LOCATION ADVANTAGE

A Whole World Within Your Reach

Shivaganga Enclave locality:
Nearest Colleges and school
- ▶Bapuji Institute of Engineering & Technology college
- ▶Bapuji Buisiness school
- ▶Medical colleges
- ▶Dental college
- ▶Reputed PU colleges and academies
- ▶SSNPS School
- ▶Podar International school
- ▶Pushpa Mahalingappa School

Hospitals:
- ▶Bapuji Hospital
- ▶SSIMS Hightech Hospital
- ▶Many reputed Clinics and hospitals

Others:
- ▶Raastha Resto Bar,
- ▶Southern Star Hotel
- ▶Famous Restaurants
- ▶Samudaya bhavan
- ▶Many wedding halls

FUNCTIONAL SPACES IN CAPTIVATING DESIGNS

Shivaganga® Enclave
2 & 3 BHK Luxury Apartments
Scan to Locate

SHIVAGANGA CONTRUCTIONS LLP

Corp Off
7, AMMA 1st Main Road,
Sadashivanagar, Palace Guttahalli,
Bangalore - 560 003.

Site Address
Shivaganga Enclave
Site no.1736 & 1737, Near Glass House,
SSM Enclave Extension , Davangere- 577044

+91 8989 31 5555 | +91 8989 32 5555
www.shivagangagroups.com | sales@shivagangagroups.com

RERA NO : PRMKARERA1258404PR260526008683

This brochure is conceptual and not a legal offering. The promoters reserve the right to make additions, alterations or changes in specifications as required from time to time.

LIVING SPACES Ph : +91 98803 77739



Shivaganga®

Enclave

2 & 3 BHK Luxury Apartments

Immeasurable engineering marvel

Science of engineering congregates with the art of imagination to create an edifice that stands tall as a landmark through the day with sunrise till night when stars appear. It is not just concrete and steel or brick and mortar. It is an art that you can pass off as a legacy to your future generations.

Owning a home here could easily be the smartest decision you can make now. Not only because, it is located at a smart location, not only because it is has smart architecture design, not only because it has smart amenities; but simply because, Shivaganga Enclave will go a long way in complementing your smart personality and smart family. This is why we say, you are certain to enjoy the privileges and cherish the experiences.



The best design, to the last detail

Designed to merge with nature, built on vaastu principles and imbibing the most of modern engineering and architecture, the layout is prepared to allow enough and more of everything you could dream of – stretchable space, soothing greenery, natural light and fresh air.

Your quiet corner with the best of comforts

Lead a life of activities before you retire for the night or taking a short nap. Dive in for splashes of fun in the clean waters of the swimming pool. Let your kids recreate a world of their own in the children's play area. Unwind yourself, enjoy a cool gossip, play an indoor game or sweat it out in the clubhouse that has a party hall, indoor games, gym, etc. Jogging track for the health freaks, landscaped garden for nature lovers, and many other things for people of different aptitudes abound in this enclave. And, there is the car-park, charging points and 24/7 digital and human security.

E N S W



Area Statement

Flat No	1	2	3	4	5	6	7	8	9
BHK	3	3	2	2	2	2	2	3	3
Ground	2261	2170	1617	1596	1827	1596	1491	2192	2243
Typical	2389	2289	1669	1707	1946	1707	1544	2316	2443
Facing	East	North	East	East	East	East	East	East	North

TYPICAL FLOOR PLAN (1ST,2ND,3RD & 4TH)

Shivaganga® Enclave
2 & 3 BHK Luxury Apartments

INDIVIDUAL FLOOR PLANS

Sheer logical arrangement of partitions, right placement of fixtures and fittings, discretionary retention of open spaces and other edicts of architecture go into making each unit a master example for occupants of diverse tastes. Sunlight and natural air abound in every part of the unit.





Flat No	Floor	Area	BHK
001	Ground	2261 Sft	3 BHK
101, 201, 301, 401	Typical	2389 Sft	3 BHK



TYPICAL PLAN





Flat No	Floor	Area	BHK
002	Ground	2170 Sft	3 BHK
102, 202, 302, 402	Typical	2289 Sft	3 BHK



TYPICAL PLAN

INDIVIDUAL FLOOR PLANS

Sheer logical arrangement of partitions, right placement of fixtures and fittings, discretionary retention of open spaces and other edicts of architecture go into making each unit a master example for occupants of diverse tastes. Sunlight and natural air abound in every part of the unit.





