

AMBIENCE of luxury living @ JP Nagar 8th Phase...



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OFFICE

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A story of great living begins here....





... with visions turning into reality.





No. 0195/15-16  
Dtd 02/04/2018.

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# PLUS

100% Vaastu  
compliant

Eco friendly

PLUS  
HOME

RERA  
approved

Efficient  
waste  
management

EAPL Group has been involved in real estate development, establishing innovative concepts of construction. Our homes are so different, that they defy conventional design standards and offer a fresh approach to living in style.

Our homes stand for perfect lighting and ventilation, absolute privacy and smart spaces. We believe that a home is not just bricks and mortar, but a place where families are built on strong foundations of peace and aesthetic living.

We are now proud to present, the next feather in our cap ..... Sri Tirumala Ambience at JP Nagar.



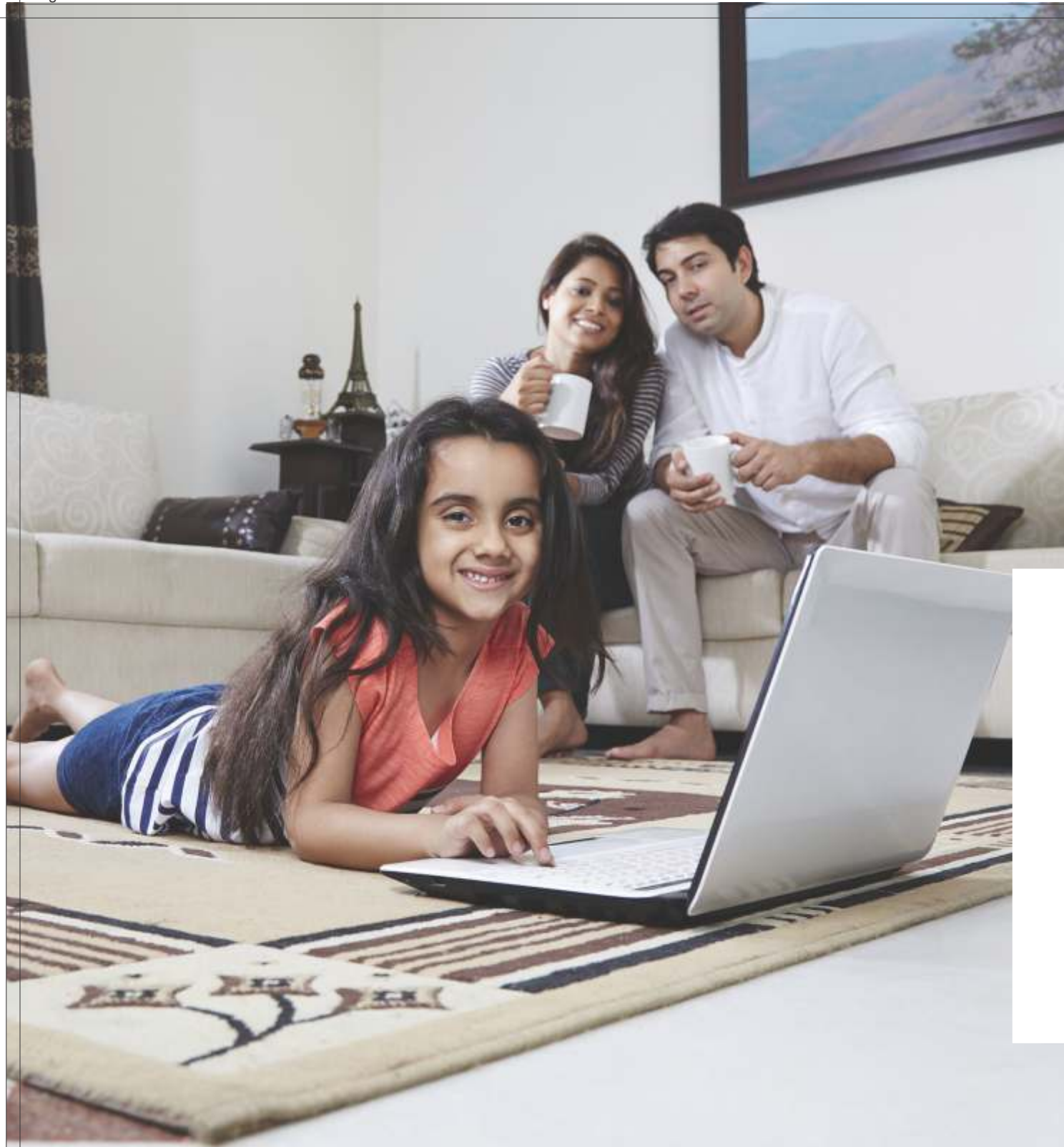


Signature homes for the privileged few.

**Sri Tirumala Ambience** has been  
registered with **RERA** under the  
No.PR/ KA / RERA / 1251 / 310PR / 1805161001688

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## Experience classic luxury.

Aesthetic, stylish and elegant, the homes at Sri Tirumala Ambience, have a lot to offer. These warm and spacious 2BHK & 3BHK homes are indeed the essence of the good life. With just 119 apartments ranging from 918 sft to 1539 sft, you are sure to feel at home here. Life is vibrant here - both indoors and outdoors.

Your desire to live in a perfect home, with a lifestyle that makes each home memorable, is finally found at Sri Tirumala Ambience !!





Broad vision. Careful thought. Four side open.  
Handcrafted design.

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## LIVING ROOM & FAMILY SPACES

Living rooms at Sri Tirumala Ambience are optimally planned keeping in mind the lively Saturday evenings with friends and the lazy Sundays by yourselves. The area is so designed as to offer maximum natural light and ventilation, and a seamless blend with the rest of the home.

