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# DSR BROWN CREEPER

YOUR IDEAL LIVING SPACE

CREDAI BANGALORE

SVR BUILDERS & DEVELOPERS

DSR GROUP Cementing Dreams since 1988

CELEBRATING 33 YEARS of DSR GROUP

DSR Techno Cube 4th Floor Block- C, Survey No.68,Varthur Main Road, Thubarahalli Village,Bengaluru-560066

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# EMBRACE THE ELEGANCE

Home is where your heart is. The place where you spend one-third of your life. Select a home that defines you and tells your life story.

DSR Browncreeper is a living space where Quality meets aesthetics to create a new landmark that is an impeccable reflection of progressive thinking in creating well ventillated and naturally lit homes.

Here you have a choice of layout configurations that make optimal use of space and enable convenient living while aiding aesthetic expression through its contremporary architecture and brilliant planning.

# TRULY, ONE OF ITS KIND

DSR Browncreeper is located in Gunjur , off Sarjapur, Road one of the fastest growth corridors of Bengaluru.

There are numerous IT parks, prestigious MNCs, educational institutions, shopping malls and much more in proximty, making it the right choice for investment.

It is designed to enrich your lifestyle with a plethora of modern amenities, considering vastu & ventilation factors to provide ample airflow and visual granduer.

We call it  an ideal living space because the development provides its customers a beautiful life at DSR Browncreeper with unparalleled pleasure of living in an apartment.

# OVERVIEW

| | |
|---|---|
| Project Name: | DSR Browncreeper |
| Site Area: | 1.3 Acres. |
| Area of 2BHK: | 1107-1250 Sft. |
| Area of 3BHK: | 1408-1566 Sft. |
| Structure: | Basement+G+4 Floors. |
| No. of 2 BHK Units: | 61 Units. |
| No. of 3 BHK Units: | 45 Units. |
| Total No. of Units: | 106 Units. |

