



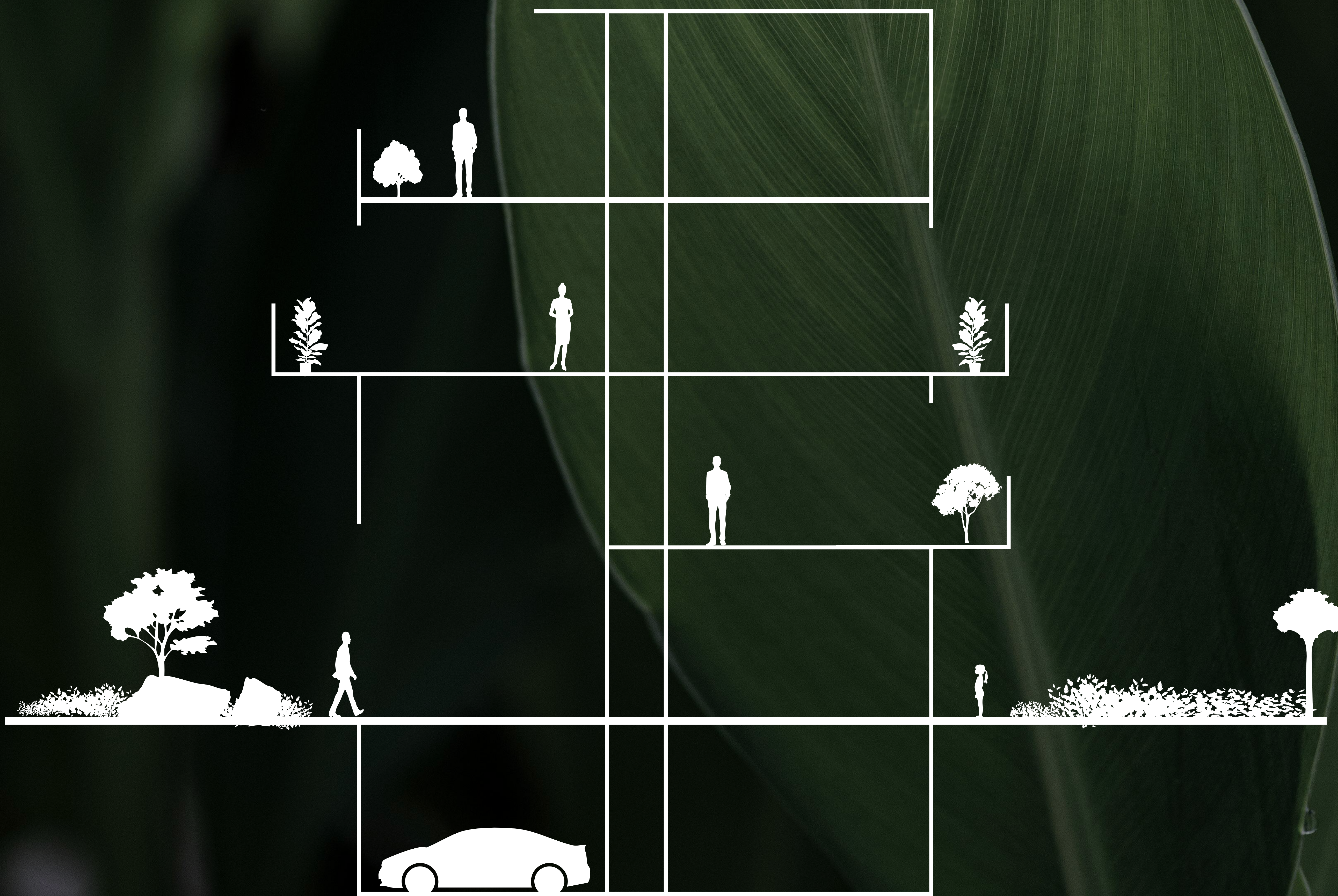
SVAM
REALTY

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.

