may vary as per site condition.

BLOCK-B (3 BHK & 2 BHK)



| UNIT NO | Carpet Area As per RERA (sq.ft) | Additional Area (sq.ft) | Total (sq.ft) |
|----------------------|------------------------------------|----------------------------|---------------|
| B - 001 - 1501 | 1024.29 | 46.82 | 1071.12 |
| B - 102 - 1502 | 751.10 | 41.55 | 792.65 |
| B - 103 - 1503 | 751.10 | 41.55 | 792.65 |
| B - 104 - 1304, 1504 | 751.10 | 41.55 | 792.65 |
| B - 005 - 1305 | 751.10 | 41.55 | 792.65 |



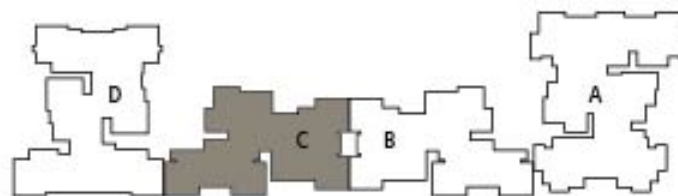
Disclaimer:

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BLOCK-C (3 BHK & 2 BHK)



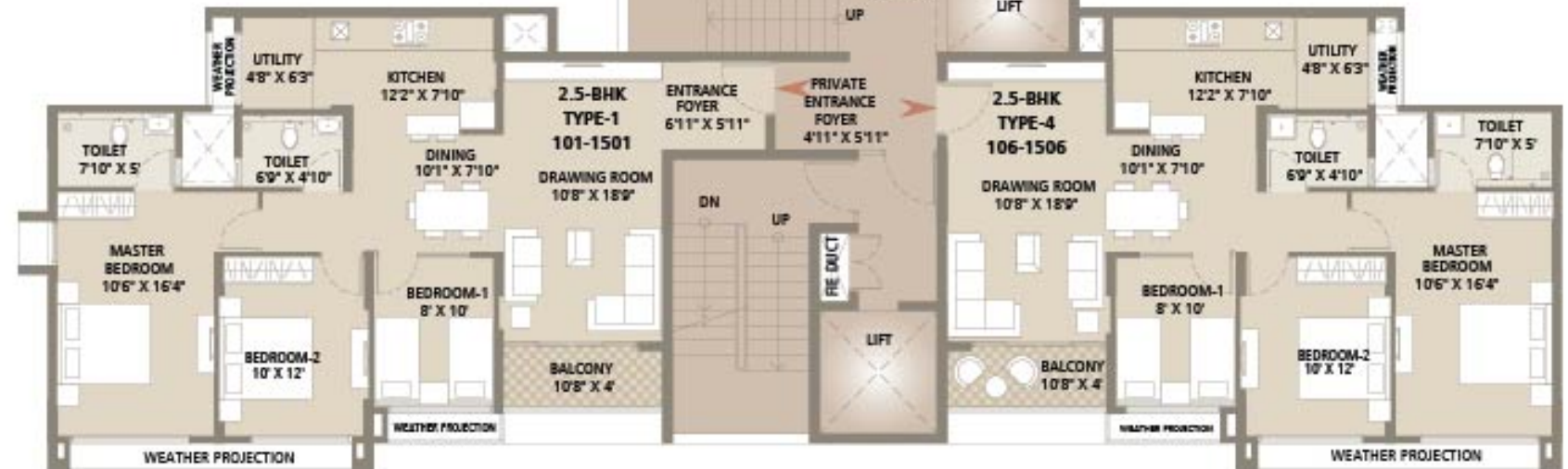
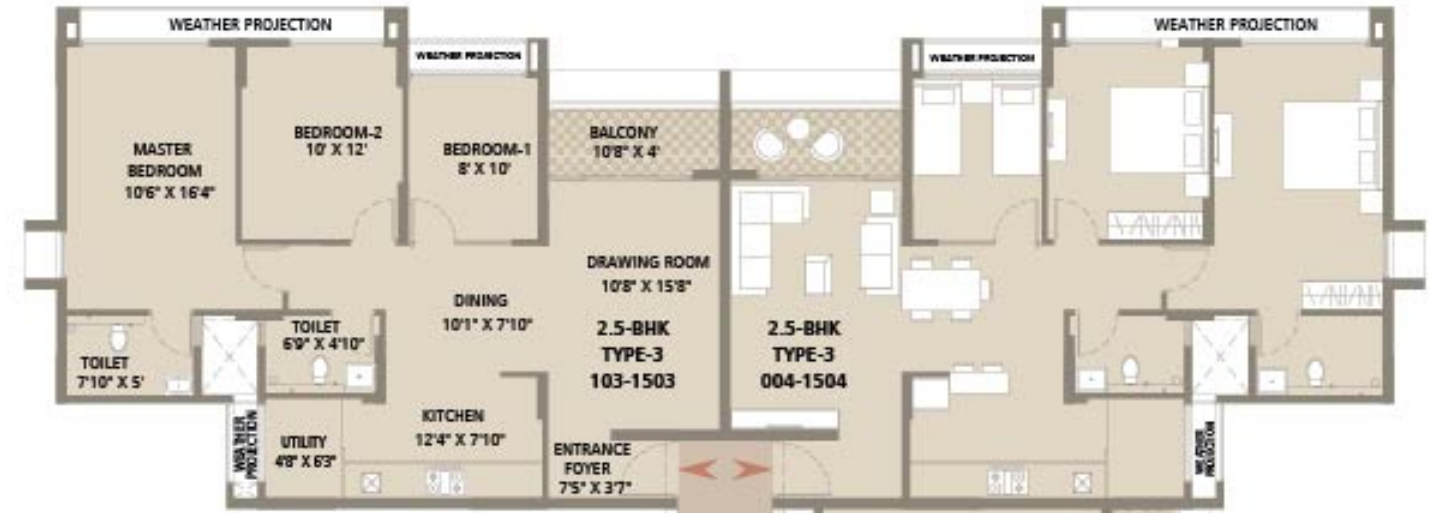
| UNIT NO | Carpet Area As per RERA (sq.ft) | Additional Area (sq.ft) | Total (sq.ft) |
|----------------------|---------------------------------|-------------------------|---------------|
| C - 001 - 1501 | 1024.29 | 46.82 | 1071.12 |
| C - 102 - 1502 | 751.10 | 41.55 | 792.65 |
| C - 103 - 1503 | 751.10 | 41.55 | 792.65 |
| C - 104 - 1304, 1504 | 751.10 | 41.55 | 792.65 |
| C - 005 - 1305 | 751.10 | 41.55 | 792.65 |



