

SVAM  
REALTY

THE ROOTS

COLLECTIVE GARDEN RESIDENCES



## A HOME, A RETREAT, AND A LEGACY

The Roots is a garden villa community in Bangalore. More than a home, it is a retreat and a legacy. Each residence invites calm, connection, and everyday moments to be lived and remembered.





## COLLECTIVE GARDEN RESIDENCES

The Roots offers 4 BHK row villas with basement parking and child-safe, vehicle-free pathways. The community balances privacy with shared spaces, letting residents live freely while feeling secure, connected, and part of a vibrant neighbourhood.

## THE GARDEN LIVING

Gardens and green walkways surround the homes. Stepping outside feels fresh and calming. Watch your kids play safely, worry-free, while you take a quiet moment on a bench or stroll through the greenery.





## THE PROJECT OFFERING

The Roots is a carefully planned villa community offering a perfect balance of space, privacy, and greenery. Key details include:

- 100 Collective Garden Villa
- Private Basement with Lift Lobby
- Private Backyard & Terrace Garden
- Designed for light and ventilation
- Resort-Like Landscaped Pathways
- Curated Gardens with Natural Walkways
- Amenities Exclusive for 100 Families
- Doorstep Service with ORO Resort



## THE VALUE

At The Roots, value is found in every part of life, from thoughtful living for the whole family to everyday ease through comfort and service. It brings together a small circle of achievers in North Bangalore's growing luxury corridor. With quality construction, refined design, and lasting appeal, The Roots represents comfort, pride, and enduring worth.





## YOUR VILLA, YOUR WORLD

Your villa is a world of its own, where everything you need is within reach. With only 100 villas, The Roots is an exclusive neighborhood to live in, not a crowded city, offering a close-knit community and all conveniences at your doorstep.



## BASEMENT & LIFT LOBBY

A private basement parking with lift access takes you directly to every floor, keeping the ground level car-free and beautifully landscaped. The lift lobby is spacious, well-lit, and designed for smooth, effortless movement throughout the home.





## SAFE SPACES FOR YOUR KIDS

With the basement providing private parking and lift access, the ground floor remains entirely car-free, creating a safe environment for children to play.



## DOUBLE-HEIGHT LIVING

The ground floor opens into a soaring double-height living space that fills the home with light and air. Expansive windows frame views of the surrounding greenery, bringing nature indoors and creating a bright, welcoming environment for family and guests.

## A PRIVATE BACKYARD

Your personal backyard garden becomes your space to relax and make memories. Start the day with yoga, sip tea under the trees, or host weekend barbecues and lively get-togethers with friends and family.



## BED ROOMS

There are three spacious bedrooms, with generous walk-in wardrobes, private balconies, and a study overlooking the double-height living area. Filled with natural light and serene views, each space creates a peaceful personal retreat.





## THE TERRACE

The third floor features a private terrace with a multipurpose room. Open and versatile, it can be used as a home studio, lounge, or a fourth bedroom. Relax, entertain, or create your own outdoor experience under open skies