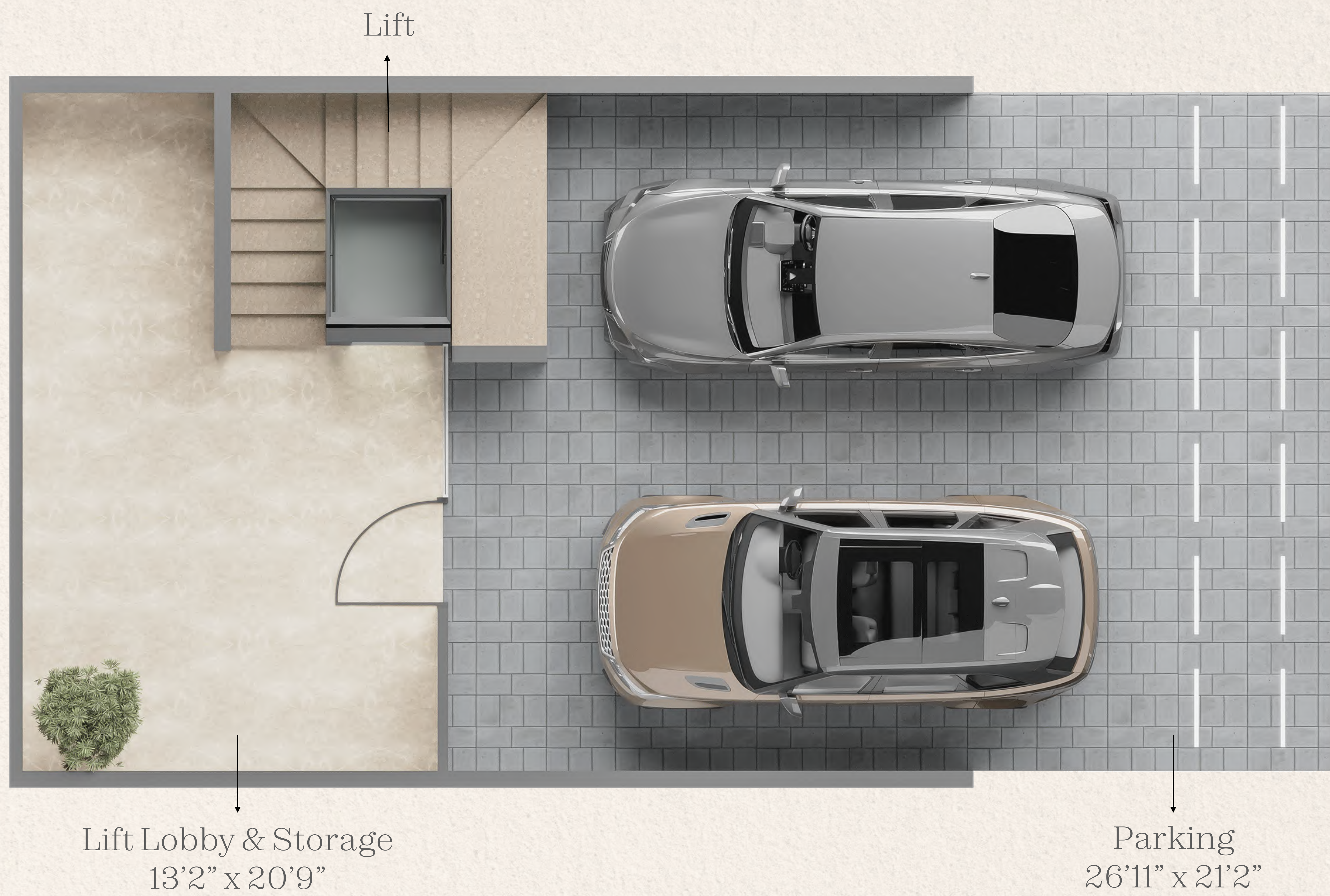


THE TERRACE

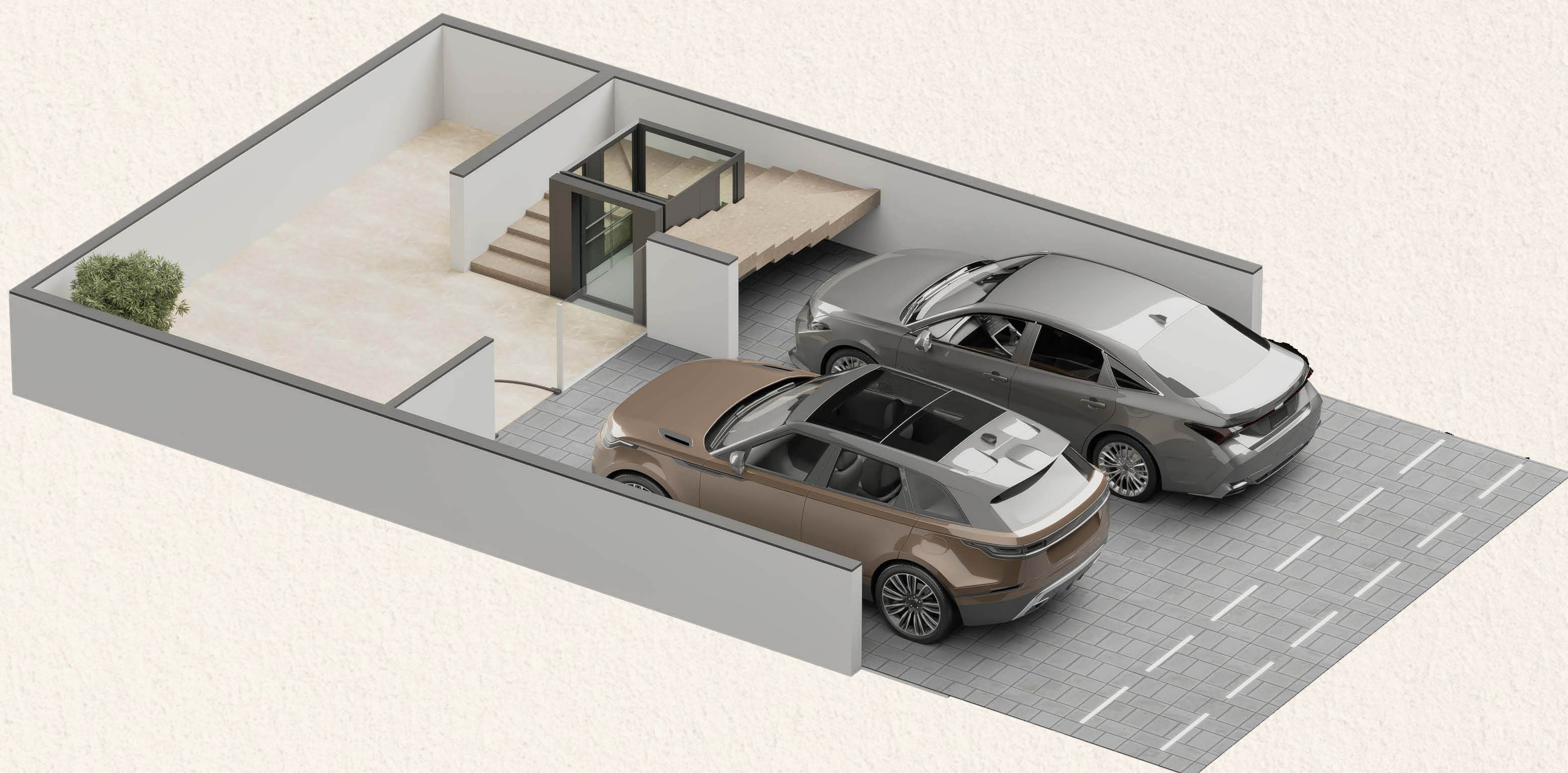
Your own terrace space, private and open, where you can relax, entertain, barbecue, or simply create the outdoor setting you desire.



