



SLV
NAKSHATRA

PREMIUM PLOTTED DEVELOPMENT

— MYSORE ROAD —



SLV INFRA PROJECTS is a real estate company, head quartered in Bangalore, India. Incorporated in 2011, bearing registration number:

SLV INFRA PROJECTS designs & creates developments that promote the preservation of the natural environment while meeting the humanistic needs of the organizations and communities it serves.

On a national scale the company has developed and managed in excess of 3.5 million square feet of residential space. The residential division of the company has successfully developed several condominium projects and master planned communities throughout the Bangalore south zone and North Zone, such as lotus city-tavarekere, coco groove-kurubanhalli, SLV nest- electronic city, rajarajeshwari residency-kadabgere, SLV suvarna-vishveshwarai layout, Raynal garden-98 acrs-tavarekere, Wonder woods- bidadi. And many more.....

It is our goal to balance growth with the importance of community involvement and we are committed to designing, creating and building the highest quality projects that will provide a legacy for future generations to enjoy.

Mr Kishore kumar.
Managing director. Slv infra projects.

ABOUT



SLV NAKSHATRA is a premium plotted development of 246 plots, spread across 18acers, located in the mysore road just before wonderla gate, attached to Bangalore - mysore national highway.

Township is a BMICAPA approved, planned to integrate the need and luxury of modern & serene living environment.

SLV NAKSHATRA amenities such as proposed clubhouse, swimming pool, landscape garden, children play area, STP, RWH, temple, indoor and out door games, wide roads and many more....

A stringent level of detail has been followed in the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league similar to what is experienced in some of the most elite residential areas around the world.

As an owner you will benefit from a plug and play system in which each site will have a sanitary, water, electrical and a communication connection capped and ready to be connected to a home when needed. As a resident, there is so much more that you will benefit from that is hidden from plain sight. We have envisioned a comprehensive system that is optimised and value-engineered to

function efficiently and stand the test of time.



BOSCH EMPLOYEES WELFARE ASSOCIATION

For more than 2 decades, BEWA (Bosch Employees Welfare Association) has earned a reputation for creating residential layouts- beautiful, harmonious and eco-friendly, for Bosch Employees. The care we put into designing and personalizing the surrounds and living spaces has resulted in over 3000 happy and satisfied families, that has seen a growing demand for quality housing. In line with this, we now introduce our latest Green Project - "SLV Nakshatra".

"SLV Nakshatra" is a premium residential enclave which will set a new benchmark in community living. Which has good connectivity right in the National Highway 275 (Bangalore-Mysore)with different modes of transportation like Metropolitan Buses and upcoming Namma Metro, that you're well connected to all parts of the road of the city.

We have successfully carried out and delivered over 3000 BMICAPA / BMRDA approved sites for several noteworthy projects in and around Bangalore which includes the Navanidhi Township at Bethanagere Village Bidadi, Navanidhi Township sector 1 - A block and B block at Samanduru village Anekal, Navanidhi Nakshatra-1, Navanidhi Nakshatra-2 at Indlawadi Village Anekal, Navanidhi Nakshatra-5 at Mahantalingapura Village Jigani and many more.

The aim of our new project is to facilitate residential sites for the current generation of Bosch employees, their families and friends and also extend best support and assistance for the construction of eco-friendly dwelling houses. At BEWA, our idea is to create a friendly and homely atmosphere among families of the association to strengthen the unity and integrity among the employees. Our association takes complete responsibility of maintaining and servicing of all infrastructure facilities and provide around-the-clock security.

B Jaishankar
President

SLV NAKSHATRA is on mysore road, which is close proximity to nice road, 8-lane state highway and the upcoming metro station, ensuring that you're well connected to all parts of road of the city.

Mysore road is the main highway linking the southwest part of bengaluru with mysore, mandya, and ramanagara. Kengeri satelite area, kengeri, nayandahalli, and rajarajeshwari nagar are some of the most popular localities of the roadway.

The growth of social infrastructure, the establishment of multinational companies and affordable property prices have fostered the production of real estate across the mysore road. Provident housing, meda group, gopalan enterprises, and brigade enterprises are the prominent residential projects on this road.

