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#Hello  
Hygge

*Saffronskies*  
by **GRC**

A villa community inspired by the Hygge way of joyful, sustainable and splendid living

by  
**GRC GROUP**

GRC Infra - 25 years of delivering fine homes

**CREDAI**  
BANGALORE

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undo.  
veer.  
embrace.





Bengaluru, welcome to the Hygge way of life

## HYGGE

[noun]

Pronounced as 'Hoo-gah'

**Hygge** is a Danish way of life centred around creating cozy and comforting environments, embracing simplicity and finding joy in everyday moments, fostering a sense of contentment and well-being.



## A note from the architect

In the cosmic extent, humanity is not even a speck of dust. Whether we exist or not makes no difference to the universe. Nature can thrive without us, but we cannot exist without her.

Therefore, to take care of ourselves means taking care of mother nature. As our cities and our aspirations expand, it is therefore vital to be mindful towards nature and design with including nature as an integral part of the design.

Therefore we have mindfully designed *Saffron Skies* keeping earthy, splendid, sustainable, level and community living in mind.

**SANDEEP J**

**Director, Architecture Paradigm**

<http://architectureparadigm.com>



Introducing

*Saffronskies*

by GRC



Artist impression of life at Saffron Skies

#18

#19

Located off Kanakapura Road in Bengaluru, just a stone's throw away from Art of Living, **Saffron Skies** offers a cluster of 81 Luxury villas and villaments nestled under the shade of abounding indigenous trees thriving in a 3.9 acre sustainable community.



An intimate traditional settlement tailored to the splendid living concept.



A 3.9 acre low rise development with only 81 families, just like old times.



Designed incorporating 180+ indigenous varieties of trees and shrubs.



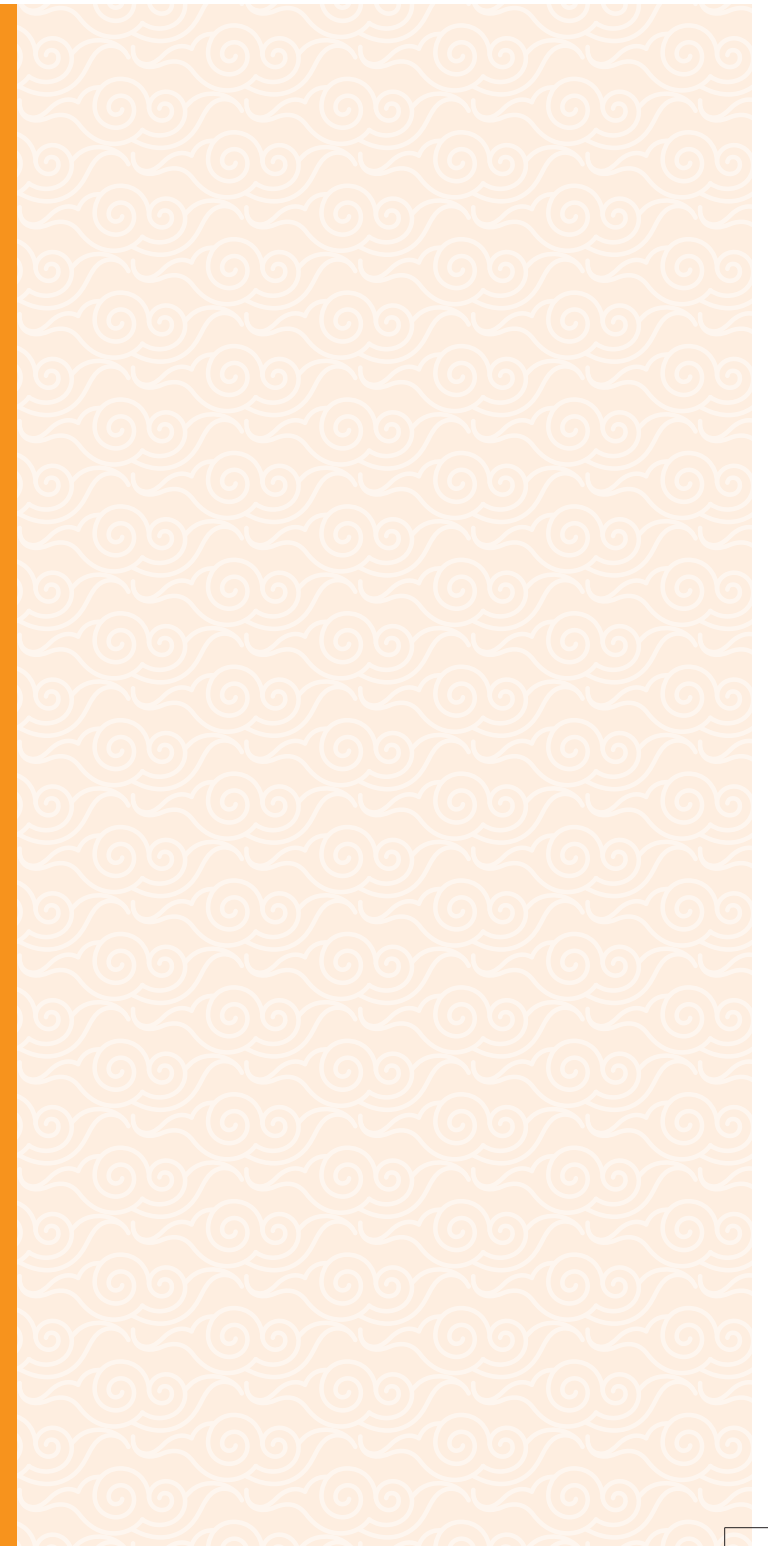
Developed with materials sourced naturally from across the city and the country.



Expansive designs with minimum 500 sq.ft. of garden and terrace area per unit.



