

# GURU NANAK ENCLAVE



Developed by  
**SHASMAN  
INFRA**

























# GURUNANAK ENCLAVE



**BMRDA (HPA) APPROVED PLOTTED LAYOUT**

**WORLD CLASS HOUSING PROJECT IN ASSOCIATION WITH GHCSL**

**HANCHARAHALLI, NEAR BUDIGERE CROSS-INTERNATIONAL AIRPORT ROAD**

**AN ADDRESS THAT SPEAKS OF PRESTIGE**

# Project Overview

Total Sites-121

[30\*40, 30\*50, 40\*60]

Green & Healthy Living

Total 41,546 sft Park Area

Central Landscaped Area - 37810sft,

Landscaped Area 2 - 3736sft

STP-120KLD

Overhead Water Tank-1.25 lakh ltrs

Underground Sump-1.5 lakh ltrs

Underground Drinking Water, Underground Sewage Line, Underground Recycled Water Lines, Covered Drains, Storm Water Drains, Underground Electric Lines, Underground Internet & Gas Pipe Lines, No Hanging Wires, Road Cutting Requirements

Entrance Gate, Wide Roads & Culverts, Cement Concrete Roads-15mtrs, 12mtrs & 9mtrs Wide Internal Roads, 80 feet Approach Road (as per CDP Plan), 24/7 Security & CCTV At Entrance gate

# Key Features

## Prime Location

- Opp to BEML layout
- 450 mtrs from Villa Dews
- 1km from National Centre For Excellence School
- 2.3kms from Shriram Greenfields
- 3kms from Prestige Glenwoods, Signature Tulips
- 4kms from Brigade Signature Towers, Brigade Buena Vista
- 4.5kms from Orion Uptown Mall
- 5.5kms from Prestige Tranquility

1

## Modern Amenities

- Large Central Park Area
- STP, WTP, UG Sump, OHT
- Underground cabling, water, Internet pipelines
- Open Gym
- Children's Park
- Elders Sitting Area
- Proposed Club House, Commercial Complex (RWA to decide)

2

## Spacious Layout

- 54.81% Residential Area
- 45.19% Open Areas - Road, Park, CA
- Wide Roads - 15mtr entrance road, 12 mtr & 9 mtr internal roads
- Greenery, Park and Large Breathing Space
- Wide Approach Roads -80 feet (as per CDP)

3

## House Construction

- Shasman can build houses as per your requirement
- Our Engineers, architects & interior designers will you build your dream house post buying the plots
- Superior build quality at best rates and on-time delivery

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# LAYOUT PLAN





## Why Gurunanank Enclave?

- Gated Layout
- 24/7 CCTV Monitoring & Security
- BMRDA Approved
- Wide Concrete Roads
- Under Ground Drainage System
- Lanscaped Gardens
- Children Play & Open Gym Area
- Sewage Treatment Plant
- Sump Tank
- Overhead Water Tank
- Storm Water Drain
- Community Living
- Commercial Space-Super Market
- Underground Gas Pipeline
- Underground Internet & Cable TV
- RWA future plans - Club House
- Approach road from main rd-80 feet rd
- Major developments in the nearby vicinity
- Governed by Society bylaws
- 54.81% saleable area
- 45.19% CA, Parks, Roads
- 41,546 sft of Parks
- Easy Approach
- Airport Connectivity
- Water Availability

