
TOWERS 10 & 11
SPORTS PROVINCE
THE RIGHT LIFE
Whitefield - Sarjapur Road
MANA SKANDA
Welcome to your action-packed life.
Welcome to Towers 10 & 11 at Sports Province; right beside a 6.5-acre world-class sports complex, where every day brings a new game, a shared moment and new memories to cherish.

Live in a 100+ acre home

A child-centric, award-winning integrated township with everything you ever wanted and some more!







Discover an integrated township built for the future Bengaluru

Bangalore moves fast, and life demands convenience, variety and balance. An integrated township brings homes, workspaces, retail, and sports together in one place, so everything you need is close by.

100+
acre township

40+
child-centric features

84+
acres open area

13
acre scenic lake nearby

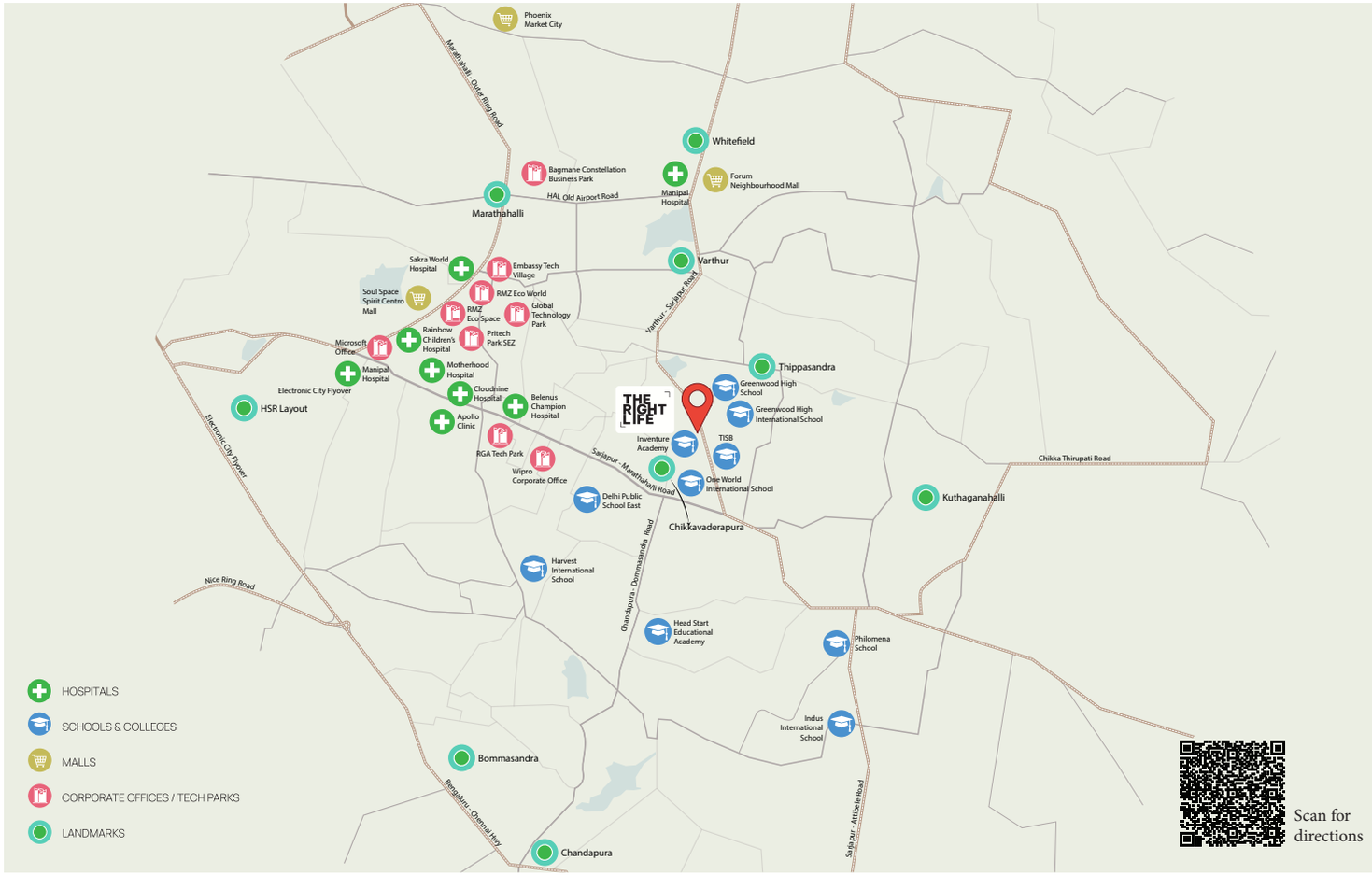
40+
top schools nearby

100+
unique experiences

3.5
lakh Sq. ft. of clubhouses

1800 to 4942
Sq. ft. homes

6.5
acres sports facilities



Live right next to everything

Well, everything that matters. Situated at the junction of Whitefield, Sarjapur road and the ORR, this location offers seamless connectivity to key parts of the city. Just 800 metres from the upcoming Dommasandra metro station, it sits in a well-planned zone with strong infrastructure and easy mobility.



Greenwood High International School



TISB



Manipal Hospitals

Healthcare

Manipal Hospital
Sakra World Hospital
Motherhood Hospital
Belenus Champion Hospital
Cloudnine Hospital
Apollo Hospital
Rainbow Children's Hospital

Schools

Greenwood High International School
Harvest International School
Indus International School
Philomena School
Inventure Academy
One World International School
Delhi Public School East
TISB
Head Start Educational Academy

Tech parks

RGA Tech Park
Wipro Corporate Office
Microsoft Office
RMZ Ecospace
Global Technology Park
Pritech Park SEZ
RMZ Eco World
Embassy Tech Village
Bagmane Constellation
Business Park

Retail spaces

Soul Space Spirit Centro Mall
Phoenix Market City
Market Square Mall
Forum Neighbourhood Mall
Total Mall



You want your kids off screens and PlayStation. But your choices? A 5 km drive… or a court that's always just a little too small, too crowded, or too far from inspiring. At The Sports Province, sport finally gets the space and the spotlight it deserves.

Artist's impression



The home advantage

Sports Province, Towers 10 & 11, at a glance

- 18+ world-class sports arenas
- A vibrant community built around active living
- Landscaped open spaces for recreation and leisure
- Swimming pools, wellness and fitness experiences
- Premium double-height entrance lobbies
- Curated arrival courts with dedicated drop-offs
- Spacious, low-density residential towers
- Bright, airy homes designed for everyday comfort





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Sports Province Master Plan

01	Pet Park
02	Pet Grooming Station with Water Point
03	Space Theme Park
04	Star Gazing Deck
05	Moon Deck
06	Swimming Pool
07	Pool Deck
08	Trampoline Park
09	Live Snake & Ladder Game
10	Tree with Seating
11	Interactive Play Area
12	Round About
13	Football Court
14	Futsal Court
15	Landscape Area
16	Cricket Pitch
17	Cricket Nets (10)
18	Pickle Ball
19	Padel Tennis
20	Volleyball Court
21	Seating Deck
22	Sports Complex
23	Basketball Court
24	Tennis Court
25	Basketball Court
26	Skate Park
27	Futsal Court
28	Sports Parking Space
29	Temple
30	Stepped Landscape
31	Lifestyle Clubhouse
32	Round About

Not to Scale





Thoughtfully designed from every angle

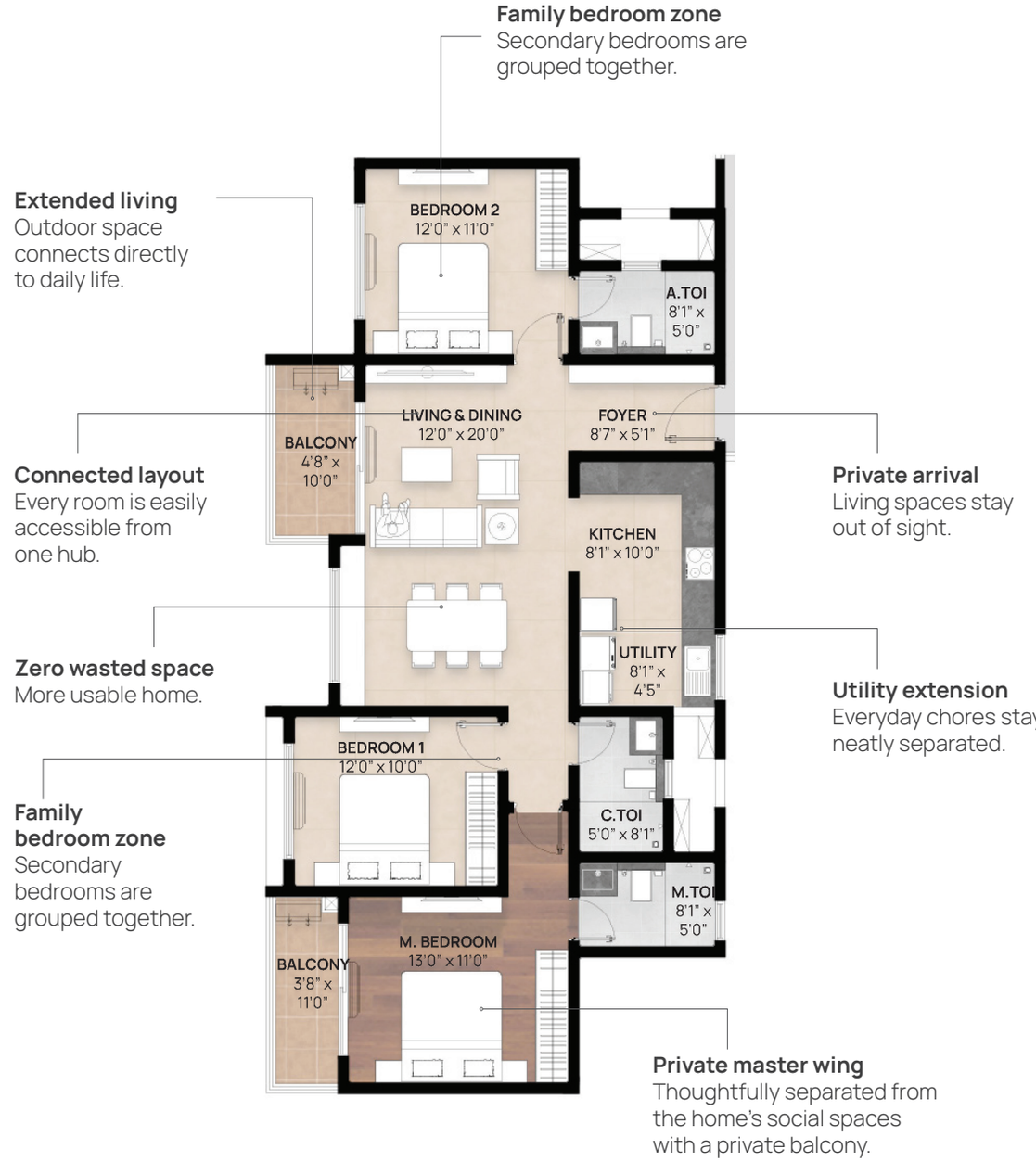
Tower design & philosophy

- Only 10 residences on every floor
- Approximately 60m between towers for enhanced daylight, airflow and privacy
- East-west orientation for abundant natural light
- Dual-aspect planning for excellent cross ventilation
- Staggered apartment entries that enhance privacy
- Double-height entrance lobby with a premium arrival experience
- Six high-speed passenger lifts for seamless vertical mobility
- Landscaped tower precincts with integrated drop-offs and open spaces

Homes that feel better every day

Inside the homes

- Excellent natural daylight throughout the home
- Large windows that invite more light and fresh air
- Superior cross ventilation for year-round comfort
- Higher carpet area efficiency with minimal wasted space
- Smart layouts that maximise usability and functionality
- Greater privacy through thoughtful planning and orientation



Why families choose The Sports Province?