- ◆ Elegant main door.
- ◆ Flooring of 2' x 2' nano double charged vitrified tiles.
- ◆ Ceramic tiles for balcony.
- ◆ Internal walls with smooth finish and high quality of premium emulsion paint.
- ◆ Clear glass UPVC windows with sliding system.
- ◆ TV and telephone points.
- ◆ Branded modular electrical fittings.
- ◆ Sufficient light points.
- ◆ Power backup





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## BEDROOMS FAMILY SPACES

Your bedrooms at Sri Tirumala Ambience will have spectacular views of great sunrises every morning. Well appointed windows ensure that you get a seamless look at the world without it looking back at you. You are free to open your windows to fresh breeze and pleasant weather whenever you wish so !!

- ◆ 7'x 3' hard wood door frames.
- ◆ Flooring of 2' x 2' nano double charged vitrified tiles in all bedrooms.
- ◆ Internal walls with smooth finish and high quality premium emulsion.
- ◆ TV and telephone points in the master bedroom.
- ◆ Branded modular electrical fittings.
- ◆ Sufficient light points in all bedrooms.
- ◆ Clear glass UPVC windows with sliding system.
- ◆ UPVC door with shutters in a track sliding system for decks.
- ◆ Provision for AC in Master Bedrooms.





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## KITCHEN & DINING FAMILY SPACES

The kitchen is a wonderfully laid out space with provision for all the possible kitchen appliances for you to experiment and indulge in. The well appointed dining area for the whole family, is spacious and convenient. The generous natural light and ventilation makes for a comfortable cooking and dining experience.

- ◆ Sufficient power points for appliances.
- ◆ Clear glass UPVC windows with sliding system.
- ◆ Well laid platform with granite top.
- ◆ Ceramic tiles upto 2' above the kitchen counter.
- ◆ Provision for water purifier, chimney and exhaust fan.
- ◆ Flooring of 2' x 2' nano double charged vitrified tiles.
- ◆ Sufficient light points.

### Utility space:

- ◆ Anti skid tiles flooring.
- ◆ Provision for washing machine.