# AMENITIES:

INDOOR GYM

INDOOR GAMES

WALKING TRACK

CRICKET NETS

BADMINTON COURT

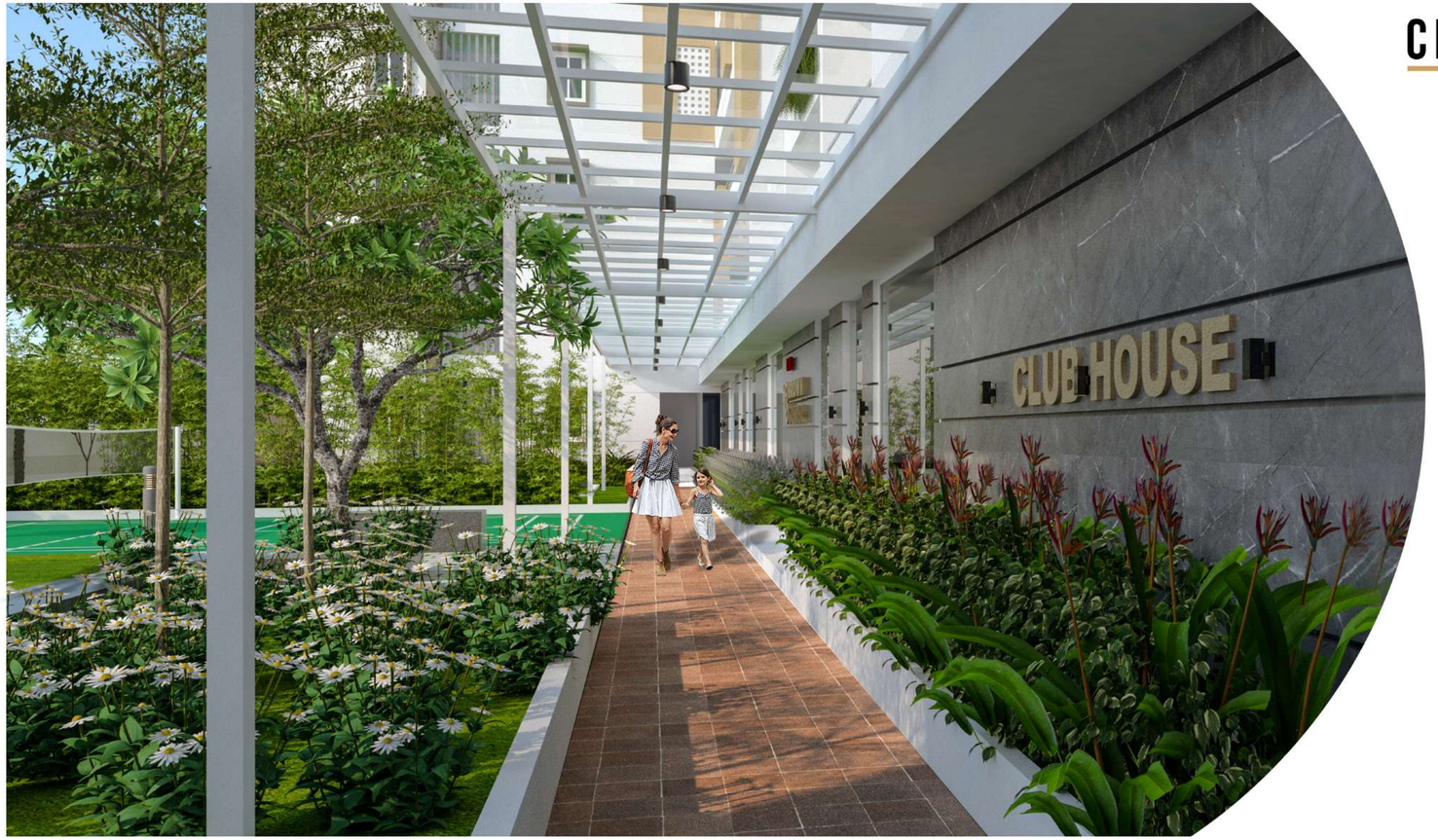
MULTIPURPOSE HALL

PLAY AREA

MINI BASKETBALL COURT

and more, DSR Brown Creeper offers its residents a numerous amenities to explore healthy and active living , it consists of a fully equipped clubhouse with facilities like indoor games, a fully equipped gym and a party hall. The residents can whet their sports appetite with a variety of sports facilities such as badminton court, mini basketball court, cricket nets and play area .

Residents can spend quality time by walking around the lush green landscaped spaces. The entire property will be fenced with 24 hour security, CCTV cameras all around and power backup is provided for the common areas. We believe that great amenities have the power to bring communities together.




# CLUBHOUSE FLOOR PLAN

KEY PLAN-CLUBHOUSE

GROUND FLOOR PLAN

DSR Browncreeper Clubhouse is designed to be a space for authentic conversation and expression, where residents can have fun, make meaningful connections with like-minded people which positively increases the bonding of neighbourhoods.

It is designed to meet needs and wants of residents which makes them feel rejuvinated each day.

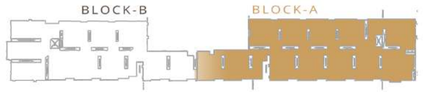
# SITE PLAN

## LEGEND

1. Entry/Exit
2. Driveway
3. Half Basket Ball Court
4. Seating Deck
5. Badminton Court
6. Children Play Area
7. Pathway
8. Cricket Net Practice
9. Interactive Court
10. Multipurpose Lawn

# TYPICAL FLOOR PLAN - BLOCK A

KEY PLAN-BLOCK A



# TYPICAL FLOOR PLAN - BLOCK B

## KEY PLAN-BLOCK B

## TYPICAL 3BHK

| | |
|---|---|
| 1.LIVING | :11'0" X 12'10" |
| 2.WIDE PASSAGE | :4'0" |
| 3.DINING | :16'8" X 10'0" |
| 4.KITCHEN | :10'0" X 9'2" |
| 5.WIDE UTILITY | :5'0" |
| 6.WIDE BALCONY | :4'-0" |
| 7.TOILET | :9'0" X 4'6" |
| 8.BEDROOM 1 | :11'0" X 10'0 |
| 9.BEDROOM 2 | :11'0" X 10'0" |
| 10.TOILET | :4'6" X 6'6" |
| 11.M.BEDROOM | :11'0" X 14'0" |
| 12.TOILET | :4'6" X 8'0" |

**FLAT-B2**

## TYPICAL 2BHK

| | |
|---|---|
| 1.LIVING | :12'0" X 13'8" |
| 2.DINING | :14'4" X 11'8" |
| 3.KITCHEN | :8'6" X 8'4" |
| 4.WIDE UTILITY | :5'0" |
| 5.WIDE BALCONY | :4'-0" |
| 6.TOILET | :4'6" X 8'0" |
| 7.BEDROOM 1 | :11'6" X 13'2" |
| 8.M BEDROOM 2 | :12'0" X 14'0" |
| 9.TOILET | :4'6" X 8'0" |

**FLAT-A10**

# SPECIFICATIONS

## STRUCTURE

| | |
|---|---|
| **FRAMED STRUCTURE** | R.C.C framed structure to withstand Wind & Seismic loads. |
| **SUPER STRUCTURE** | 6" thick Solid Block Masonry for External walls & 4" thick Solid Block Masonry for Internal walls. |
| **PLASTERING** | Internal and External Two Coats of plastering in CM(1:6) and CM(1:4) respectively. |