EDUCATIONAL INSTITUTION:

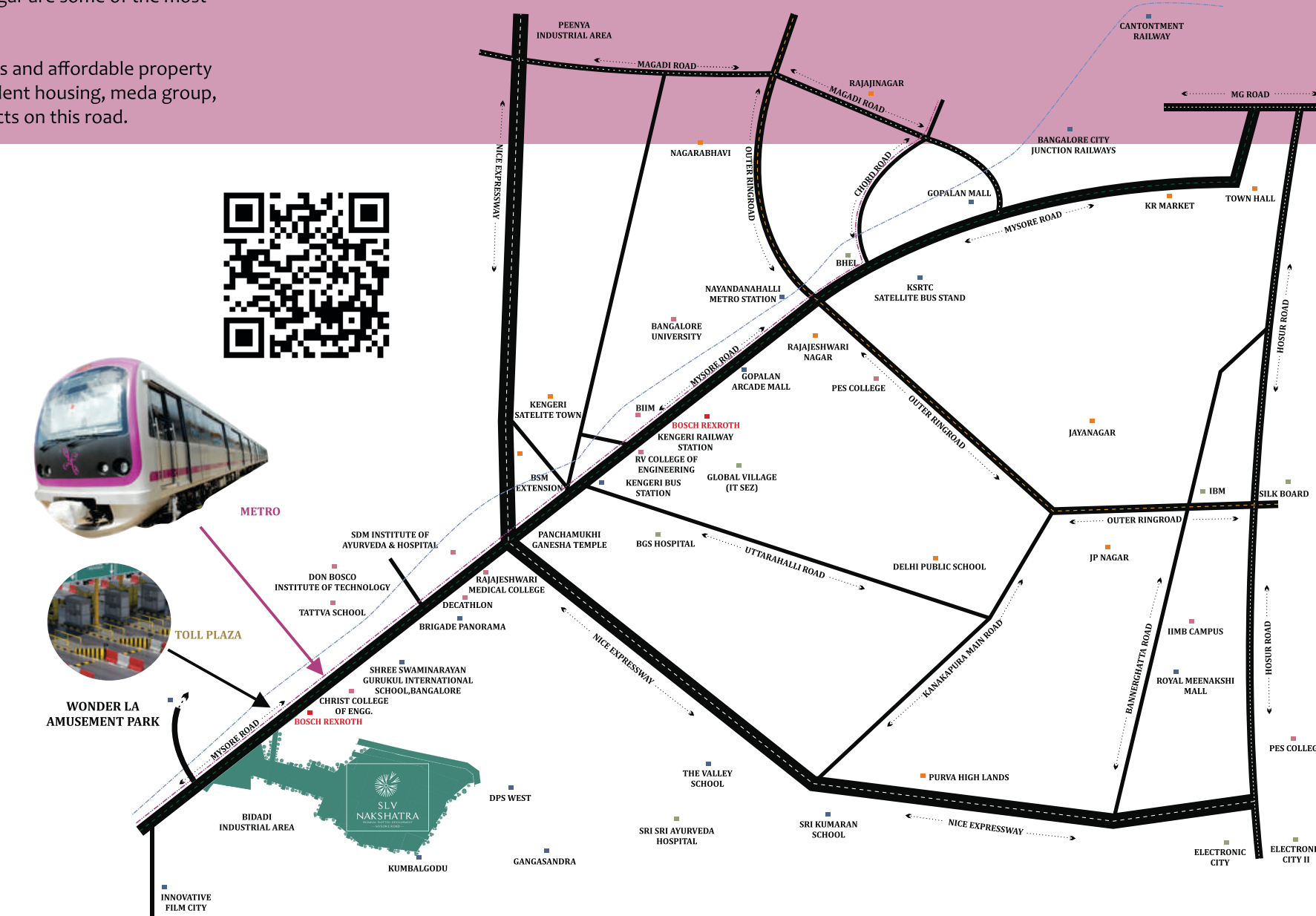
- PES Univerisity
- Rajarajeshwari dental college/ engineering college
- Christ university, kengeri campus
- Don bosco institute of technology
- Tattva school
- Delhi public school(west)
- BM valley school
- Hill rock national public school
- Orchid's- the international school
- st. Joseph's boys' school