- Just a short walk to daily sport, not a weekend drive
- Everyday fitness for every age and interest
- A safe, green environment where children can be independent and make new friends



Artist's impression

TOWER PLANS

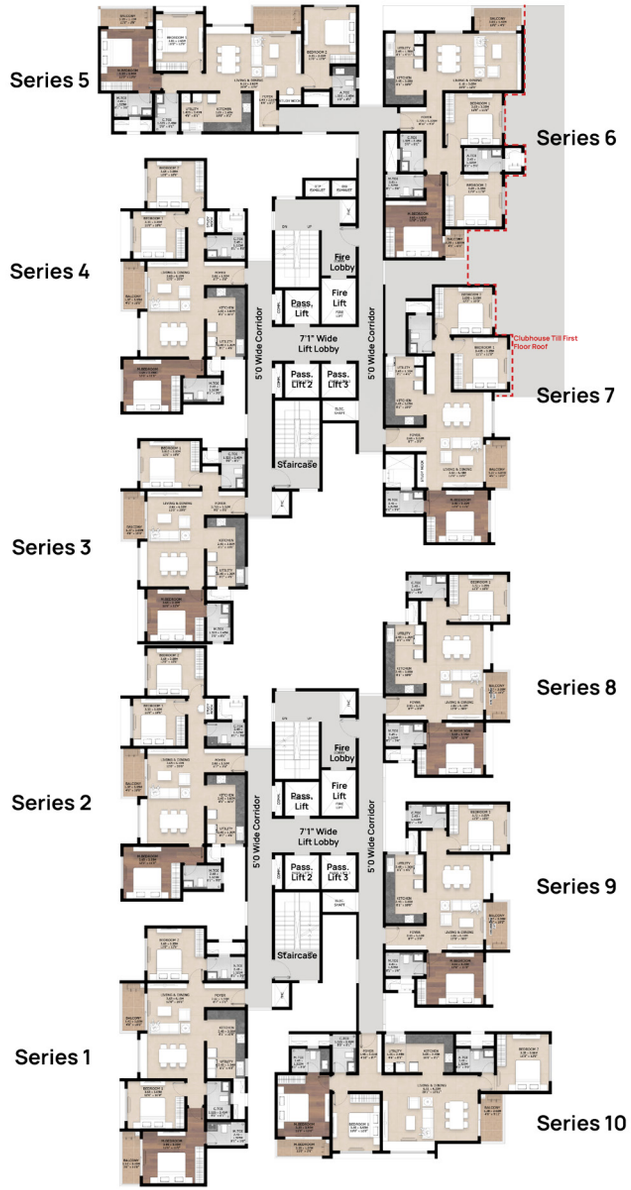
SPORTS PROVINCE

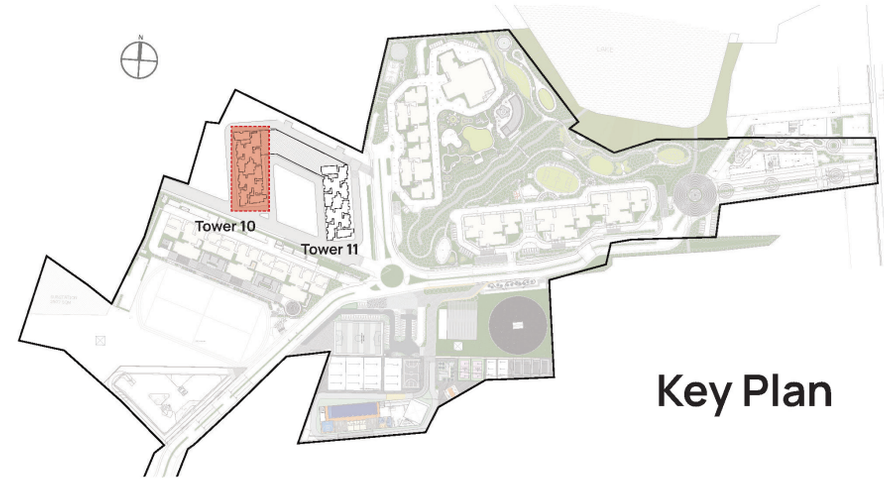


Artist's impression

TOWER 10

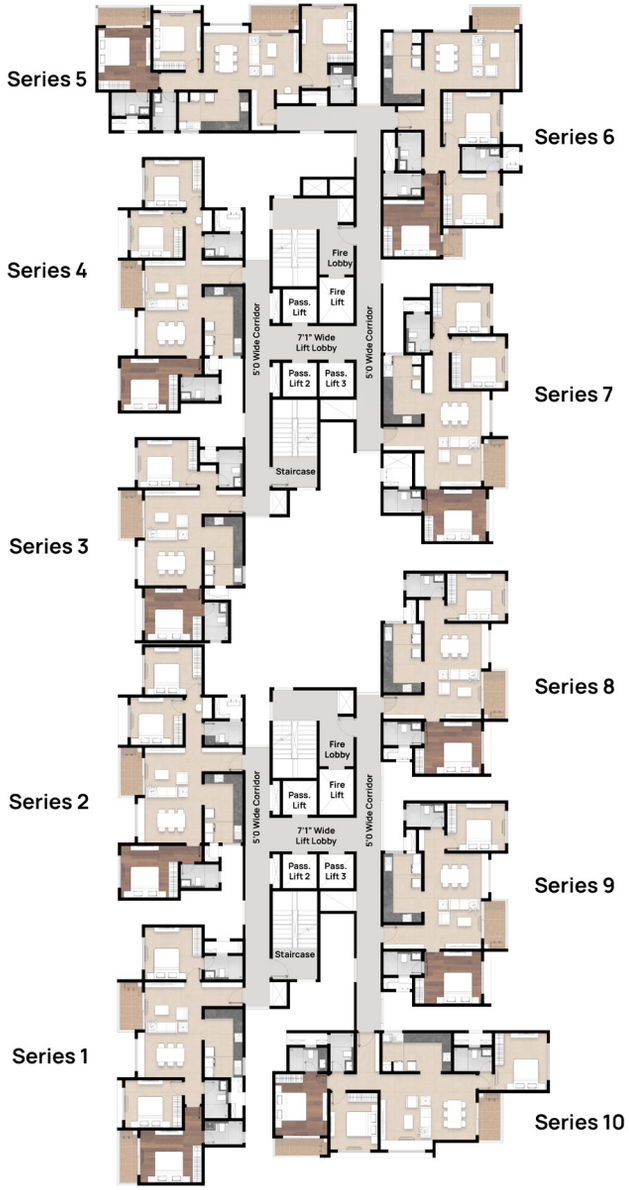
Second floor plan

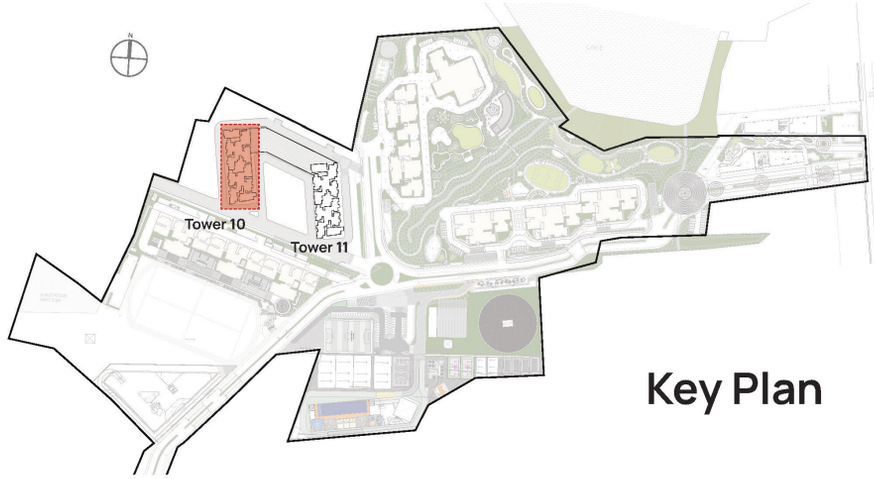




TOWER 10

Typical Floor Plan

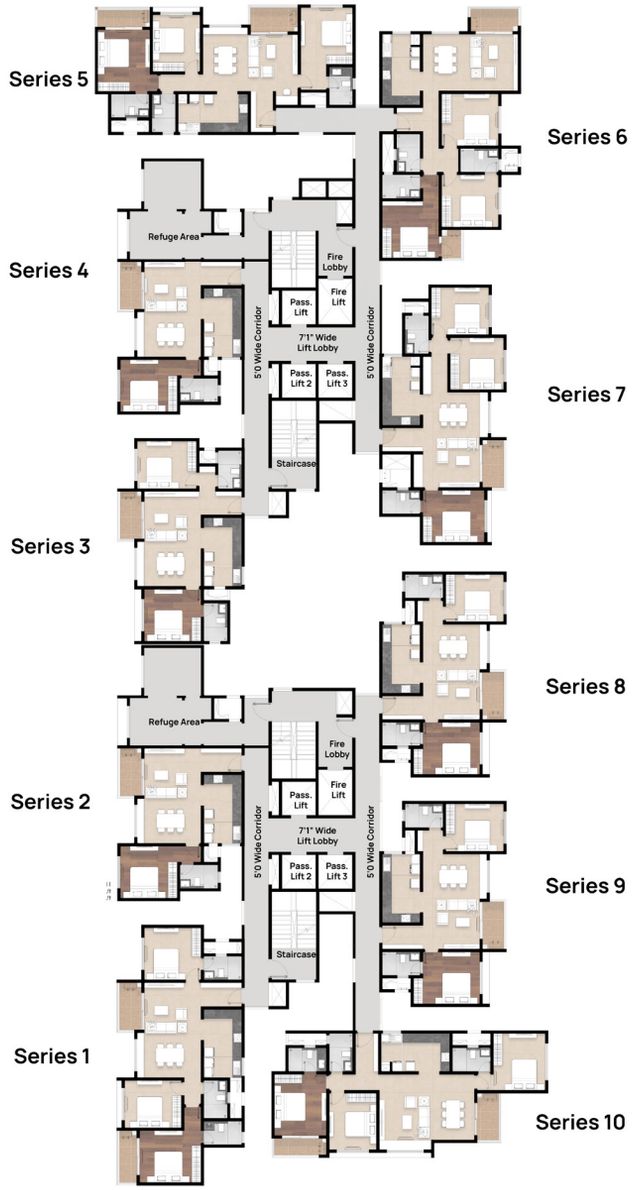


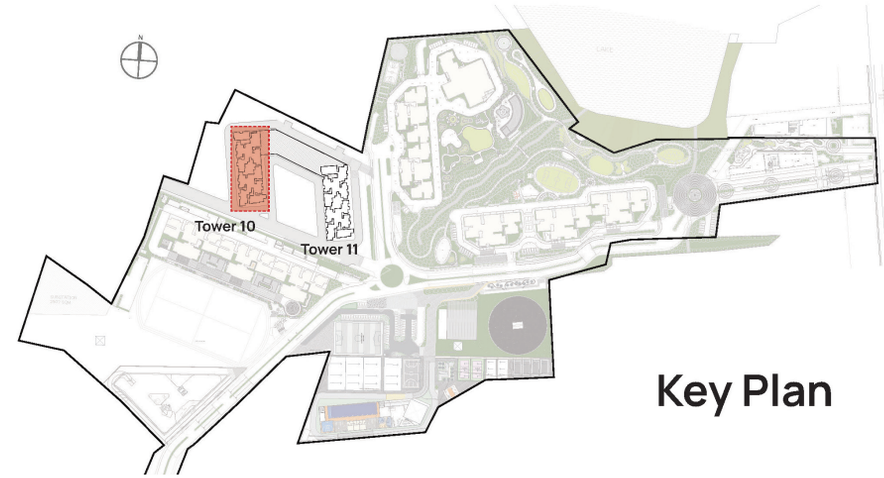


Key Plan

