



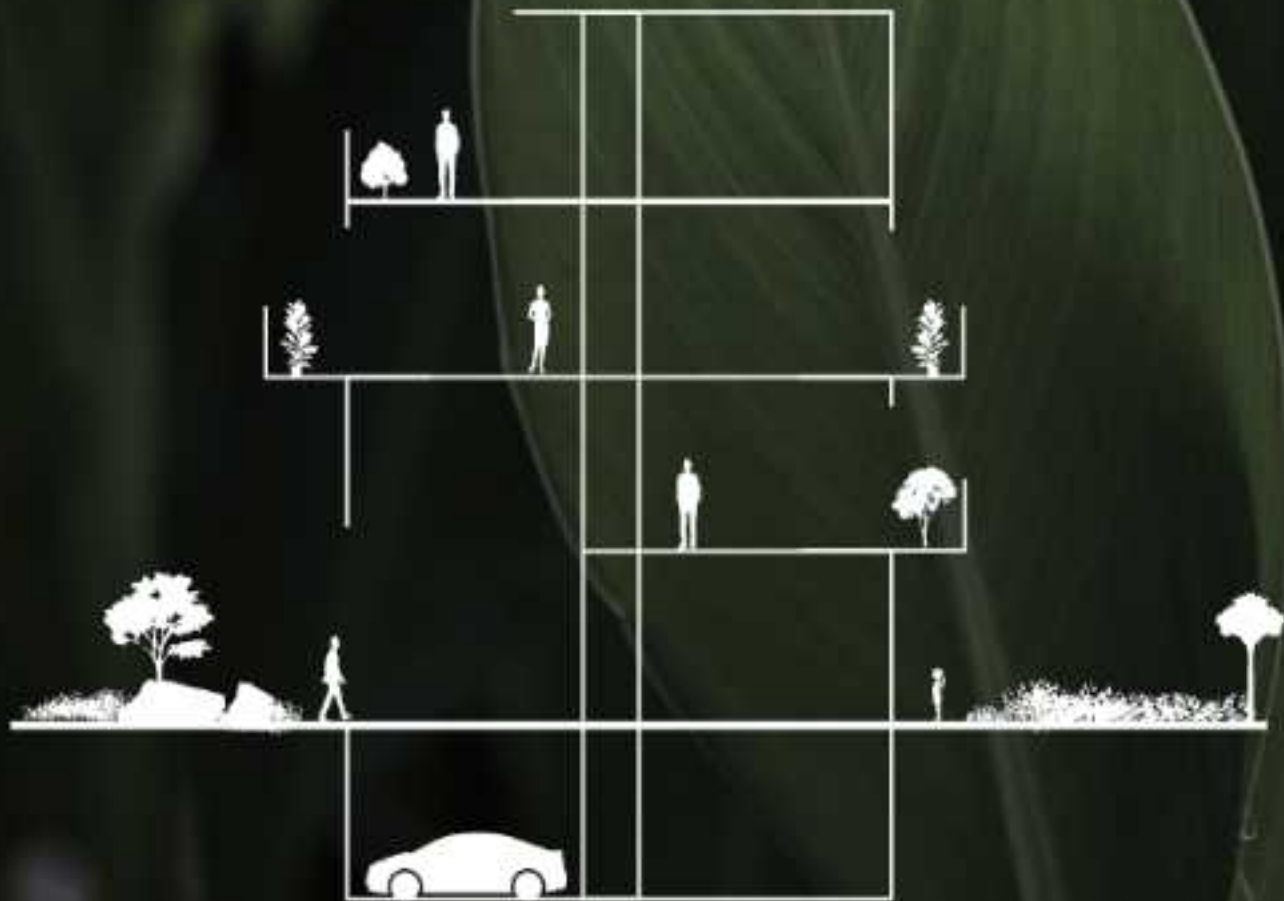
SVAM
REALTY

THE ROOTS
COLLECTIVE GARDEN RESIDENCES

COLLECTIVE GARDEN RESIDENCES

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A one-of-its-kind resort-style 4 BHK row villa community with a private basement parking, child-safe grounds, and prime connectivity to schools, offices, and airport.