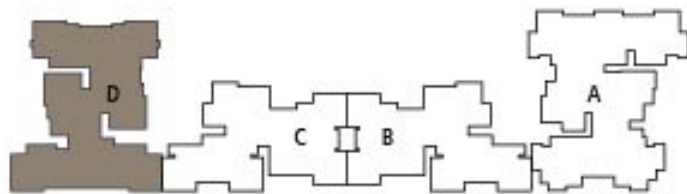
Disclaimer:

(1) Room dimensions mentioned in floor plan excludes plaster, tile cladding & skirting thickness. (2) Balcony & private entrance are not part of RERA carpet area. They are mentioned as additional areas. (3) Column location, offsets and sizes will be as per working detail drawings and may change as per site condition. (4) Internal block work and column offsets are included in RERA carpet area. (5) Furniture is for indicative purpose. Electrical equipment / fixture location may vary as per site condition.

BLOCK-D (2.5 BHK)



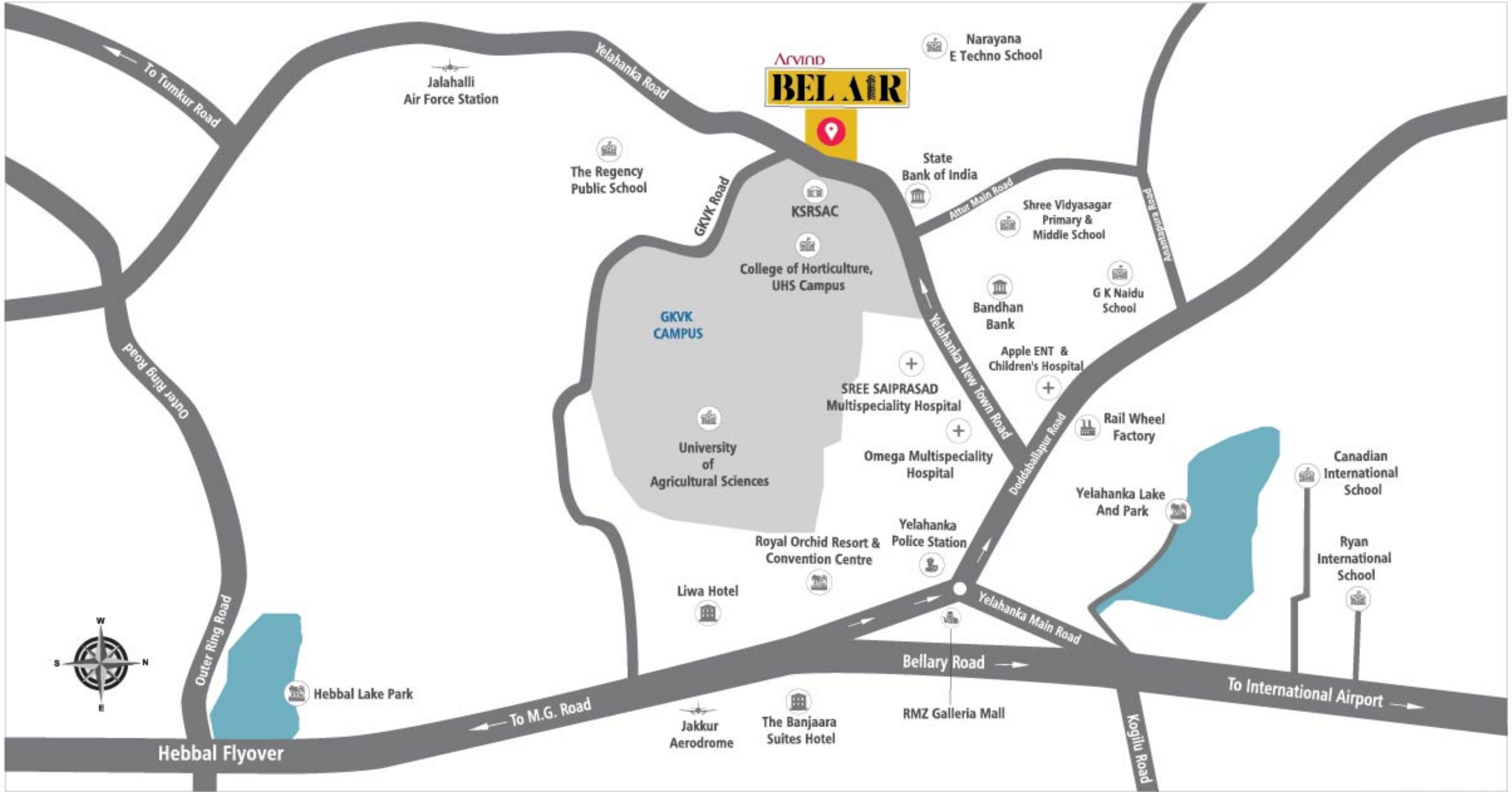
| UNIT NO | Carpet Area As per RERA (sq.ft) | Additional Area (sq.ft) | Total (sq.ft) |
|----------------|---------------------------------|-------------------------|---------------|
| D - 101 - 1501 | 957.99 | 70.07 | 1028.06 |
| D - 002 - 1502 | 914.82 | 41.55 | 956.37 |
| D - 103 - 1503 | 915.58 | 41.55 | 957.13 |
| D - 004 - 1504 | 915.58 | 41.55 | 957.13 |
| D - 005 - 1505 | 914.82 | 41.55 | 956.37 |
| D - 106 - 1506 | 917.95 | 41.55 | 959.49 |