COMPANY:

- Bosch Ltd.
- Bidadi industrial estate
- Hindustan cocacola beverages Ltd.
- Global village tech park
- Toyota kirloskar motor pvt. Ltd.
- Bosch Rexroth

HEALTHCARE:

- Rajarajeswari medical college & hospital
- Subhash hospital
- Bgs gleneagles global hospitals
- Hi-tech hospital
- Unity hospital



ONGOING INFRASTRUCTURE:

- 8 - laning of bangalore-mysore highway
- Phase ii extension of bangalore metro rail
- Elevated highway from sirsir circle to kengeri
- 1000 acre hi-tech corridor between magadi road and mysore road

LEISURE ATTRACTIONS:

- Gopalan Arcade Mall,
- Rajarajeshwari Temple,
- Wonderla,
- Country Club.
- Dodda aladamara
- Ruppis hotel & resort
- Decathlon sports avenue

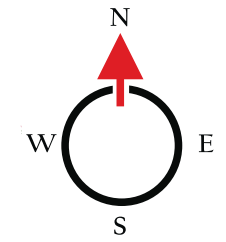




MASTER PLAN



SITE DETAILS		
Sl. No.	Site Dimension	Total
1	30 X 40	82
2	30 X 50	94
3	Odd Sites	70
Total		246



- A** PROPOSED METRO STOP
- B** LANE HIGHWAY TOLL POST
- C** CLOCK TOWER
- D** ENTRANCE ARCH
- E** POND
- F** FOUNTAIN
- G** OFFICE
- H** TEMPLE
- I** SEWAGE TREATMENT PLANT
- J** NALA
- K** AROMA GARDEN
- L** CRICKET PITCH
- M** MINI FOOTBALL AND BASKET BALL COURT
- N** GAZEBO
- O** AMPHITHEATRE
- P** CHILDRENS PLAY AREA
- Q** OUT DOOR GYM
- R** OVER HEAD TANK
- S** RAIN WATER HARVESTING



- T** PROPOSED CLUB HOUSE
- WAITING LONGUE AND RECEPTION
- RESTAURANT AND COFFEE SHOP
- MULTI GYM AND TRX
- BILLIARDS AND POOL
- CHESS AND CARROM
- SWIMMING POOL
- TABLE TENNIS



BMICAPA/02/2020-21



pure premium

SLV
NAKSHATRA



PEDESTRIAN INFRASTRUCTURE

The pedestrian is the most important entity in a community. The infrastructure that we have designed ensure safety from vehicles in multiple ways. To aid in the seamless transition of pedestrians, specially-abled ramps connect the pavement to the road. So this way, kids on skates, mothers with prams and specially-abled residents can just slide on with ease.

Crosswalks, stop signs and street lighting also add to the safety of both pedestrian and driver.

A dedicated paved pathway is separated from the road by a green strip that acts as a buffer between pedestrians and vehicles. This green strip, on a sustainable note, permits water to percolate into the ground.



world class SPECIFICATION

TRASH BINS

SIGN BOARD

STREET LIGHTS

The Street lights used are long lasting, LED based lights from Schröder that are power-saving as well as extremely bright.

INLET

A - Every inlet has a grate that blocks out large objects Like cans and bottles from entering the drain.

B - During a downpour water along with any debris Will fall into chamber.

C - The chamber has a rainwater harvesting pit. This pit is depressed by 150 mm ,so the flow line Of the pipe is 150 mm above the bottom of the chamber.

D - Residue will settle at the bottom and the water will rise and enter the pipe, leaving the debris behind.

E - The chamber can be opened to remove debris whenever necessary.

F - Since the chamber is a harvesting pit, the remaining water in the chamber will percolate in to the earth.