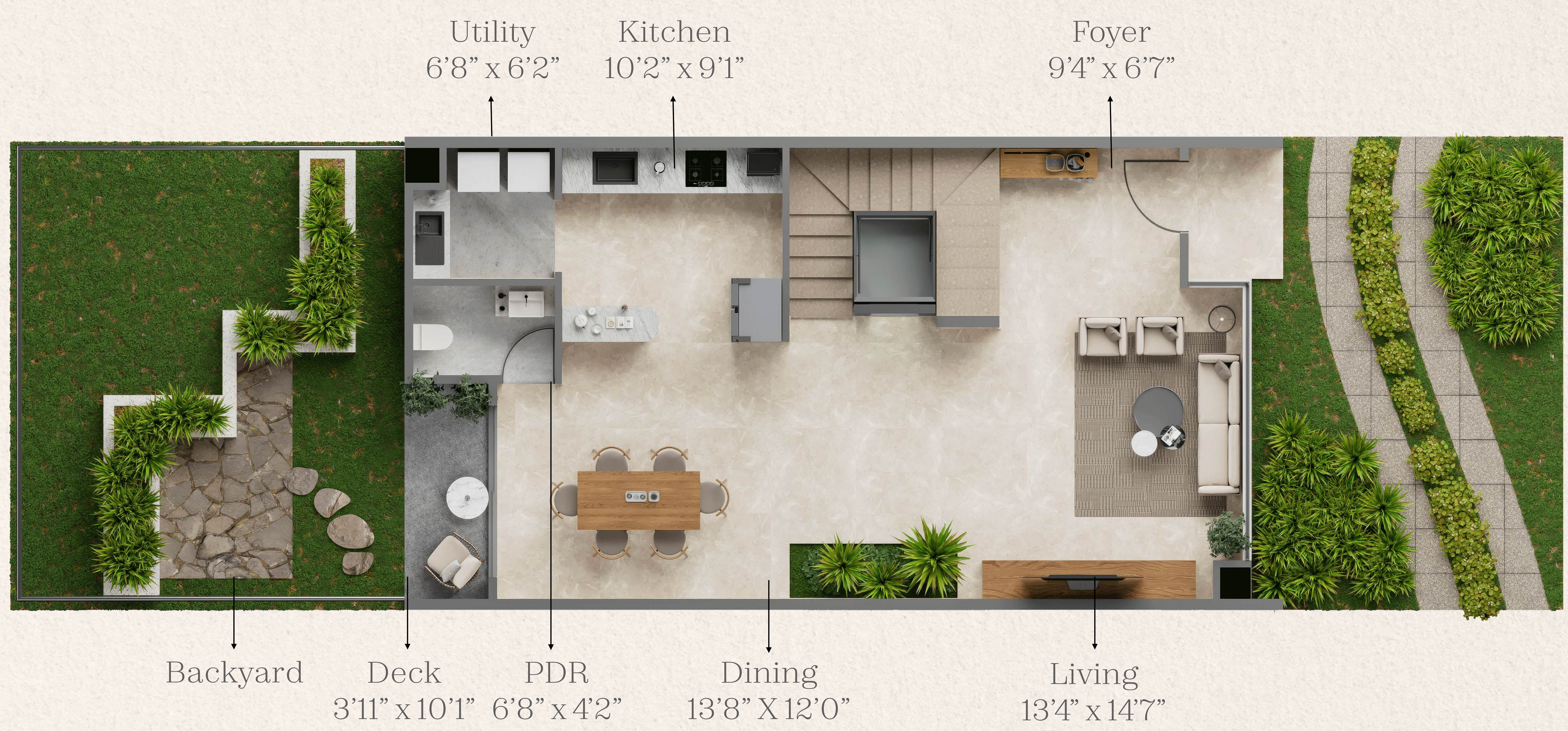
FLOOR PLAN - BASEMENT



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



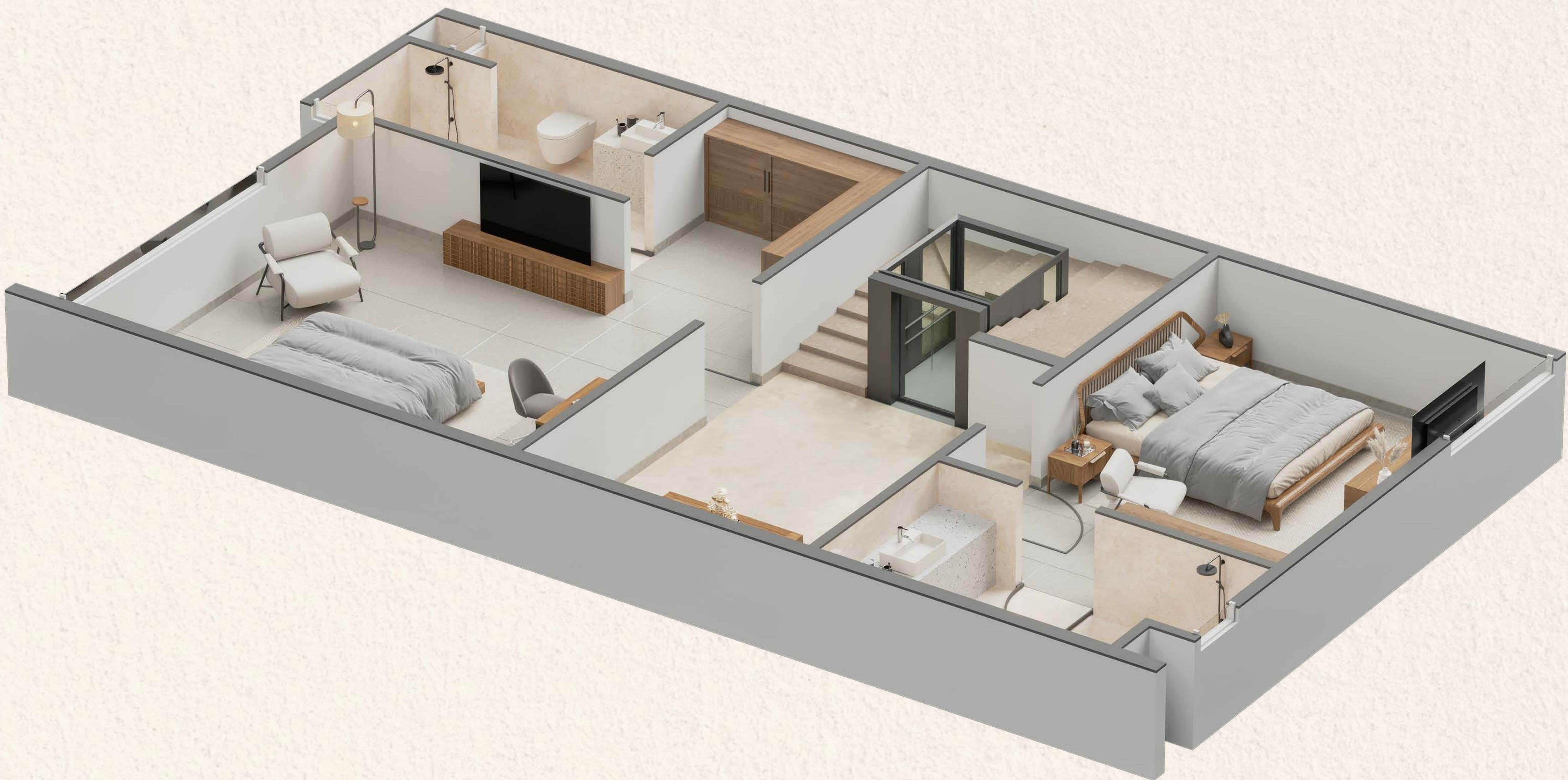
A spacious bedroom / guest room with generous walk-in wardrobes, a balcony and a study overlooking double-height living.