TOWER 10

Refuge floor plan

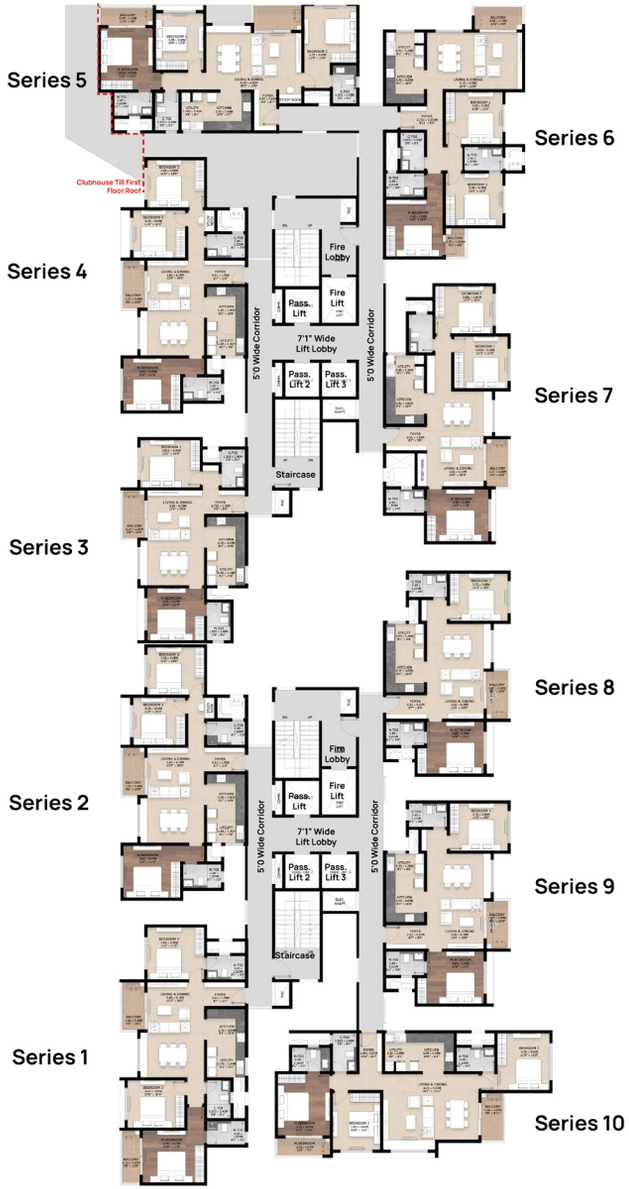


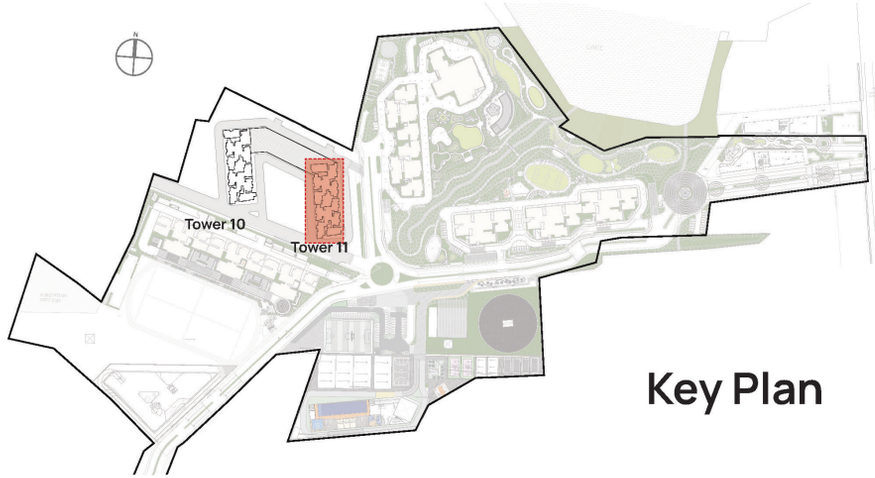


Key Plan

TOWER 11

Second floor plan

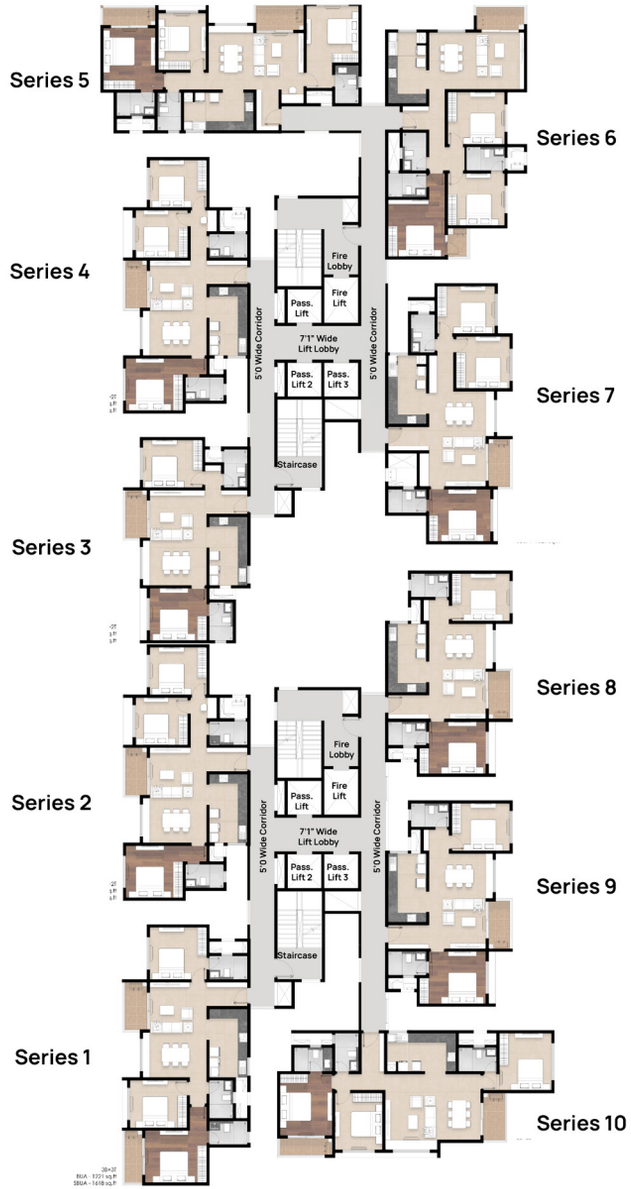


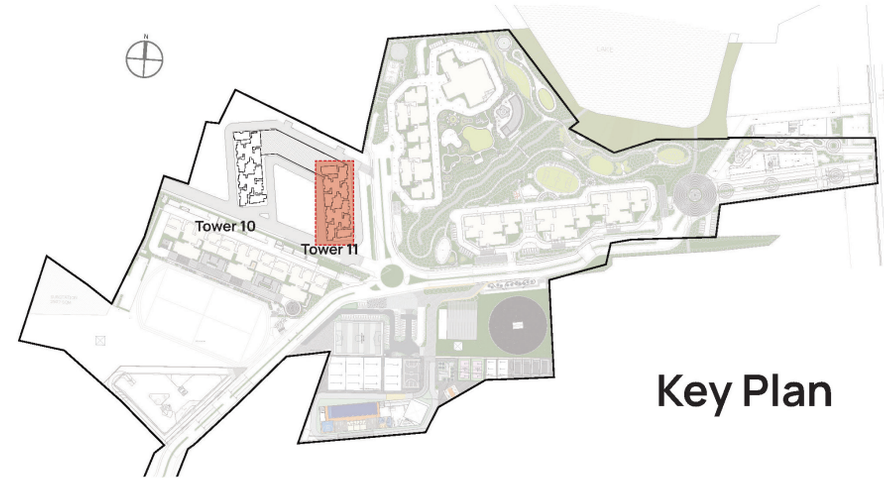


Key Plan

TOWER 11

Typical Floor Plan

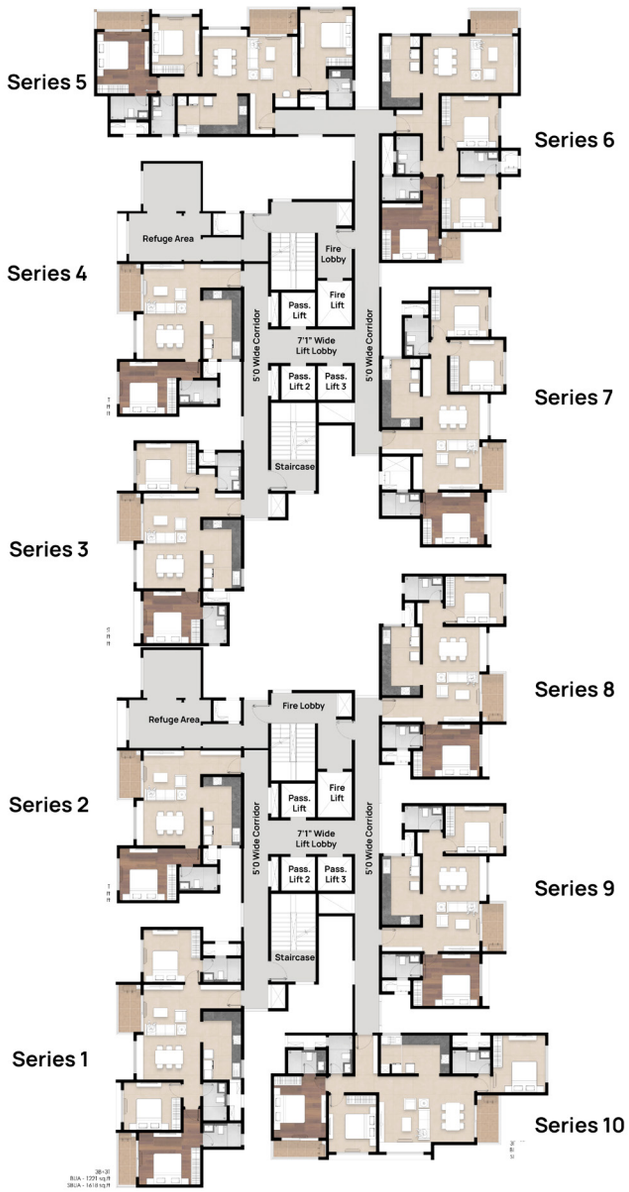


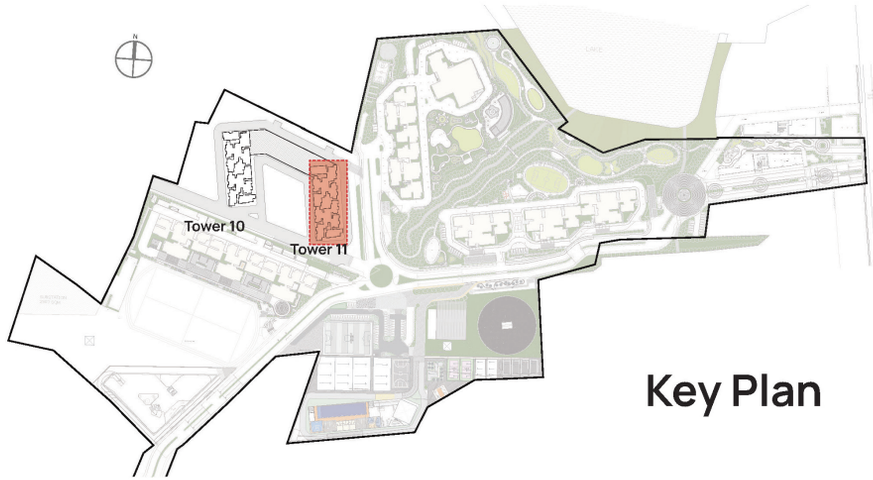


Key Plan

TOWER 11

Refuge floor plan





Key Plan



Artist's impression



Artist's impression



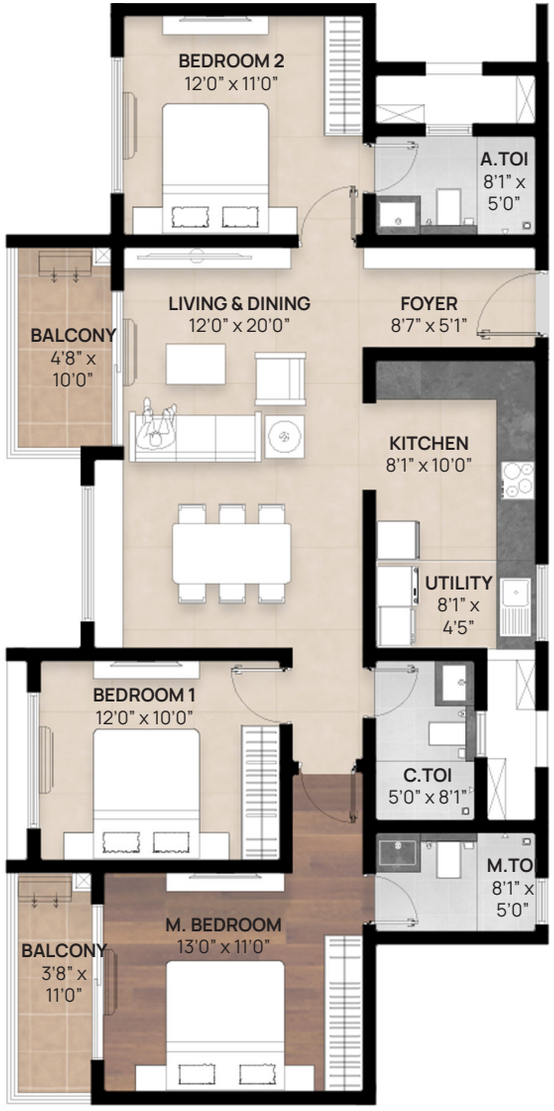
UNIT PLANS

10TH FLOOR PLAN

Artist's impression

Series 1 (Tower 10)