# Gurunanak Enclave



Layout Ariel View



Centrall Landscaped Area



Open Gym



Concrete Roads



Water Tank With Sump



Wide Roads



Underground Lines

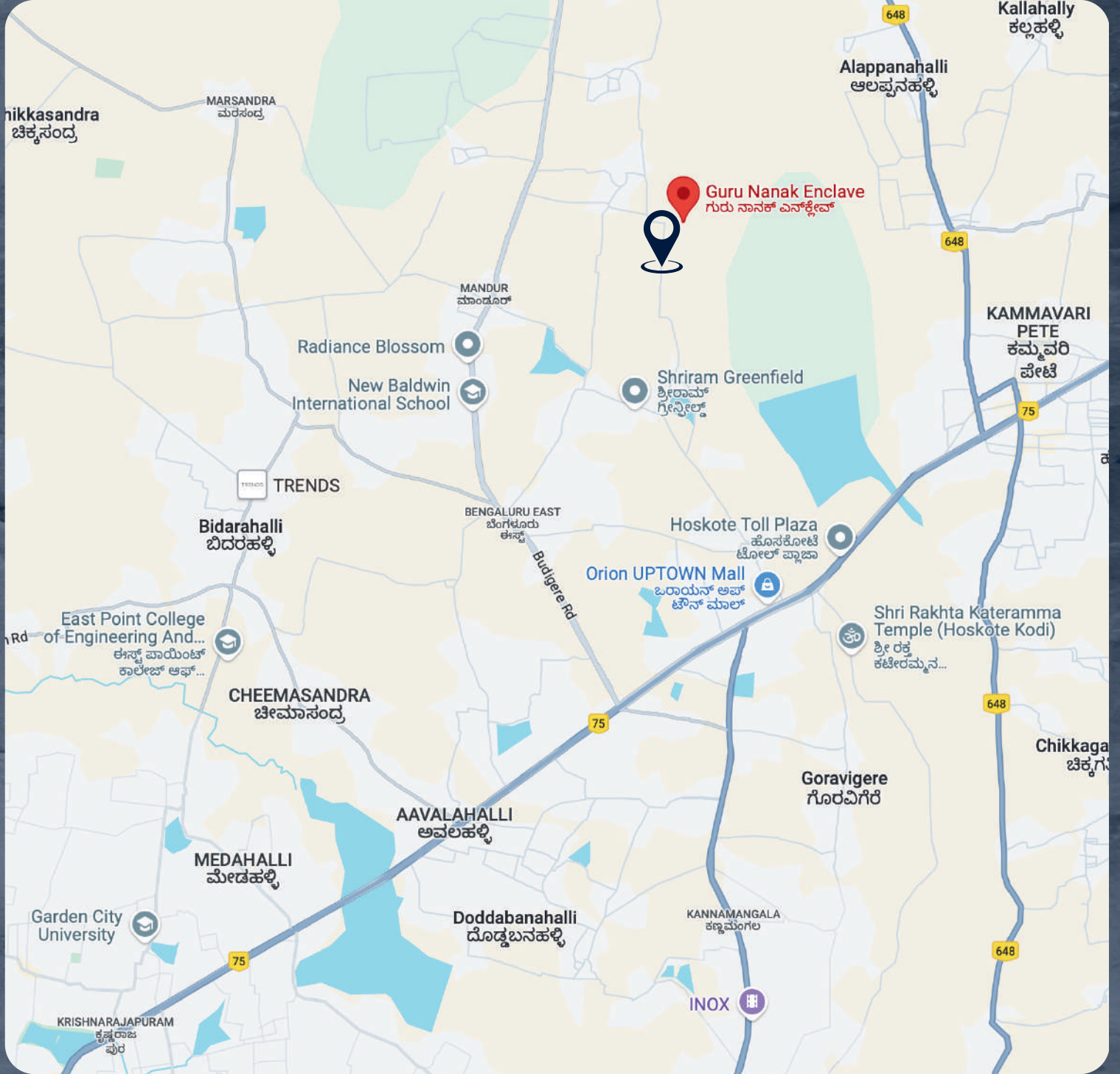


Children's Play Area



Elders Sitting Area

# Location Map



# House Construction Options





# Specifications

1

Spacious Floor  
Plans

2

High-Quality  
Finishes

3

Modern Kitchen,  
Bedrooms and  
Bathrooms



# Specifications

4

Smart Home  
Technology

5

Energy  
Efficiency

6

Parking and  
Storage

# SHASMAN INFRA



Shasman Infra, incorporated on 10th May, 2018, is one of the fastest growing, ISO9001; 2015 accredited, plotted development & infra company.

Shasman Infra in association with GHSCCL has developed Gurunanak Enclave, a world class, BMRDA approved, plotted layout in Hancharahalli, near Budigere cross, International Airport Road, Bengaluru.

Shasman Infra is led by Mr. Prasanna Shastri, DME, BA, MBA, EPBM-IIMC-Director, Mr. Manjunath K, BA(LLB)-Director & Mrs. Pavana Shastri, Bcom-Director. Our directors carry over 28 years industry experience in the services & real estate field.

[www.shasmaninfra.com](http://www.shasmaninfra.com)

Topline Integrated Services Private Limited is our services arm. Topline employs over 2500 employees across 20 cities in India. Topline provides integrated facilities & services management for its esteemed clients.

[www.toplineservices.in](http://www.toplineservices.in)





**Contact: 7996000195 / 9964623909**

**Site Address : Gurunanak Enclave , Hancharahalli ,  
Bidarahalli Hobli , Near Budigere Cross , Off Old Madras  
Rd- International Airport Road, Bengaluru.**

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**SHASMAN  
INFRA**