A 3-storey clubhouse with a spa, pool, cafe and everything else you would ever need.



At *Saffron Skies* we swear by the **Hygge** way of life, embodying five fundamental ways of good living:





## Villa - an elevated experience

Expansive multi-levelled row villas big enough to house every dream that matters. Step into a world where barriers fade away making room for intimate conversations. Come together and create memories that will last a lifetime.

49  
LUXURY  
ROW VILLAS

EXCLUSIVE  
4 BED  
ABODES

500 SQ. FT.  
OF GARDEN AND  
TERRACE SPACE  
PER UNIT

3460 - 3690  
SQ. FT.\*

\*Areas may differ





## Villament - a calm in the modern lifestyle

Integrated multiple levels that allows you to embrace a lifestyle of privacy and interconnectedness. Experience the warmth of community living immersed in the luxury of your own private space.

<b>32 UNIQUE VILLAMENTS</b>	<b>FINE 3 AND 4 BED HOMES</b>	<b>LUXURY OF A VILLA CONVENIENCE OF AN APARTMENT</b>	<b>2650 - 3470 SQ. FT.*</b>
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\*Areas may differ





Ever wanted to cultivate your own vegetable patch but never had **the space** for it?



Introducing

## earthy living

*A way of life that refers to a profound connection with nature, embracing practices and choices harmonious with our environment.*

**Saffron Skies** offers you an expansive sanctuary where you can let your green dreams unfurl amidst the boundless expanse. Grow those pumpkins already. Water the bitter gourds. Harvest those long melons. Heck, have your own organic farm, no one minds!



Intimate, low rise, traditional development designed to provide everyone with maximum living spaces.



Designed using locally sourced materials such as Kota Stone, setting the path to walk barefoot and be close to nature.



Brick façade with East and North orientation designed to give maximum light and ventilation with a courtyard and skylight for better air circulation.



Common wall design without compromising on your privacy as well as keeping your home cooler.




180+ native trees and shrubs, thereby ensuring 2.5 trees per family.

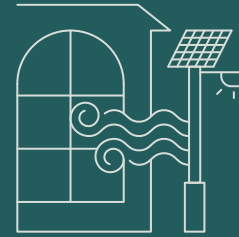


Your private garden and an expansive terrace area to grow your favourite herbs or host parties.





Ever wondered  
how it feels  
to **live mindfully**,  
thereby giving  
back to your  
community?



Introducing

## sustainable living

*A practical philosophy that aims reducing personal and societal environmental impact by making positive changes, which counteract climate change and other environmental concerns.*

We believe in a way of life that minimises negative impact on the environment, conserves resources and promotes long-term ecological balance. Even the slightest effort, made mindfully in the direction of sustainable living goes a long way in giving back to the community in a big way!



Get EV charging points for every home, ready for the planet and the future.



Rainwater collection tank of 1 Lakh litres, to restore maximum rainfall.



Ground water recharge pit to balance the groundwater table of the locality and ensuring nurtured borewells for adequate water supply.



Solar lighting in common areas for less electricity consumption.



A committed waste management system including the systematic collection, segregation and disposal of waste.





## being climate friendly

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Our villas are designed carefully with brick cladding and interconnected structures, effectively reducing the heat impact. Besides, we have ensured that there is at least 2.5 trees per family in the community to maintain a harmonious balance with nature.



## being energy friendly

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Embracing efficiency, our villas feature advanced HVAC systems that significantly decrease consumption keeping your electricity bills low. All our parking lots are equipped with EV charging stations, encouraging the use of electric vehicles for a greener future.




## being water friendly

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**Rainwater Harvesting:** We've implemented a cutting-edge rainwater harvesting technique that enables us to collect up to 1 lakh litres of water daily, providing a sustainable source for consumption within the community.

**Greywater Treatment:** Our commitment to responsible water usage extends to our innovative sequence batch reactor type of STP that treats greywater and transforms it into a resource for landscaping purposes, ensuring the preservation of our precious freshwater resources.



Ever believed  
your kids could grow  
up in a community  
bubbling with  
**positivity and  
laughter?**





Introducing

## community living

*A way of life in which individuals or families choose to reside in close proximity to one another, fostering a sense of belonging and mutual support.*

Within the embrace of *Saffron Skies*, lie the abodes of 81 kindred families offering the joys of healthy community living to your cherished progeny.

Within these grounds, walls and barriers have given way to intimate verandahs for families to come close and bond in the spirit of expansive kinship. Reading nooks spread across illuminated spaces, bistros serving culinary delights and tree courts with ample seating spaces abound.



Only 81 kindred families within a thriving community where one greets another by name.



Exclusive zones created for every age group to encourage mingling around and spending quality time together.



From reading nooks to celebration spaces, we have ensured to have covered everything.



Flowering tree courts, forest walkways have been distributed all along the community to help you disconnect from the fast pace of life.



A vibrant temple fostering unity, worship and cherished community bonds.