3BHK + 3T

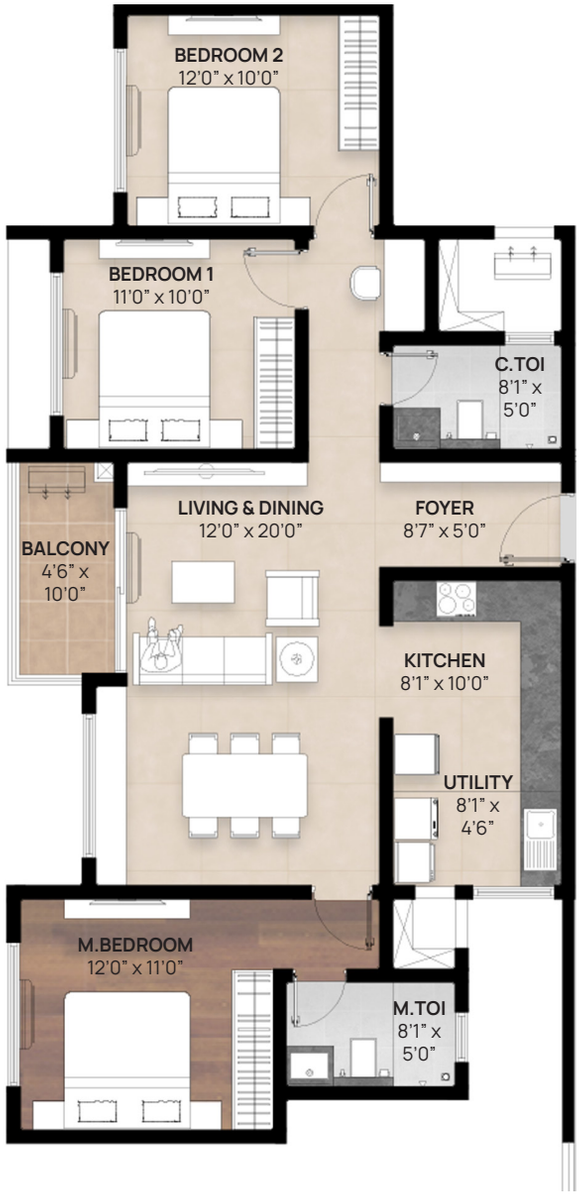


SBA	**1618 SQFT**
RERA Carpet	**1031 SQFT**
Balcony Area	**85 SQFT**
Facing	**EAST**
Unit No.	**G01, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501**

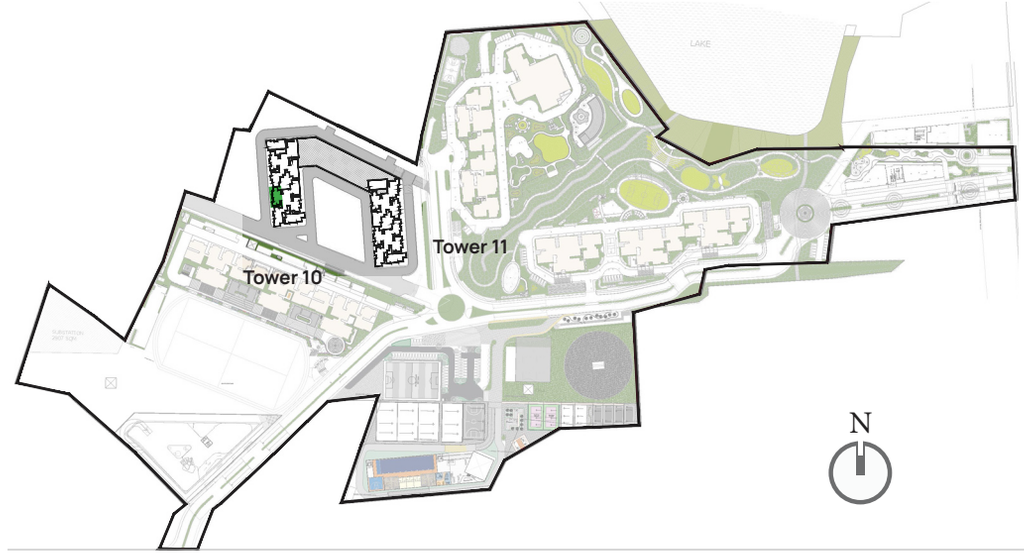


Series 2 (Tower 10)

3BHK + 2T



SBA	**1479 SQFT**
RERA Carpet	**972 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**G02, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 3002, 3102, 3202, 3302, 3402, 3502**



Series 3 (Tower 10)

2BHK + 2T

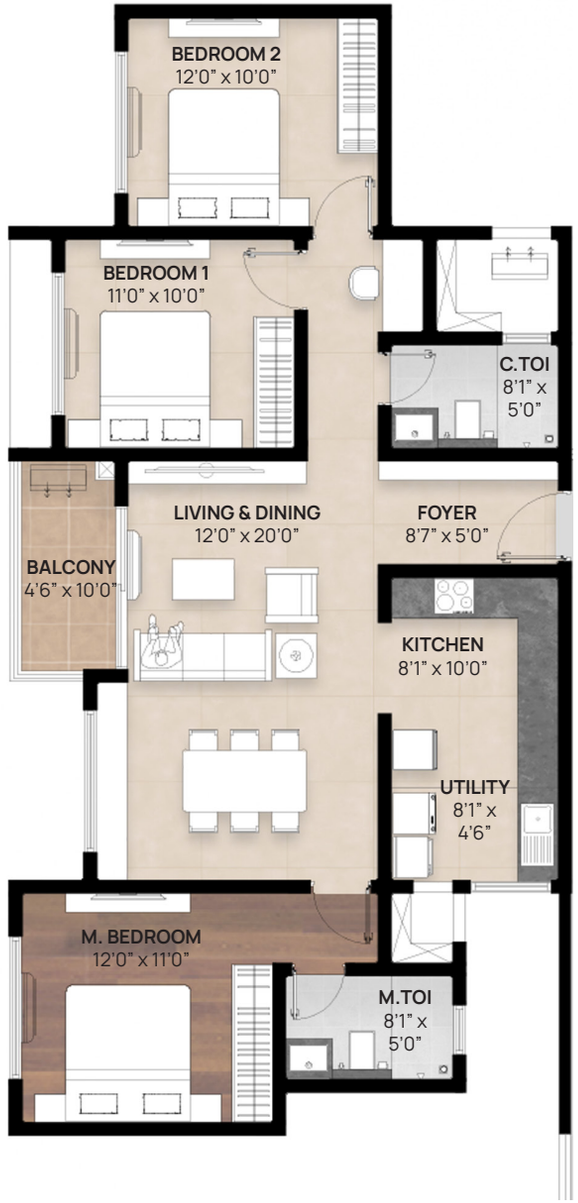


SBA	**1246 SQFT**
RERA Carpet	**811 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**G03, 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503**

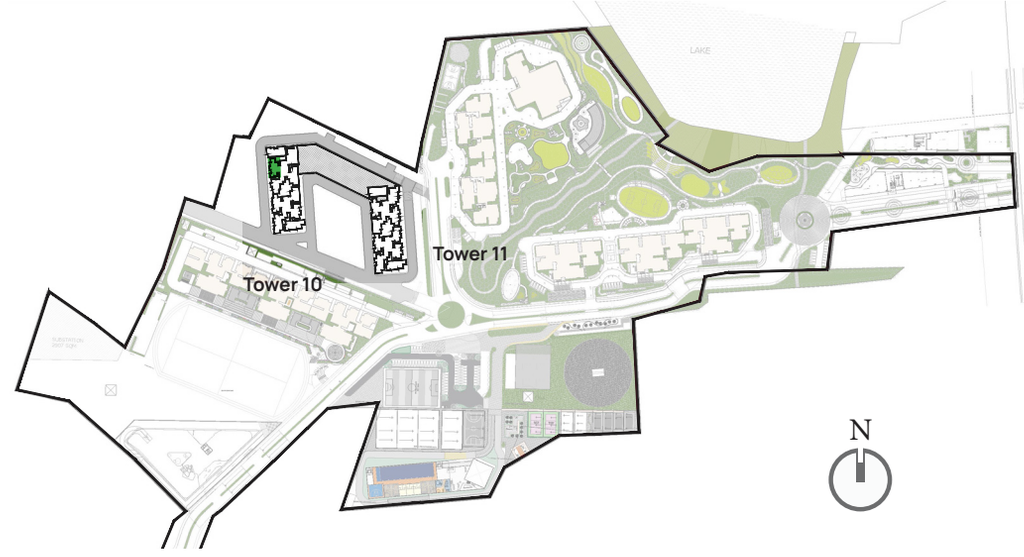


Series 4 (Tower 10)

3BHK + 2T

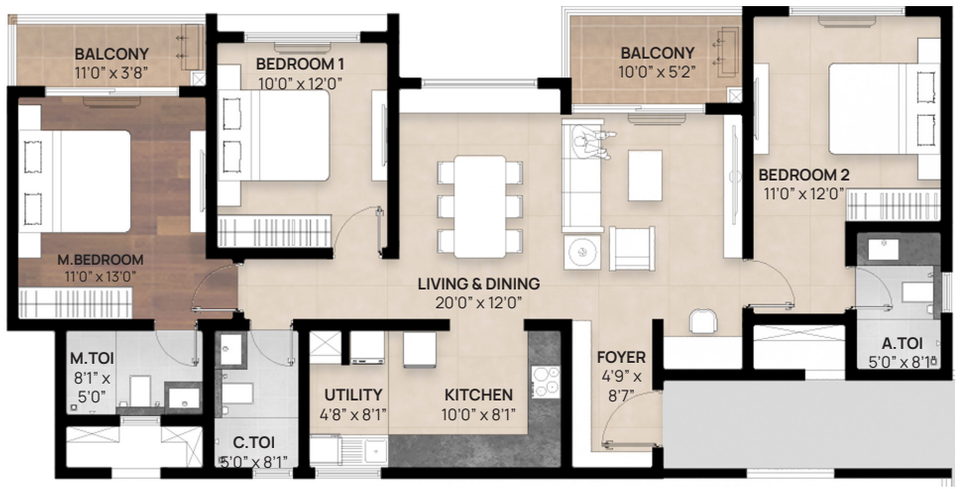


SBA	**1479 SQFT**
RERA Carpet	**972 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**G04, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 3004, 3104, 3204, 3304, 3404, 3504**

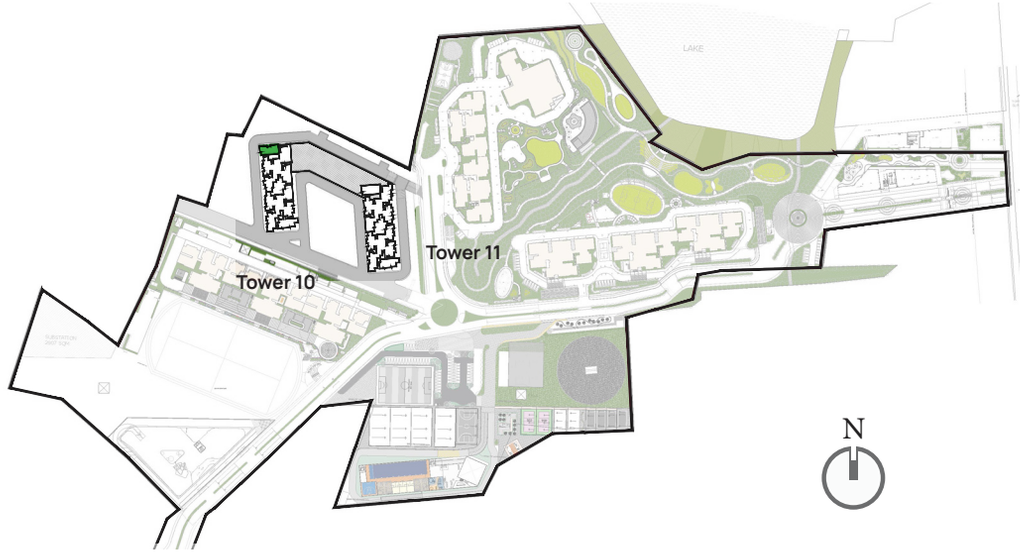


Series 5 (Tower 10)