Disclaimer:

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LOCATION MAP



*LOCATION MAP NOT TO SCALE

Major roads / junctions: Doddaballapur Road: 4 Km | Airport Road: 5 Km | Tumkur Road: 12 Km | Hebbal Flyover: 12 Km | International Airport: 24 Km

AHMEDABAD

| | | | |
|---|--|---|---|
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

OTHER PROJECTS

BENGALURU

| | | | |
|---|---|---|---|
|  |  |  | <h2>PUNE</h2> |
|  |  | |  |

ABOUT ARVIND

ARVIND SMARTSPACES

Bengaluru | Ahmedabad | Gandhinagar | Pune

Part of USD 2 Billion Lalbhai Group

Established in the year 2009, Arvind SmartSpaces (formerly Arvind Infrastructure Ltd.), is India's leading real estate development company headquartered in Ahmedabad. With approximately 16 million sq. ft. of real estate development across the country, the company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. In a short span of time, the company has established its strong presence in Bengaluru, Ahmedabad, Gandhinagar, and Pune. At Arvind SmartSpaces, the quality of their craft and the joy it brings to customers' life is a matter of pride for them. That's why they believe in first delivering impeccable quality, and therefore delivering pure joy to their customers.

Arvind SmartSpaces Ltd. -
Building Pride. Building Joy.

AWARDS & ACCOLADES

ARVIND SMARTSPACES



PARTNERS AND ASSOCIATES

Ducon Consultants Private Limited: Structure, MEP, Fire Consultants

DUCON Consultants Pvt. Ltd. is a civil-structured - MEPF design and consulting firm having offices in Ahmedabad and Bengaluru with over 1900+ completed projects across India to their name. They have a diversified portfolio comprising of projects across commercial and residential high-rises, townships, industrial structures, malls, hospitals, and hotels.

Apurva Amin Architects: Landscape Consultants, Building Architects

Apurva Amin Architects is a renowned architecture firm from Ahmedabad with over 21 years of expertise in master planning, architecture, interior design, and landscape design. Their oeuvre of work includes projects of varying functions and scales ranging from the institution, healthcare, educational, hospitality, real estate, private villas, residential, commercial and corporate buildings. The firm's architecture is centered on the philosophy of clarity, functionality, and simplicity in design with a modernist approach. Under the aegis of Architect Apurva Amin, the firm has quickly carved a niche for itself with the reputation of delivering bespoke architectural benchmarks.

ARVIND



CALL: 079 - 68264060

sales.belair@arvind.in | www.arvindbelair.com

Site Address: Survey no. 52/3, Opp. KRSAC, GKV (Vignana Kendra), New Town Road, Yelahanka, North Bengaluru - 560 064.

Head Office: Arvind Hebbal Homes Private Limited, 24, Government Servant Society, Behind Citibank, C.G. Road, Ahmedabad.

RERA Regn. No:

RERA Website: <https://rera.karnataka.gov.in>

Disclaimer: Interiors and fit outs shown here if any, are not part of the standard offering. All architectural and interior views / images unless specified otherwise, are computer graphic artists' impressions and simulated interpretations of actual property with an endeavor to impart clear and informative understanding to the recipient with respect to the project and therefore, this printed material does not constitute an offer and / or contract of any type between the promoter (developer) and the recipient / proposed allottee. Any purchase under this development shall be governed by the terms and conditions of the agreement to sell to be entered into between the developer and the proposed allottee and the details of the facilities / amenities etc. will be specified in the said agreement to sell. The area mentioned in the unit plans will vary because of plaster and column locations and no adjustment / refunds of any nature whatsoever, will be made by the developer for such variations.