



## HOW TO REACH OUR PROJECT

For Booking Contact:

**+91 94486 16667**

Project by:



**SSVD**  
we build your dreams

### Project@:

Katha No. 28/34, Site No. 35/4, 35/5, 35/6 & 35/7,  
Gidaddakonenahalli Village, Yeshwanthapura, Hoble,  
Ward No. 72, Bengaluru-5600 91

### Office @:

No.9, 4B Main Road, 12th Cross, Hanumagiri Nagar, Chikkalsandra,  
Uttarahalli, Bengaluru-5600 61. email: ssvd91@gmail.com

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make change in the elevation, plan and specifications as deemed fit. All applicable Taxes Extra, Conditions apply\*

RERA NO: PRM/KA/RERA/1251/309/PR10251008205

Project by:



**SSVD**  
we build your dreams

The Epitome of Luxury  
Apartment Living

# SSVD Gokulam

LIVING REIMAGINED

2 & 3 Bed Rooms Premium Apartments



PROJECT



PROJECT



FLATS



APPROVED LAYOUT



APPROVED

BYREGOWDA LAYOUT, ANNAPURNESHWARI NAGAR, MUDDINAPALYA MAIN ROAD OFF NAGARABHAVI,





"Sri Sai Venkateshwar Developers Gokulam" Is A BBMP Approved 2 & 3 BHK Residential Apartment Project , located Near Muddinapalya, Nagarabhavi, Bangalore.

"SSVD Gokulam" is more than a home, its a happy community. There is nothing more satisfying than the convenience of accessibility to a Yeshwanth Metro Station, Vijayanagar Metro Station, Mysore Road, while enjoying rapid growth & appreciation around you. providing luxury living at affordable. Situated in a serene location with close proximity to International Schools, Colleges , some of the finest Shopping malls & Excellent Hospitals.

"SSVD Gokulam" is designed as the perfect place for modern living, combining quality and value with attention to detail and contemporary design. "SSVD Gokulam" with it's striking architectural concept has developed 42 Luxury Apartments which provides best ventilation & Natural lighting.

"SSVD Gokulam" Contains CC & OC Project & the super built up area ranges from 1185 sq.ft. to 1615 sq. ft. And Is constructed to touch your imagination for a beautiful lifestyle. with the team work of finest architects, structural engineers & landscape architects, we provide a heaven on earth.

SSVD always strived to achieve excellence in the field of construction and works continuously to ensure total satisfaction for it's clients. The company always try to attain perfection in their passion. SSVD ensures utmost satisfaction by maintaining quality, completing the project as per schedule and commitment towards building a "value for money" concept. With SSVD experience your life, living to the fullest and spending quality time with your loved one's. We understand your family's needs and design spaces for you.

SSVD is very particular and careful on vastu aspects and innovative features.

#### CLOSE TO EVERYTHING



PRIME LOCATION



METRO STATIONS



SHOPPING MALLS



ENTERTAINMENT ZONES



HEALTH CENTERS



RING ROAD



CORPORATE COMPANIES



SCHOOLS & COLLEGES



FAST FOOD & RESTAURANTS



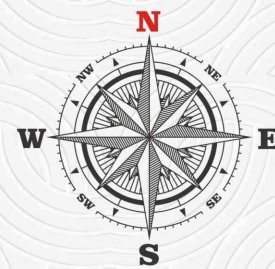
BANKS

Experience sustainability in action at SSVD Gokulam. With energy-efficient lighting and water-saving fixtures, we're dedicated to shrinking our environmental impact while enhancing your comfort

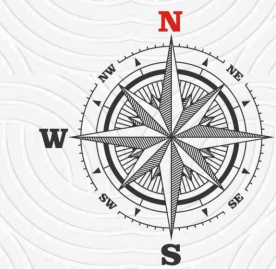
At SSVD Gokulam, your safety reigns supreme. With 24/7 security and cutting-edge surveillance, rest assured your sanctuary remains safeguarded, always.

*Where each Day  
Wakes up with  
a new Blessing*



AREA STATEMENT IN SQ.FTS

UNIT NO	SALABLE AREA	TYPE	FACING
UNIT - 1	1,185 Sq.fts	2 BHK + 3 T	NORTH
UNIT - 2	1,560 Sq.fts	3 BHK + 2T	NORTH
UNIT - 3	1410 Sq.fts	3 BHK + 2T	WEST
UNIT - 4	1,175 Sq.fts	2 BHK + 2T	NORTH
UNIT - 5	1,615 Sq.fts	3 BHK + 3T	WEST
UNIT - 6	1,455 Sq.fts	3 BHK + 2T	NORTH
UNIT - 7	1,270 Sq.fts	2 BHK + 2T	NORTH
UNIT - 8	1,455 Sq.fts	3 BHK + 2T	NORTH