## amenities

1. Main entry & exit gate with security
2. Light markers
3. Boundary edge buffer planting
4. Walkway or jogging track
5. Edge planting along the villa entrances
6. Villa garden
7. Clubhouse with a pool
8. Club access
9. Party Lawn
10. Grass paver driveway
11. Landscaping bridge
12. Entrance to the park
13. Amphitheatre
14. Party Lawn & Playground
15. Water feature court
16. Outdoor gym
17. Tot lot
18. Basketball court
19. Forest walkway
20. Pergola
21. Indigenous trees
22. Landscaped garden between villas
23. Seating areas
24. Flowering tree courts
25. Reading nooks
26. Fruit trees corner
27. Yoga lawn
28. Tree courts with seating spaces
29. Temple entrance
30. Temple
31. Driveway
32. Visitor's parking



HEALTHY HABITATS

*Saffronskies*

by GRC

Ever wondered  
living the  
community life  
could also be so  
much **fun and  
energy?**



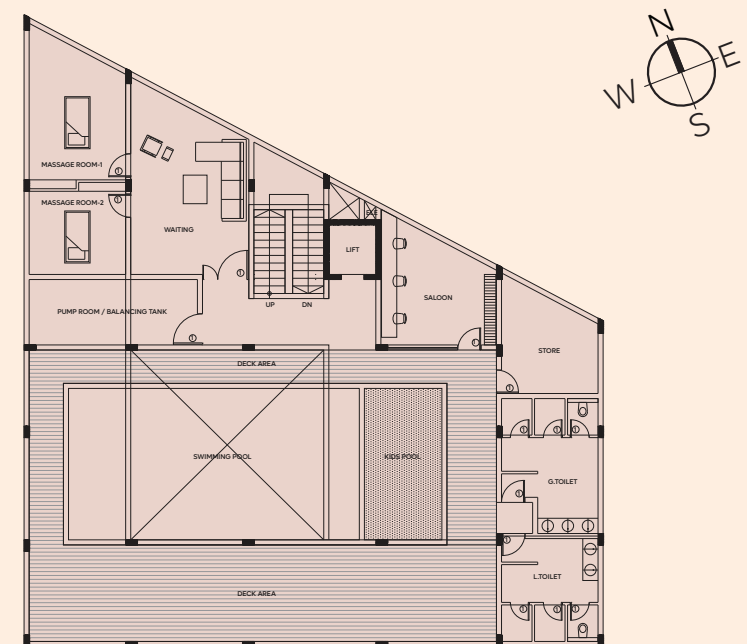


Artistic impression of Clubhouse

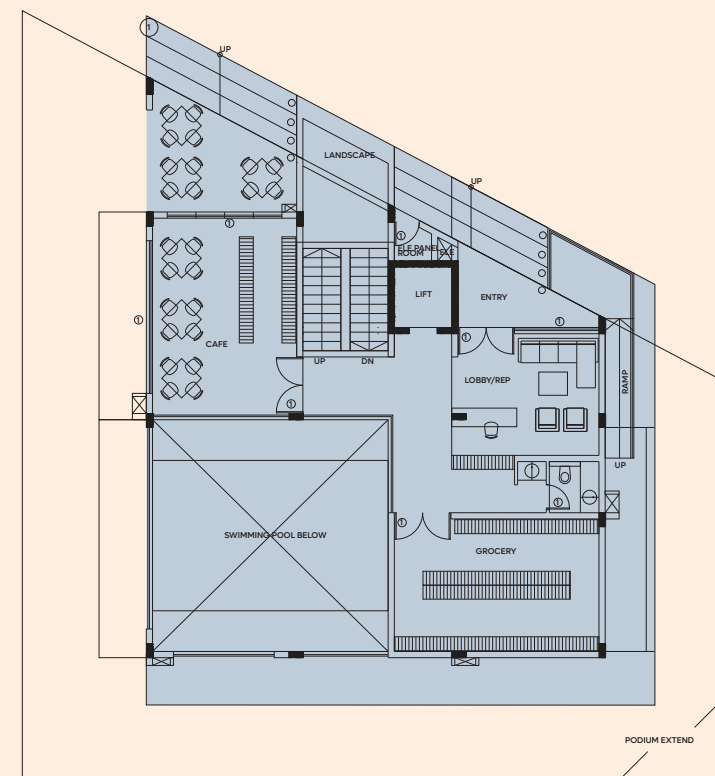
## Introducing active living

Saffron Skies flaunts a luxurious clubhouse, offering its privie residents an array of superior amenities. With stunning finishes and modern design, state-of-the-art select amenities, it provides ample opportunities to stay active as well as a perfect reason to relax and socialise within the community.

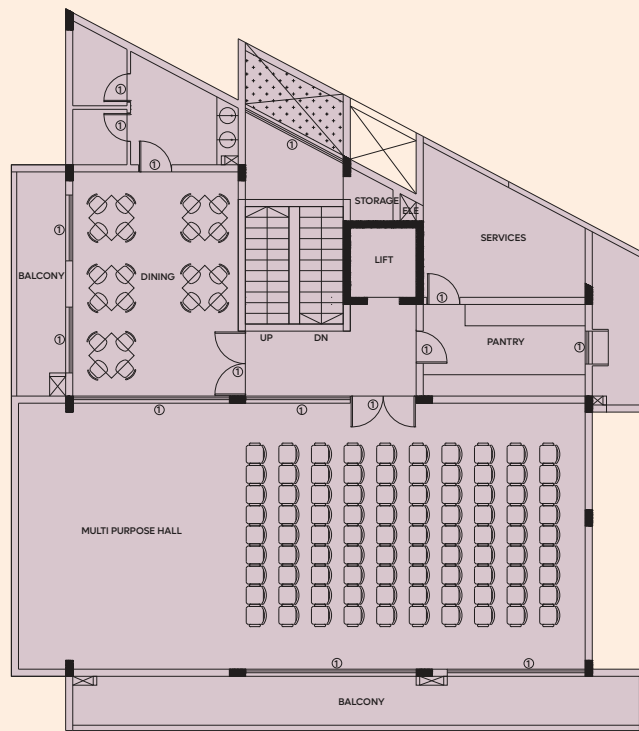
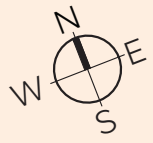
- State of the art gymnasium
- Swimming pool with kid's pool
- Celebration and dining room
- Grocery Store and cafe
- Salon and spa
- Table tennis
- Badminton court
- Indoor games court