THE BASEMENT + LIFT LOBBY

A private basement parking with lift access all the way to the rooftop, keeping the ground floor car-free and beautifully landscaped.



THE DOUBLE HEIGHT LIVING

The ground floor features a entrance into a soaring double-height living with stunning views of nature all around.



THE BACKYARD

A personal backyard garden to unwind, create your own cozy ambiance, and enjoy the freedom to do what you love.



THE BEDROOMS

Beautifully designed bedrooms with spacious walk-in wardrobes and balconies that offer breathtaking views and fresh air every day.



THE TERRACE

Your own terrace space, private and open, where you can relax, entertain, barbecue, or simply create the outdoor setting you desire.



FLOOR PLAN - BASEMENT



Private parking with space for storage, utilities,
and everything you want tucked away.



FLOOR PLAN - GROUND FLOOR



Spacious double-height living with garden views, plenty of light, and an easy indoor-outdoor flow.



FLOOR PLAN - FIRST FLOOR



A spacious bedroom / guest room with generous walk-in wardrobes, a balcony and a study overlooking double-height living.



FLOOR PLAN - SECOND FLOOR



Lavish bedrooms with walk-in wardrobes, and layouts that maximize privacy.



FLOOR PLAN - TERRACE



An open, flexible terrace with extra room for storage, gatherings, or quiet evenings.





CONNECTED LIVING

Life at The Roots flows beyond your villa.
Step into a community that inspires you
to do more, live more, and belong.



SAFE SPACES

Breathe easy among beautifully curated, oxygen-rich gardens on the ground floor. With no vehicles around, you and your kids move around freely.



THE LANDSCAPE

At The Roots, nature becomes your daily companion, through gardens, streams, and spaces designed to soothe and inspire.

A lush tropical garden scene featuring a variety of plants. In the foreground, there are large green leaves, some with prominent veins, and a cluster of reddish-pink plants on the left. A small white star-shaped flower is visible in the lower right. The background is filled with more dense foliage, including tall palm fronds and large green leaves. The text "THE AMENITIES" is centered in the middle of the image. At the bottom, a swimming pool with blue water is visible, separated from the garden by a concrete edge.

THE AMENITIES

CURATED COMFORTS

Amenities designed with intention, curated to meet
your needs, nothing more, nothing less.



THE CLUB

A world-class clubhouse with thoughtfully curated amenities designed for residents' comfort, convenience, wellbeing, and a holistic lifestyle.



