

The word "Courtyard" is written in a large, elegant serif font. The letter 'C' is stylized as a large, flowing shape that extends to the left and curves upwards, resembling a musical instrument or a decorative flourish.

Where a City Meets Its First Symphony.



COURTYARD

Where Life Plays Its Perfect Melody!

Two Legacies. One Shared Belief.

Courtyard brings together the craftsmanship of Vedant and the trust legacy of Suraksha. One brings thoughtful boutique development. The other brings decades of transparency, timely delivery and customer-first values.

Together, they have created a project that balances design excellence with long-term reliability.





Bengaluru's First Guitar-Shaped Courtyard

This iconic landscape feature is the heart of the community and is positioned as the "First to strike a Chord". The central courtyard spans approximately 70,000 sft.

No Common Walls

Absolute Privacy: Courtyard by Vedant Suraksha is promoted as the "First in Complete Privacy". This architectural design ensures zero common walls in all 278 homes.

The Exclusive 'Terracony'

Innovation Marketed as the "First to blend Terrace and Balcony", the Terracony is Vedant Suraksha's signature hybrid space. This larger-than-traditional balcony offers a private outdoor retreat designed for openness and seclusion.

Signature Club Élan

Club Élan is a dedicated, three-level lifestyle hub at Courtyard, designed for wellness, togetherness, and celebration. More than an amenity, it offers a weekend sabbatical, a retreat to unwind, recharge and reconnect as a community.

Vaastu-Perfect Home Orientation

All 278 homes are East & North facing, ensuring cross-ventilation, energy and light flow.

Many Firsts - *One Thoughtful Vision.*

Introducing a suite of breakthrough residential innovations to the market. This development pioneers a truly integrated community experience, centered around a massive architectural centerpiece dedicated to outdoor recreation and themed living.

The entire project offers a new benchmark for thoughtful, design-led development in Bengaluru.



Every Moment is a Melody!



Project Highlights

Developer

Suraksha Group with
Vedant Projects

Location

Gottigere,
Bannerghatta Road

Land Area

4.5 Acres

Configuration

3 Towers | 278 Units
3 & 4 BHK | G+18 Floors

Highlights

Terracony, 70,000 sft Courtyard,
Club Élan, 82% Open Space



Prime Connectivity

Metro Station

2.3 km

Gottigere Lake

0.85 km

Bannerghatta Road

0.8 km

NICE Road

1.5 km

Electronic City

11 km

Kanakpura Road

5.3 km

Fortis Hospital

1.3 km

Decathlon

1.6 km

Every Moment is a Melody!...



Connected to the City. Rooted in Calm.

Gottigere - The New Pulse of South Bengaluru

School/College	Distance(in km)
Orchids The International School	3.1
Greenwood High School	1.4
Carmel Academy ICSE	1.2
Rosemount International School	4.0
IIM Bangalore	6.4
Christ University	3.9
RV Institute of Technology	1.8
National Public School	3.5
Glentree Academy School	3.6
Sri Chaitanya Future Pathways Global School	1.2
Nirmal Jyothi Technical Institute	1.4
Tapasya College	3.9
Silicon City College	3.4
T John College	2.3
Bangalore Public School	0.8
Loyola Composite College	1.5
Radcliffe School	1.0
Silicon Valley CBSE School	5.0
BGS Public School	3.6
St. Francis Convent School	1.1

Healthcare	Distance(in km)
Jayadeva Hospital	8.0
Fortis Hospital	4.0
Narayana Multispeciality	3.5
Apollo Hospital	5.2
Deeksha Health Care	0.5
Vijayashree Hospital	2.0
Medax Hospital	1.3
Sankalp Multispeciality	1.0
Aster Hospital	4.9
Rainbow Children's Hospital	6.0
Sagar Hospital	9.0
Narayana Netralaya	3.5

Connectivity	Distance(in km)
NICE Road	1.7
Bannerghatta Road	0.8
Kalena Agrahara Metro station	3.1
Jambu Savari Dinne Bus Stop	0.7
Yelachenahalli	5.0

Shopping Mall / Retail	Distance(in km)
Royal Meenakshi Mall	3.0
Forum South Mall	5.3
Vega City Mall	6.0
Decathlon	1.0
D Mart	1.0
Gopalan Innovation Mall	7.0
Prime Spectrum	4.0
Benison Supermarket	3.7

A Landscape that Listens to You.

82% Green, 100% Bliss.

Morning walks become meditation. Children discover wonder in every corner. Evenings settle into conversations under open canopy. This is nature reimagined as your personal sanctuary—designed not to impress, but to restore.

This is not ornamental. It's intentional. The central courtyard, gardens and shaded walkways form a living landscape that calms the mind.





A Courtyard designed for connection.

Designed for togetherness. Built for joy.

This is not just architecture. This is intent—spaces designed for connections that matter, moments that linger and memories that become your family's forever song.