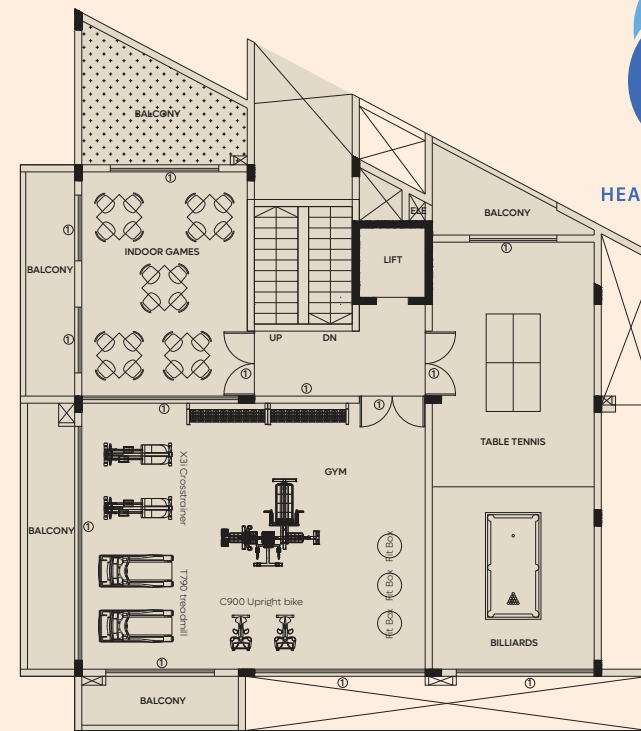
BASEMENT FLOOR PLAN



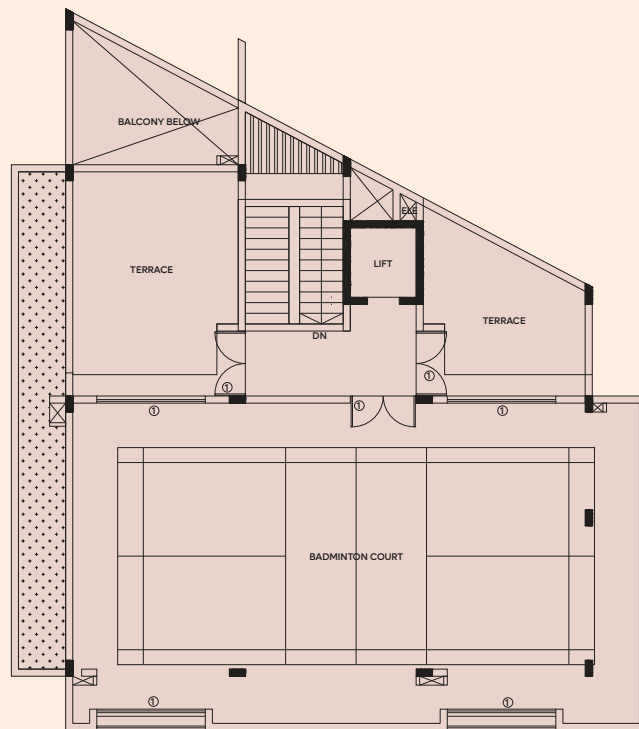
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

*\*These are tentative clubhouse plans and subject to change as per the developer's discretion.*



A man and a woman are sitting on a highly reflective, polished floor in a bright room with large windows. The woman, on the left, is wearing a green shirt and a light-colored skirt with a green sash. She is smiling and gesturing with her right hand. The man, on the right, is wearing a yellow polo shirt and blue jeans. He is also smiling and gesturing with his hands. Between them is a tall, precarious stack of wooden Jenga blocks. The background shows a large window with a view of lush green trees. A decorative fish-shaped object is visible on a table to the left.

Ever dreamt of a home that **gives you privacy**, yet lets you stay connected?





Introducing

## level living

*A residential architectural design that features multiple levels, typically with staggered floor levels within a single structure, creating a unique layout that provides a sense of privacy while fostering openness and interconnectedness.*

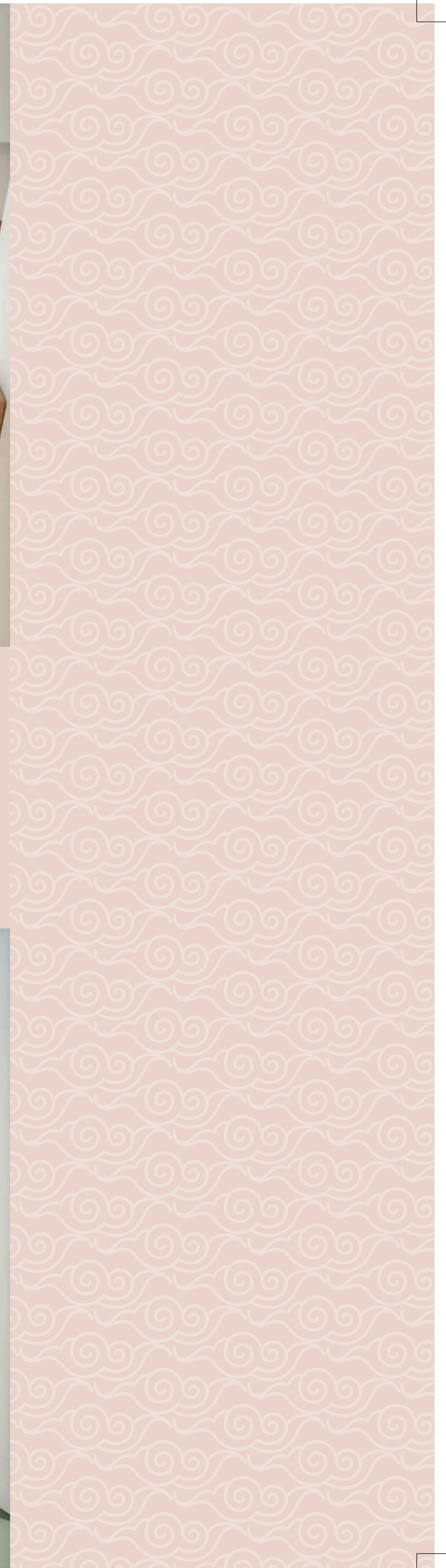
At *Saffron Skies*, we have crafted living spaces that incorporate split-level living both within the walls and beyond, giving you a much-required sense of connectivity while enjoying the comfort of your own privacy.



