



pipal
Tree

plotted development

Tavarakere,
off Magadi Main Road

Make your permanent pact with peace

A project of SALARPURIA SATTVA GROUP

Hear the breeze, not the buzz

About Salarpuria Sattva

The Salarpuria Sattva Group has been focused on building the future of real estate in Bangalore since 1986. In time, the Group has successfully diversified across various other sectors including Aerospace, Hi-tech, Education, Facilities Management and Warehousing.

Set in the middle of lush Tavarekere, 15 kilometres away from the heart of Bangalore, Pipal Tree is a reminder that Nature is best experienced. Wide roads, tree-lined avenues and perfectly laid out pockets of green make Salarpuria Sattva's first plotted development project ideal for building your home. And needless to say, an investment opportunity you'll be glad you seized, years from now. Thoughtful planning has gone into creating infrastructure and developing amenities so that Pipal Tree becomes your turn to experience peace.

Live the design, not the distress

Features

Underground Sewage System | Sewage Treatment Plant
| Underground Electrical Supply | Durable Black-top
Roads | Vegetated Swales | Avenue Plantation |
Overhead Tank For Water Supply | Street Lighting With
Required Lux Levels | Park Spaces

Spread across 37 acres, Pipal Tree features 550 plots that come with great infrastructure. Right from the way roads have been laid to how water supply has been ensured, the basics of stress-free living have all been covered.

Location



Surrounded by serene greenery, Pipal Tree is located a good distance away from the city chaos. At the same time, it is well-connected to the city, with Kempegowda Bus Station and City Railway Station, only 25 kms from the site.

MAGADI ROAD – A FUTURISTIC DESTINATION

- BDA's development Kempegowda Layout is fast coming up on Magadi Road.
- This makes it an attractive area for investment, not only for surrounding layouts that will benefit from the fast developing infrastructure.
- Magadi Road is one of the most high demand and high growth areas, among Residential plotted development in Bengaluru.
- It is also a good investment hub as plotted development is in good demand here.
- There is a good network of BMTC buses, so residents will find commuting easy.
- Add to that metro connectivity that is soon upcoming in this area.
- The outer ring road connectivity is also good to reach the other parts of the city – one can easily reach Mysore road and Tumkur road.
- It is in close proximity to Peenya Industrial layout.
- Some good hospitals like Amma Hospital and Puja Hospital are close by.
- Reputed educational centres like Vani School, Smart School, Embassy International School, and Gyanganga International Public School are just a drive away.

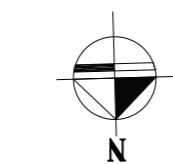
All this adds to the attractiveness of Kempegowda Layout, as a high potential future residential hub.



Map not to scale



Tavarekere, off Magadi Main Road



Plot Details

PLOT SIZE	
	30'X40' 9.0 M X 12.0 M
	30'X50' 9.0 M X 15.0 M
	60'X40' 12.0 M X 18.0 M
	COMMERCIAL
	ODD SITE*

Legend

- Drop Off • Pathway • Car Parking
- Swimming Pool Deck • Swimming
- Pool • Tennis Court • Tree Plaza
- Seats In Mound • Stepped Court Yard
- Chequed Paved Plaza
- Party Lawn-2
- Children's Play Area
- Half Basketball Court

Site Plan

Approved by MPA (Magadi Planning Authority)



Actual Shot



Actual Shot

Highlights

- Spread across 37 acres
- Featuring 550 plots
- 15 kilometres away from the heart of Bangalore
- World-class infrastructure
- Excellent amenities



Actual Shot



Actual Shot



Actual Shot

Know the freedom, not the fuss



Amenities

Clubhouse | Gym | Compact library | Jogging tracks |
Viewing plazas | Games room with TT, chess and
carom | Multipurpose / Badminton court |
Swimming pool | Amphitheatre | Gated community
| Grand entry portal and entry plaza | Land-scaped
foot paths with interlocking pavers

Starting with a state-of-the-art clubhouse, Pipal Tree features amenities meant to make life easy. The clubhouse represents an accessible go-to space with a spacious lobby, gym, indoor games facilities, compact library, badminton court and swimming pool. Jogging tracks and viewing plazas stand witness to the verdant landscape. And a sizeable amphitheatre means hosting a community event will not be a problem again. From badminton court to open area for yoga enthusiasts and senior citizens, Pipal Tree's list of conveniences can truly liberate you.

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SALARPURIA SATTVA

Corporate Office: Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru-560 042, Karnataka, India.

Tel: +91 80 42699000 Fax: +91 80 42699011

• Bengaluru • Kolkatta • Hyderabad • Pune • Jaipur • Goa • Coimbatore

Call toll free: 1800 121 3344 | www.sattvagroup.in