

BIG LIVING FOR THE LITTLE ONES



There's a child in you waiting to be discovered. A child that wants to chase butterflies across landscaped greenery & count the stars at night. A child that seeks adventure & nature, care & happiness. **SMR Vinay Estella** is a tribute to every emotion in the book. We believe it's a home like no other. For you and for the little ones who hold your hand!

PROJECT HIGHLIGHTS

- BBMP-Approved project

A gated lifestyle community

Child-centric 4.5 Acre green environment

3 Blocks, B+G+9 Floors, 313 Apartments

2 BHK Apartments (1180 Sft - 1460 Sft)

3 BHK Apartments (1455 Sft - 2010 Sft)

100% Vastu compliant

Deluxe quality construction

Designer landscaping

Exclusive clubhouse

24-hr Water supply
- 24-hr Security with Intercom & CC TVs

Sewage treatment plant

Ample parking space

Busbay

Temple

Visitors' parking

Generator back-up for common areas

Space for Department store

SMR VINAY

ESTELLA

★ THE LIFESTYLE HOMES ★

MS Palya, Jalahalli (Yelahanka), Bengaluru

INCREDIBLY WELL CONNECTED, MAGICALLY TRANQUIL

MS Palya, Jalahalli (Yelahanka) in North Bangalore is serene & fresh, yet well connected to business hubs, schools, malls & hospitals. It is close to the IT zone, so that people in software companies do not have commuting woes.



SMR

HOLDINGS

A Project by SMR Builders Pvt Ltd

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Note : The information contained in this brochure is subject to change and can not form part of any offer or contract. While every reasonable care has been taken in providing this information, the builder or his agents can not be held for any inaccuracies. For further details on above mentioned project and other projects of SMR, log on to www.smrbuilders.com, www.smrholdings.in

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SMR

HOLDINGS

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IT'S TIME TO WAKE UP THE CHILD IN YOU

SMR VINAY

ESTELLA

★ THE LIFESTYLE HOMES ★

MS Palya, Jalahalli (Yelahanka), Bengaluru

STEP INTO CHILD-CENTRIC PROJECT



SMR Vinay Estella is built in collaboration with nature. Rising at MS Palya, Jalahalli (Yelahanka) in North Bengaluru is a slice of luxe lifestyle spread across 4.5 acres. This child-centric project is a rhapsody of 75% open spaces.



PROJECT OUTDOORS

- Designer landscaping

Paths & designer lighting

Children play areas

Amphi-theatre

Seating areas, Jogging track

Basketball court, Tennis court

Outdoor Badminton court

2 Cricket pitches

Ganesh temple

Busbay - Pickup & Drop point



TYPICAL FLOOR PLAN
2ND FLOOR TO 8TH FLOOR

ESTELLA-1



AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10	11	12	13
TYPE	3BHK	3BHK	3BHK	3BHK	2BHK	3BHK	2BHK	2BHK	2BHK	3BHK	2BHK	2BHK	3BHK
CARPET AREA	1201	1010	1174	1102	816	1336	934	836	803	1022	752	752	1259
BALCONY AREA	139	110	79	111	82	75	60	55	60	128	101	101	73
SBA	1935	1615	1795	1750	1310	2010	1460	1285	1240	1645	1230	1245	1885



TYPICAL FLOOR PLAN
2ND FLOOR TO 8TH FLOOR

ESTELLA-2



AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10	11	12	13
TYPE	3BHK	2BHK	2BHK	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	3BHK	3BHK	3BHK	3BHK
CARPET AREA	1071	843	846	845	846	842	1179	1071	836	967	976	1083	1134
BALCONY AREA	60	56	56	56	56	56	86	191	71	174	82	114	106
SBA	1645	1300	1305	1305	1305	1300	1830	1790	1315	1630	1575	1720	1775



Key Plan



SMR VINAY
ESTELLA
★ THE LIFESTYLE HOMES ★
MS Palya, Jalahalli (Yelahanka), Bengaluru

TYPICAL FLOOR PLAN
2ND FLOOR TO 8TH FLOOR

ESTELLA-3



AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8	9	10
TYPE	3BHK	3BHK	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK
CARPET AREA	1124	1272	780	805	805	1295	1257	838	787	899
BALCONY AREA	55	106	112	112	112	101	103	151	86	0
SBA	1720	1950	1285	1315	1315	1980	1970	1415	1270	1325



