



**BUILDIKO**



**Urban Life in the Calm  
of Woods**



# **“Bask in the Warmth of the Community”**

Restore your calm by soaking up the beauty of nature. Buildiko Spring Woods is a community that provides ultimate and lavish resort living experience, embodying the balance of modern architecture and serene environment.

The streets at Spring Woods are central to the feeling of the community. The villas here are uniquely designed to offer safety and freedom of spacious community living amidst the beauty of nature.

Presence of green spaces in the parks, backyards and sideyards provides a sense of balance within the secure community environment.

















# **“More Room for Children and Pedestrians”**

Get a chance to hangout / interact with your friends and neighbours more often while sipping a cup of tea or channeling your gardening skills in the lush backyard.

Spring Woods' streets have been designed to prioritize pedestrian safety, especially for children. The paving used is appropriate for maximum protection and includes grass pavers along the internal paths to create a cushioned surface that helps prevent injuries. Additionally, the internal paths have been constructed with roll-over kerbs and intersections that help to reduce vehicle speed, thereby making the lanes much safer for pedestrians. Tactile ramps and paving have been incorporated to promote walkability for those on foot. Lastly, the driveway is constructed using grass block pavers, which not only enhance the aesthetic appeal but also promote eco-friendliness and maximum safety.





1. ENTRANCE GATE FRAME

2. SECURITY KIOSK

3. PERIPHERAL PATHWAY

4. MEDIAN PLANTING WITH PALM

5. ENTRANCE DECORATIVE DRIVEWAY

6. TACTILE RAMP

7. INTERSECTION PAVING WITH RED COBBLES

8. SPECIAL TACTILE PAVING

9. 2" HIGH FLAT KERB AT CORNERS

10. 2" HIGH ROLL OVER KERB

11. NARROW DRIVEWAY WITH PAVERS

12. GRASS GRID PAVING

13. FLUSH KERB BANDING

14. INTERSECTION PAVING WITH YELLOW COBBLES

15. PATHWAY WITH GRASS JOINTS

16. VILLA INTEGRATED SEATING

17. BOUNDARY PLANTING

## LIVING STREET

ENCOURAGES SOCIAL INTERACTION

PROMOTES WALKABILITY

REDUCES TRAFFIC SPEED

ATTRACTIVE PUBLIC SPACE



# “Live Cradled by Your Community”

*Sustainability Meets Architecture*

## Villas Features:

- Live down to earth, nurtured by nature.
- Facades developed with clay jaali blocks for a balance between societal, environmental, and economic needs, serving the requirements of tomorrow.
- Provides adequate sunlight and necessary shade for plants.

## Eco-friendly Architecture:

- Environment friendly modified clay material cladding used.
- Brings in earthy tones, connecting residents with nature.
- Enhances the overall aesthetics of the building.

## Windows Design:

- Effortlessly designed to blend with the villa's style.
- Provides superior functionality.
- Pertinent and sustainable design ensures ambient lighting and cross ventilation.
- Reduces heat exposure intensity and overall electricity consumption.









Artistic Impression





Artistic Impression



# Micro-Market





# Sarjapur

## Strategic Location

- Fast-growing locality in Bengaluru.
- Unrestricted access to IT Hubs in Marathahalli, Whitefield, and Electronic City.
- Proximity to popular suburbs like Koramangala, BTM Layout, and HSR Layout.

## Close Connectivity

- Well-connected via arterial roads to ORR, Hosur Road, & SH3.
- 10 mins connectivity from upcoming ORR Metro Line (Phase 2A of Namma Metro) along East Sarjapur road.
- Key establishments include D- Mart, Manipal Hospital, St. Peter's School, Sarojamma Complex, Square Mall in 10 mins proximity
- 20 minutes connectivity to major tech campuses: Wipro Technology Campus, RMZ Ecoworld, Pritech Park SEZ, Global Technology Park, and RGA Tech Park.