AREA STATEMENT IN SQ.FTS

UNIT NO	SALABLE AREA	TYPE	FACING
UNIT - 1	1,600 Sq.fts	3 BHK + 3 T	NORTH
UNIT - 2	1,560 Sq.fts	3 BHK + 2T	NORTH
UNIT - 3	1410 Sq.fts	3 BHK + 2T	WEST
UNIT - 4	1,175 Sq.fts	2 BHK + 2T	NORTH
UNIT - 5	1,615 Sq.fts	3 BHK + 3T	WEST
UNIT - 6	1,455 Sq.fts	3 BHK + 2T	NORTH
UNIT - 7	1,270 Sq.fts	2 BHK + 2T	NORTH
UNIT - 8	1,455 Sq.fts	3 BHK + 2T	NORTH





APPROVED  
LAYOUT



APPROVED



PROJECT



FLATS



COMMON WALLS



VASTU



BASEMENT  
GROUND



OPEN SPACE



TOTAL UNITS



2 BHK



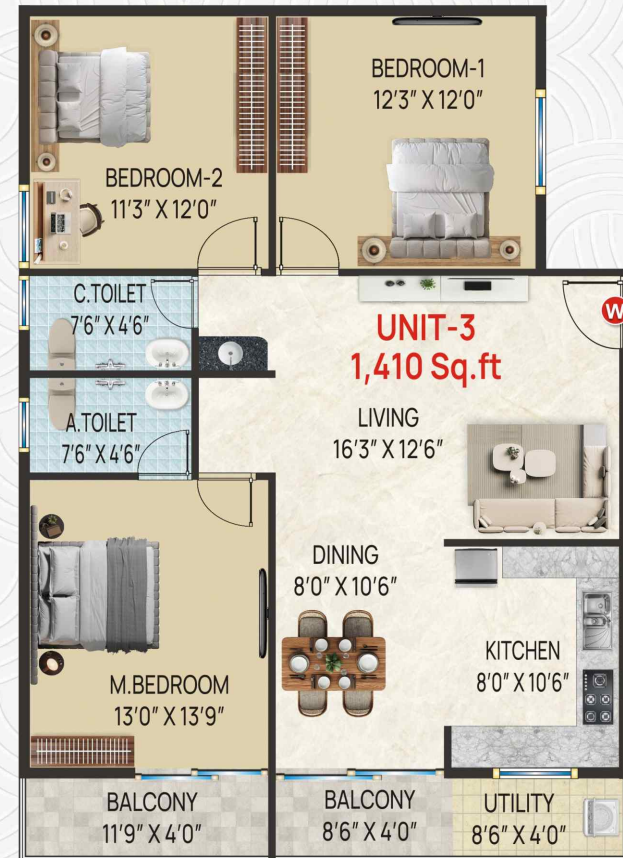
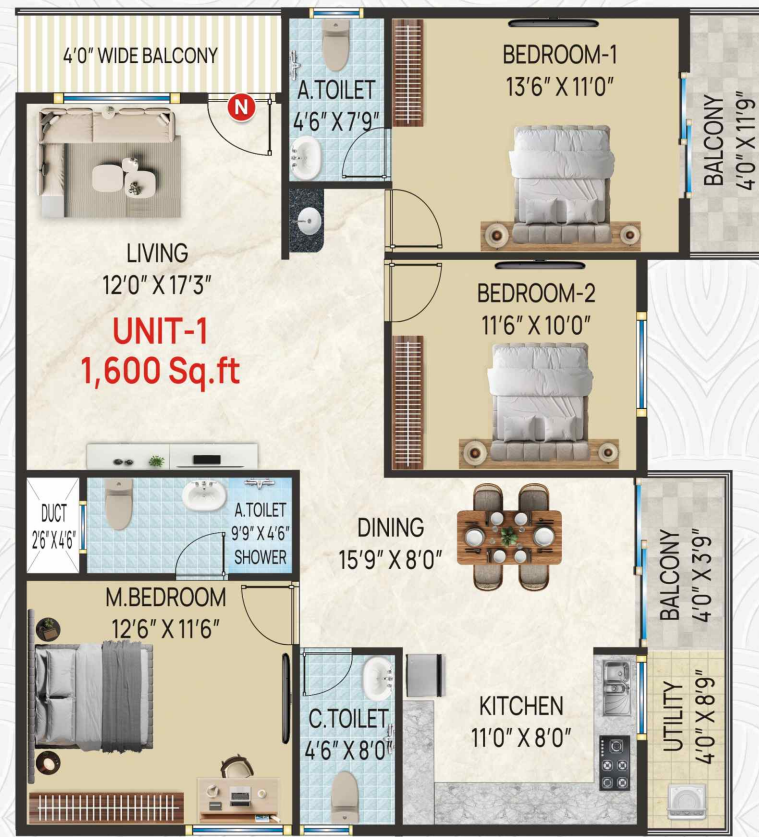
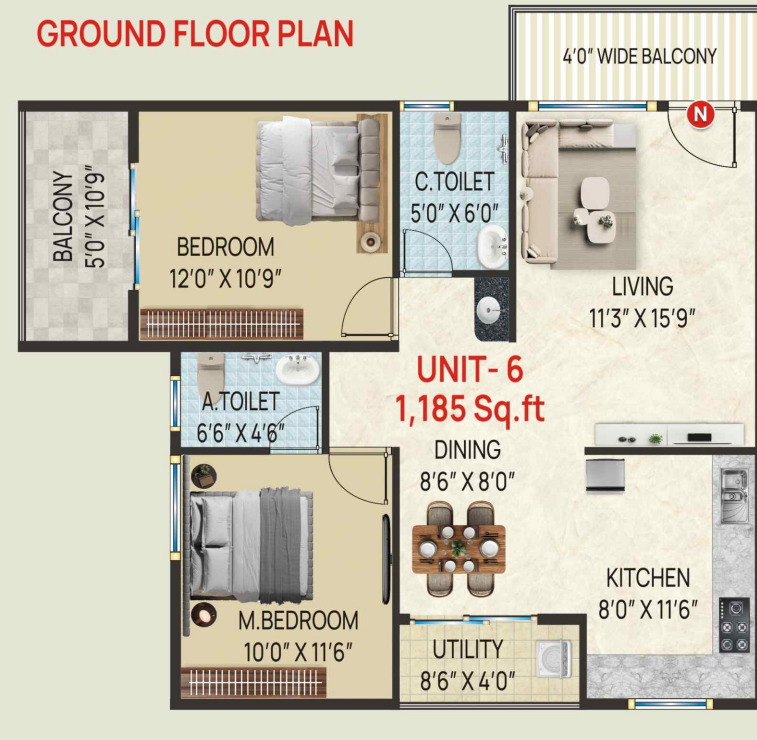
3 BHK