ROAD NETWORK

Roads serve multiple purposes, firstly, vehicular access to homes and services in Community and secondly, as an alternate drainage system. For this to naturally occur and not affect the structural integrity of the road, the use of qualitative materials and practices is essential. With a good sub grade, sub-base, base, and surface coating; the road SLV NAKSHATRA are engineered to have a design life that spans decades,

COMMUNICATION NETWORK

An underground system of 8 inch pipes will carry a fibre optic cable to every home. The network is fitted with pull chambers and cross ducts that render the system future proof. If any new technology arises, cables can be run in the pipes without the need to dig up roads.

STORM DRAIN NETWORK

The main premise of the Storm Drain Network is to guarantee that in a worst case scenario, no house ever floods. We have engineered a highly optimised storm water system with a 50 year design frequency.

A 50 year design frequency refers to a system designed with the capacity to effectively handle a natural rainfall event with a degree of severity that occurs only once in 50 years.

A Pipe is the most efficient form for transporting a fluid. This is why we have chosen not to use box or trench drains, but a Foam Core Pipe, node and link network. The network is fed by inlets that are interspersed at regular intervals along the roads. The entire system is gravity based which is maintenance friendly. Excess rainwater is diverted into a creek within the property. This creek has the capacity to be converted into a rainwater storage facility depending on the requirements of the community

TREE PLANTATION

PLOTS

ELECTRICAL SYSTEM

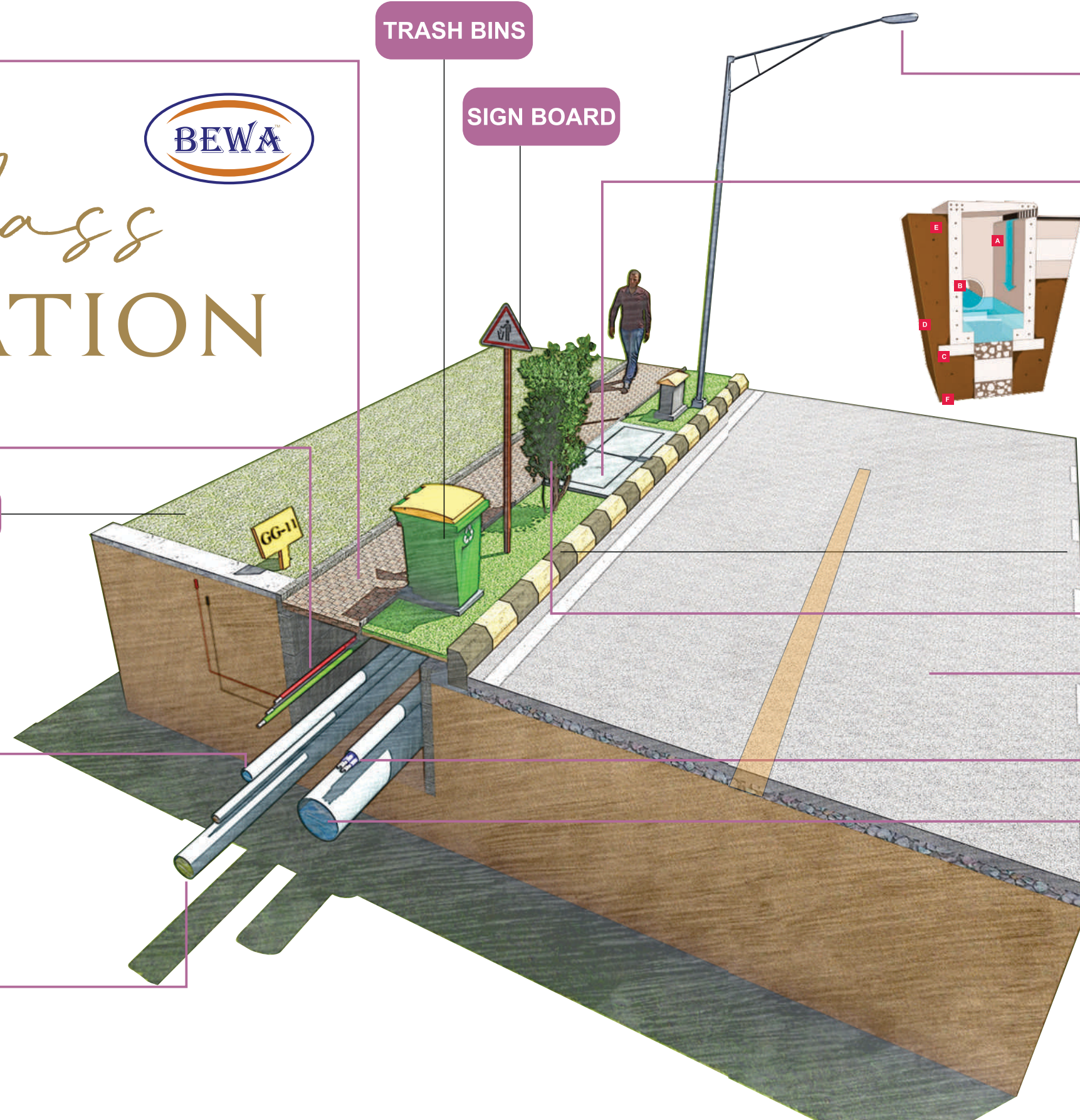
Entirely underground, the electricity system has been engineered to be effective and close to invisible. 4 transformer yards provide a minimum capacity of 4 KVA to each site. These ground transformers, as compared to pole transformers are aesthetic and unobtrusive. Feeder pillars camouflaged with landscaping further distribute power to each site. This system enables an obstruction-free environment void of any webs of wires and bulky eyesores. The only tall structures visible will be lampposts and trees.