THE INFINITY PAVILION

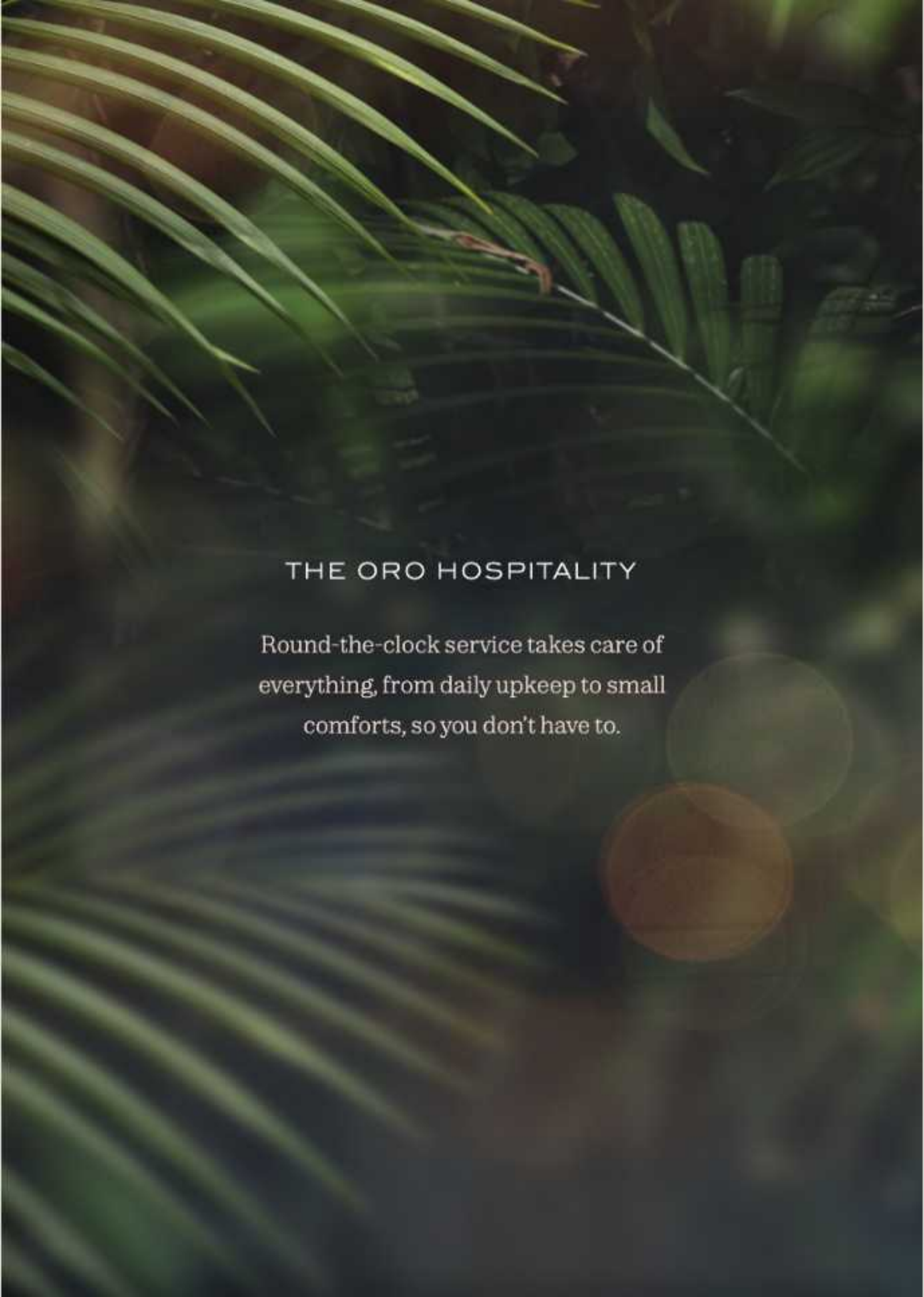
A living expression of duality and progression, it invites residents into a journey of balance, connection, and continuous evolution. The building embodies harmony and unity





AT THE CLUB

- Curated Indoor Games Lounge
- Badminton Arena
- Wellness-Centric Fitness Studio
- Tranquil Yoga Pavillion
- Rooftop Celebration Deck
- Swimming Pool
- Open-Air Amphitheatre
- The Infinity Pavilion
- Cricket Lawn
- Perimeter Landscape Trail
- Immersive Forest Garden
- Secluded Private Gardens
- Multi-Sensory Garden
- Secret & Meditation Grove
- Chef's Kitchen Garden
- Therapeutic Walking Garden
- Garden Promenade Pathway
- Pause & Reflection Nodes
- Designer Pergola Pavillion
- Pickleball Court
- Nature-Inspired Sand Pit
- Children's Discovery Play Zone
- Leisure Basketball Hoop



THE ORO HOSPITALITY

Round-the-clock service takes care of everything, from daily upkeep to small comforts, so you don't have to.



ORO EXPERIENCE

Enjoy an elevated experience with luxurious guest rooms, a café, fine dining, co-working areas, and elegant event spaces.

