



A PROJECT OF

**SSVR**  
DEVELOPERS

*Delivering Trust*

# A CALM NEW WORLD OF ADMIRATION



a finest address for your home in varthur

## ENCOMPASSING URBAN SOPHISTICATION, PLAYFUL ENERGY AND SOOTHING AMBIENCE

All the luxury you love, now you can find in comforts of your own home. Presenting Lotus Pond, a modern, fresh and vibrant array of elegant apartments that encompass urban sophistication, playful energy and soothing ambience. Located in the most IT friendly part of Bengaluru, the resplendent project provides a lifetime of inspiration for sublime lifestyle. In what is a feat in architectural design, the aesthetics is aligned with form and functionality. Resultantly, the elements come together in unison and the space is ultra-chic, clean and fresh on the eyes. And as for adding personality and vibe to the space, the soothing shades work wonders.



308 2 & 3 BHK APARTMENTS | GRANDEUR MULTI PURPOSE HALL | UNIQUELY DEVELOPED OPEN AREAS



A WORLD OF  
LAVISH LIVING SPACES,  
RICH GREENERY AND  
LEISURE AMENITIES



#### APARTMENTS

With a global feel and graceful elegance, the 2 BHK and 3 BHK stately apartments subtly provide an abode of exceptional character and modern flair.

#### CLUB FEATURES

The classy Multipurpose hall of Lotus Pond enables light and lively moments to all of its residents. Each leisurely facility has been planned to enliven people of all age groups – from kids to elderly.

#### OUT DOOR FEATURES

The many outdoor features dotting the harmonious layout serve as havens of easy relaxation.

#### PLAY AREAS

What's life without some playful indulgence? To take fun and excitement of higher order to the next level, Lotus Pond offers a wide array of playful activities.

#### LANDSCAPE

The lush landscaping, which greets the visitor to the gated community at every nook and corner, brings a sense of relaxing order as well as provides a visual feast for the eyes.



# EXTRAORDINARY EXPERIENCE OF SHEER EXUBERANCE AND PURE ELEGANCE

SITE PLAN



### Highlights

- G+3 Floors apartments
- 308 Signature style apartments
- 860 to 1667 sq.ft areas
- 2 & 3 BHK apartments
- Multi-purpose Function Hall
- Landscaped Gardens
- Shuttle Courts
- Basket ball Court
- STP
- Rain water Harvesting
- Solar water for master bedroom toilet



an artistic impression of lotus pond's entrance view



Anyway you view it, Lotus Pond has been pristinely planned to provide a breathtaking line of eminent features that seek to enable a generous lifestyle. Essential elements strengthen the project while aesthetic aspects ensure an extraordinary experience of sheer exuberance and pure elegance. Right from the impressive entrance and broad inner roads, to landscaped gardens and avenue plantations, the well-planned setting is lush, friendly and welcoming.





CLEAN LINES THAT CONTRAST  
STRIKINGLY WITH STATELY SQUARES







FINER DETAILS THAT MAKE  
A PERSONAL STATEMENT

3 BHK ISO-METRIC VIEW



BLOCK A GROUND FLOOR PLAN



FLAT NO	001	002	003	004	005	006	007
AREA	1027	1031	1010	1293	1013	1086	1107
FLAT NO	008	009	010	011	012	013	014
AREA	1165	1397	1135	1025	1396	1141	1068
FLAT NO	015	016	017	018	019	020	
AREA	1391	1391	1452	1452	1013	1107	

area statement in sft

Bedroom Toilet Toilet Bedroom Dining Toilet Bedroom Utility Kitchen Living Corridor







BLOCK B GROUND FLOOR PLAN



FLAT NO	001	002	003	004	005	006	007	008	009	010
AREA	1086	1043	1031	1041	1037	1020	1003	985	982	948
FLAT NO	011	012	013	014	015	016	017	018	019	020
AREA	897	1147	1187	1181	967	967	967	967	967	967
FLAT NO	021	022	023	024	025	026	027	028	029	030
AREA	1098	1089	970	1098	1098	1098	967	967	967	1065
FLAT NO	031	032	033	034	035	036	037	038	039	
AREA	967	967	967	967	1065	1105	1078	1077	1129	

area statement in sft



BLOCK B GROUND FLOOR PLAN



FLAT NO	040	041	042	043	044	045	046	047	048	049
AREA	1022	1196	1098	1098	1098	1098	1098	1098	1098	1169
FLAT NO	050	051	052	053	054	055	056	057		
AREA	1113	1118	1088	1125	1088	1082	1078	948		



area statement in sft







BLOCK A TYPICAL FLOOR PLAN



FLAT NO	001	002	003	004	005	006	007
AREA	1175	1144	1126	1370	1037	1155	1175
FLAT NO	008	009	010	011	012	013	014
AREA	1235	1581	1195	1146	1667	1205	1069
FLAT NO	015	016	017	018	019	020	
AREA	1484	1484	1552	1552	1013	1171	

area statement in sft





BLOCK B TYPICAL FLOOR PLAN



FLAT NO	001	002	003	004	005	006	007	008	009	010
AREA	1244	1138	1128	1136	1135	1116	1098	1081	1077	1045
FLAT NO	011	012	013	014	015	016	017	018	019	020
AREA	1083	1147	1187	1207	1083	1083	1083	1083	1083	1169
FLAT NO	021	022	023	024	025	026	027	028	029	030
AREA	1266	1175	1064	1181	1181	1181	1083	1083	1083	1135
FLAT NO	031	032	033	034	035	036	037	038	039	
AREA	1083	1083	1083	1083	1172	1105	1192	1192	1244	

