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PARKWEST™





Bengaluru isn't just a city. It is a way of life. Calm, relaxing and well-balanced. The city we love, however, has been constantly changing. With this change, many treasurable experiences like playing cricket in the neighbourhood playground, taking lazy walks in the park around the corner and feeling safe stepping out of your home at any time of the day, have turned into mere nostalgic memories.





Bengaluru Lost and Found

Presenting ParkWest, a premium residential development in the heart of the city which dedicates most of its area to green, open spaces. Here, every home is a perfect union of contemporary architecture and cutting-edge design sensibilities that work towards bringing back the glorious life that Bengaluru once offered.



Welcome home

- Magnificent 18 storey towers
- Spread across 47 acres in Binnypet
- Luxurious 2 & 3 bedroom residences
- Exclusive garden duplexes
- Penthouses





The art of fine living

The living room is the space for families to come together. It is the room where lazy Sundays are spent with as much ease as Friday night dinner parties. And that is why every living room at ParkWest is not only aesthetic, but is also designed to bring in ample sunlight and facilitate cross-ventilation.



Here comes the sun

Walk up to the sun deck and behold the hues of blues and greens that meet at the horizon. When you shift your gaze, a panoramic view of the city awaits you to make you fall in love with Bengaluru, all over again.





Rejuvenate every day

After a long day, there is no place like your own bedroom to comfort you. The ParkWest bedroom is not only spacious but is also designed in a manner to provide you with all the privacy you need.

Watch the light dance around the lampshade by your bed, listen to your children's stories about their day at school, and most of all, make a conversation with your inner-most self.



Always game

Whether you wish to burn calories, or simply take a break from monotony, there is an array of activities you could engage in at ParkWest. With an aerobics studio and a yoga room so close to home, you can stay close to your ambition of staying fit. If you love sports, you could gather with your neighbours for a game of tennis or a game of pool. ParkWest also has a barbeque area, a party deck, senior citizens' room, a kitty party lounge and a swimming pool. All in all, having a good time here will leave you spoilt for choice.





A view from the top

Welcome to the sky lounge, a double-height, spacious lounge area that serves as a perfect place to hang out with your friends. You could host a grand party at the multi-purpose hall.

If your daily dose of relaxation comes from watching your children play, you will love that up here. There is a kids' party area, a play pen and a sand pit to jump into. Whatever you do at the sky lounge, will be an experience many levels above the ordinary.



No place as safe as home

We understand that you can only feel at home if you feel completely safe. Which is why ParkWest's premises have CCTVs installed at all common areas. Also, it is guarded by trained personnel at every corner.

- CCTV at main entrance and common areas for 24-hour surveillance
- Telephone with intercom facility
- Trained security personnel



Phase 1 Layout Plan

- | | | |
|---------------------------|----------------------------|-----------------------------|
| 1. Driveway | 8. Senior Citizen's Corner | 15. Multi Purpose Deck |
| 2. Typical Tower Drop Off | 9. Cycle Docking | 16. Pavillion |
| 3. Ramp to Basement | 10. Reflexology Path | 17. Tot Lot |
| 4. Covered Pathway | 11. Pathway | 18. Barbeque Area |
| 5. Premium Tower Drop off | 12. Kids Play Area | 19. Timber Deck |
| 6. Entry Water Feature | 13. Viewing Deck | 20. Skating Rink |
| 7. Seating Plaza | 14. Courtyard | 21. Youth Activity Corner |
| | | 22. Entry Portal |
| | | 23. Private garden |
| | | 24. Open Lawn |
| | | 25. Raised Mounds |
| | | 26. Seating Steps |
| | | 27. Open Square |
| | | 28. Parking w/ Grass Pavers |
| | | 29. Cycling Track |





General Specifications for Olive, Mulberry & Emerald

Structure

- Earthquake resistant structure (Seismic Zone II compliant)
- Flat plate structure, block masonry
- 9.3’ Floor to ceiling clear height

Plastering

- Internal walls smoothly plastered and finished with wall care putty

Painting & Polishing

- Interior walls finished with acrylic emulsion paint & ceiling with water/oil bound distemper
- Exterior walls with textured/emulsion paint
- Enamel paint for internal doors
- Enamel paint for MS railings
- PU/Melamine polish on both sides of main door
- Maid’s room walls & ceiling with water/oil bound distemper

Flooring

- Vitrified flooring for living, dining and family areas
- Vitrified flooring in master bedroom and other bedrooms
- Vitrified flooring in Kitchen
- Anti skid ceramic flooring in balcony & Utility area
- Ceramic flooring for Maid’s room

Common Areas

- Elegant double height ground floor entrance lobby; flooring and cladding in granite & co-ordinated materials
- Upper floors lobby flooring and cladding in vitrified tiles; granite dado around lift door
- Staircase flooring in kota with water/oil bound distemper paint on walls & ceiling