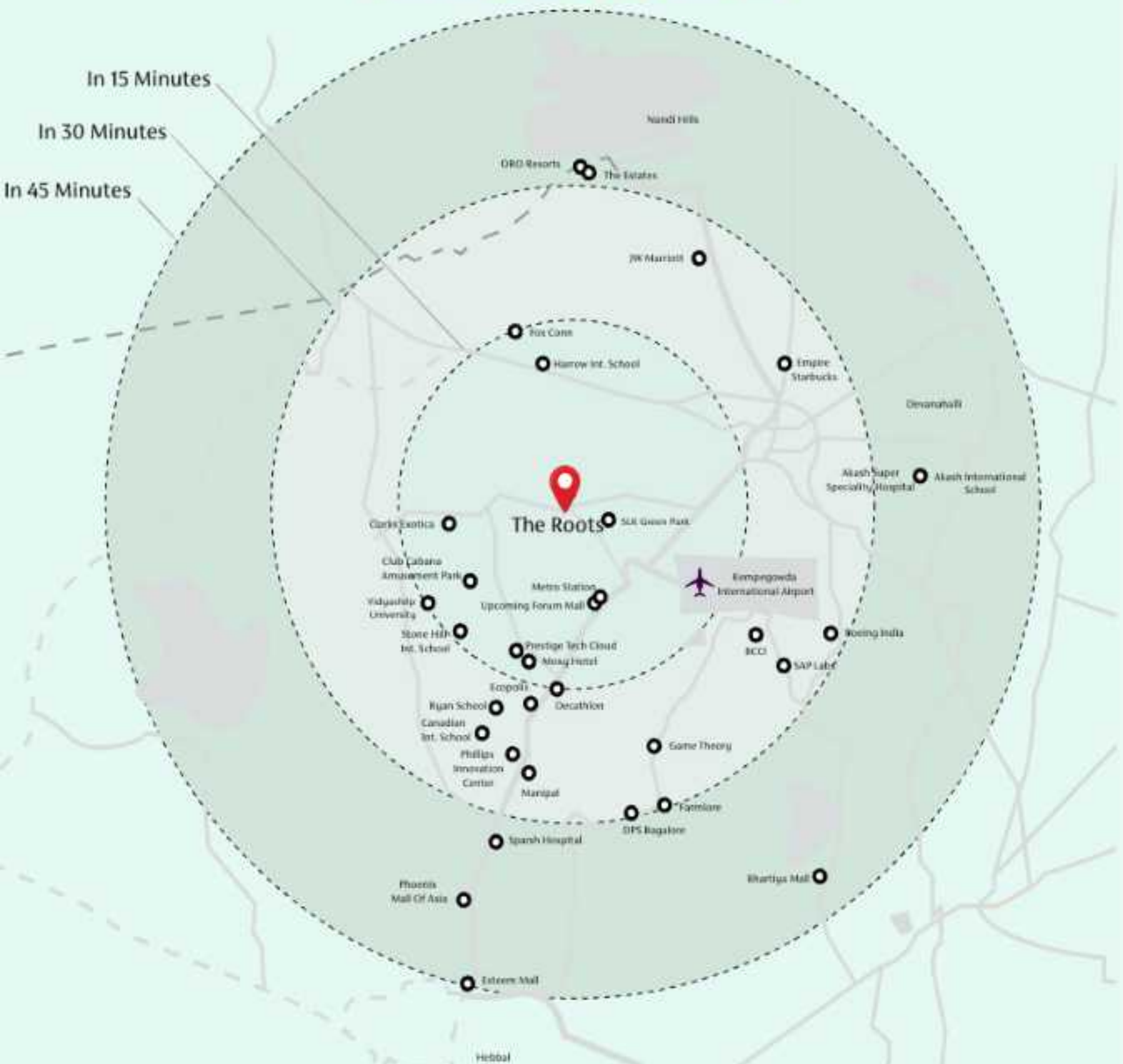




MASTER PLAN

- (1) Main approach road
- (2) Resident entry
- (3) Resident exit
- (4) Pedestrian entry & garden
- (5) The Infinity Pavilion access
- (6) Entry / Exit ramp
- (7) Security block
- (8) Block 1 (commercial building)
- (9) The Infinity Pavilion
- (10) Block 2
- (11) Block 3A
- (12) Block 3B
- (13) Block 3C
- (14) Block 3D
- (15) Block 3E
- (16) Block 3F
- (17) Block 4
- (18) Block 5A
- (19) Block 5B
- (20) Block 6
- (21) Block 7A
- (22) Block 7B
- (23) Block 7C
- (24) Block 7D

STRATEGIC LOCATION



Located right where life happens, with seamless access to workplaces, education, entertainment, and travel.