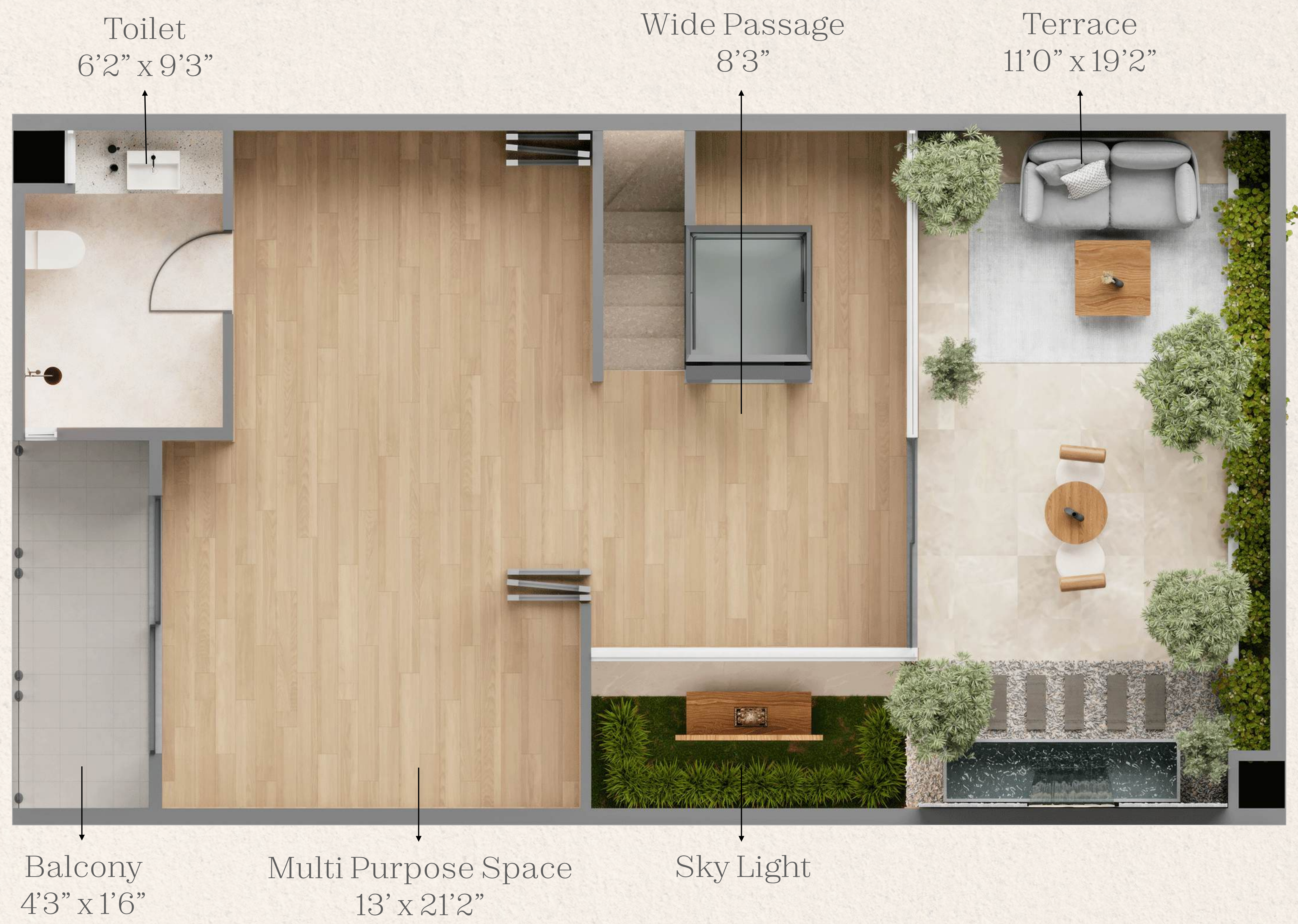
FLOOR PLAN - SECOND FLOOR



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.



The background is a dark, textured wall. In the top left corner, there is a small plant with green leaves and a white flower. In the top right corner, there is a large, dense cluster of pink flowers. In the bottom right corner, there is a large arrangement of various plants, including green leaves, pink flowers, and a plant with large, dark, pointed leaves. The floor is a light, textured surface.

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's a swimming pool with a dark blue-green surface. A concrete ledge separates the pool from the garden. The garden is filled with large, heart-shaped green leaves of Philodendrons, several Bird of Paradise flowers with their characteristic red and yellow bracts, and a Spider plant with its long, arching green leaves and small white flowers. The background is a dense wall of more tropical foliage, creating a sense of a secluded, verdant oasis.

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 Pavilion
- 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 Pavilion
- 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.