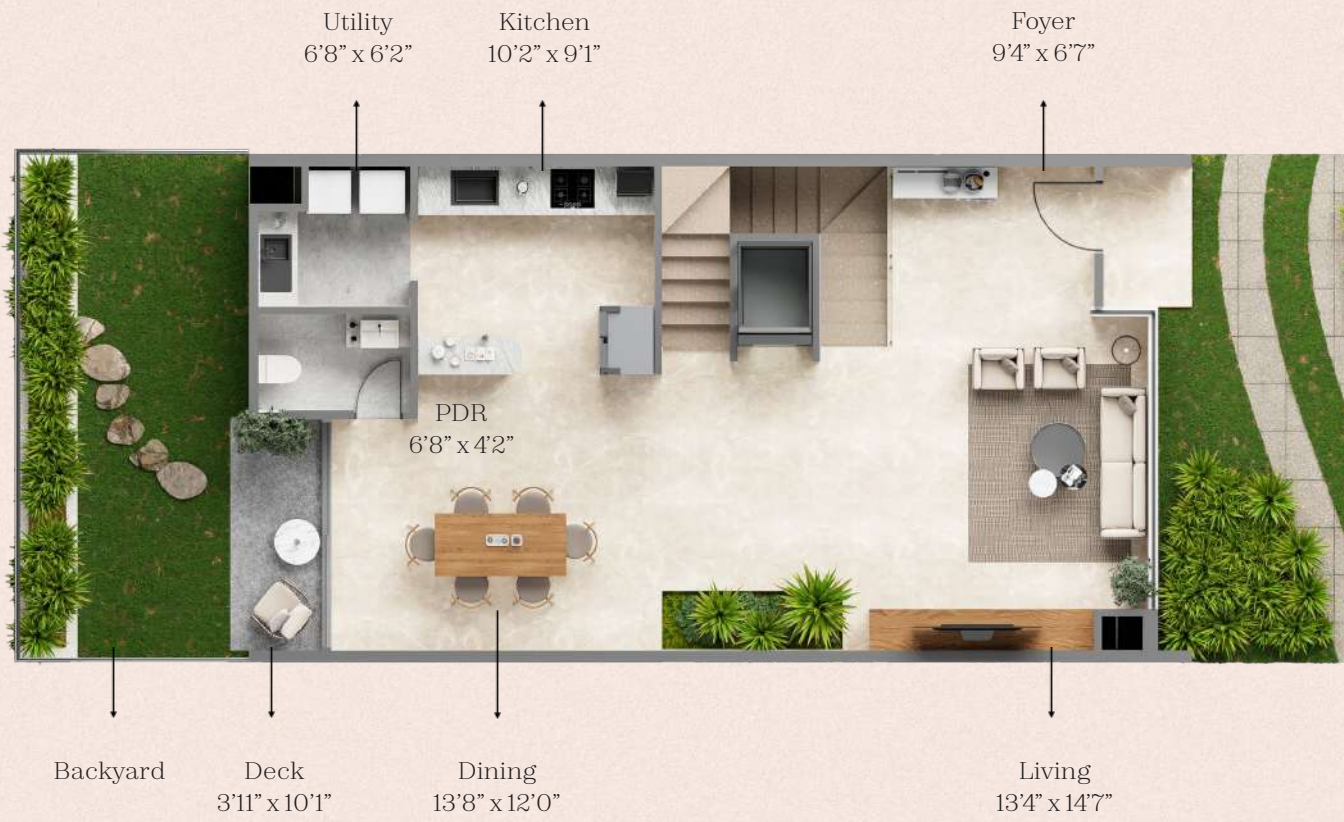
# THE BASEMENT

Private parking with space for storage, utilities, and everything you want tucked away.



# THE GROUND FLOOR

Spacious double-height living with garden views, abundant light, and a smooth indoor-outdoor flow



# FIRST FLOOR

Spacious master bedroom with walk-in wardrobes, balcony, and a study overlooking double-height living.



## SECOND FLOOR

Lavish bedrooms with walk-in wardrobes and layouts designed to maximize privacy.



# TERRACE

Open, flexible terrace with multipurpose room for gatherings, leisure, or quiet evenings.



## INNOVATION ROOTED IN INTENT

Built with a monolithic concrete structure, these homes are solid, seamless, and enduring. The dual-skin façade keeps them naturally cool and energy-efficient, while sustainable construction ensures lasting quality with minimal maintenance. With optimised space design for more living area and a smooth exterior finish, they offer a modern, low-maintenance home built to last.



## CONNECTED LIVING

Life at The Roots flows beyond your villa. Step into a community that inspires you to do more, live more, and belong. Amenities designed with intention, curated to meet your needs, nothing more, nothing less.







## IN THE CLUB

- Indoor games lounge
- Badminton arena
- Wellness-centric fitness studio
- Tranquil yoga pavilion
- Rooftop celebration deck

## OUTDOOR AMENITIES

- Swimming Pool
- Open-air Amphitheater
- Cricket lawn
- Perimeter landscape trail
- Immersive forest garden



- Secret and meditation grove
- Chef's kitchen garden
- Therapeutic walking garden
- Pause and reflection nodes
- Secluded private gardens
- Designer pergola pavilion
- Pickle-ball court
- Nature-inspired sand pit
- Children's discovery play zone
- Leisure basketball hoop



## WELLNESS BEYOND THE BODY

Wellness here goes beyond just being active. The spaces encourage you to step outside, explore, and move around, but it's also about feeling at ease. Everything is designed so you can enjoy your day, connect with others, and live fully without worry.



## THE INFINITY PAVILION

Inspired by the infinity symbol, the Infinity Pavilion embodies connection and continuity. This unique space, managed under ORO Hospitality, is perfect for gatherings, events, and celebrations, reflecting The Roots' philosophy of community while allowing residents to come together or enjoy shared moments.