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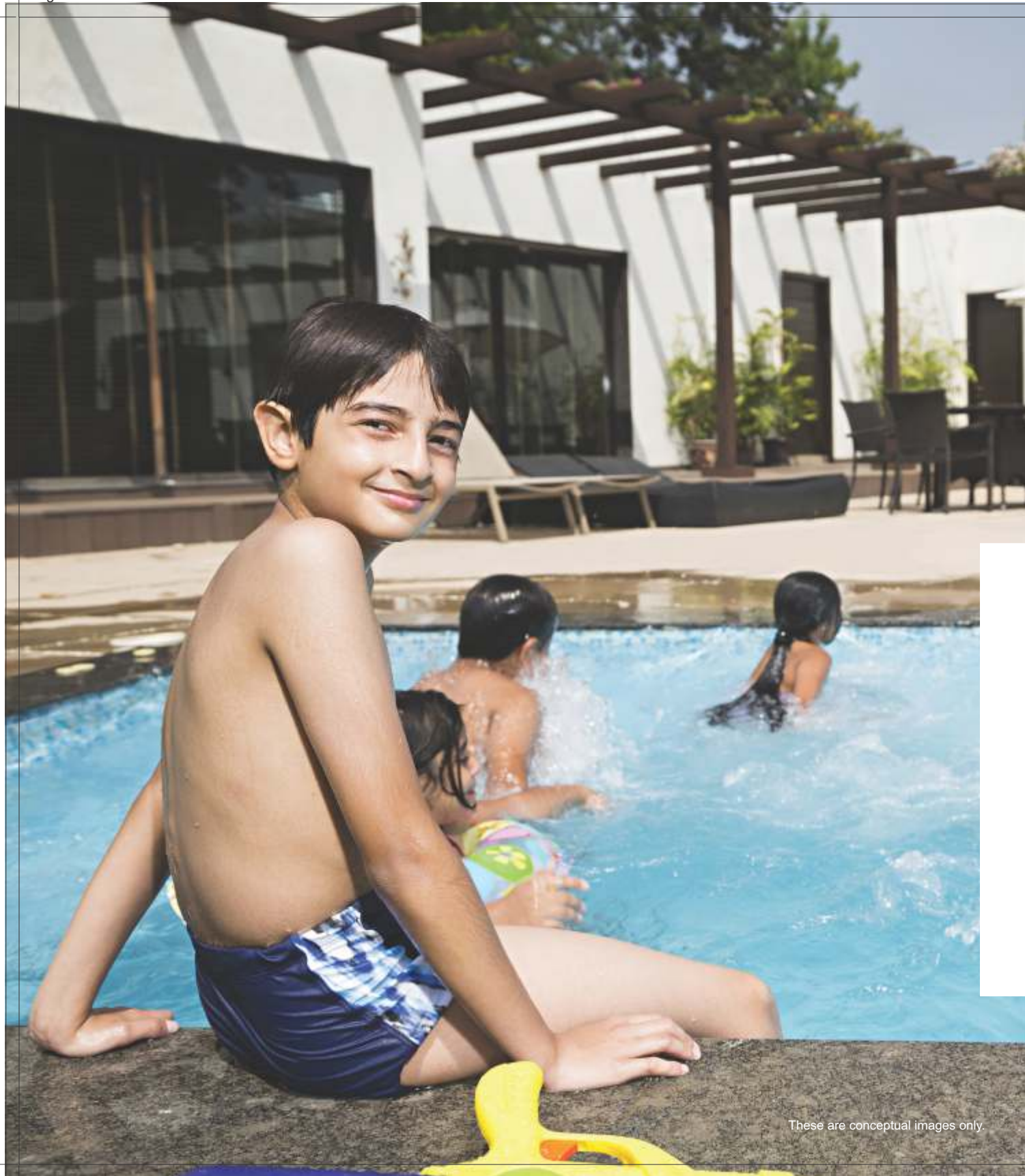


## BATHROOMS FAMILY SPACES

The bathrooms are well planned to accomodate different bath accessories as per your desire and have the best quality fittings, so that the start to your day is bound to be a pleasant one !!