Your Private Terrace. Your Personal Horizon.

Introducing **Terracony** A Signature Innovation.

This exclusive, oversized hybrid space offers you an uncompromising blend of openness and complete seclusion. The Terracony redefines private outdoor living, giving you the perfect retreat for your morning yoga or peaceful evening chai.

More than just a balcony, it is your private stage under the sky, composed precisely for your relaxation, where every sunrise and sunset feels like a weekend.



Every morning begins with light,
air and a quiet moment of balance.

Every Moment is a Melody!



Courtyard Masterplan A Masterplan Composed for Life in Total Harmony.

Courtyard Amenities

1. Ladies corner plaza
2. Indigenous & interactive floor games
3. Pavilion
4. Tot lot
5. Party lawn
6. Outdoor party dining with food counter
7. Viewing deck
8. Senior citizen area
9. Kids pool
10. Adult pool
11. Pool loungers & deck

Outdoor Amenities

12. Entrance plaza with security kiosk
13. 1.5m wide jogging track & bicycle track
14. Open-air theatre with stage
15. Multi-event deck space with barbeque counter
16. Bicycle Bays - 3 per tower
17. Elders seating gazebo
18. Water feature with sculptures
19. Hammock garden
20. Urban woods - 2 nos
21. Pets park
22. Butterfly garden

23. Rock garden
24. Sand pit ~ 2 nos
25. Adventure kids' play area
26. BB dribbling court with multi hoop
27. Rolling lawns
28. Soccer goal wall & chalk board
29. Practice wall
30. Pickleball court
31. Cricket pitch
32. Seating niche
33. Skating rink

34. Kids play area
35. Nannies' corner
36. Outdoor gym
37. Stepped terraces with seating
38. Visitors parking
39. Club Elan

Every Moment is a Melody!...

Club Élan.

Three Levels of Joy, Wellness and Togetherness.

Club Élan is our signature clubhouse identity, crafted to elevate everyday living with a perfect blend of luxury, energy and relaxation. Inspired by the meaning of 'Élan', the brand reflects style, enthusiasm, and refined sophistication.

We offer vibrant social spaces, serene wellness zones and an atmosphere where homeowners can unwind and energize.

Club Élan sets a consistent lifestyle standard across all our projects.





A Lifestyle Beyond Walls.

Club Élan features: Indoor Badminton court, Squash court, Retail space, Library, Co-working space, Soft play area, Swimming pool, Party hall, Pre-function area, Gym, Health club, Yoga deck, Indoor Games, all designed for movement, connection and togetherness.

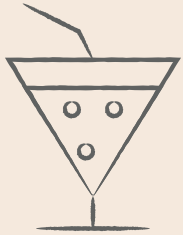
Amenities.

Your Life, Composed in the Key of Harmony.

Within this sprawling landscape, every step becomes a movement in a masterpiece where paths hum and lawns dance to the gentle rhythm of your daily life.

As the heart of this thriving community, the three-tiered sanctuary of Club Élan invites you to unwind and energize, perfectly balancing vibrant social celebration with serene wellness to elevate your soul.





Social

Party lawn

Seating gazebo

Party hall

Retail space

Pavilion

Barbeque area

Banquet hall

Outdoor dining

Stepped terraces

Lounge



Unwind

Yoga deck

Urban woods

Library

Co-working space

Swimming pool

Health club

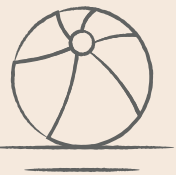
Rock garden

Hammock garden

View deck

Cigar room

Butterfly garden



Recreate

Gym

Pickleball court

Indoor games

Cricket pitch

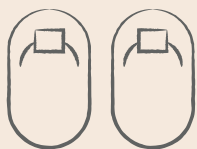
Practice wall

Kids' play area

Badminton court

Skating rink

Squash court



Explore

Jogging track

Pets' park

Cycling track

Sand pit

Open-air theatre

Indigenous &
interactive floor games

Sustainable features for a Greener Tomorrow.

Every element, from block placement to courtyard orientation, follows the logic of rhythm. East and North facing homes ensure energy, ventilation, and light in perfect measure.

Sustainability at Courtyard is not an add-on. It is built into the way the project breathes.





Curated Materials

Every material used in the construction process is nitpicked by us to ensure they are all locally sourced materials.



Low VOC Paints

Low Volatile Organic Compound (VOC) paints to enhance indoor air quality.



EV Charging

Electric vehicle charging stations to support residents with electric cars.



Native Plant Species

Native plant species in landscaping to promote biodiversity & create a vibrant sanctuary.



Rainwater Collection & Groundwater Recharge

Rainwater harvesting systems to collect and store rainwater for landscaping and non-potable uses.



Low Flow Fixtures

Low-flow faucets, showerheads, and toilets from GROHE/Duravit to minimize water consumption.