## THE ORO HOSPITALITY

ORO Hospitality is the premium hospitality wing of SVAM Realty, bringing professional, round-the-clock service to The Roots. From daily upkeep to thoughtful touches, every detail is managed so residents can live comfortably without worry



## THE ORO EXPERIENCE

With ORO, everyday living is elevated. Residents enjoy luxurious guest rooms, a café, fine dining, co working areas, and elegant event spaces, all designed to make life effortless, convenient, and enjoyable.





## LIFE AT THE ROOTS

The Roots is a community where like-minded families come together and grow as one. Residents share experiences, celebrate milestones, and form friendships that last a lifetime.







## THE MASTERPLAN

The Roots is planned to balance privacy, community, and greenery. The master plan highlights landscaped walkways, open spaces, and villa layouts that maximize light and ventilation. Every detail, from positioning of homes to shared amenities, is designed to create a harmonious living environment.



1. Main Approach Road

2. Resident Entry

3. Resident Exit

4. Pedestrian Entry & Exit

5. Experience Centre Access

6. Entry/Exit Ramp

7. Security Block

8. The ORO Resort

9. Experience Centre

A. Clubhouse

B. Pool

C. Outdoor Amphitheatre

D. Lawn

E. Perimeter Garden

F. Forest Garden

G. Private Garden

H. Sensory Garden

I. Meditation Garden

J. Kitchen Garden

K. Walking Garden

L. Walking Path

M. Stop Nodes

N. Pergola

O. Half Basketball

Court/Pickle Ball

Court

P. Sand Pit

Q. Kids Play Area

# TECHNICAL SPECIFICATIONS

## 1. STRUCTURE

- Seismic zone compliant monolithic structure with box frame designs & all walls as rcc.
- Stage-wise anti-termite treatment.
- 10ft height from finished floor to finished floor.

## 2. DOORS & WINDOWS

- Main door 8ft height engineer wood shutter and door frame with veneer finish.
- Premium hardware for all doors – dorset or equivalent.
- Provision of electrical door lock.
- Upvc windows with double glazing toughened glass.

## 3. INTERNAL DOOR

- 8ft height pre - engineered wood door frame.
- Veneer finish door shutter.
- Water resistant door shutter for all toilets.

## 4. FLOORING & CLADDING

- Imported marble flooring for foyer, living, dining, kitchen & all floor lobby.
- Granite or equivalent finish for staircase.
- Premium quality wooden flooring for master bedroom
- Premium finish vitrified tile flooring for all bedrooms.
- Matt finish vitrified tile flooring for balcony & utility.
- 2 Feet height vitrified tiles dadoing for kitchen and utility.
- Tandur or granite matt finish flooring for open terrace area and cement finish for utility terrace area.

#### **4. FLOORING & CLADDING**

- VDF flooring for car parking and the basement floor.
- Marble flooring / vitrified tiles for basement lift lobby.
- Premium finish vitrified tile flooring & wall tiles for powder room and all floor toilets.

#### **5. PAINTING**

- Pop punning acrylic emulsion internal walls & ceilings.
- External walls with texture finish.
- MS elements-asian paints or equivalent satin enamel paint over primer

#### **6. BATHROOM FIXTURES**

- CP and sanitary fittings – Grohe / Kohler equivalent.
- Wall mounted EWCS with soft-close cover.
- Premium shower head and additional hand shower in master bathroom.
- Dadoing up to false ceiling, with overhead exhaust fan.
- Shower partitions in all bathrooms with toughened glass and premium fittings.

#### **7. RAILINGS**

- Toughened glass railing with MS channel powder coated for balconies.

# TECHNICAL SPECIFICATIONS

## **8. PLUMBING**

- Provision for washing machine, dishwasher.
- Provision for water purifier, mixer/grinder, fridge.
- Provision for gas cylinder.
- Premium stainless steel sink with drainboard with sink mixer.
- All water supply done through hydro pneumatic system (HNS) for equal water pressure.
- Eco- friendly dual piping & treated water system
- Water supply provision in balconies.

## **9. ELECTRICAL**

- FRLS conduiting and electrical wiring.
- Switches and boards – Schneider / Legrand or equivalent.
- EB power supply of 9KW, DG power backup of 100% with 0.5 Diversity factor.
- 15 Amps provision for hob and hood.
- 15 Amps socket for AC points in all rooms and sufficient power points in the kitchen and outdoor lounge areas.
- 15 Amps socket provision for EV charging in parking.
- 5 Amps socket provision in balconies.