3BHK + 3T

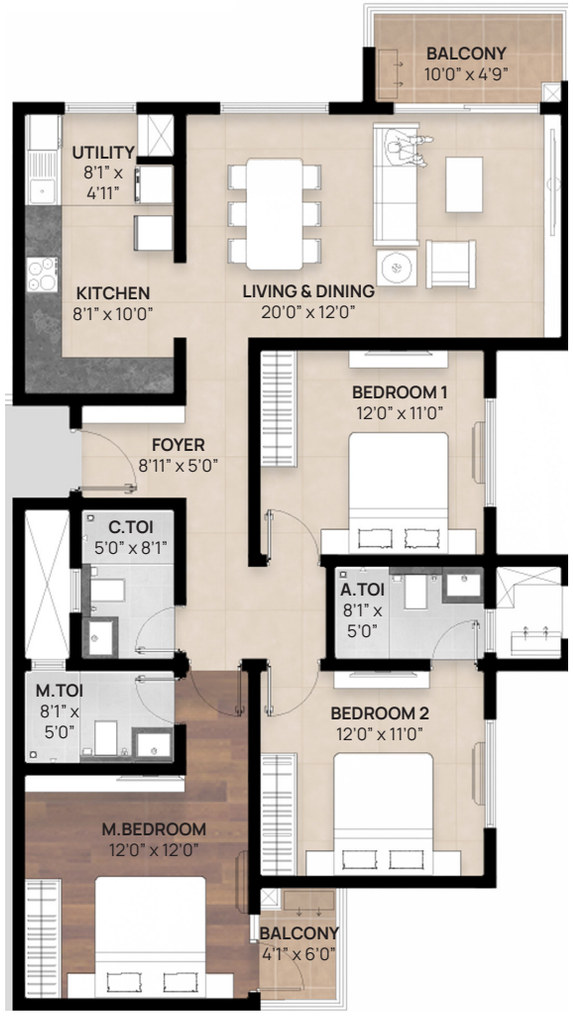


SBA	**1682 SQFT**
RERA Carpet	**1072 SQFT**
Balcony Area	**90 SQFT**
Facing	**EAST**
Unit No.	**G05, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505**

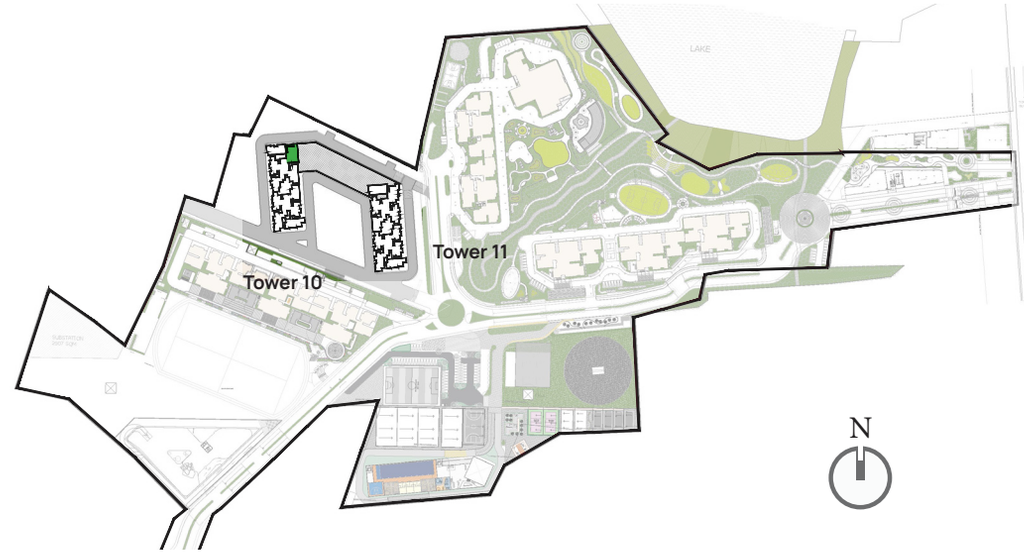


Series 6 (Tower 10)

3BHK + 3T

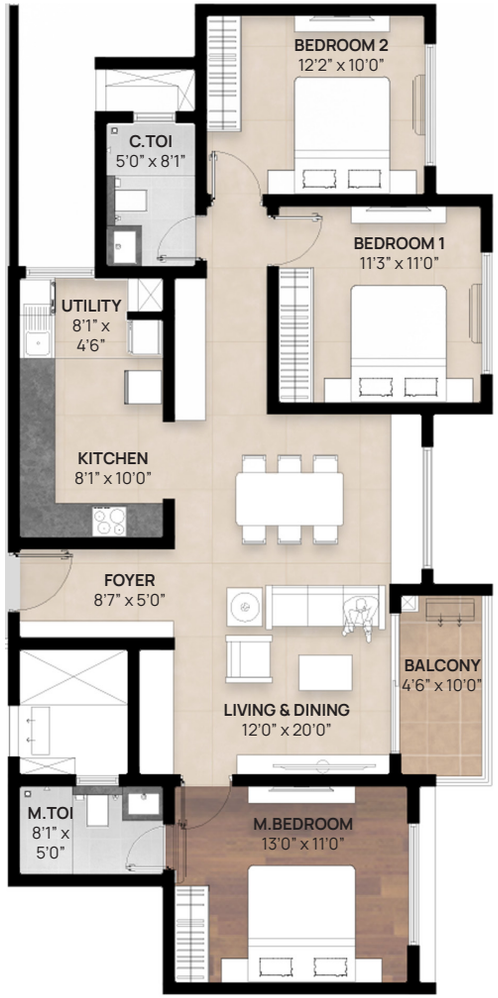


SBA	**1662 SQFT**
RERA Carpet	**1080 SQFT**
Balcony Area	**69 SQFT**
Facing	**WEST**
Unit No.	**206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506**

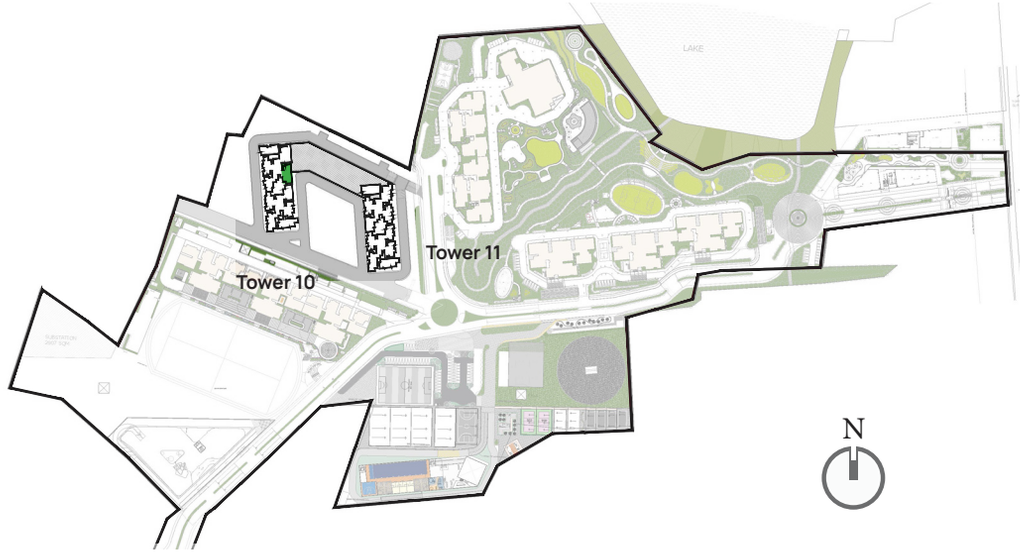


Series 7 (Tower 10)

3BHK + 2T



SBA	**1521 SQFT**
RERA Carpet	**1000 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507**

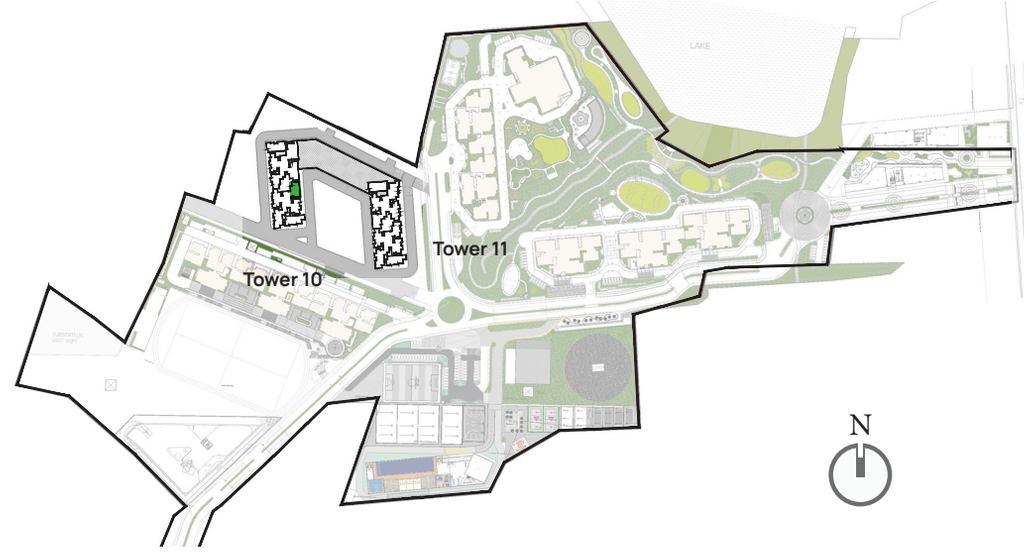


Series 8 (Tower 10)

2BHK + 2T

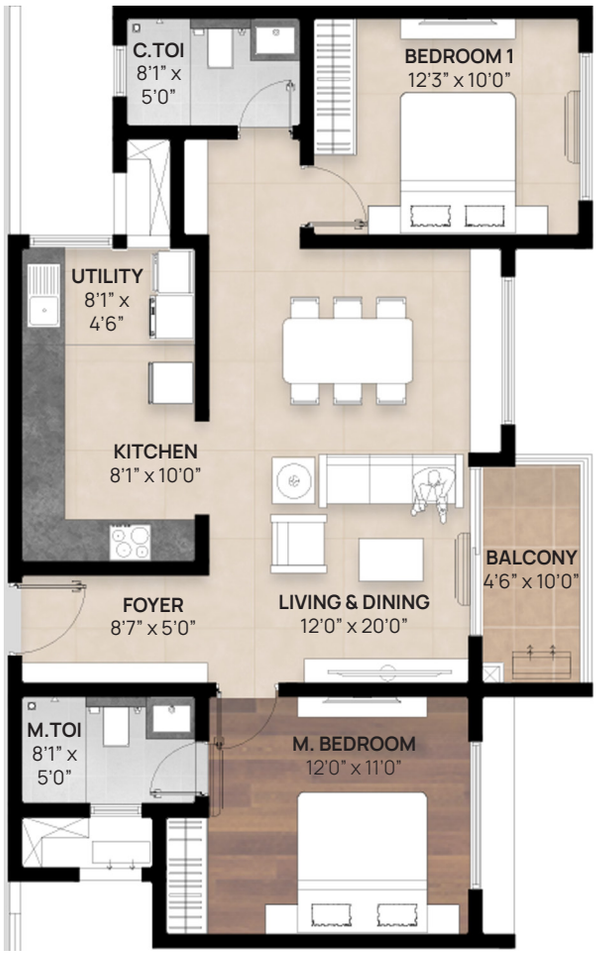


SBA	**1272 SQFT**
RERA Carpet	**830 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508**