- ◆ Neat toilet designs for best space utilisation.
- ◆ Glazed ceramic tiles dado upto 7 feet.
- ◆ Sanitary fixtures of Hindware make or equivalent.
- ◆ Plumbing CP fittings of ESS-ESS make.
- ◆ Provision for geyser and exhaust fan.
- ◆ Ventilators fitted with grills.





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## Amenities Lifestyle...a cut above.



Club House



Gymnasium



Kids' Pool



Play Area



Jogging Track

At Sri Tirumala Ambience, you have privileged access to a world of leisure and entertainment. The exclusive club house brings to you top of the line recreation and entertainment with options of indoor games and party areas. You also have a world class gym and other amenities. You can drop off your kids at the secure tot lot and take a stroll in the beautifully landscaped area and for the fitness inclined, there is also the all round jogging track.





These are conceptual images only.



## Surround yourself with peace of mind facilities

Safety and security are the two key qualities that will ensure you achieve all-inclusive peace of mind in every corner of your life.



### Water Supply:

- 24 hours water supply from borewell and over head tank.
- Provision for Cauvery water in kitchen.



### Lifts:

- 4 SS lifts of reputed make and 6 passengers capacity.
- Johnson / Kone make.



### Sewage Treatment Plant.



### Security System :

- Security cabins at entry point.



### DG Backup Power :

- For all common services ; and 1 Kva for each flat.
- Digital TV and telephone points shall be provided in living and master bedroom.



BASEMENT PLAN





# GROUND FLOOR PLAN





TYPICAL FLOOR PLAN

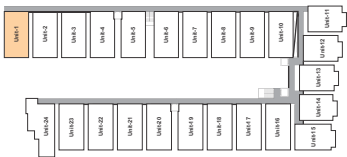




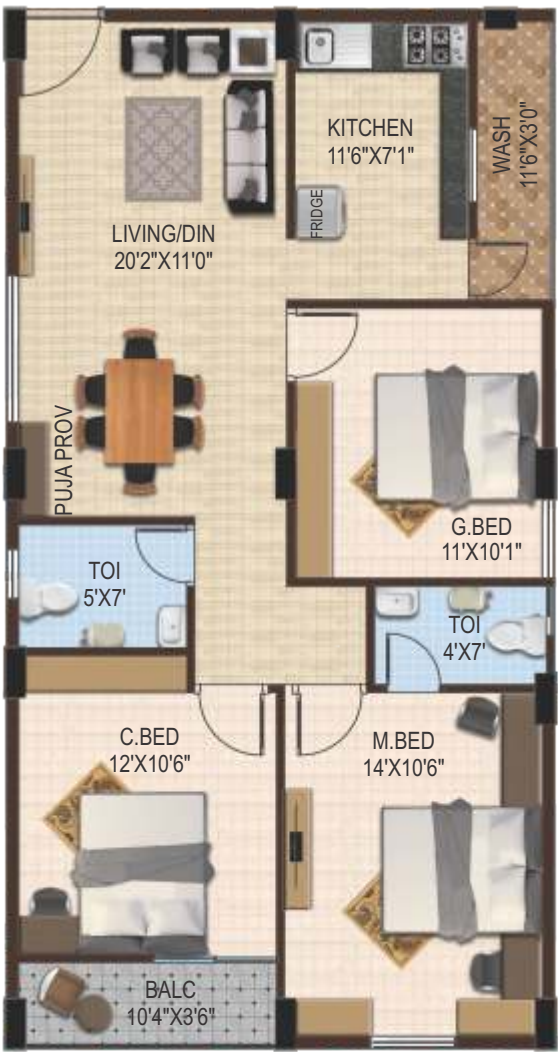
East facing with N/E corner.