FOUNDATION & STRUCTURE

RCC framed structure designed to withstand wind and seismic loads

SUPER STRUCTURE

6" Thick solid cement/ Mud bricks for external walls with CM (1:6) and 4" thick solid cement/ Mud bricks for internal walls with CM(1:6)

PLASTERING

INTERNAL

12mm Thick smooth cement plastering in CM 1:6 for walls and ceiling

EXTERNAL

20mm Thick smooth cement plastering in CM 1:6 for walls

DOORS

MAIN DOOR

Main door frames of Teak wood and flush doors shutters with both sides Teak veneer with melamine polishing

INTERNAL DOORS

Internal doors frame of non-Teak wood and commercial flush shutters with luppum and enamel paint with designer hardware of the standard brand

WINDOWS

Aluminum powder coated windows /uPVC sliding with glass and mosquito mesh

PAINTING

EXTERNAL

Textured finish with exterior emulsion paint over a coat of primer

INTERNAL

Smooth putty with two coats of acrylic emulsion paint of the standard brand over a coat of primer

FLOORING

LIVING & DINING

800 x 800 mm size vitrified tiles of the standard brand

BEDROOMS & KITCHEN

600 x 600 mm size vitrified tiles of the standard brand

TOILETS, BALCONY & UTILITIES

Acid-resistant, anti-skid ceramic tiles of the standard brand

CORRIDORS, STAIRCASES & LIFT LOBBIES

Granite/vitrified flooring

KITCHEN

Black granite platform with stainless steel sink with 2' height tile dadoing

TOILETS

Ceramic tiles dado of the standard brand up to 7'-0" height

UTILITIES/WASH

Provision for washing machine point & Wet area for washing utensils etc

BATHROOMS

Toilets with European WC, wash basin, CP and sanitary fittings of Jaquar or equivalent brand

ELECTRICAL

1. Concealed copper wiring with PVC insulated wires and modular switches of reputed make
2. Two way switches for fan and light in master bedroom
3. Power points for cooking range chimney, refrigerator, microwave oven, mixer/grinders, water purifier, exhaust fan in kitchen, washing machine in Utility area
4. Provision for geyser points in bathrooms
5. Provision for Internet point in living area and master bedroom
6. Provision for AC in all the bedrooms
7. TV points in hall and all bedrooms
8. Single phase supply for each unit & individual meter boards
9. Miniature Circuit Breakers (MCB) for each distribution board of the standard brand

TELECOM

1. Telephone points in living/dining areas, master bedroom & children bedroom

EXCLUSIVE 3-LEVEL CLUBHOUSE WITH 18,000 Sqft



CLUBHOUSE

FACILITIES

- Swimming pool
- Multi-purpose hall/Restaurant
- 2 Banquet halls, Gymnasium
- Indoor games & Squash court
- Yoga & Meditation hall
- Creche/Pre-school
- Unisex saloon
- Guest suites

2. Intercom facility to all the units connecting Security

CABLE TV

Provision for cable connection in master bedroom & living room

LIFTS

1. High speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make
2. One service lift with V3F for energy efficiency for each tower
3. Granite/marble cladding at ground level at lift lobby
4. Vitrified tiles/granite tile cladding at other levels of lift lobby

WTP & STP

1. Fully treated water made available through an exclusive water softening plant from borewell/Kaveri making it potable
2. A Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose

GENERATOR

D.G set backup with acoustic enclosure for common areas, lifts and a few lighting points up to 5 amps in individual flats

CAR PARKING

Car parking provision in partly still & basement

CCTV

Surveillance cameras at the main Security and other strategic locations

LPG

Supply of gas from centralized gas bank to all individual apartments with pre-paid gas meters

FIRE & SAFETY

Fire hydrant system in all the floors, corridors and fire sprinklers in all the basements, fire alarm & public address system in all the floors and parking areas

CLUBHOUSE & AMENITIES

Well designed clubhouse with facilities like party halls, unisex saloon, common hall, gym, Yoga/meditation, crèche, indoor games, squash court, guest rooms. Outdoor amenities like outdoor pool with toddler pool, temple, open badminton & basketball courts, tennis court, play areas, amphi-theater etc.