## Enriched Infrastructure

- Ongoing infrastructure boom with wide roads, flyovers, and planned metro railway network extension.
- Reinforces the promise of better connectivity throughout Bengaluru with increased commute convenience.





# Location Map



Close to IT Hubs  
in Marathahalli



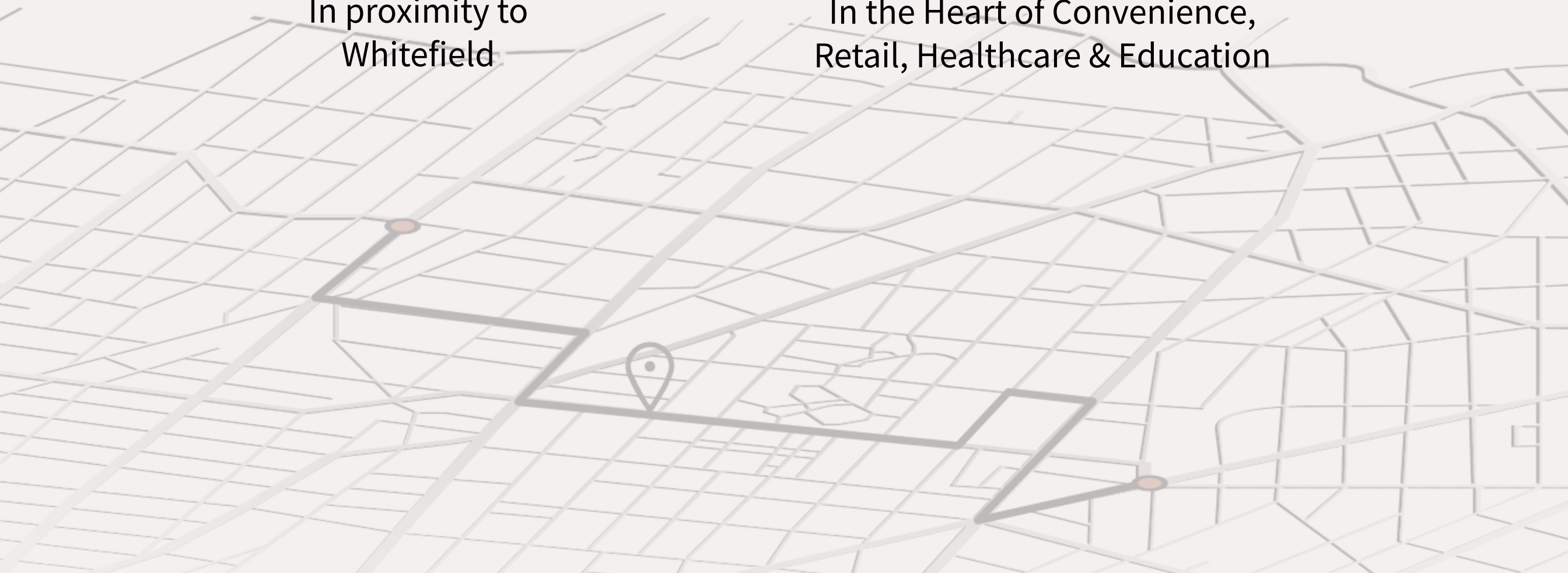
Near Electronic City  
Phase I



In proximity to  
Whitefield



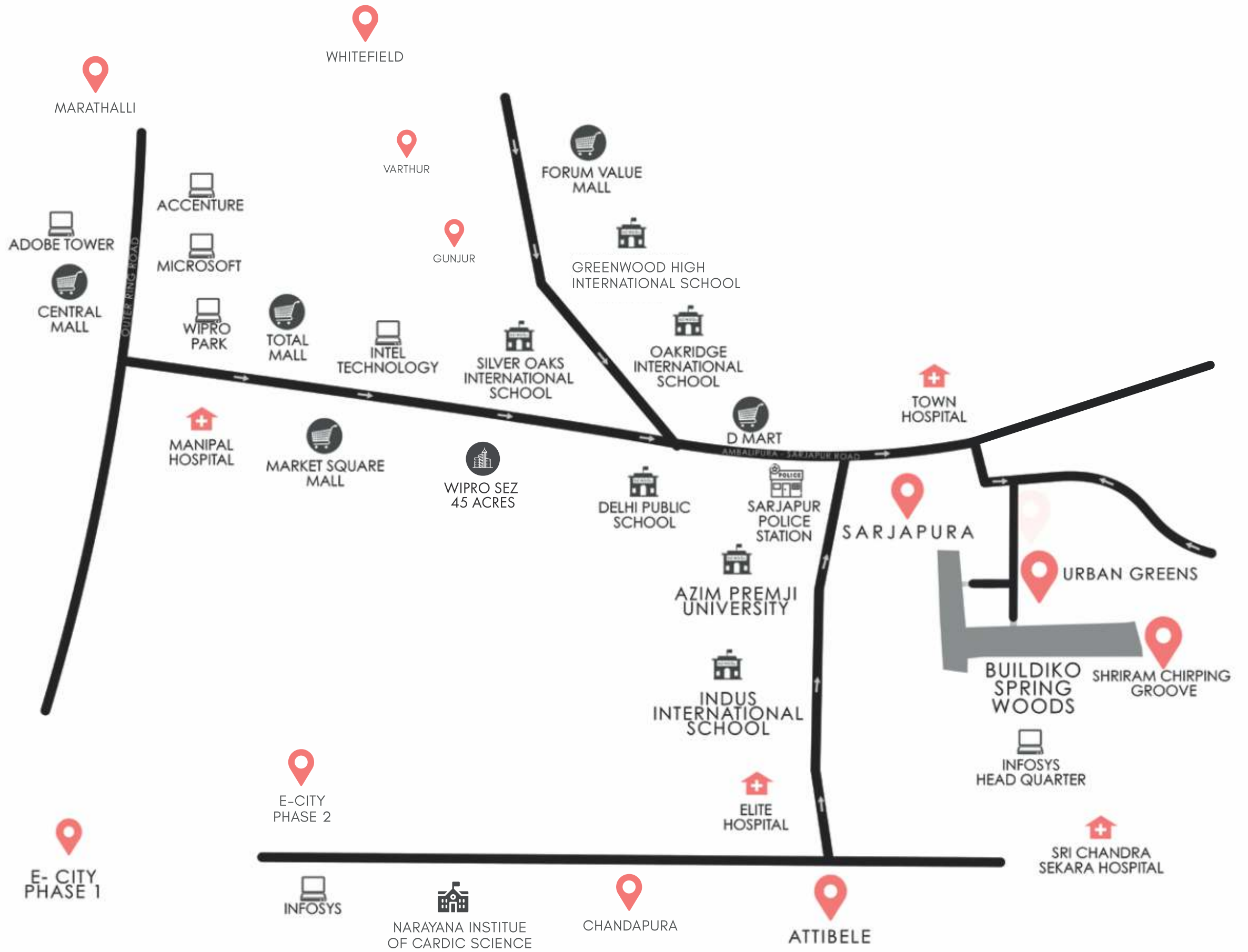
In the Heart of Convenience,  
Retail, Healthcare & Education