area statement in sft







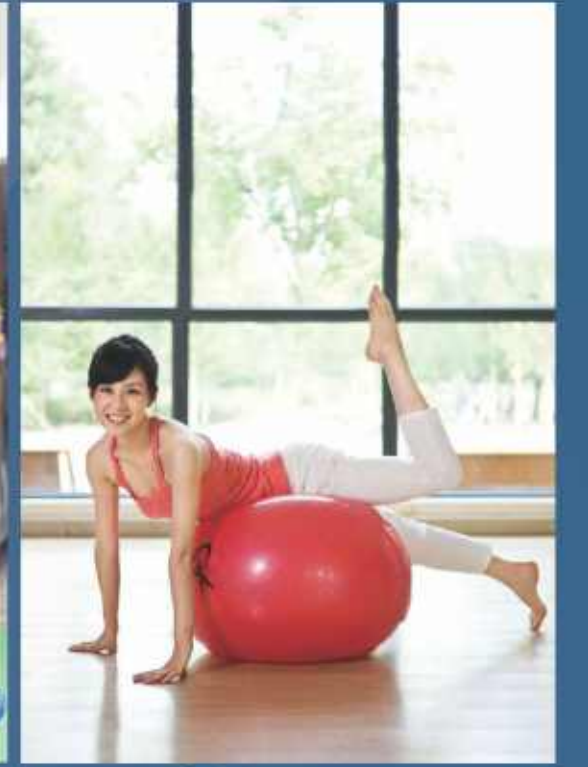


ENCHANTMENTS THAT LEVITATE  
YOUR ASCENSION TO A RELAXING REALM



Only pampering comforts prevail at Lotus Pond to relax and rejuvenate the residents to an utmost level. The ripples of busy life outside turn to unhurried pace at the clubhouse, where a sense of grace permeates everyone who turns up. So within the secured enclave, indulge in a refreshing dip, celebrate worthy occasions, workout anytime, play your favourite sport, or simply take delight in the comforting greenery while the little ones unwind at the kid's play area.

- ◆ SWIMMING POOL WITH TODDLER'S POOL ◆
- ◆ MULTIPURPOSE HALL WITH OUTDOOR PARTY LAWN ◆
- ◆ FULLY EQUIPPED GYMNASIUM ◆
- ◆ CHILDREN'S PLAY AREA ◆
- ◆ SHUTTLE COURT ◆
- ◆ BASKET BALL COURT ◆



## WHERE RIPPLES OF BUSY LIFE TURN TO LEISURELY PACE





A FRESH TAKE ON  
EASY RELAXATIONG





WORLD-CLASS  
ELEMENTS THAT  
ENABLE AN ELEGANT  
TOUCH OF  
SOPHISTICATION



an artistic impression of lotus pond's amphitheater view

## SPECIFICATIONS



- STRUCTURE** : R.C.C framed structure
- WALLS** : 6" cement blocks for external walls & 4" Solid cement blocks for internal walls.
- PAINTINGS**  
**Interior Walls** : One coat of primer and two coats of emulsion paint with smooth finish  
**Exterior Walls** : One coat of primer and two coats of apex paints
- TOILETS** : Fittings & Accessories - EWC commode and wash basins (white color) of Parryware / Hindware or equivalent make.  
 Hot and Cold valve mixer , pillar cock of standard make like JAQUAR / ESSESS or equivalent brand.
- DOORS & WINDOWS**  
**Main Doors** : Teak frame with moulded skin shutter  
**Internal Doors** : Sal wood frames with moulded skin shutter.  
**Windows** : Aluminium three track windows with mosquito mesh
- KITCHEN** : Black granite platform with stainless steel sink. 2" dado in glazed tiles above granite kitchen platform. Provision for Aqua-guard. Provision for washing machine in utility area.
- ELECTRICAL** : TV points in the living room and in master bedroom. Electrical wires of Anchor / V-Guard or equivalent. Modular electrical switches of Anchor Roma / Siemens or equivalent. A.C. point in master bedroom.
- WATER SUPPLY** : Water supply from borewell.
- LIFT** : 6 Passenger lift of Kone / Jhonson make.
- BACKUP GENERATOR** : Standby sound proof generator for common areas, lift, water pumps & 0.6 KVA Power backup for each flat.
- SECURITY** : Round the clock security. Every house will be connected to security office through intercom.
- INFRA STRUCTURAL FACILITIES** : Rain water harvesting Pits & Solar Water Heating System



# HEIGHTEN YOUR LIVING EXPERIENCE CLOSE TO THE IT HUB OF BENGALURU

Securely situated within few minutes from the Varthur Police Station, the site of Lotus Pond is also divinely blessed - as it is very near to two famous temples. From the point of view of driving to work, it is simply a matter of few minutes from Whitefield and is reasonably close to ITPL, Sigma Soft Tech Park and other IT related offices as well. Forum Value Mall is located only minutes from the project - for a relaxed shopping experience. What's more, the Outer Ring Road (ORR), in close proximity, enables connectivity to any part of the city with ease.



an artistic impression of lotus pond's elevation night view

## SITE HIGHLIGHTS

- A serene, secure and sublime setting in the most desirable district of Bengaluru
- In the vicinity of Varthur Police Station and minutes away from Dharmarayaswamy Temple and Chowdareswari Temple
- ITPB, Whitefield, Sigma Soft Tech Park and offices of many IT conglomerates a pleasant drive away
- While Vagdevi Villa Residential School is within walking distance, the Greenwood High International School and The International School Bangalore are about 1-2 km away
- Forum Value Mall nearby for anytime shopping
- Mayura Bakery and Laxmi Bakery, and eateries such as Paramount Restaurant close by add to the easy living experience

## LOCATION MAP

(NOT TO SCALE)







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Site

**Lotus Pond**

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Note : This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.