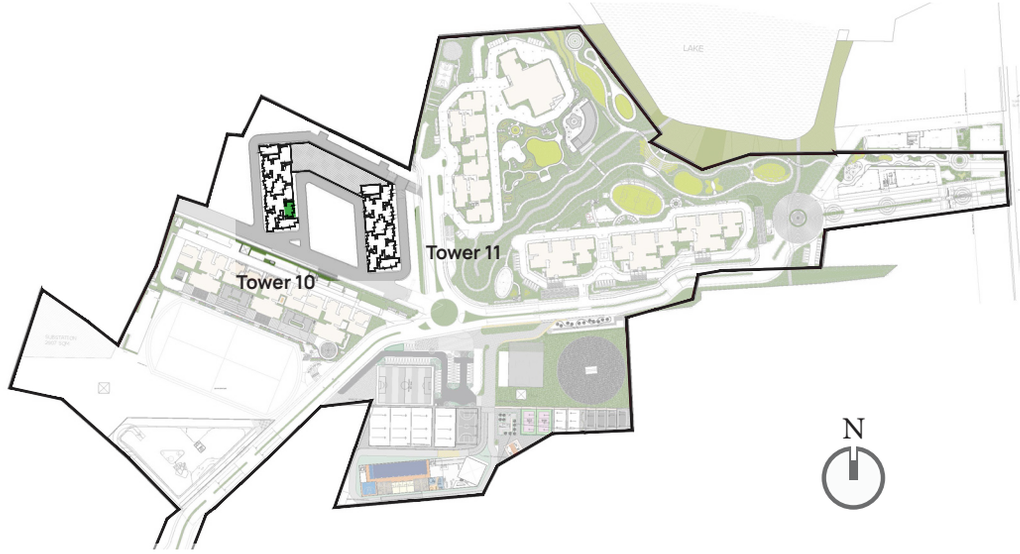


Series 9 (Tower 10)

2BHK + 2T



SBA	**1272 SQFT**
RERA Carpet	**830 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**G09, 109, 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509**

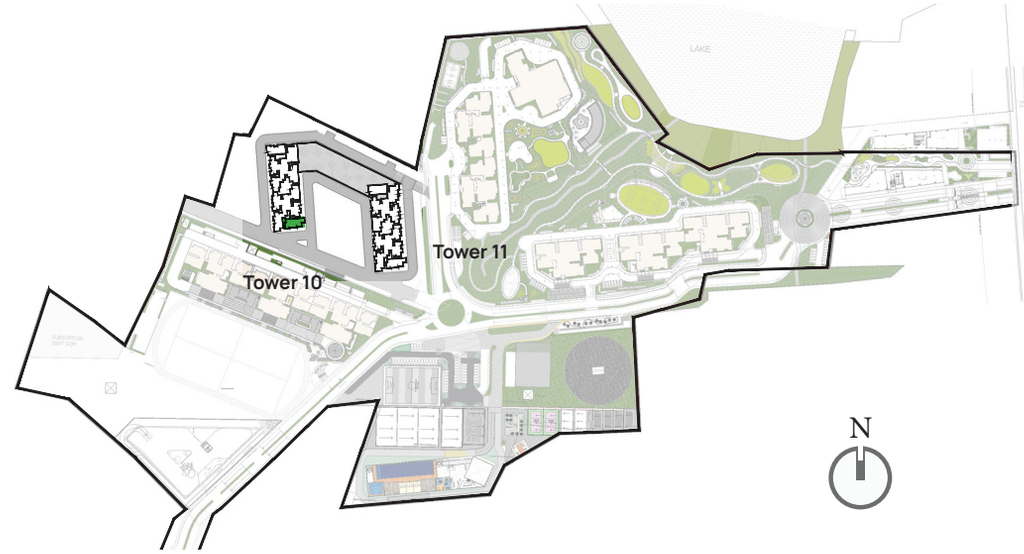


Series 10 (Tower 10)

3BHK + 3T



SBA	**1688 SQFT**
RERA Carpet	**1085 SQFT**
Balcony Area	**81 SQFT**
Facing	**NORTH**
Unit No.	**G10, 110, 210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410, 3510**





Artist's impression



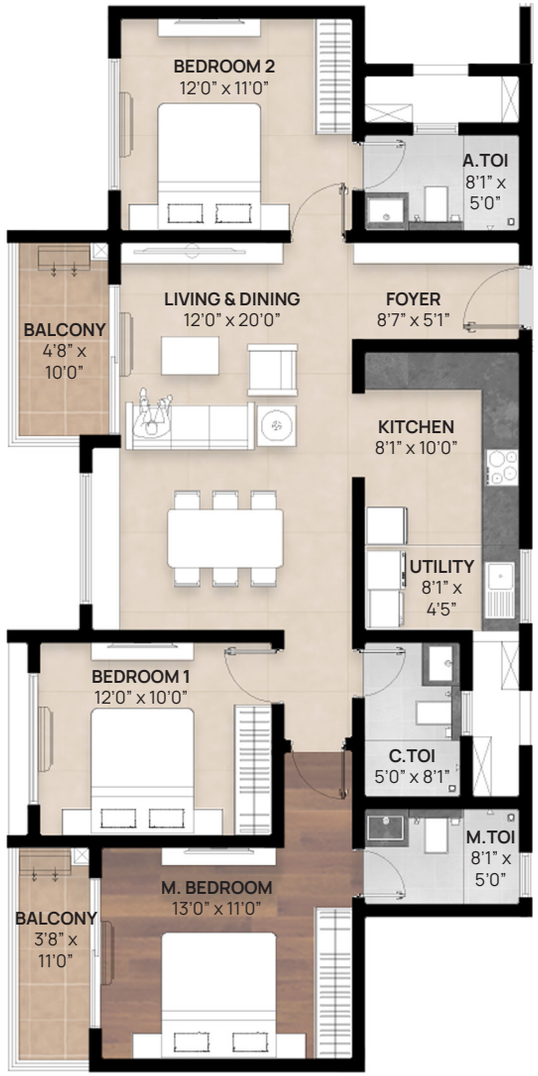
UNIT PLANS

11TH FLOOR PLAN

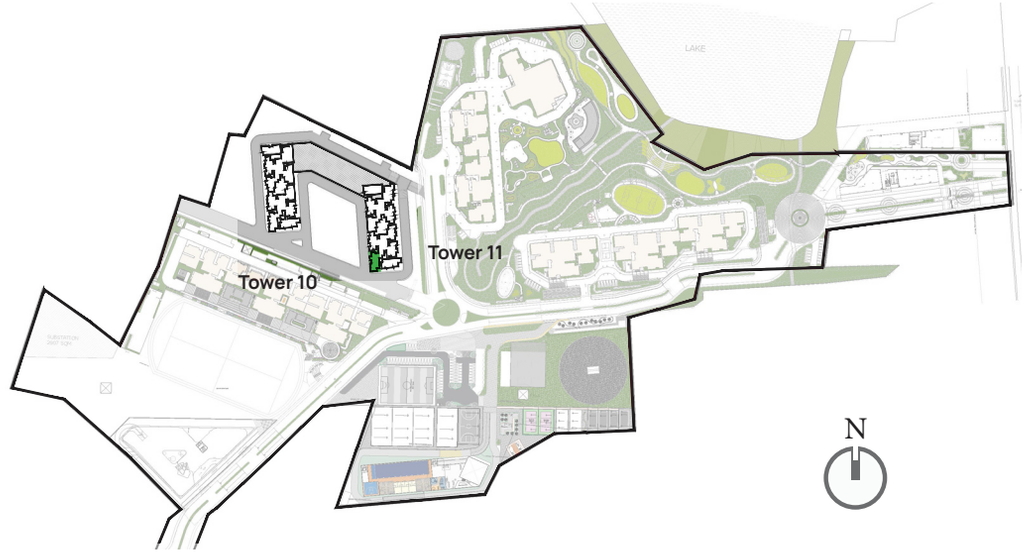
Artist's impression

Series 1 (Tower 11)

3BHK + 3T

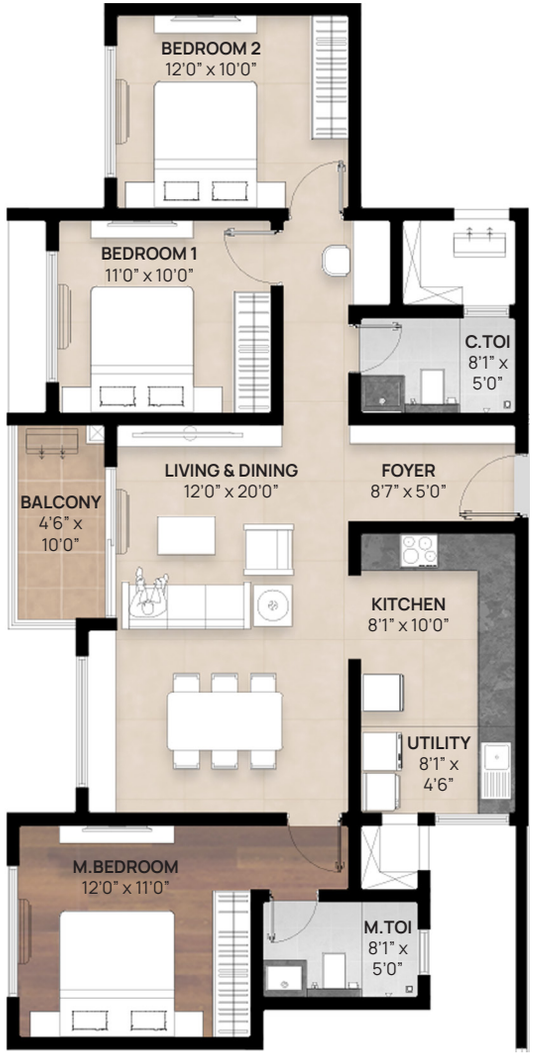


SBA	**1618 SQFT**
RERA Carpet	**1031 SQFT**
Balcony Area	**85 SQFT**
Facing	**EAST**
Unit No.	**G01, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501**

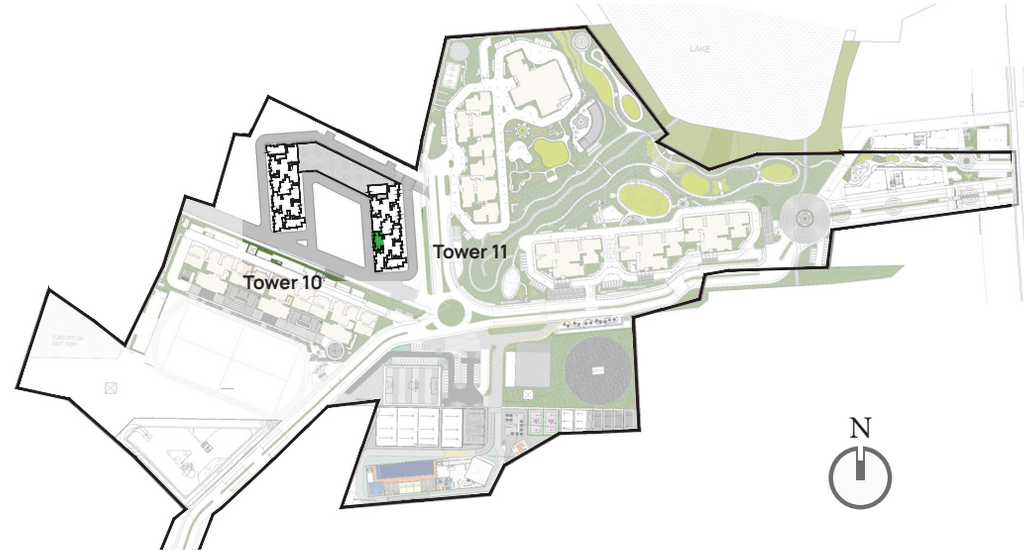


Series 2 (Tower 11)

3BHK + 2T



SBA	**1479 SQFT**
RERA Carpet	**972 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 3002, 3102, 3202, 3302, 3402, 3502**