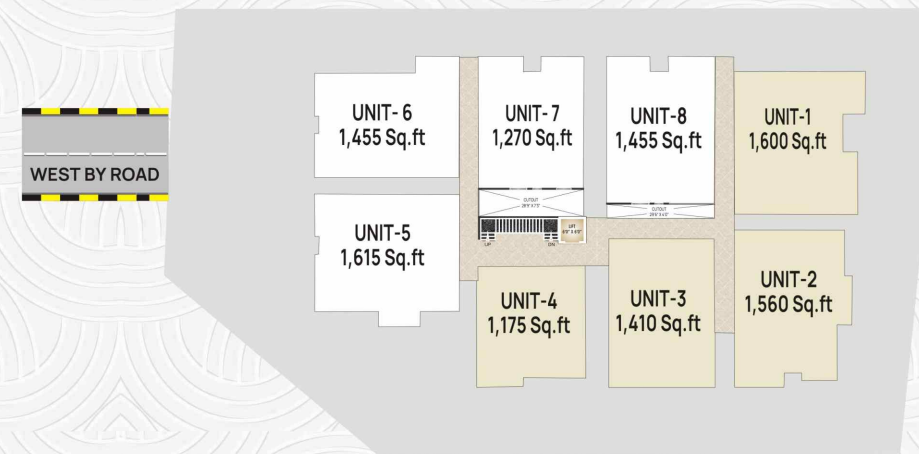
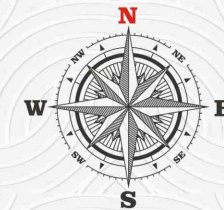
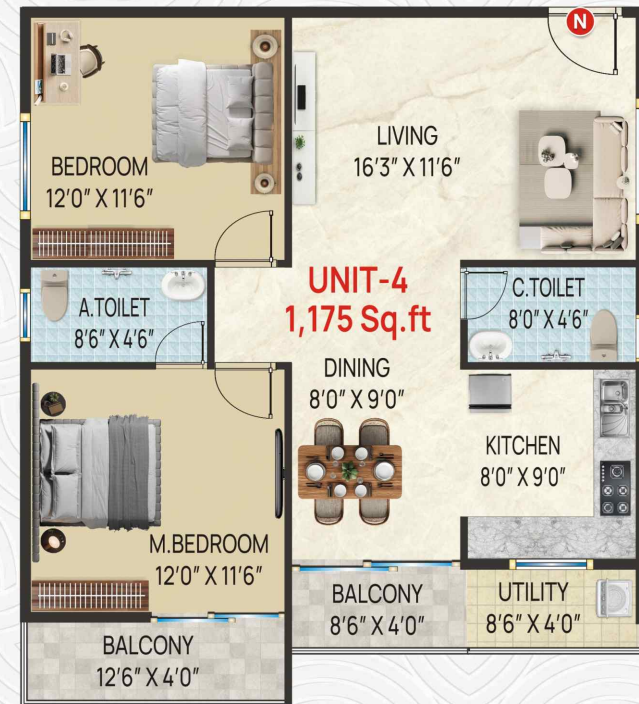
At SSVD Gokulam Homes, we believe that a great home begins long before the foundation is laid, it begins with choices. Choices made with care, precision, and purpose. Every Cement Blocks , beam, and bolt is handpicked with precision, not just for what it is, but for what it becomes. We source only the finest raw materials from trusted origins, ensuring every element is tested for durability, sustainability, and timeless appeal. From the sand beneath your feet to the ceilings above, we craft your space with a commitment to excellence that turns quality into comfort, and strength into serenity. Because your home isn't just built, it's curated.