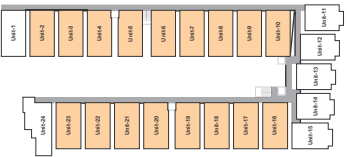
Unit 01 on all floors.  
3 BHK - 1458 sft



East facing @ N/E corner.

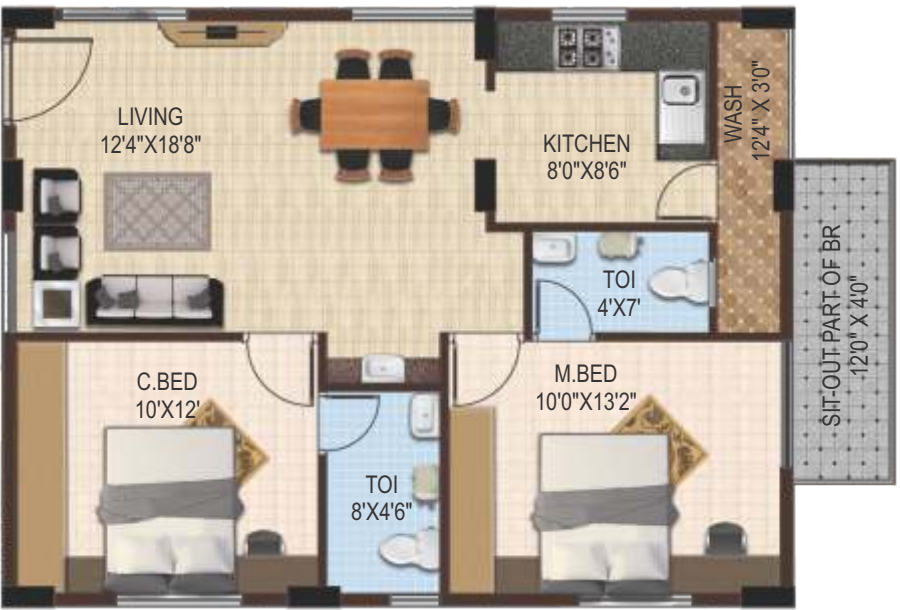


Unit 02 to 10 & 16 to 23  
on all floors & G 15 to G 22 on the Ground Floor.  
3 BHK - 1305 sft



SL NO	Flat Type	Facing	BHK	Super Built-up Area	Carpet Area
01	Type - 1	East	3-BHK	1458 sft	995 sft
02	Type - 2	East	3-BHK	1305 sft	912 sft
03	Type - 3	North	2-BHK	1035 sft	731 sft
04	Type - 4	North	2-BHK	918 sft	625 sft
05	Type - 5	East	3-BHK	1539 sft	1060 sft
06	Type - 6	North	2-BHK	1089 sft	690-Carpet area (780-Plinth area)

North facing @ N/E corner.



Unit 11, 12, 13, 14 & 15  
on all typical floors.  
2 BHK - 1089 sft



SL NO	Flat Type	Facing	BHK	Super Built-up Area	Carpet Area
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North facing @ N/E corner.



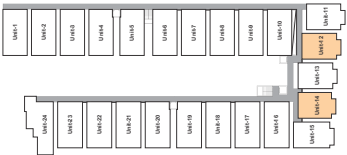
Unit G 11 & G 15  
on the Ground floor.  
2 BHK - 1035 sft



North facing @ N/E corner.



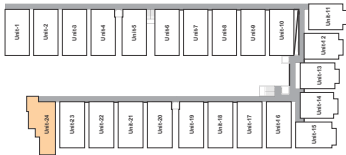
Unit 12 to 13  
on the Ground floor.  
2 BHK - 918 sft



East facing



Unit 24 on all floors &  
G 23 on the Ground floor.  
3 BHK - 1539 sft





# Location Map

(Not to scale)



## SITE ADDRESS

Sy No. 164/4, Kothanur Village, Uttarahalli Hobli, Bangalore.



## Proximity on a new scale.

Experience closeness to everything !!