[Click here for Live Google Map Locations](#)

Location Advantage

School & Universities

	Distance in Mins	Distance in KM
NAFL School - North Urisana	5	3
Alkesh Institute of Medical Sciences	15	10
Cambridge Institute Of Technology	15	10
Vidyashila University	18	11
Sir M. Visvesvaraya Institute of Technology	20	12
Ryan International School	20	13
Harrow International School	20	14
Canadian International School	25	15
Stoneshill International School	25	15
HEVA University	30	15
Chanakya University	30	15
CMH University	30	16
Srishti Manipal Institute of Art	30	16
NITTE Meenakshi Institute of Technology	30	18
NPS, North	30	19

Offices/Tech Parks

	Distance in Mins	Distance in KM
SLK Green Park Software	5	1
Prestige Tech Cloud	10	4
Boeing India	20	12
Amazon HQ Office	20	12
KIALIB Aerospace Park SEZ	25	14
Steel India	25	14
Amazon BLB8 Devanahalli	25	15
Infosys Limited	25	15
Oracle	25	15
Cullins Aerospace	25	15
SAP Labs Devanahalli	25	16
Philips Innovation Campus	25	16
Foxconn Hon Hai Technology India	30	20

Hospitals

	Distance in Mins	Distance in KM
Alkesh Super Specialty Hospital	15	10
JD Group Hospital	15	10
CytoCare Hospital	25	15
Sparsht Hospital	25	15
Aster Hebbal	30	20
Manipal Hebbal	30	20

Transport & Infra

	Distance in Mins	Distance in KM
Bengaluru Airport Toll Plaza	5	2
NH 44 (Gulbary Highway)	5	2
IVC Road	5	3
Upcoming Metro Station - Doddajala	10	5
Kempegowda International Airport	10	6
STRR	20	14

Shopping & Entertainment

	Distance in Mins	Distance in KM
Club Cabana Amusement Park	5	3
Upcoming Forum 13 Degree North Mall	10	4
Clark's Boutica	10	4
Moxy Hotel	10	4
Devanahalli DMart	20	12
Padukone - David Centre for Sports Excellence	20	15
BCCI Centre of Excellence	25	15
JW Marriot - Prestige Golfshire	30	16
Phoenix Mall of Asia	30	19
Nandi Hills	40	30

SRKP Group

	Distance in Mins	Distance in KM
SRKP Office	25	19
The Earth	40	27
The Estates	40	28
Oro Resorts	40	28

SRKP

GROUP

1980-1988

Infrastructure Development

SRKP has undertaken the construction of major industrial structures at Visakhapatnam Steel Plant, delivering projects with the highest standards of quality and precision.



1985-2003

Roads & Irrigation Projects

National Highways, expressways, canals, dams, railways, and irrigation systems across more than twelve states. Notably, Bangalore-Mysore Expressway

2003-2025

Realty & Hospitality

Delivered - Residential

17 Lakhs SFT

Delivered - Commercial

1.8 Lakhs SFT

Ongoing Projects

7.9 Lakhs SFT

Upcoming Projects

9.8 Lakhs SFT



Over 40 Years of Enduring Excellence



SVAM
REALTY

Svam is a distinguished real estate brand from the SRKP Group, known for value-driven, concept-led developments. With a focus on design, nature, innovation, and service, each project blends aesthetics, sustainability, and functionality to deliver refined, modern living.

Award Winning Real Estate

We blend design, innovation, nature, and service to deliver excellence—doing what we love, and being recognized for it.



THE ROOTS

COLLECTIVE GARDEN RESIDENCES

Where your life finds the perfect balance.



SVAM
REALTY

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SRKP
GROUP