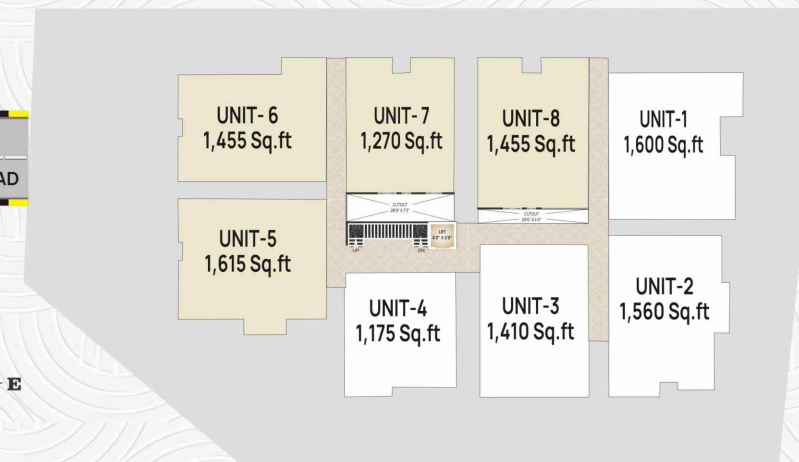
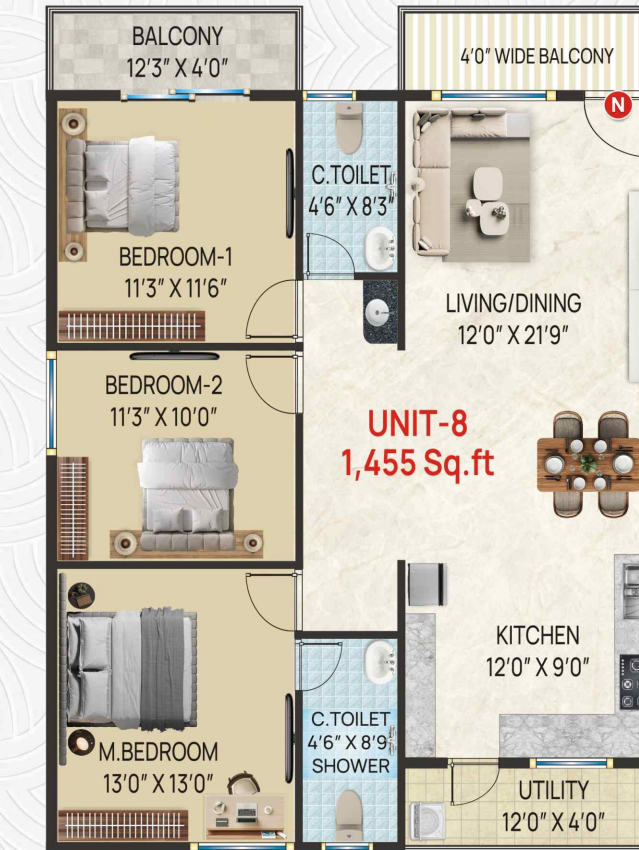
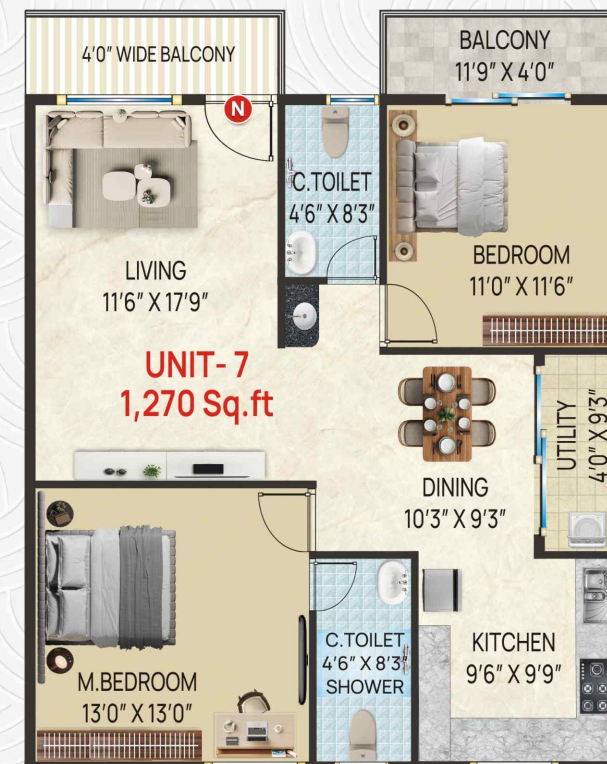
## GROUND FLOOR PLAN