**Level 0:** Your private car parking, servants room and storage level

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**Level 1:** Your social level with a double height living room opening into a private garden





**Level 2:**  
Your family culinary level  
with the kitchen, dining  
and parents room



**Level 3:**  
Your relaxation level  
with a family room and  
2 large bedrooms



**Level 4:**  
Your private level with a  
lavish master suite opening  
into a 400 sq.ft. terrace

A photograph of a tree-lined street with a yellow center line and a teal text box. The street is paved with asphalt and has a yellow center line. The trees are lush green and line both sides of the road. A red car is visible in the distance. The text box is teal and contains white text.

All of this  
at one of  
the **greenest**  
**neighbourhood**  
in the city!



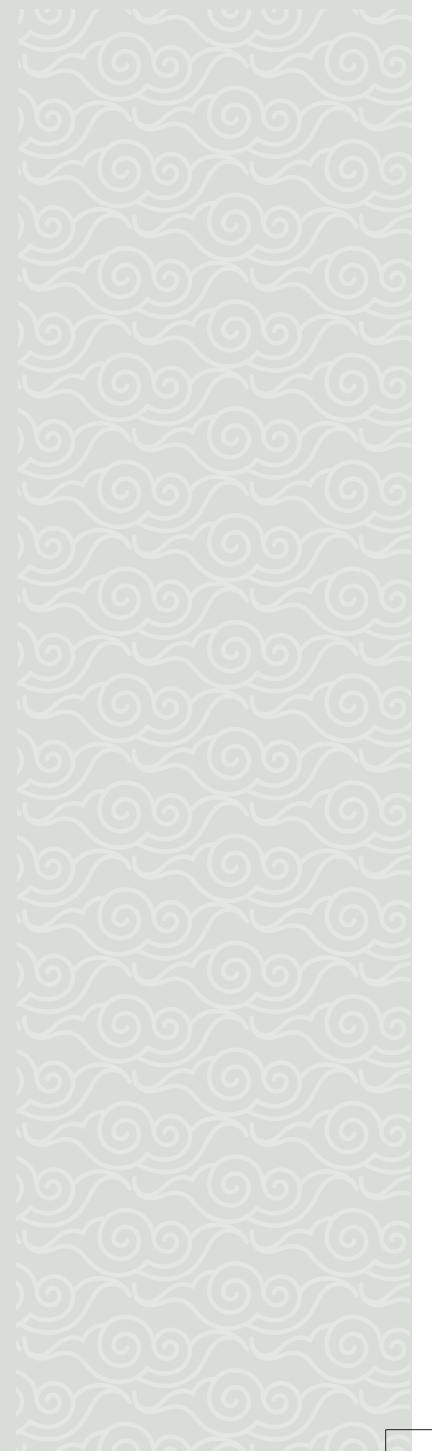
## The true Bengaluru beckons

South Bengaluru, a highly sought-after neighbourhood for settling down, encompasses the essence of old Bengaluru while embracing the allure of the new city lifestyle. With meticulously planned infrastructure boasting wide roads, expansive parks and superb connectivity, it stands as one of the finest residential areas in the city.

Fall in love with the delightful climate, serene temples, sunday morning treks, authentic south indian cafes and a plethora of well established institutions including schools, hospitals and retail malls.



**5 minutes from Art of Living,  
behind Brigade Meadows**





## Welcome to the greenest part of Bengaluru

Saffron Skies is surrounded by the Turahalli forest, Mallasandra state forest, Bannerghatta National Park as well as the BM Kaval Agara forest and is within close proximity to the famous Art of Living Center.

**10-15 minutes** - Nice Road | Forum Mall | Kengeri

**30 minutes** - Lalbagh | JP Nagar | RR Nagar | Bannerghatta Road

**45 minutes** - Electronic City | Koramangala



#### GENERAL SPECIFICATIONS

- Steel : FE 450/500
- RCC : RMC / Site mixing
- Cement : ACC/Ultra Tech/Bharathi/KCP/  
Zuari/JSK/Ramco (43 Grade/53 Grade)

#### RCC FRAME STRUCTURE

- Concrete : 6"/4" Solid Block Masonry
- Car Parking : Concrete finishing (VDF with 4 mm groove cut)

#### FLOORING

- Kota stone placed randomly in living, kitchen, bedrooms and dining with laminated wooden flooring for master bedroom in the last floor.
- Antiskid ceramic tile flooring for balcony and utility

#### DOORS AND WINDOWS

- All door frames : Teak wood
- All doors : Veneered teak finish.
- Windows : UPVC sliding with clear 4 mm Float Glass
- French windows : UPVC with sliding doors and clear Float Glass along with mosquito mesh
- Aluminum louvers in Toilets

#### TOILET FITTINGS AND ACCESSORIES

- Ceramic Glazed tiles dado up to a height 2.4 metre
- Cera or Hindware or Jaquar, Glocera make sanitary ware or equivalent
- C.P. fitting Jaquar Continental make, Parryware or equivalent with provision for health faucet
- Plumbing concealed in medium class C.P.V.C./P.V.C pipes. All external plumbing, waste water pipes and storm water drains shall be in combination of PVC.
- Concealed tanks of Jaquar/Geberit
- Counter top wash basin