Greywater System

Utilize greywater (wastewater from sinks, showers, and washing machines) for irrigation purposes after appropriate treatment.



Specifications

Structure

- Basement floors: RCC structure with columns, beams & slabs.
- Units: MIVAN aluminium formwork RCC walls & slabs.
- No common walls.

Flooring

- Living, dining, bedrooms & kitchen: 800 x 1600 mm vitrified tiles.
- Utility, balcony & bathrooms: 600 x 1200 mm vitrified tiles.
- Master bedroom: Laminated wooden flooring (EGGER or equivalent).
- Lobby: Tiles / granite.
- Staircase: Granite with tile risers.

General Services

- Power backup: Generator backup for common areas, lifts & apartments (1 KVA).
- Water supply: Borewell & municipal (Cauvery).
- Sewage: On-site sewage treatment plant.

Wall Finishes

- Internal walls: 3 coats putty with primer & Asian Premium Emulsion Paint.
- External walls: RCC with primer and Asian Apex Ultima Paint.

Electrical

- Concealed copper wiring: Anchor Panasonic or equivalent.
- Modular switches: Anchor Roma Plus or equivalent.
- AC points: Living & all bedrooms.

Security

- 24/7 security personnel.
- CCTV at entrances, exits, clubhouse, driveways, lifts & lift lobby.
- No CCTV in individual floor corridors.
- App-based intercom (MyGate/equivalent).





Windows & Doors

- UPVC windows (black/grey) - 3 track.

• Main Door

Frame : 125 x 44 mm thick MLH LVL veneer-wrapped frame, PU polished, with EPDM gasket on all three sides facing the shutter.

Architraves: 50 x 8 mm WPC veneer-wrapped telescopic / flat architraves.

Panel: 40 mm thick door panel with tubular/solid infill, covered with HMR HDF skin, finished with veneer and PU polish on both sides, with matching PVC edge banding on all four sides.

• Internal Door

Frame: 100 x 44 mm thick MLH LVL olefin / foil-wrapped frame, with EPDM gasket on all three sides facing the shutter.

Architraves: 35 x 8 mm WPC olefin / foil-wrapped telescopic / flat architraves.

Panel: 36 mm thick door panel with tubular/solid infill, covered with HMR HDF skin, finished with olefin on both sides, with matching PVC edge banding on all four sides.

- Yale digital door lock for main door.
Yale mortise lock or equivalent for internal doors.
- Door stopper & main door eye viewer provided.

Kitchen

- Provision for water purifier & chimney.
- No dado tiles or slab in kitchen.
- No slab and sink provided for utility, for ease of planning interiors.

Bathroom

- CP fittings: Hansgrohe or equivalent.
- Sanitary fittings: Toto or equivalent.
- Provision for geyser.
- Gypsum grid panels for false ceiling.
- Exhaust fan provided.

Lifts

- Mitsubishi or equivalent.



3 Bed typology

The Rhythm of Living – Designed with balance and ease

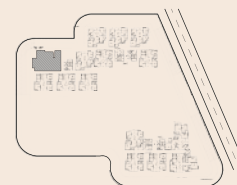
3 BHK Type 1 - 1760 sft SBA



3 BHK Type 2 - 1745 sft SBA



3 BHK Type 3 - 1782 sft SBA



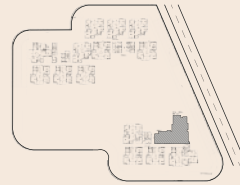


4 Bed typology

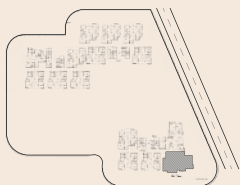
The Master Composition – Every room in perfect harmony



4 BHK Type 1 - 2674 sft SBA



4 BHK Type 2 - 2485 sft SBA



Built on Trust. Designed for Harmony.

Suraksha Builders & Developers brings 27 years of trust, 23 completed projects, and 2.5 million sft. delivered across Bengaluru, known for precision and on-time delivery.

Vedant Projects, established in 2014, brings experience across multi-segment developments, adding strong design capability and quality focus.

Courtyard by Vedant Suraksha is a partnership that reflects trust and transparency, shaping contemporary living in Gottigere.



Awards

Excellent Trustworthy Brand
In Real Estate

Emerging Real Estate
Developer Of The Year 2025

Best Emerging Residential
Project Of The Year 2025

23 Residential and
Commercial projects

1600+ Happy
customers

27 Years of trust

1.8 Million sqft. of
ongoing projects

2.5 Million sqft of residential,
commercial & retail development
completed across Bengaluru

Every Moment is a Melody!...



Bengaluru's First Guitar-Shaped Courtyard
and a composition of Many Firsts.

Courtyardbyvs.com

www.surakshagroup.in

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Jayanagar 4th Block Bengaluru - 560011

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