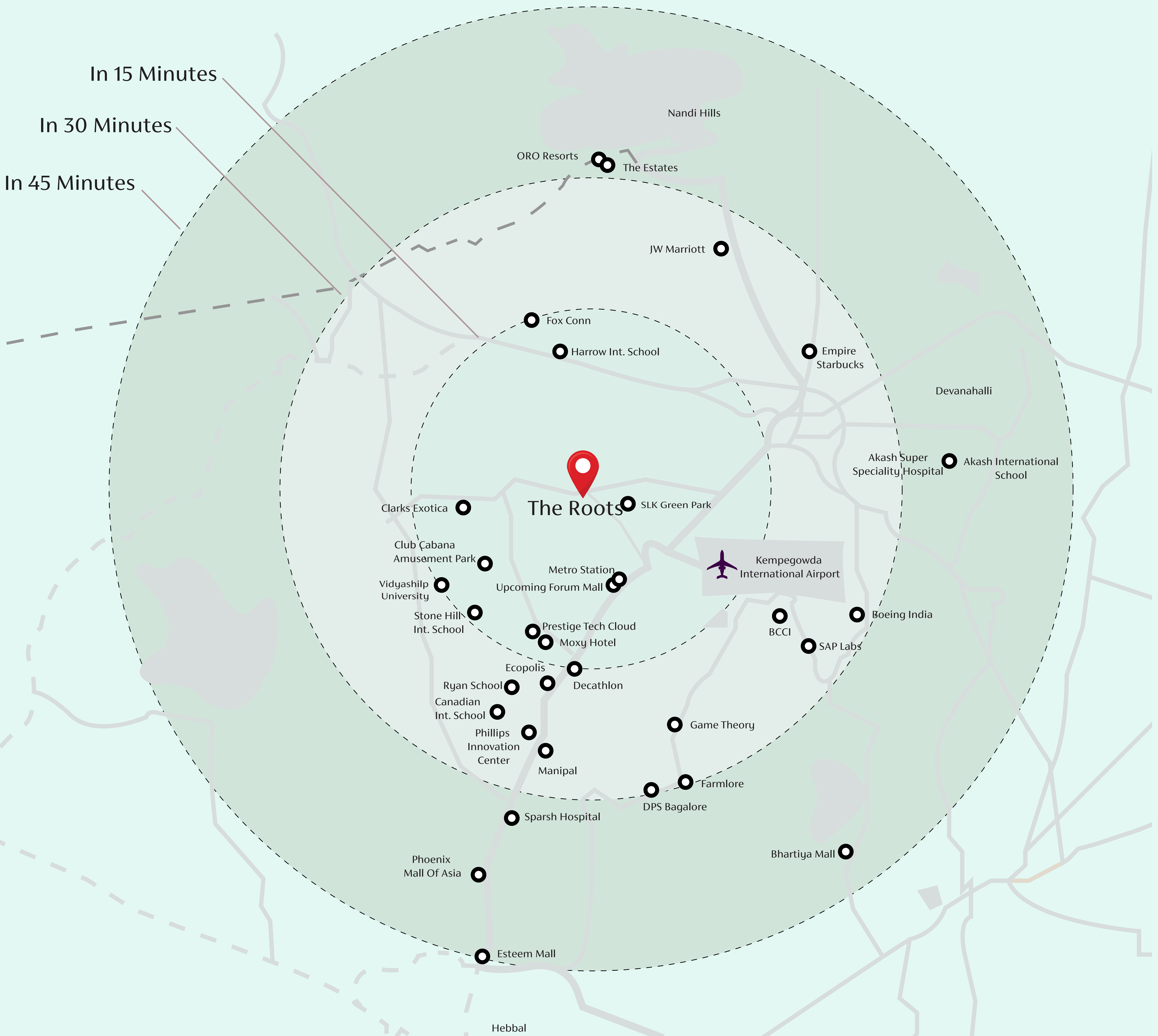




MASTER PLAN

- (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 Urbana	5	3
Akash Institute of Medical Sciences	15	10
Cambridge Institute Of Technology	15	10
Vidyashilp University	15	11
Sir M. Visvesvaraya Institute of Technology	20	12
Ryan International School	20	13
Harrow International School	20	14
Canadian International School	25	15
Stonehill International School	25	15
REVA University	30	15
Chanakya University	30	15
CMR University	30	18
Srishti Manipal Institute of Art	30	18
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
KIADB Aerospace Park SEZ	25	14
Shell India	25	14
Amazon BLR8 Devanahalli	25	15
Infosys Limited	25	15
Oracle	25	15
Collins 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
Akash Super Specialty Hospital	15	10
JD Group Hospital	15	10
CyteCare Hospital	25	15
Sparsh 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 (Bellary Highway)	5	2
IVC Road	5	3
Upcoming Metro Station - Doddajala	10	5
Kempegowda International Airport	10	8
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
Clarks Exotica	10	4
Moxy Hotel	10	4
Devanahalli DMart	20	12
Padukone - Dravid Centre for Sports Excellence	20	15
BCCI Centre of Excellence	25	15
JW Marriot - Prestige Golfshire	30	18
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