## INDIVIDUAL TYPICAL FLOOR PLAN



## INDIVIDUAL TYPICAL FLOOR PLAN

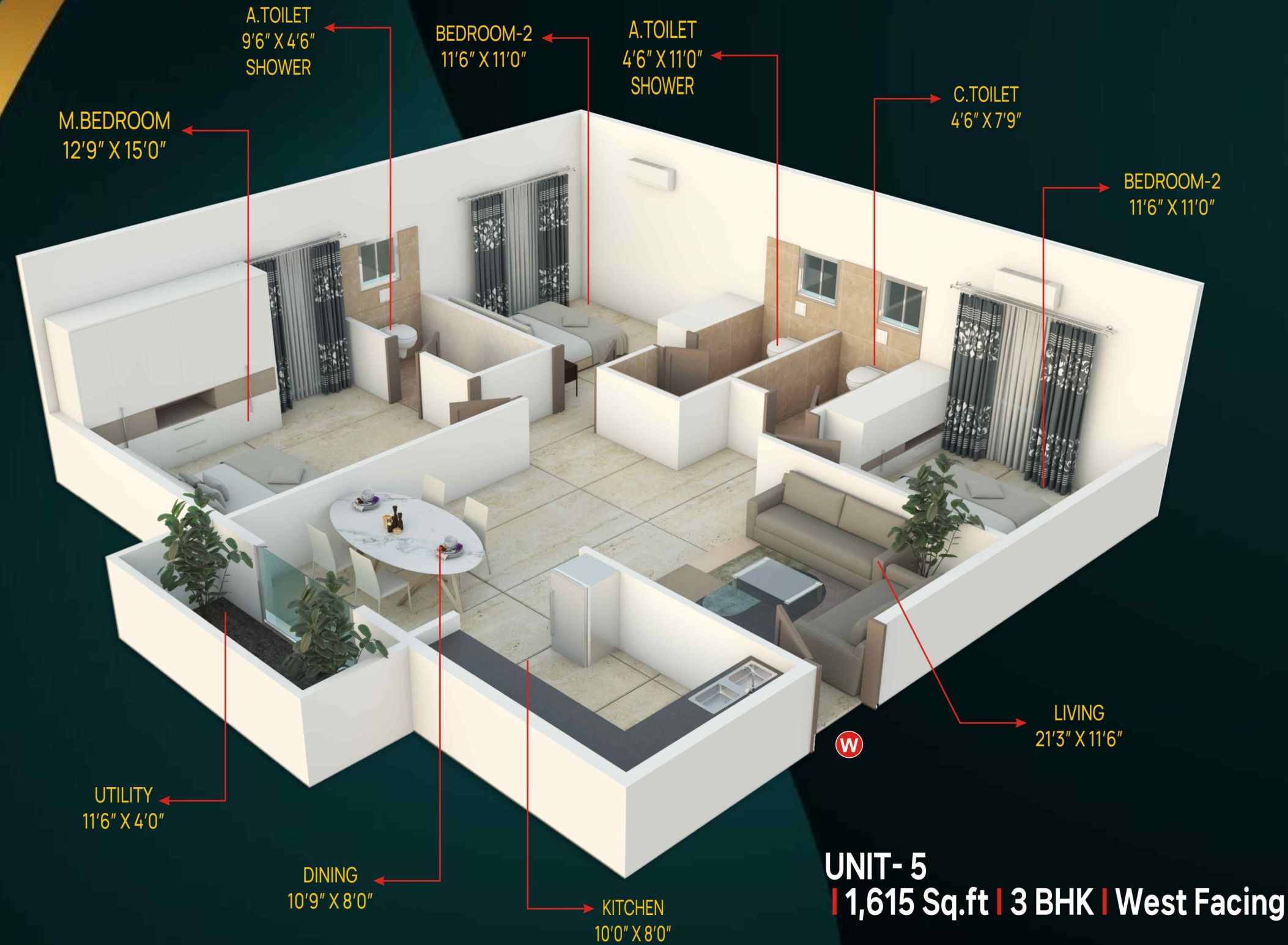


## PROJECT HIGHLIGHTS

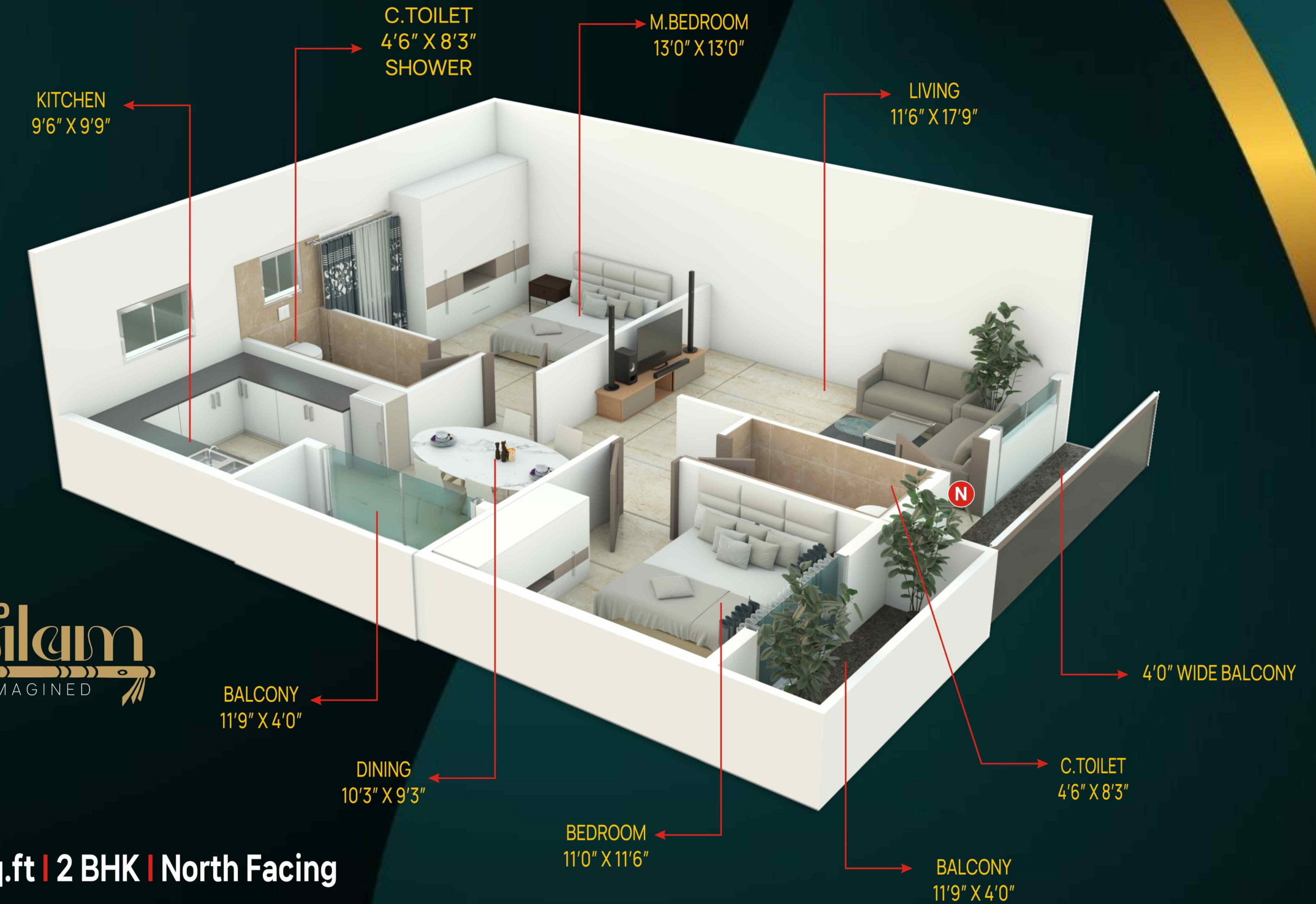
- Approved by Major banks
- No legal hazards
- BBMP Approved
- Best in class amenities- Age inclusive.
- Project by Well known SSVD Gokulam
- On time Delivery track record
- Best in quality Branded materials
- Good Units to Amenities ratio
- 100% natural light and cross ventilation
- Abundance water supply through bore wells
- All around RCC Compound wall with grand entrance
- Vastu Complaint homes without compromising space and style surrounded by institutions, hospitals, shopping malls, hospitality and recreational arenas.
- Basement and Ground floor parking



## ISOMETRICS VIEW



**UNIT- 7**  
| 1,270 Sq.ft | 2 BHK | North Facing







#### STRUCTURE:

- Stilt + Ground + 3 Floors.
- RCC framed structure with necessary footing and beams as per structural design.
- Walls of solid concrete blocks.



#### PLASTERING:

- Internal walls & External walls: Cement



#### FLOORING:

- Living, Dining, Bedroom - Vitrified tiles.
- Balconies / Utility/kitchen/ Bathrooms - Anti skid Ceramic tiles.
- Toilets - ceramic tiles up to 7'0" Lobby & Staircase area - Granite / Vitrified tiles. plastered.



#### DOORS & WINDOWS:

- Main door - teak wood frame with OST shutters.
- Internal doors - hard wood frame and paneled skin doors.
- Window 3 track UPVC frames with glass panel and safety grills with Mosquito Mesh.



#### KITCHEN:

- Black polished granite with stainless steel sink.
- Ceramic tiles 2 feet above the granite platform.
- Provision for water purifier & Refrigerator.
- Provision for washing machine in utility.



#### ELECTRICAL:

- Concealed copper wiring with adequate light points of anchor make.
- Cable point in living & master bedroom.
- AC point provision in master bedroom.



#### BATHROOM FITTING:

- CP Fittings Grohe / American Standard.



#### WATER SUPPLY:

- Continuous water supply through bore well.
- Quality pressure tested plumbing and fully concealed pipes and Cauvery water in kitchen.



#### SECURITY SYSTEMS:

- CCTV cameras in common areas and entrance.
- Security personnel round the clock.



#### POWER BACKUP:

- Power backup for common areas, lift, water pump, and for individual flats (up to 1.0 KW).



#### SECURITY:

- Security cabins at entry and exit points.