#### KITCHEN

- 20 mm black granite, 2.43 mts length kitchen platform with stainless steel sink
- 0.600 mts glazed ceramic tiles dado above granite kitchen platform unit

#### ELECTRICAL

- Fire resistant electrical wire of Anchor/Finolex or Havells/ Great white make/equivalent
- Elegant modular electrical switches (Crabtree/Anchor/ Finolex/Great white or equivalent)
- Telephone and television points in living room
- Single EV charging point
- Optional electrical solar panels

#### PAINTING

- Interior ceiling : Base white oil bound/acrylic distemper
- Interior walls : Tractor brand acrylic distemper
- Exterior : Premium quality cement paint
- Doors : Melamine polish for all doors
- M.S railings : Synthetic enamel paint

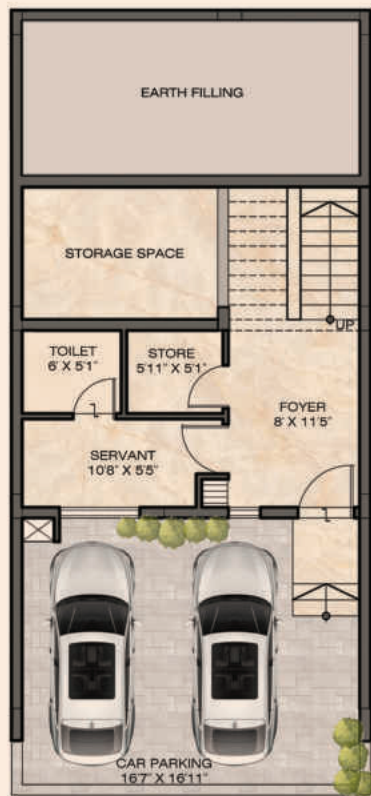
#### GENERATOR

- Standby generator for common areas and pumps
- 1 KVA back up for lighting to individual row houses/villas

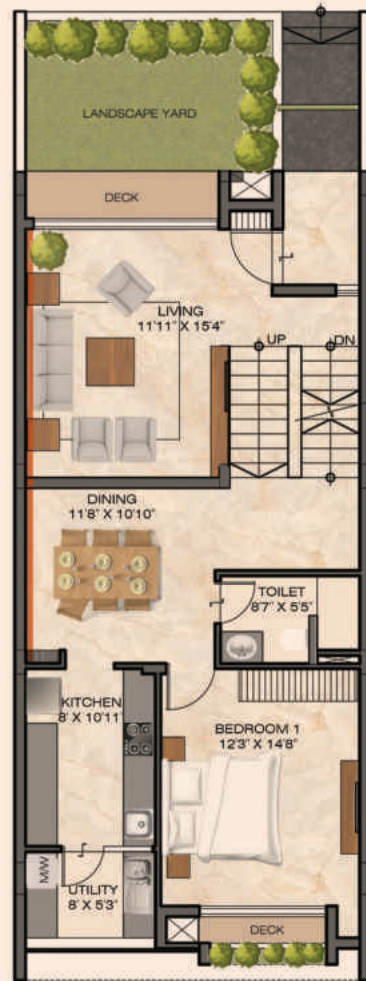
#### COMMON AMENITIES

- Club house facilities
- Children play area
- Swimming pool
- Fully equipped gym
- Landscaped area
- CC cameras in common area
- Multipurpose hall

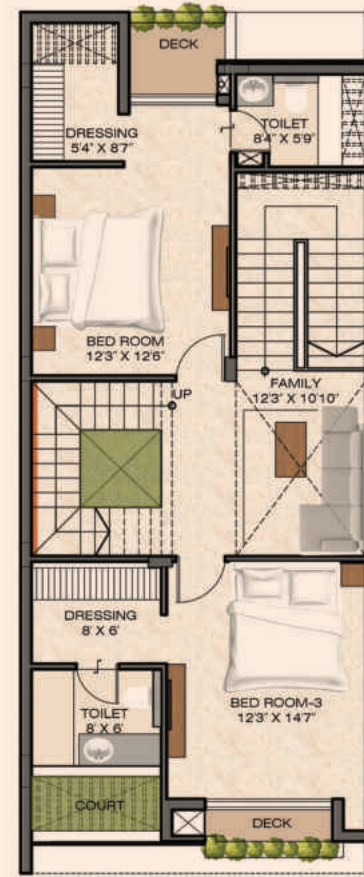
## Typical 4 Bed Villa



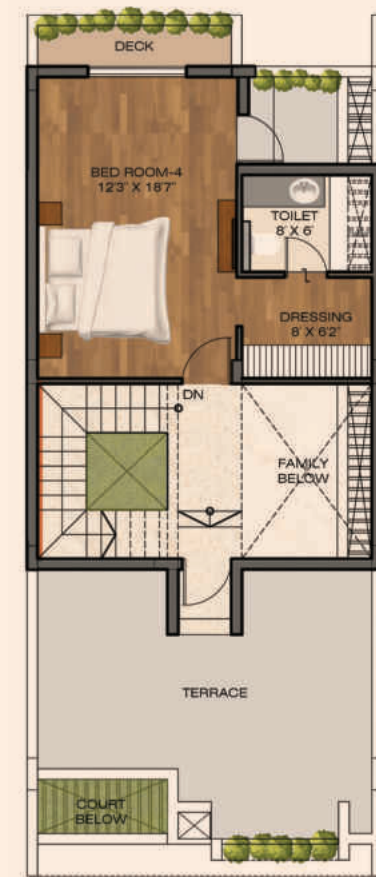
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SBUA - 3590 Sq.ft.

CA - 2535 Sq.ft.