Toilet

- Anti skid ceramic tiles flooring and ceramic tiles dado in all toilets
- Granite vanity counter top with ceramic wash basin in all the toilets (except maid’s toilet)
- Sanitary Ware (Wash basin, EWC) in all toilets of Kohler or equivalent make
- Wall mounted hot/cold shower mixer of Kohler or equivalent make
- Health faucet of Kohler or equivalent make
- Provision for storage water heater in each toilet (Except maid’s toilet)
- Exhaust fan in all toilets(Except maid’s toilet)
- Mirror, toilet paper holder, soap tray, towel rod in all toilets (Except Maid’s Toilet)

Main Door

- 8 feet tall pre-engineered door frames and shutters finished with teak veneer & PU/Melamine polish on both sides
- Good quality hardware of Godrej or equivalent make

Other Internal Doors

- 7 feet tall pre-engineered door frames with commercial flush door shutters painted on both sides
- Good quality hardware of Godrej or equivalent make

Windows

- UPVC sliding doors with fly mesh for all decks.
- UPVC sliding windows with fly mesh (no fly mesh in UPVC casement Windows)

- Safety grills with enamel paint for all windows & utility area upto second floor

Kitchen/Utility

- Adequate electrical & plumbing points
- Provision of water purifier & instant geyser point in the kitchen
- Provision for washing machine in utility
- Reticulated piped LPG gas line with individual meter for each apartment
- Kitchen granite counter top with single bowl single drain stainless steel sink & vitrified tiles dado upto 2’ high above the counter

Electrical

- TV points in living room & all bedrooms
- Fire resistant wires of reputed make
- Branded modular switches
- One Miniature Circuit Breaker (MCB) for each circuit provided at the main distribution box within each apartment
- For safety, one Residual Current circuit Breaker (RCCB) for every apartment
- Provision for telephone points in living room and master bedroom
- Split A/C power point in living room & all bedrooms with provision to keep A/C outdoor units

Back-up Generator

- 100% power backup for lights in common areas lifts, water supply and fire pumps
- DG power backup of 1 Kw for 2 bedroom apartments, 1.5 Kw for 3 bedroom apartments, 3 Kw for 3 bedroom Super Luxury apartments
- 3 Kw for Penthouses & Garden Duplexes

Lifts

- Automatic 9 nos passenger lifts of reputed make in Olive & Mulberry
- Automatic 3 nos passenger lifts of reputed make in Emerald

Security Systems

- Video door phone in all apartments
- Round the clock manned security with CCTV coverage between main entry of the complex and each tower reception lobby

Telephone with Intercom Facility

- Intercom facility between main lobby of each tower, main entry point to the complex and individual apartments
- Telephone and broadband provision for each apartment

Fire Safety

- All apartments will have sprinkler system
- Fully automatic fire protection system
- Fire hydrant system in each block/ floor, including external yard hydrants

Water Supply

- Adequate domestic water supply

Water Treatment Plant

- Fully treated water through an exclusive water treatment plant within the project