#### COVERED CAR PARKING:

- Cement flooring VDF finishing.
- External Driveway - Pavers/Asphalt/Concrete
- Car demarcation with Epoxy paint
- Parking - Column corner guard



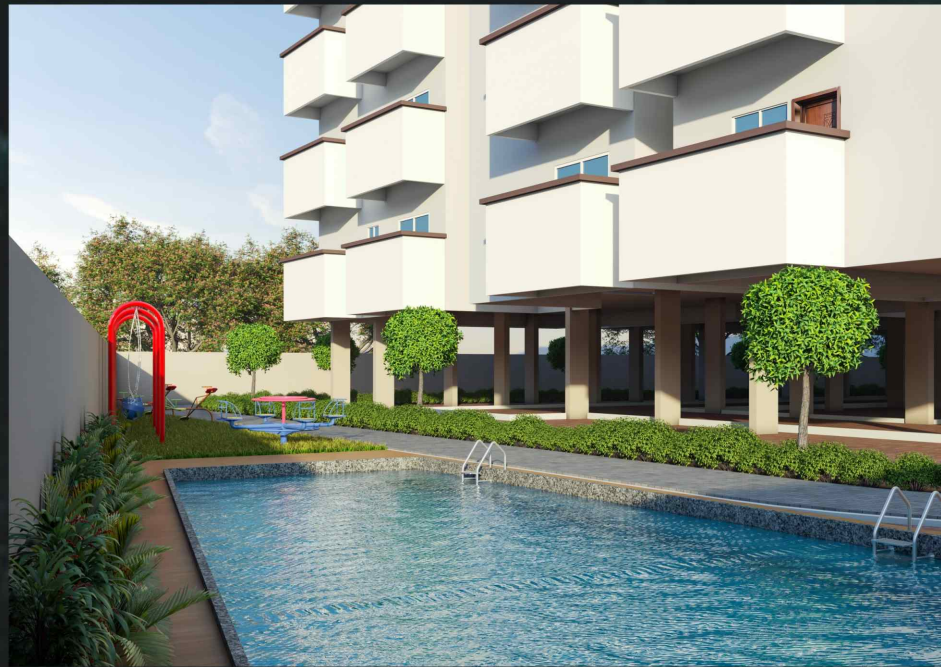
#### LIFT:

- SS Automatic elevators 2 nos.