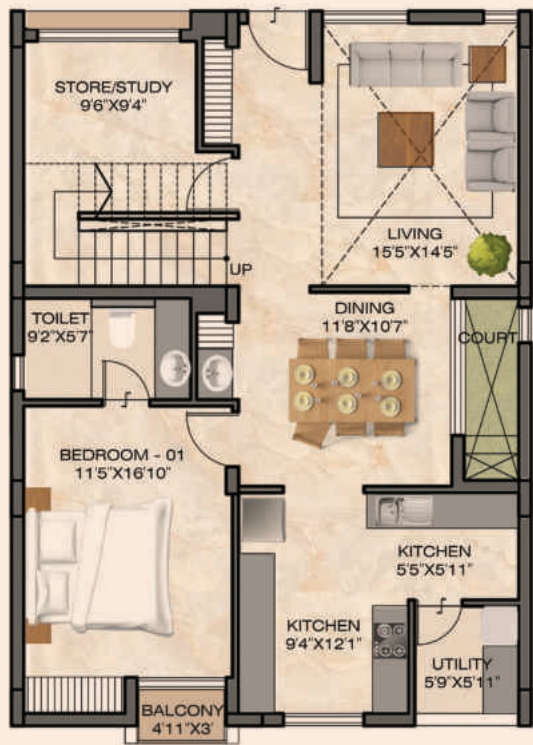
LT - 323 Sq.ft.

UT - 585 Sq.ft.

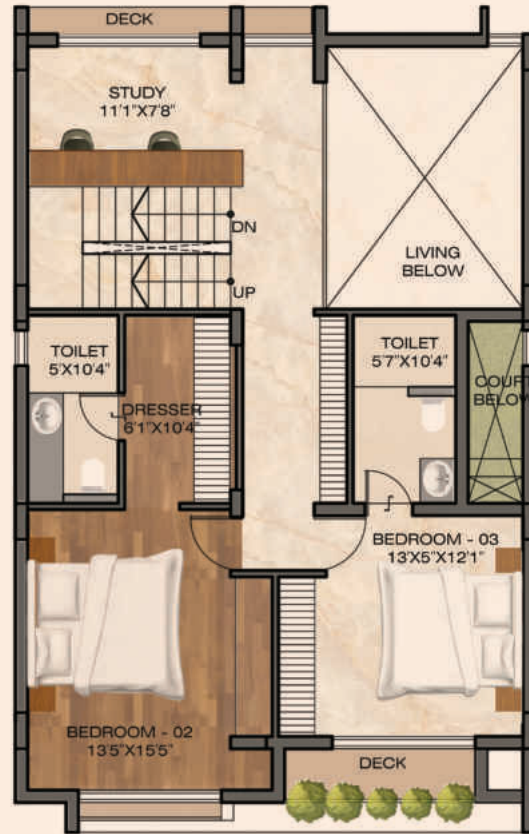
GA - 136 Sq.ft.



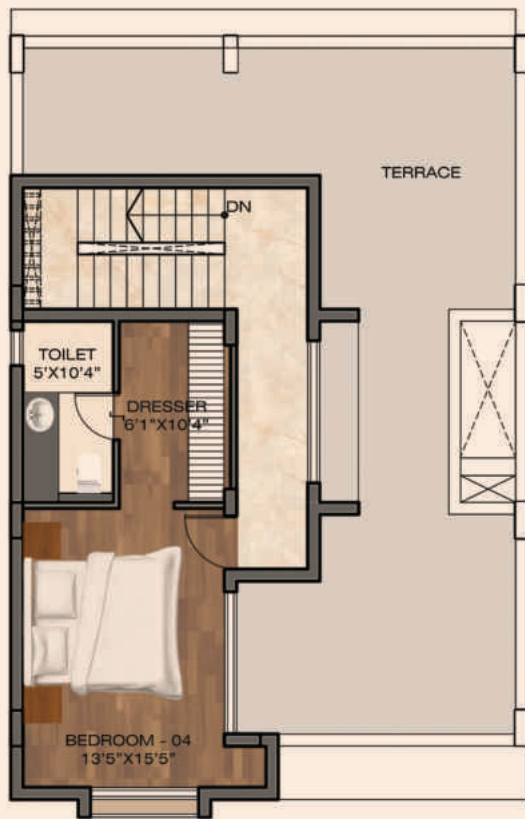




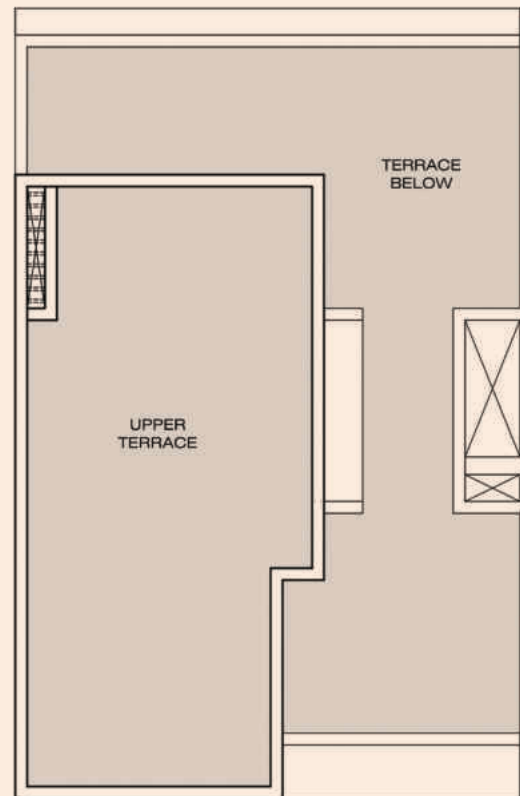
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