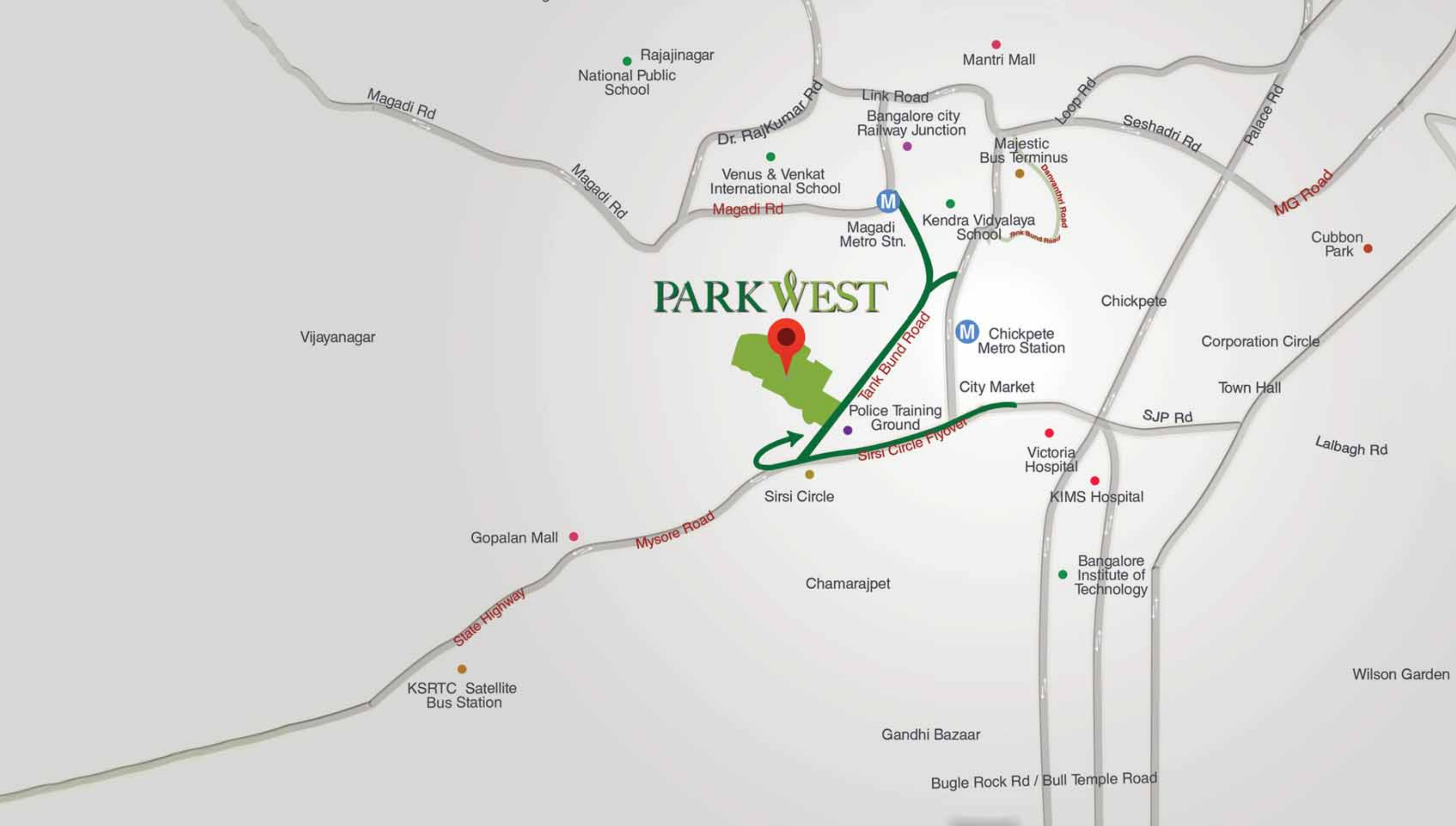
Environment Conservation

- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- OWC - Organic waste converter would convert all organic waste to manure which will be used for landscaping
- IGBC pre-certified gold rating for reducing the consumption of energy, water and materials to ensure improvement of public health, safety and environment

Additional specifications for Garden Duplexes, Penthouses and all the apartments in Emerald

- Premium polished vitrified tiles for living, dining and family areas Engineered wooden flooring in master bedroom of Garden Duplexes and Penthouses only
- Door shutter finished with teak veneer & PU/Melamine polish on both sides. All toilet’s door shutter will be finished with teak veneer on the outside and painted on the inside
- Toughened glass shower panel with door in the attached toilet of the master bedroom
- Single lever diverter unit for shower in the attached toilet of the master bedroom of Kohler or equivalent make.
- All external railings are stainless steel with laminated glass for Emerald only. Stainless steel hand railing with laminated glass for internal staircase for Garden Duplexes and Penthouses only
- High-end version of video door phone





Home is where the heart is

Right at the heart of the city is Binnypet. Owning a home in this part of Bengaluru not only keeps you close to the city's culture that is most familiar to you, but is also just a flash away from the central business district.

- 5 minutes from Majestic and Railway Station
- 5 minutes from the Metro Station
- 10 minutes from Jayanagar
- 15 minutes from MG Road
- 15 minutes from Mallya Hospital
- 60 minutes from the International Airport





Shapoorji Pallonji And Company Limited

With over 148 years of expertise in building residential spaces, commercial structures and premium 5 star hotels that symbolize beauty, innovation and reliability, Shapoorji Pallonji has become a name synonymous with quality and trust globally. Our list of architectural landmarks include Bengaluru’s ITPL, The Palace of the Sultan of Oman, The Presidential Villa at Ghana, The Park Towers in Dubai, The Imperial, The Trident Hotel and The Brabourne Cricket Stadium in Mumbai among many others. It is this tradition of envisaging every project as a future landmark that hands down to each one of them, a legacy set in stone.

Meet Our Associates

Land Owners

ETA, Bengaluru

Principal Architect

*RSP Design Consultants (India) Pvt. Ltd.,
Singapore and Bengaluru*

Landscape Consultant

*Site Concepts International, Singapore
and Bengaluru*

**Structural & MEP (Services)
Consultant**

Design Tree Services, Bengaluru

Green Building Consultant

*EN3 Sustainability Solutions Pvt. Ltd.,
Bengaluru*

Legal Advisor

Anup S. Shah Law Firm, Bengaluru

Cost Consultant

Sweett Consultant, Bengaluru

Structural Optimization Consultants

Optimization Consultants, New Delhi

Traffic Consultant

Aakar Abhinav, Mumbai



The Imperial, Mumbai



Birla Residential School, Bengaluru



Sterling Tower, Mumbai



Iflex, Bengaluru



World Trade Center, Mumbai



The Palace of Sultan, Oman



MCA, Pune



ITPL, Bengaluru



RBI, Mumbai