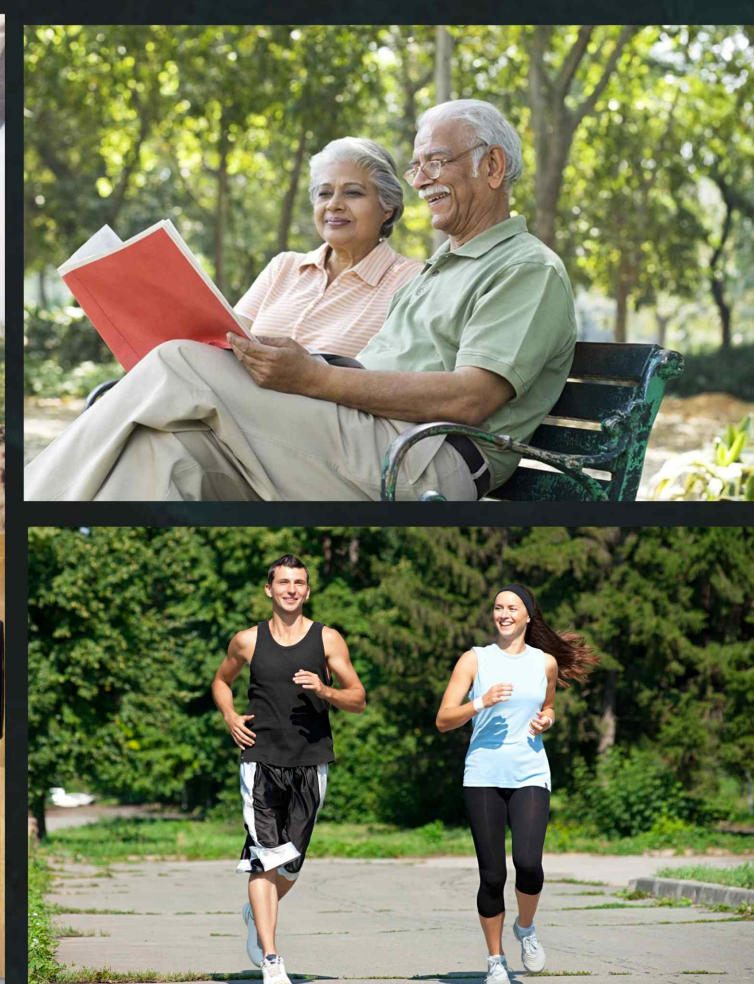
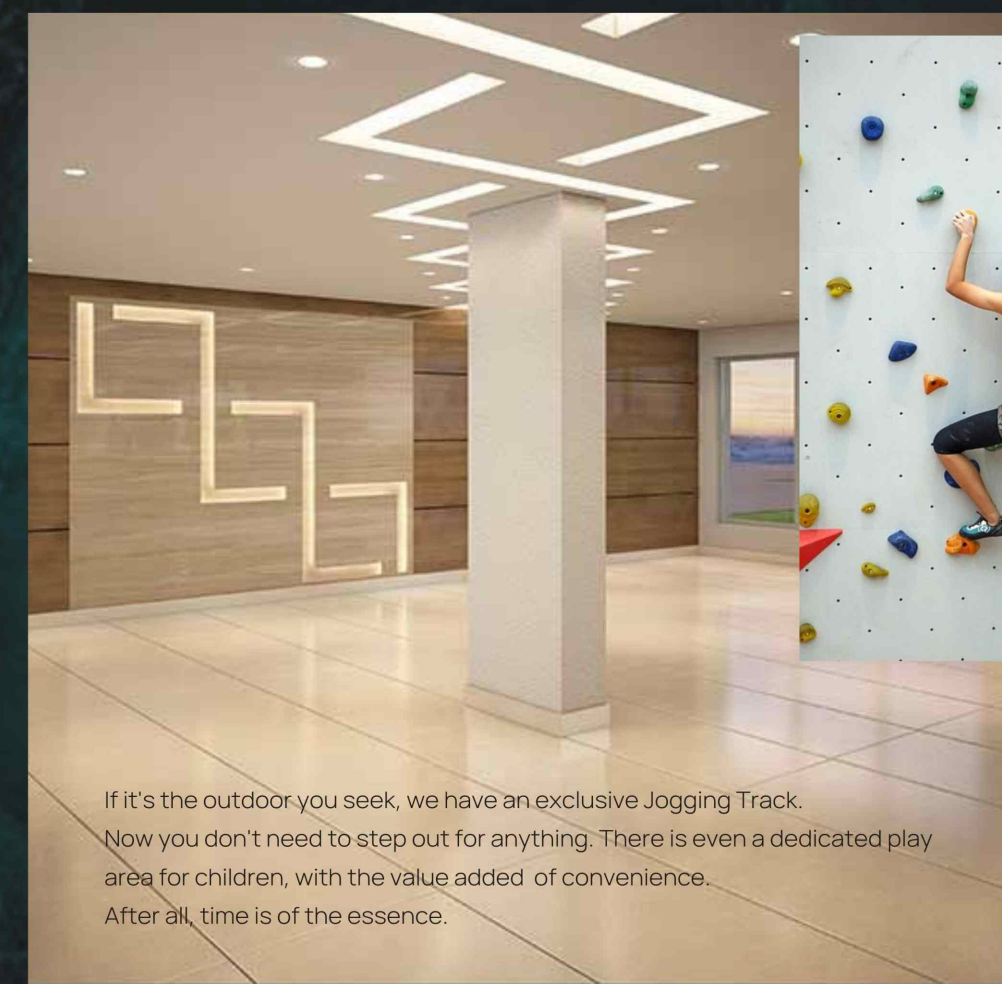


We use environmentally-friendly materials in construction, from energy-efficient insulation to non-toxic paints and finishes. These sustainable materials reduce the overall carbon footprint of the project and ensure that the homes are both energy-efficient and safe for residents.





A vibrant community where everyone feels connected and supported. Here, we grow together, creating a future that's not only green but full of warmth, friendship, and shared moments. It's a place where we all thrive, building a stronger, more united neighborhood for the years to come.



If it's the outdoor you seek, we have an exclusive Jogging Track. Now you don't need to step out for anything. There is even a dedicated play area for children, with the value added of convenience. After all, time is of the essence.





## Proximities



### Proximity

- 1 KM from Vidyaniketan Public School
- 2 KM from V.S.S International School
- 2 KM from Amritanandamayi Ashram
- 2 KM from Bangalore University
- 1.3 KM from Narayana E Techno
- 2 KM from Nagarabhavi Circle
- 4 KM from Kengeri Satellite Town
- 5 KM from Rly. Station & Bus Stand



### Educational Inst

- Dr. Ambedkar Engineering College
- Bangalore University
- V.S.S Educational society
- Vidyaniketan School
- KLE Educational society
- BGS International & Public School



### Super Speciality Hospitals

- GM Hospital
- Indus Westside Hospital
- Fortis Hospital
- BGS Global Hospital
- Panacea Hospital



### Super Markets

- M K Ahmed Super Market
- Reliance Fresh
- Ram Mart Supermarket
- Big Bazaar & Much more..



# BEST IN AMENITIES



GARDEN SEATING



INDOOR GAMES



PLAY EQUIPMENTS



SWIMMING POOL  
& KIDS POOL



GYM



PARTY HALL



24 POWER  
BACKUP



CCTV CAMERA



STANDARD  
MAKE LIFT



RAIN WATER  
HARVESTING



SPACIOUS  
CAR PARKING



EV CHARGING  
POINT AT BASEMENT



CLIMBING WALL



24 HRS SECURITY



## CAR PARKING PLAN