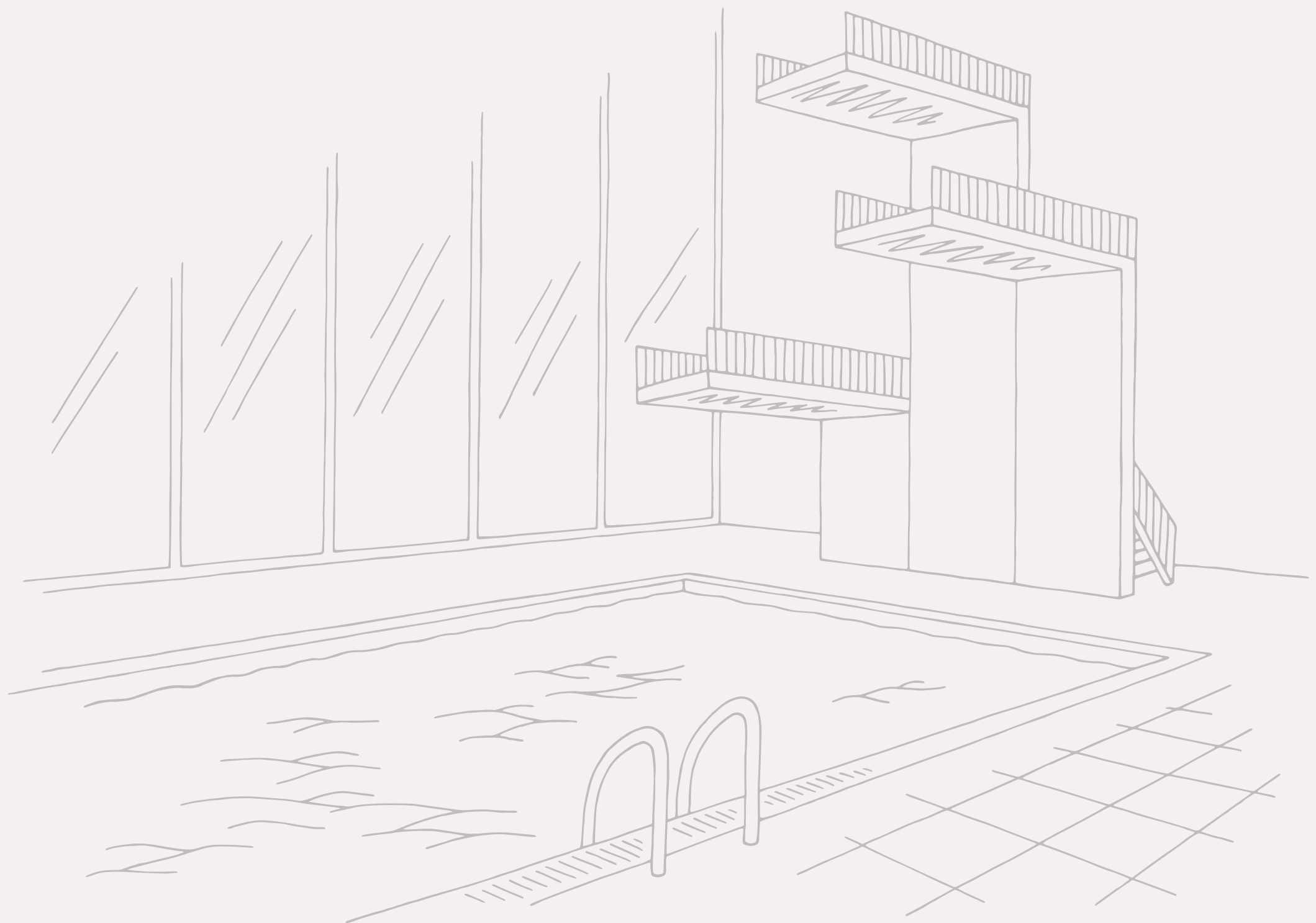


# BUILDIKO SPRING woods





# Clubhouse & Project Amenities









# Project Amenities

—>>> <<<—  
No Excuses to Rekindle Your Love for Sports

» Indoor Badminton Court

» Indoor Games

» Jogging Track

» Multipurpose Hall

» Gym

» Gazebo



Images shown are for representational purposes only



# Project Amenities

Fun and Entertainment Unplugged

» Kids Play Area

» Lawn

» Exercise Pod

» Plaza

» Amphitheatre

» Skating Rink



Images shown are for representational purposes only



# Project Amenities

Let Nothing Come Between You and Your Well-being

» Community Garden

» Mini Forest