## DOORS & WINDOWS

| | |
|---|---|
| **MAIN DOOR:** | Moulded Acacia wood (Engineered Wood) door frame and both side laminated designed flush shutter and S.S hardware of reputed make. |
| **INTERNAL DOOR:** | Moulded Acacia wood (Engineered Wood) door frame and both side laminated designed flush shutter and S.S hardware of reputed make. Toilet door shall be waterproof flush shutter with one side Teak veneer and other side enamel paint with oil based putty. |
| **FRENCH DOORS (if any):** | UPVC door frames with Glass panelled sliding shutters with provision for mosquito mesh without safety grill. |
| **WINDOWS:** | UPVC sliding doors with glass and mosquito mesh shutter with safety grill. |
| **GRILLS:** | Aesthetically designed, mild steel M.S. grills with enamel paint finish. |

## PAINTING

| | |
|---|---|
| **EXTERNAL:** | Textured finish & two coats of exterior emulsion paint of reputed brand. |
| **INTERNAL:** | Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brands over a coat of primer. |

## FLOORING

| | |
|---|---|
| **All BEDROOMS, LIVING, DINING & KITCHEN:** | Vitrified tiles of size 800 x 800 mm. |
| **BATHROOMS:** | Acid Resistant, Anti-skid Ceramic tiles 300 x 300 mm in size of reputed brand. |
| **LIVING BALCONIES:** | Acid Resistant, Anti-skid Ceramic tiles of reputed brand. |
| **UTILITIES / WASH:** | Acid Resistant, Anti-skid Ceramic tiles of size 300 x 300 mm of reputed brand. |
| **CORRIDORS:** | Vitrified tiles with inlay. |
| **STAIRCASES:** | Polished kota stone. |

## TILE CLADDING & DADOING

| | |
|---|---|
| **BATHROOMS:** | Glazed / Matt finished ceramic tiles dado of reputed make up to door height of size 300 x 600 mm. |
| **UTILITIES / WASH:** | Glazed/ Matt finished ceramic tiles dado up to 3ft. height of size 300 x 600 mm. |

## KITCHEN & UTILITY

| | |
|---|---|
| **KITCHEN:** | Treated water connection , provision for water purifier, provision of inlet , outlet for kitchen sink and provision for chimney. |
| **UTILITIES / WASH:** | Provision for washing machine and SS single bowl sink with granite counter. |

## BATHROOMS

All bathrooms shall consist of

1. Wash basin with half pedestal.
2. EWC with concealed flush tank or flush valve .
3. Hot and cold single lever diverter with wall mixer cum head shower.
4. Provision for geyser in all bathrooms.
5. All C.P. fittings are chrome plated

## ELECTRICAL

1. Concealed copper wiring of reputed brand.
2. Power outlets for Air-Conditioners in all the bedrooms.
3. Power outlets for geysers in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave oven/mixer grinders in kitchen.
5. Plug points for Television in Living and master bed room.
6. Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of reputed brand.
7. Elegant designer modular electrical switches of reputed brand.