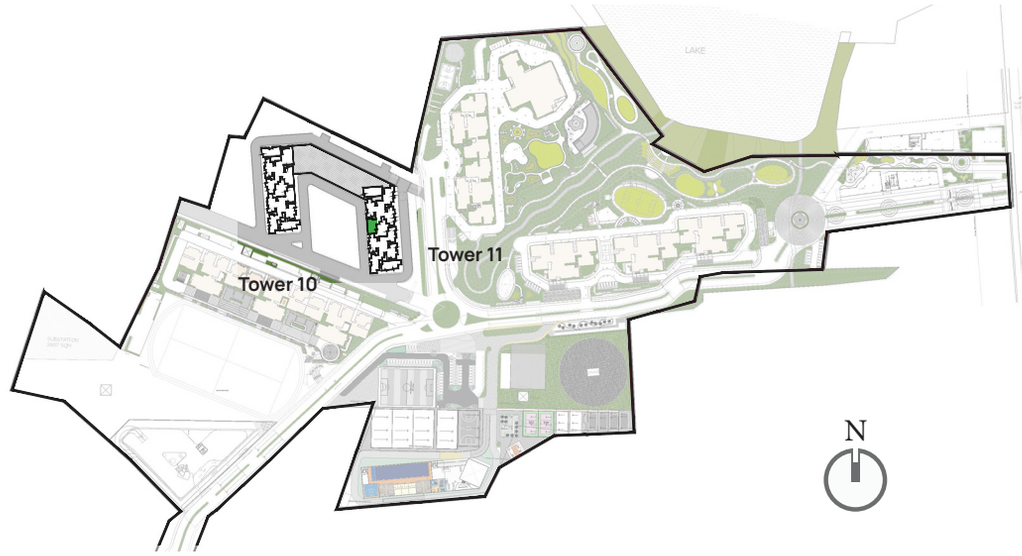


Series 3 (Tower 11)

2BHK + 2T

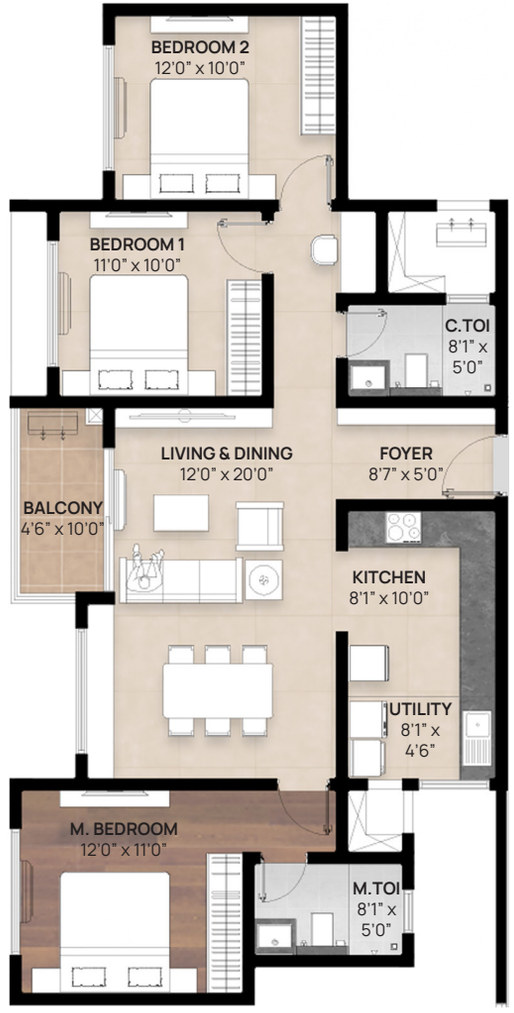


SBA	**1246 SQFT**
RERA Carpet	**811 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503**

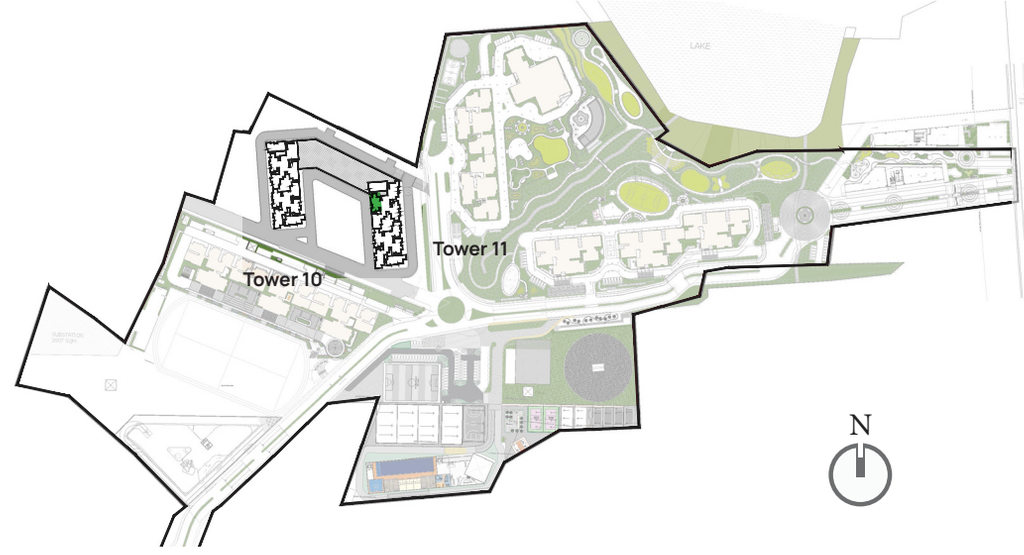


Series 4 (Tower 11)

3BHK + 2T

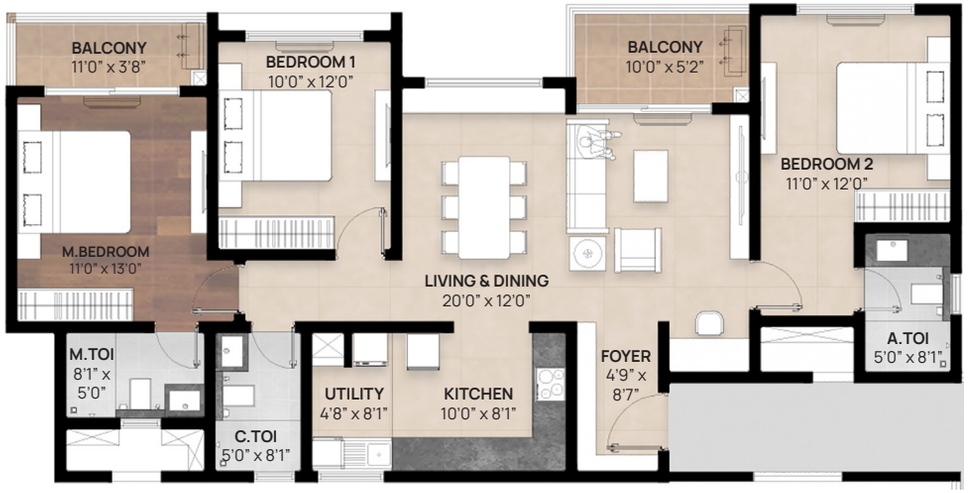


SBA	**1479 SQFT**
RERA Carpet	**972 SQFT**
Balcony Area	**44 SQFT**
Facing	**EAST**
Unit No.	**104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 3004, 3104, 3204, 3304, 3404, 3504**

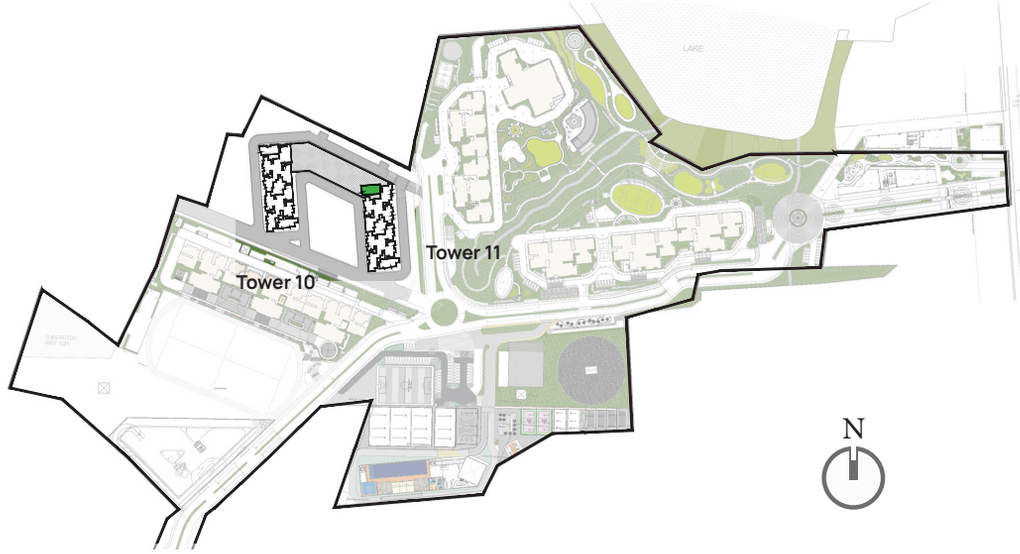


Series 5 (Tower 11)

3BHK + 3T



SBA	**1682 SQFT**
RERA Carpet	**1072 SQFT**
Balcony Area	**90 SQFT**
Facing	**EAST**
Unit No.	**205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505**

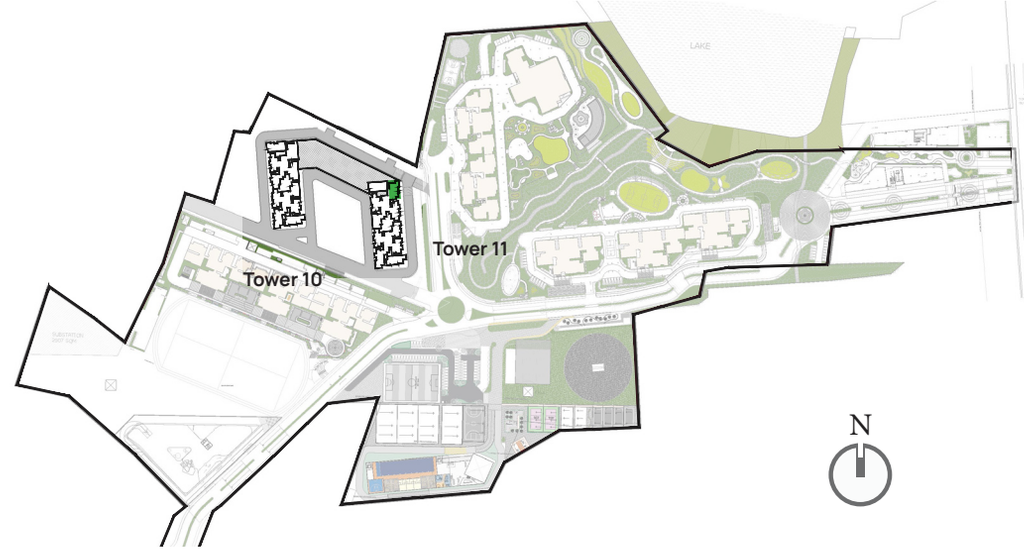


Series 6 (Tower 11)

3BHK + 3T

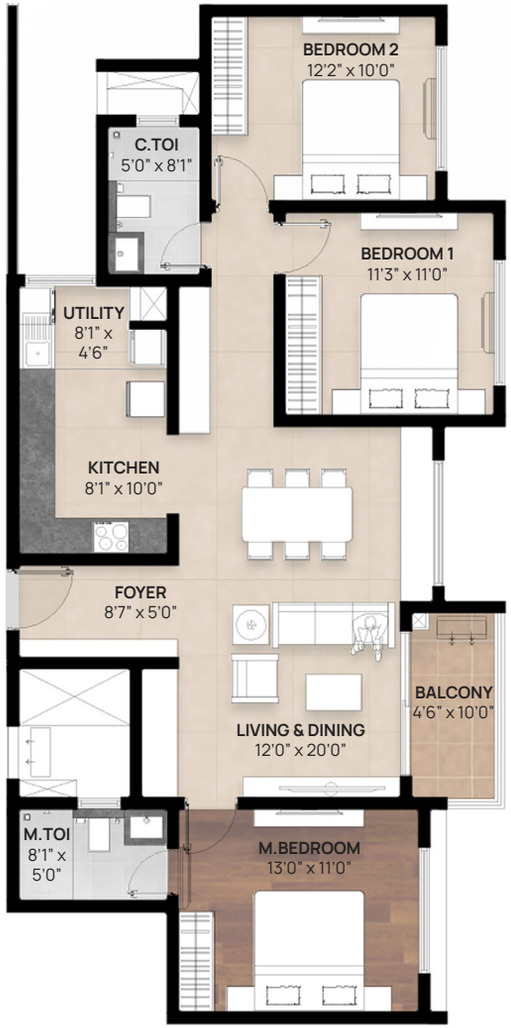


SBA	**1662 SQFT**
RERA Carpet	**1080 SQFT**
Balcony Area	**69 SQFT**
Facing	**WEST**
Unit No.	**G06, 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506**