» Yoga Pavilion

» Reflexology Track



Images shown are for representational purposes only



# Master Plan



## LEGEND

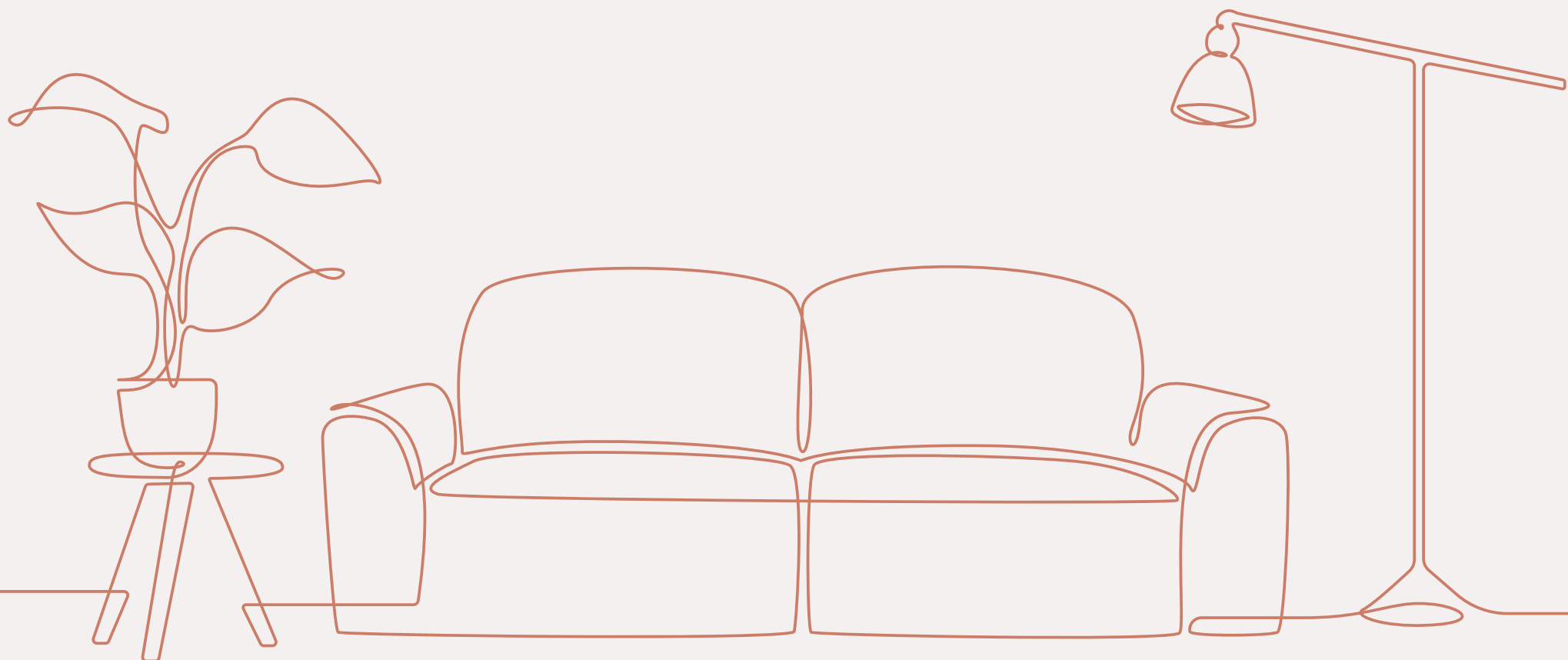
Type	Orientation	Unit Size (Super Builtup Area in Sq. Ft.)
Type 1	East	2655
	West	2660
	North	2655
Type 2	East	2957
	West	2949
Type 3	East	3389
Type 4	East	3184
	West	3184





# Inside the Villa

Buildiko Spring Woods Villas feature three floors - a spacious Living Room, Dining Room, a Bedroom, Attached Bath at the Ground Floor, 2 Bedrooms with Attached Bath at the First Floor, and 1 Bedroom and a Multipurpose Home Theatre Room at the Second Floor.





