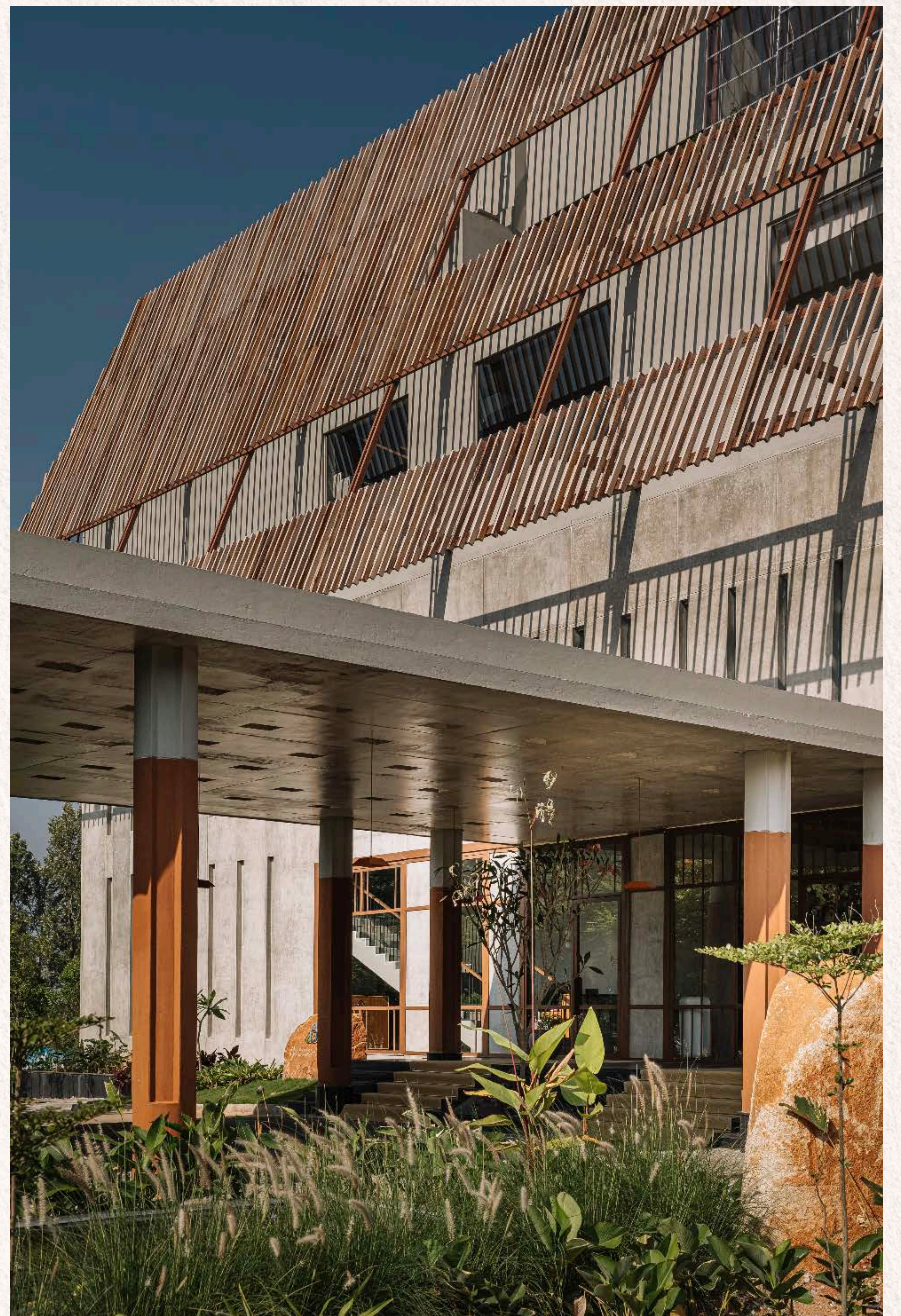


Over 40 Years of Enduring Excellence



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.



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GROUP