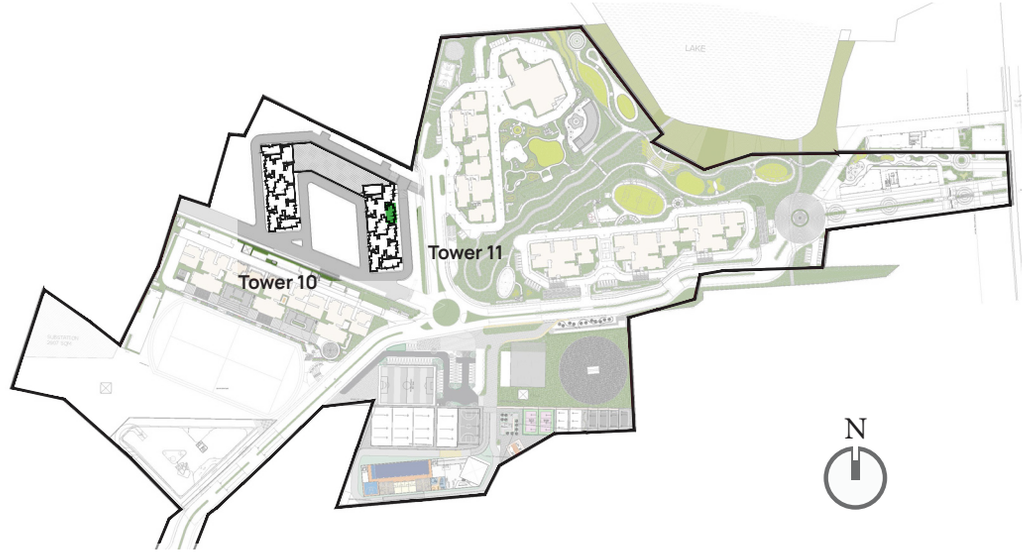


Series 7 (Tower 11)

3BHK + 2T



SBA	**1521 SQFT**
RERA Carpet	**1000 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**G07, 107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507**

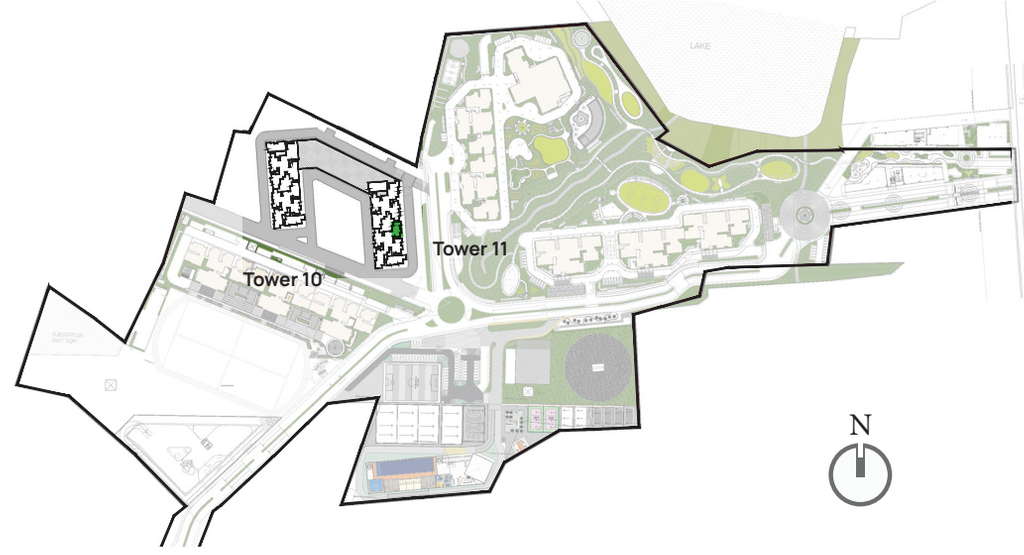


Series 8 (Tower 11)

2BHK + 2T

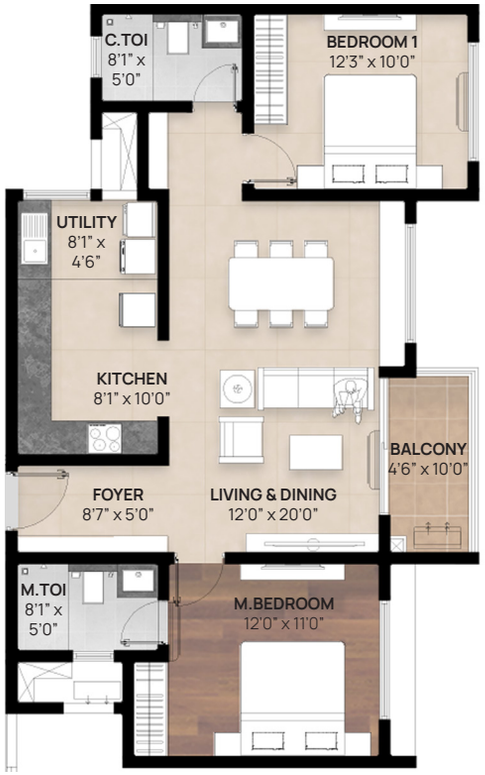


SBA	**1272 SQFT**
RERA Carpet	**830 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**G08, 108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508**

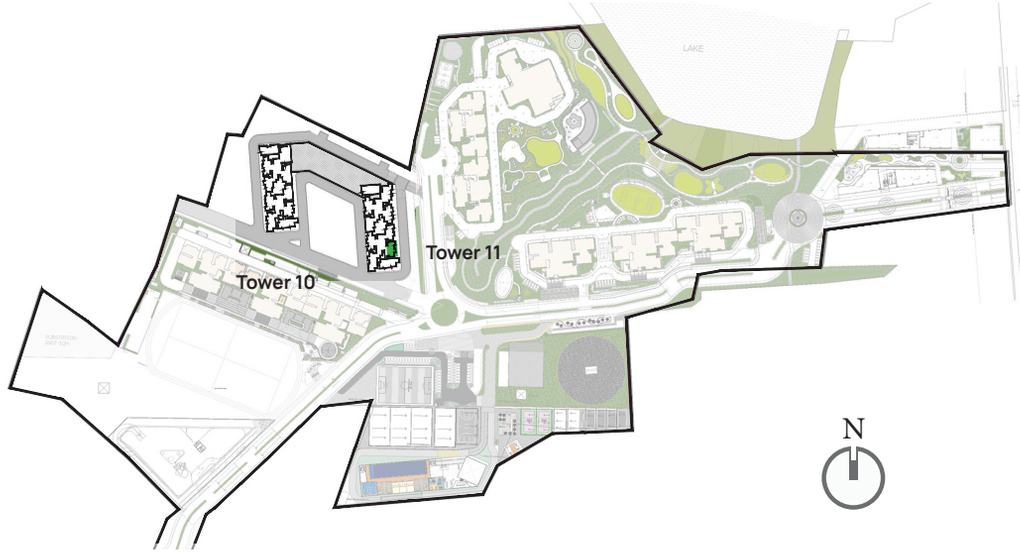


Series 9 (Tower 11)

2BHK + 2T



SBA	**1272 SQFT**
RERA Carpet	**830 SQFT**
Balcony Area	**44 SQFT**
Facing	**WEST**
Unit No.	**G09, 109, 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509**

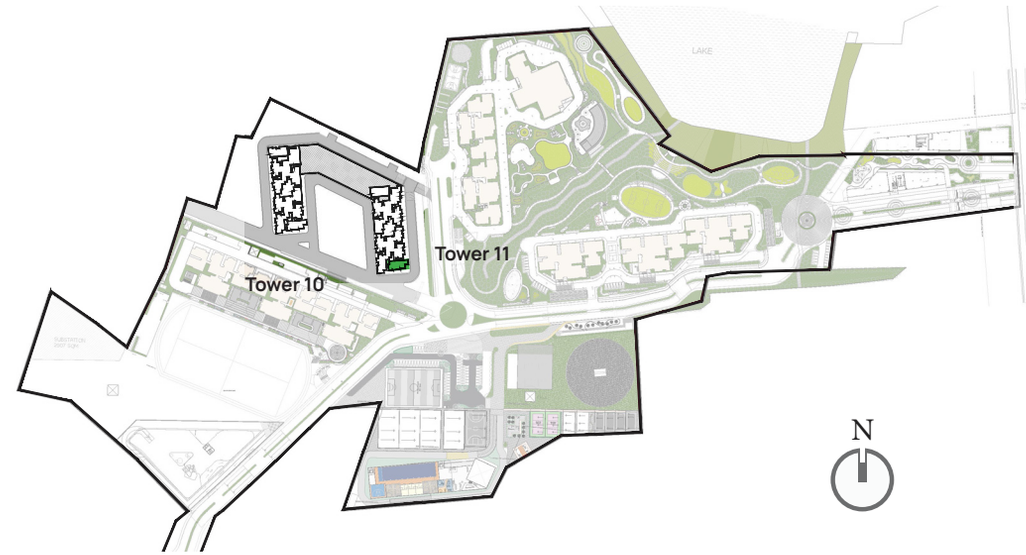


Series 10 (Tower 11)

3BHK + 3T



SBA	**1688 SQFT**
RERA Carpet	**1085 SQFT**
Balcony Area	**81 SQFT**
Facing	**NORTH**
Unit No.	**G10, 110, 210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410, 3510**



SPECIFICATION

CIVIL

Foundation

» Combined Raft in Towers and Isolated footing in the podium area

Super structure

» RCC structure using aluminium formwork system

ARCHITECTURE

Floorings / walls

» Laminated AC4 grade wooden flooring in the master bedroom

» Vitrified tiles in the foyer, living, dining, children's and guest bedrooms and kitchen

» Anti skid tile flooring in toilets and balconies

» Standard quality designer tiles dado in toilets up to the false ceiling

» Elegant flooring in the ground floor lobby

» Lift cladding in marble, granite or vitrified tiles

» All lobby walls finished with textured paint or emulsion, and ceilings in distemper





Kitchen and utility

» Provision for modular kitchen (no granite slab or dado)

» Provision for water purifier and chimney exhaust

» Provision for dishwasher and washing machine

Painting

» External walls with exterior grade emulsion

» Internal walls and ceilings with emulsion or OBD

» All railings finished with enamel paint

Doors and windows

» Main door with timber frame for full jamb width and veneered or polished flush shutter

» Internal doors with timber frame and veneered, polished, laminated or painted flush shutters

» Digital smart lock for the main door and silent locks for other doors with SS finish fittings including hinges, latches and handles

» Balcony doors in UPVC French doors with clear glass and mosquito mesh

PLUMBING, ELECTRICAL & SERVICES

CP and sanitary fittings

» Grohe, American Standard, Roca, Vitra or equivalent CP fittings and accessories of good quality general range in kitchen and toilets

» Grohe, American Standard, Roca, Vitra or equivalent white coloured sanitary fittings in kitchen and toilets

» Countertop wash basins in master and common toilets, and wall mounted wash basin in guest toilet

Toilet fixtures

» Concealed CPVC plumbing lines for hot and cold water in all toilets

» Geyser provision in all toilets

» Hot and cold water connections for wash basins in attached toilets

» Suspended pipelines in all toilets concealed within the false ceiling

» Provision for exhaust fans

Lifts

» Three passenger lifts and one service lift of suitable size and capacity in each tower





Electrical

- Concealed PVC insulated copper wiring with modular switches
- Adequate lighting and power points at suitable locations
- AC provision and sleeves in all bedrooms, living and dining areas
- TV points in the living room and all bedrooms
- ELCB and individual meters for all apartments
- DG backup for common area lighting, lifts and apartment lighting

Security system

- Security cabins at township entry and exit points
- CCTV coverage at all main entry and exit points

Fire safety

- Fire safety systems as per Karnataka fire safety norms

Green features

- Energy efficient lights in common areas
- Organic waste converter
- Dual piping system for sanitary purposes
- Landscapes maintained using recycled water
- Water efficient fixtures
- Groundwater recharge system
- Sewage treatment plant
- Water treatment plant
- EV charging points



The Right Life, Whitefield-Sarjapur Road, Bengaluru

Call 080 7117 5000

BAJAJ HOUSING FINANCE

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