# Villa Specifications



1.	<b>Sub Structure</b>	Isolated / Load bearing
2.	<b>Super Structure</b>	Framed Structure / Load bearing Structure
3.	<b>Walls</b> (a) External wall (b) Internal wall	150 mm Solid Block Masonry + Plastering 100 mm Solid Block Masonry + Plastering
4.	<b>Flooring &amp; Dado</b> <b>(Ground Floor - Flooring)</b> (a) Foyer, Living & Dining (b) Bedroom -1 (c) Kitchen (d) Balcony (e) Toilets (f) Utility (g) Parking  <b>Ground Floor - Dado</b> (a) Kitchen dado up to 2'0" height (b) Toilet wall dado up to 7'0" (c) Utility dado up to sill  <b>First Floor &amp; Second Floor - Flooring</b> (a) Bedroom 2 (b) Bedroom 3 (c) Bedroom 4 (d) Toilets (e) Terrace	 Superior Quality Vitrified Tiles Superior Quality Vitrified Tiles Superior Quality Vitrified Tiles Anti-skid Ceramic Tiles Anti-skid Ceramic Tiles Anti-skid Ceramic Tiles Parking Tiles  Superior Quality Ceramic Tiles Superior Quality Ceramic Tiles Superior Quality Ceramic Tiles  Laminated Wooden Flooring Superior Quality Vitrified Tiles Superior Quality Vitrified Tiles Anti-skid Ceramic Tiles Anti-skid Ceramic Tiles



# Villa Specifications



	<b>First Floor &amp; Second Floor - Dado</b> (a) Toilet wall dado up to 7'0"	Superior Quality Ceramic Tiles
5.	<b>Common Area</b> (a) Staircase Internal Flooring (b) Internal Handrail for Staircase (c) Railing for Balcony (d) Parking	Granite SS Fittings with Rails Glass railing with SS Handrail Parking Tiles
6.	<b>Kitchen Counter</b>	Modular type of kitchen counter (Client Scope)
7.	<b>Doors</b> (a) Entrance  (b) Bedrooms & Toilets	Teak wood frame, Factory made BST shutter with beading, Polish Finish, and necessary hardware fittings Engineered wooden laminated / skin shutters / doors
8.	<b>Windows</b> Living, Dining and Bedrooms Kitchen Ventilators	UPVC Sliding windows with Bug Screen UPVC Window UPVC Louvers with Exhaust fan provision
9.	<b>Painting</b> (a) Internal (b) External (c) Fabrication Work	Plastic Emulsion for ceilings & internal walls Combination of Emulsion (80%) & Textured Paint (20%) Enamel Paint
10.	<b>Sanitary Ware Fittings</b>	Wall Mounted Std. Quality Coupled Sanitary Fixtures -Jaquar /Eq.



# Villa Specifications



11.	CP Fittings	Superior quality Fittings - Jaquar / Eq.
12.	Electrical Fittings	Modular switches
13.	BESCOM Power	3 Phase 7 KW
14.	Video Door Phone	Non-Biometric Digital Lock
15.	Project Facilities	a. Sewage Treatment Plant b. Rainwater Harvesting c. Compound wall for project d. Entrance Arch with Gate



## About Developer



**BUILDIKO**

## Build Together - Building Values and Trust

Buildiko is a premium real-estate company specializing in designing luxury residential villa projects in Bengaluru district of Karnataka. The Founder and Chairman of Buildiko, M. Chinnapa Reddy, is a civil engineer by profession and holds extensive experience in handling large-scale real estate projects of over 2.5 million square feet.

## Vision and Mission

At Buildiko, we are committed to sustainable design practices and strive to create homes that are luxurious and environmentally conscious. We aim at creating living spaces of lavish lifestyles and high-value residential landmark communities. We go the extra mile, one brick at a time, ensuring quality, standards, and timely delivery of our projects.





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