## **10. COMMUNITY/ COMMON UTILITIES**

- Water treatment plant for softening of water.
- Sewage treatment plant.
- Organic waste converter.
- CCTV surveillance system for common areas.
- All landscape maintained through recycled water.
- Visitor management and access management system.
- Vehicular free pathways.
- Rainwater harvesting and ground water recharge.
- Energy efficient lights in common areas.

## A SMART INVESTMENT

The Roots is built to last more than 60 years, combining timeless design with practical living. Its North Bangalore location offers excellent connectivity and growth potential. With a car-free layout, hospitality services, and the option of fully ready-to-move-in homes, you save time on daily routines. Beyond lifestyle, the community's one-of-a-kind design and the city's ever-rising property values make The Roots a lasting investment for generations.

# STRATEGIC LOCATION

Located right where life happens, with convenient access to workplaces, education, entertainment, and travel.



**School & Universities**

	Distance in	Mins	Kms
NAFL School - North Urbana		5	3
Akash Institute of Medical Sciences		15	10
Cambridge Institute Of Technology		15	10
Vidyashilp University		15	11
Sir M. Visvesvaraya Institute of Technology		20	12
Ryan International School		20	13
Harrow International School		20	14
Canadian International School		25	15
Stonehill International School		25	15
REVA University		30	15
Chanakya University		30	15
CMR University		30	18
Srishti Manipal Institute of Art		30	18
NITTE Meenakshi Institute of Technology		30	18
NPS, North		30	19

**Offices/Tech Parks**

	Distance in	Mins	Kms
SLK Green Park Software		5	1
Prestige Tech Cloud		10	4
Boeing India		20	12
Amazon HQ Office		20	12
KIADB Aerospace Park SEZ		25	14
Shell India		25	14
Amazon BLR8 Devanahalli		25	15
Infosys Limited		25	15
Oracle		25	15
Collins Aerospace		25	15
SAP Labs Devanahalli		25	16
Philips Innovation Campus		25	16
Foxconn Hon Hai Technology India		30	20

**Hospitals**

	Distance in	Mins	Kms
Akash Super Specialty Hospital		15	10
JD Group Hospital		15	10
CyteCare Hospital		25	15
Sparsh Hospital		25	15
Aster Hebbal		30	20
Manipal Hebbal		30	20

**Transport & Infra**

	Distance in	Mins	Kms
Bengaluru Airport Toll Plaza		5	2
NH 44 (Bellary Highway)		5	2
IVC Road		5	3
Upcoming Metro Station - Doddajala		10	5
Kempegowda International Airport		10	8
STRR		20	14

**Shopping & Entertainment**

	Distance in	Mins	Kms
Club Cabana Amusement Park		5	3
Upcoming Forum 13 Degree North Mall		10	4
Clarks Exotica		10	4
Moxy Hotel		10	4
Devanhalli DMart		20	12
Padukone -Dravid Centre		20	15
BCCI Centre of Excellence		25	15
JW Marriot - Prestige Golfshire		30	18
Phoenix Mall of Asia		30	19
Nandi Hills		40	30

**SRKP Group**

	Distance in	Mins	Kms
SRKP Office		25	19
The Earth		40	27
The Estates		40	28
Oro Resorts		40	28

# SRKP GROUP

OVER 40 YEARS OF ENDURING EXCELLENCE

1980-1988

## Infrastructure Development

SRKP has undertaken the construction of major industrial structures at Visakhapatnam Steel Plant, delivering projects with the highest standards.



1985-2003

## Roads & Irrigation Projects

National Highways, expressways, canals, dams, railways, and irrigation systems across more than twelve states. Notably, Bangalore-Mysore Expressway.



2003-2025

## Realty & Hospitality

Delivered - Residential: 17 Lakhs SFT

Delivered - Commercial: 1.8 Lakhs SFT

Ongoing Projects: 7.9 Lakhs SFT

Upcoming Projects: 9.8 Lakhs SFT





Svam is a distinguished real estate brand from the SRKP Group, known for value-driven, concept-led developments. With a focus on design, nature, innovation, and service, each project blends aesthetics, sustainability, and functionality to deliver refined, modern living.



## BENCHMARKING REALTY





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