Strategically located in the heart of J P Nagar, you can dive into the vibrant urban experience of one of the most talked about neighbourhoods of Bangalore, while you immerse yourself in the never ending pulse of bustling daily activity. Experience the best of city living, in luxuriously equipped residences that offer a whole new vantage on this gorgeous urban landscape.

You are close to everywhere here .... be it your work place, schools, colleges, health care, shopping, fine dining and entertainment destinations. You name it and you have it in the vicinity.

Here is a home which abounds with happiness, in an otherwise concrete jungle.



### Proximities

#### Hospitals

Apollo Hospital  
Green City Hospital  
Vasavi Hospital  
The Bangalore Hospital  
Tara Day care Hospital  
Sagar Hospital

#### SUPER MARKETS

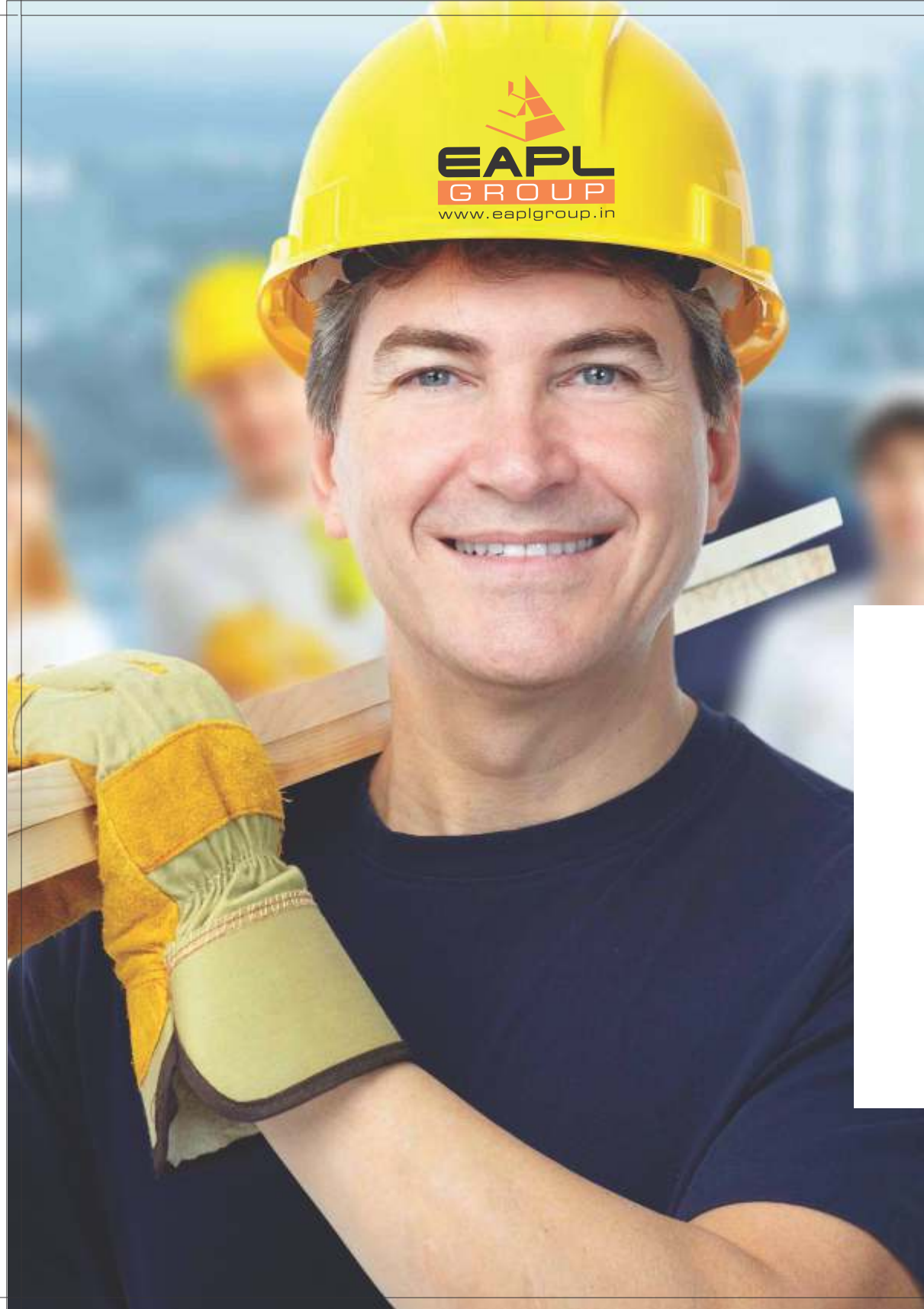
Big Bazaar  
Star Market A Tata Enterprise  
Reliance Fresh  
Family Mart