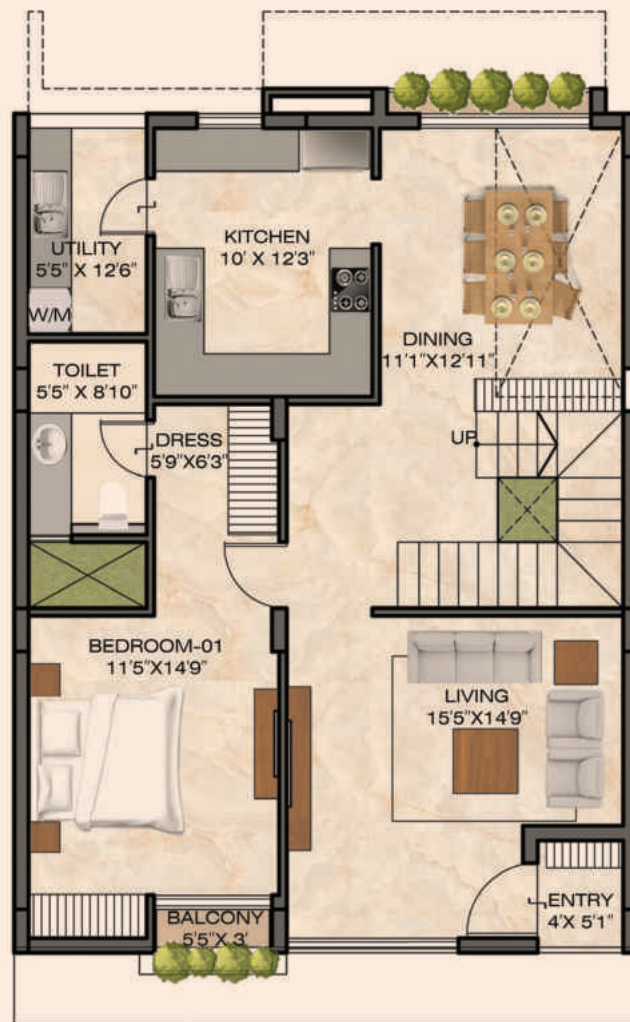
## Typical 4 Bed Villament

SBUA - 3450 Sq.ft.

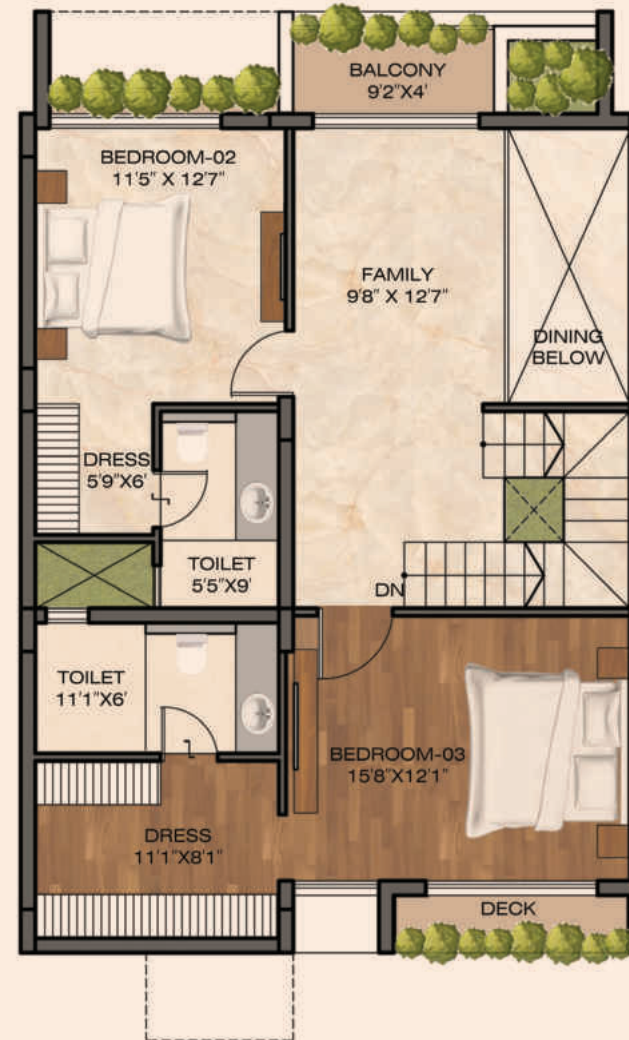
CA - 2280 Sq.ft.



## Typical 3 Bed Villament



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SBUA - 2650 Sq.ft.

CA - 1780 Sq.ft.



## From a brand trusted for 25 years



THREE DECADES OF UNWAVERING COMMITMENT	OVER 2 MILLION SQUARE FEET OF ARCHITECTURAL MASTERY	19+ COMPLETED PROJECTS & 5 UPCOMING PROJECTS	1500+ FAMILIES BEAMING WITH SATISFACTION
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TRUST



HONESTY



DELIVERABLE



QUALITY

Trust is built with consistency and we at GRC have consistently built trust amongst our customers for the last 25 years.

### GRC BRUNDAVAN

A centrally located township consisting of 498 apartments on Mysore Road  
Completed: 2018



### GRC SHRUSHTI

A well designed abode consisting of 80 apartments off Sarjapur Road  
Completed : 2017



### GRC SANKALPA

Another super project of 245 units at a great location off Sarjapur Road  
Completed: 2016



### GRC SAGAR NIVAS

A mega project consisting of 242 apartments off Hosur Road  
Completed : 2014



### GRC SUBHIKSHA

Located off Sarjapur road, a community with 288 families  
Status : RTMI



### GRC SHREEKRISH

Located off Sarjapur road, a community with 244 families  
Status : New Launch





HEALTHY HABITATS



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by GRC

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**GRC GROUP**

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