WATER NETWORK

With the same intent of longevity and low running costs, the water network is a simple, maintenance-free, gravity-flow system; rather than using a pump system or a hydro pneumatic system that is expensive to maintain and prone to failure. An over head tank with ample capacity is camouflaged into the main clubhouse building. This gravity-flow system will provide water to every site in the community.

SANITARY NETWORK

The sanitary network is buried 1.6 meters below ground level, 4 inch diameter pipes leading out from each house are further connected to an STP via 6 and 8 inch pipelines.





PROPOSED CLUB HOUSE



SWIMMING POOL

relax

Artistic images



CAFE



GYM



LOUNGE



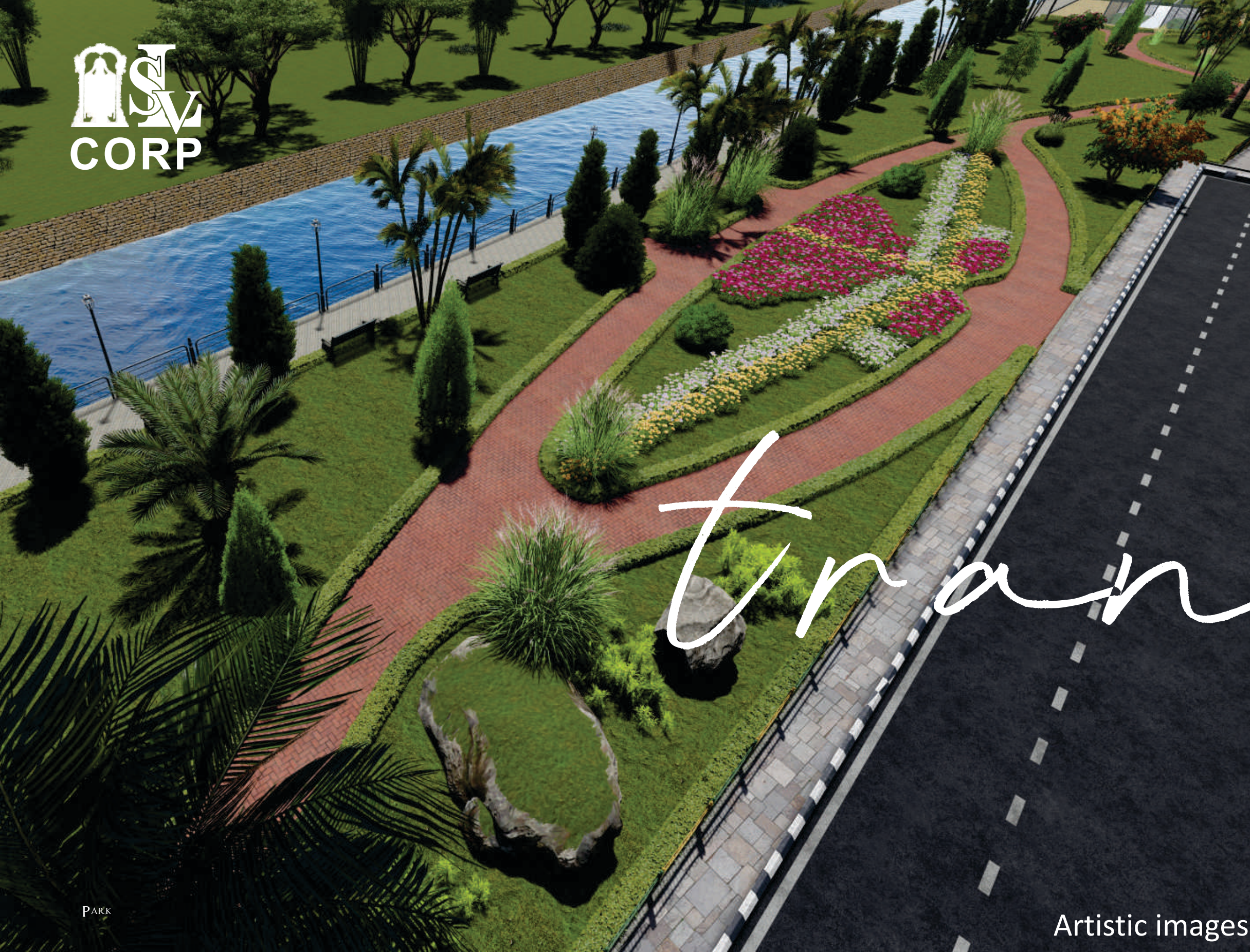
POOL



PING PONG



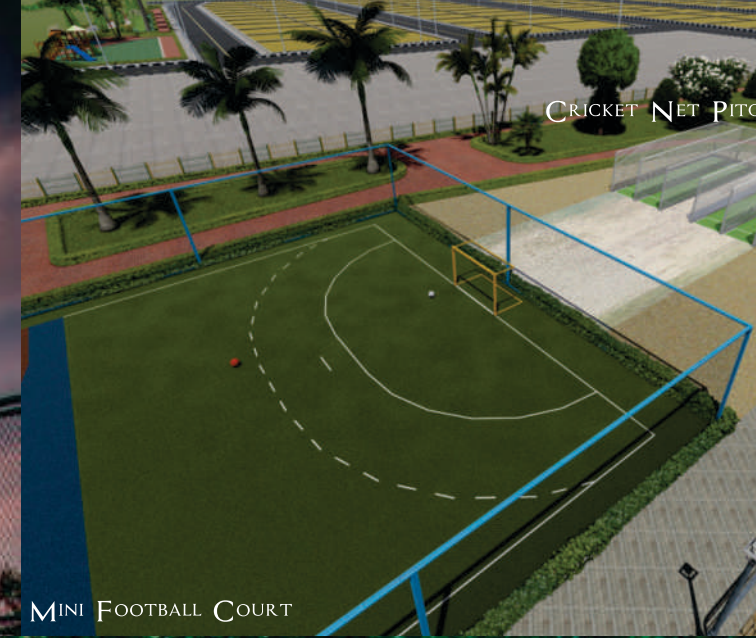
YOGA DECK



tranquil

Artistic images

BASKET BALL COURT



MINI FOOTBALL COURT

CRICKET NET PITCH



PARK GYM

AMPHITHEATER



CHILDREN PLAY AREA



CONTACT



HEAD OFFICE

NO 5, LAKSHMI COMPLEX
1ST FLOOR, RMV EXTENSION, SADASHIVNAGAR,
BANGALORE, KARNATAKA 560080



SITE OFFICE

SURVEY NOS.
16,17/2,86/1A,86/1B,86/2,87/1 & 87/2
SHESHAGIRIHALLI VILLAGE, BIDADI
HOBLI, RAMANAGAR TALUK,
MYSORE ROAD, BANGALORE,
KARNATAKA



OFFICE

#1226, 34TH 'C' CROSS, 28TH MAIN,
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