#### SCHOOLS

Delhi Public School  
The Brigade School  
Cambridge School  
Greenwood High Pre School  
Vibgyour High School  
Rajiv Gandhi College  
Holy Spirit School and PU College  
Jyothi Nivas Pre – University College

#### COMPANIES

Wipro Ltd  
BIOCAD India Pvt Ltd.  
Oracle  
Dell  
IBM  
Hewlett Packard  
ICICI Lombard General Insurance  
Associated Drug Company



## Creators of a class apart identity.

EAPL Group is a Bangalore-Hyderabad based group, headed by its Managing Director, Shri A Praveen, a Civil Engineer with an industry experience of 16 years.

The group has been involved in real estate development for nearly 2 decades, establishing innovative concepts of construction, which defy conventional standards and offer a fresh approach to living style. At the EAPL Group we believe that perfect homes are not just about beautifully furnished rooms but designs which are based on the principles that offer a healthy and comfortable life.



### VISION

To be a premier player in the construction industry recognised for innovative and far sighted approach. Our aim is to blend client oriented relationships with quality service.

### MISSION

To offer our customers the highest level of quality construction services within time schedules at fair and market competitive prices and maintain the highest level of professionalish, integrity, honesty and fairness in our relationship with them.

These are conceptual images only.





# Specification



## Building structure

RCC framed structure with walls designed for seismic forces.



## Flooring

Living, bedrooms, dining area & kitchen Vitrified tiles.  
Toilets - Anti skid tiles flooring with ceramic tiles dado up to door height in master bedroom toilet.  
Anti skid ceramic tiles flooring with ceramic tiles dado up to door height in other toilets.  
Balconies - Anti skid ceramic tiles with water proofing treatment.



## Doors

**Main door :**  
Teak wood door frame with elegantly finished flush shutters.  
**Bedrooms and toilets doors :**  
Hard wood door frames with flush doors.



## Windows

3 tracks UPVC sliding windows.



## Kitchen

Granite cooking platform with stainless steel sink.  
CP fittings of Jaguar / ESS-ESS or equivalent make.



## Electricals

Wiring concealed with fire resistant wires.  
Provision for split AC in master bedrooms.  
Adequate points for lights, fans & other plugs in bedrooms, toilets and kitchen with modular switches of reputed brand.  
Exhaust fans & geysers points in toilets and kitchen.  
Plug points for chimney, water purifier, refrigerator & other kitchen appliances in kitchen.  
TV points in living & Master bedrooms.  
Telephone points in living & master bedrooms.



## Toilets

CP fittings of Jaguar or equivalent make.  
Concealed piping system for cold & hot water with provision for geysers.  
Porcelain sanitary wares of reputed brand.  
White WC of reputed brand.



## External and internal paint

External wall: 1coat of primer & 2 coats of Apex paint.  
All internal walls: Emulsion paint with 2 coats of wall putty.



## Water

24 hours water supply from Borewell.



## Security features

Round the clock security.  
CCTV with recording system.  
Intercom facility with entrance gate from each apartment.



## Lobby & lifts

Entrance lobby finished with marble / granite flooring.  
4 automatic lifts of reputed make and 6 passenger capacity.

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