Flat No	Floor	Area	BHK
003	Ground	1617 Sft	2 BHK
103, 203, 303, 403	Typical	1669 Sft	2 BHK

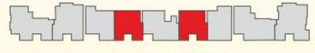


TYPICAL PLAN





Flat No	Floor	Area	BHK
004, 006	Ground	1596 Sft	2 BHK
104, 106, 204, 206 304, 306 , 404 ,406	Typical	1707 Sft	2 BHK



TYPICAL PLAN

INDIVIDUAL FLOOR PLANS

Sheer logical arrangement of partitions, right placement of fixtures and fittings, discretionary retention of open spaces and other edicts of architecture go into making each unit a master example for occupants of diverse tastes. Sunlight and natural air abound in every part of the unit.





Flat No	Floor	Area	BHK
005	Ground	1827 Sft	2 BHK
105, 205, 305, 405	Typical	1946 Sft	2 BHK



TYPICAL PLAN





Flat No	Floor	Area	BHK
007	Ground	1491 Sft	2 BHK
107, 207, 307, 407	Typical	1544 Sft	2 BHK



TYPICAL PLAN

INDIVIDUAL FLOOR PLANS

Sheer logical arrangement of partitions, right placement of fixtures and fittings, discretionary retention of open spaces and other edicts of architecture go into making each unit a master example for occupants of diverse tastes. Sunlight and natural air abound in every part of the unit.

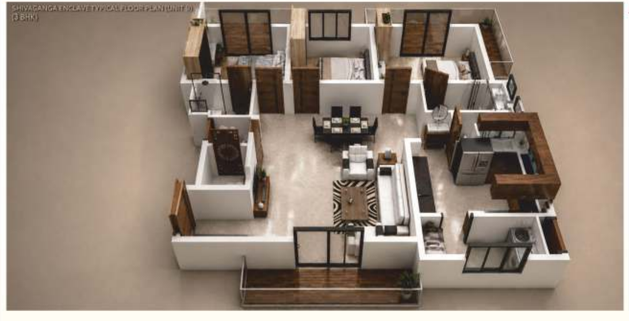




Flat No	Floor	Area	BHK
008	Ground	2192 Sft	3 BHK
108, 208, 308, 408	Typical	2316 Sft	3 BHK



TYPICAL PLAN





Flat No	Floor	Area	BHK
009	Ground	2243 Sft	3 BHK
109, 209, 309, 409	Typical	2443 Sft	3 BHK



TYPICAL PLAN



Amenities

Swimming Pool
Children's, Play Area
Multi Purpose Hall
A Well Equipped Gymnasium
Indoor Games Room
Jogging Track
Library

Other Facilities
Provision for electric charging in parking at customer's cost
Generator Power Backup
Round The Clock Security







Specifications

Structure
Seismic Zone II Compliant
R.C.C Framed Structure
Red Brick Walls

Wall Finish & Painting
Exterior : Apex weather proof paint
Internal : Premium Emulsion Paint

Flooring (Apartment)
Foyer/Living/Dining/Bedrooms/Kitchen : 6x4 feet Vitrified tiles
Balcony & Utility : Anti-Skid Ceramic tiles
Flooring
Bathrooms : Anti-Skid Ceramic tiles flooring
Common Area : Granite / Verified Tiles

Doors
Main Door : Teak wood Frame with weather proof flush shutter with SS / Brass Hardware.
Bedroom Doors: Sal wood / Mahagani wood / Hard wood frame with laminated waterproof flush shutter

Toilet Doors/Utility Doors : Hard wood frame with both side laminated waterproof flush shutter

Kitchen
Black granite kitchen counter(18mm thickness)
Stainless steel sink with single bowl
Dadoing with glazed ceramic tiles up to 2 feet height above the counter

Utility
Provision for inlet and drain points for Washing machines / Dish washer

Toilets
Glazed Ceramic tiles dado up to door height (7 feet height)
Sanitary Ware : Wall mounted European Water Closet (EWC) & Good quality wash basin of Grohe / Jaguar or Equivalent
Fixers & Fittings : Hot & Cold mixer unit for shower and CP fixtures of Grohe / Jaguar or Equivalent
Provision for electrical geysers in all bathrooms

Lift
Automatic operated gearless lift of reputed brand with power back-up by stand-by generator for lights, light & water pumps of common area
For Individual Flats : Back-up for Limited lights & TV
Security Systems
24 Hours Security with CCTV surveillance

Windows
Living/Dining : Three-track UPVC sliding doors with plane glass
Bedroom : Three-track UPVC sliding (plain glass) & MS safety grill, Louvered ventilators for all the bathrooms

Electrical
Fire resistant electrical wires of Havells / Anchor or equivalent
Electrical modular switches of Isha / Anchor or Equivalent
Earth Leakage Circuit Breaker (ELCB) for each apartment for safety
One miniature circuit breaker for each apartment for lighting & power circuits
One TV point in the living room and one in the Master Bedroom