## SECURITY

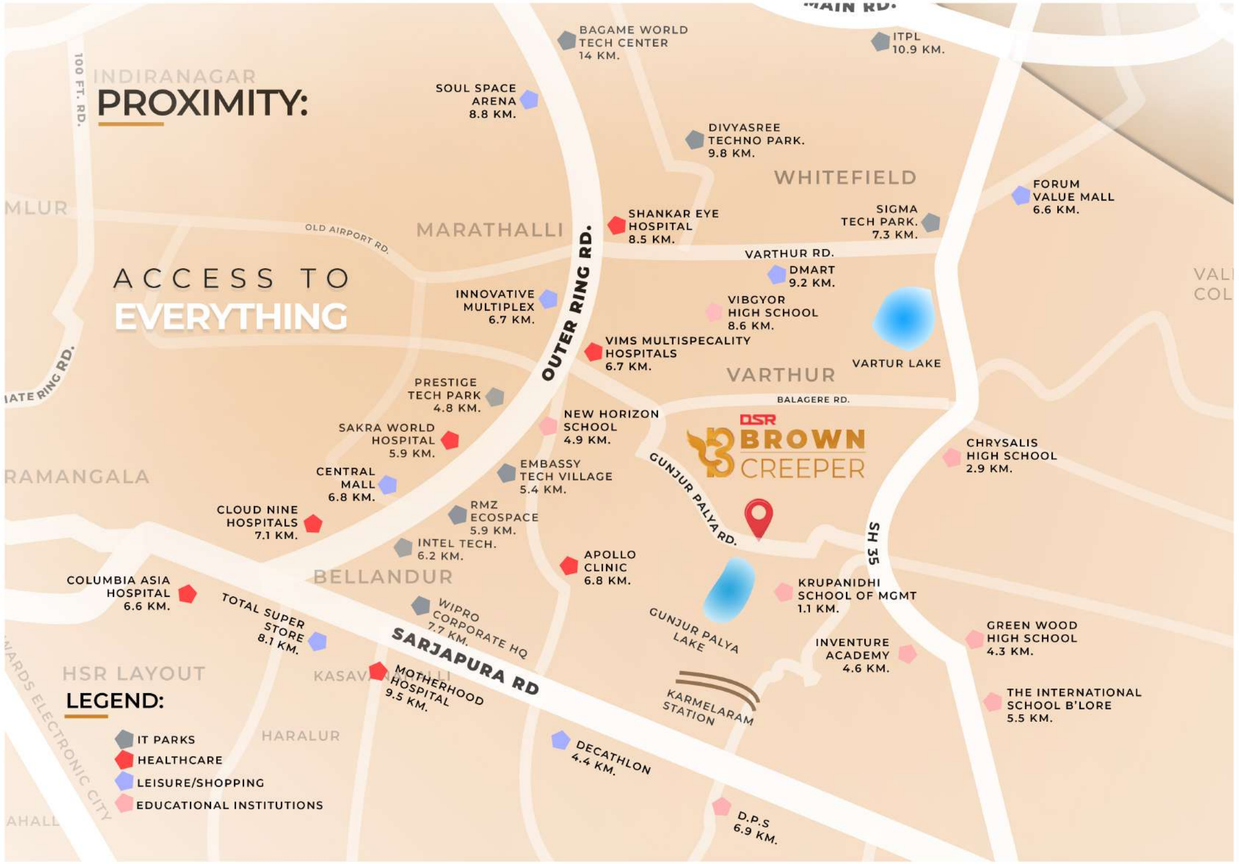
1. CCTV surveillance at project entry,exit and driveways.

## TELE-COMMUNICATION & INTERNET:

1. Internet point in the living room.
2. DTH/Cable TV Provision for cable connection in Master Bedroom and Living room.

## ELEVATORS & POWER BACKUP:

| | |
|---|---|
| **ELEVATORS:** | Automatic lifts with entrance of Granite/vetrified tiled cladding. |
| **POWER BACKUP:** | D.G. Set back-up with 100% for common areas and 750 Watts for 2 BHK, 1000 watts for 3 BHK apartments. |


PROXIMITY:
ACCESS TO
EVERYTHING
LEGEND:
IT PARKS
HEALTHCARE
LEISURE/SHOPPING
EDUCATIONAL INSTITUTIONS
BAGAME WORLD TECH CENTER 14 KM.
ITPL 10.9 KM.
SOUL SPACE ARENA 8.8 KM.
DIVYASREE TECHNO PARK. 9.8 KM.
WHITEFIELD
FORUM VALUE MALL 6.6 KM.
SHANKAR EYE HOSPITAL 8.5 KM.
SIGMA TECH PARK. 7.3 KM.
MARATHALLI
VARTHUR RD.
DMART 9.2 KM.
VIBGYOR HIGH SCHOOL 8.6 KM.
INNOVATIVE MULTIPLEX 6.7 KM.
VIMS MULTISPECALITY HOSPITALS 6.7 KM.
VARTUR LAKE
VARTHUR
PRESTIGE TECH PARK 4.8 KM.
BALAGERE RD.
NEW HORIZON SCHOOL 4.9 KM.
SAKRA WORLD HOSPITAL 5.9 KM.
DSR BROWN CREEPER
CHRYSALIS HIGH SCHOOL 2.9 KM.
CENTRAL MALL 6.8 KM.
EMBASSY TECH VILLAGE 5.4 KM.
CLOUD NINE HOSPITALS 7.1 KM.
RMZ ECOSPACE 5.9 KM.
INTEL TECH. 6.2 KM.
APOLLO CLINIC 6.8 KM.
BELLANDUR
COLUMBIA ASIA HOSPITAL 6.6 KM.
KRUPANIDHI SCHOOL OF MGMT 1.1 KM.
TOTAL SUPER STORE 8.1 KM.
WIPRO CORPORATE HQ 7.7 KM.
SARJAPURA RD
GUNJUR PALYA LAKE
INVENTURE ACADEMY 4.6 KM.
GREEN WOOD HIGH SCHOOL 4.3 KM.
HSR LAYOUT
MOTHERHOOD HOSPITAL 9.5 KM.
KARMELARAM STATION
THE INTERNATIONAL SCHOOL B'LORE 5.5 KM.
HARALUR
DECATHLON 4.4 KM.
D.P.S 6.9 KM.
OUTER RING RD.
GUNJUR PALYA RD.
SH 35
100 FT. RD.
OLD AIRPORT RD.

AESTHETICS
AT ITS BEST