



HEALTHY HABITATS
MADE BY YOUR CHOICES

#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 in Construction Expertise

CREDAI
BANGALORE

PRM/KA/RERA/1251/310/PR/220623/006016

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

Artistic 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:





Artistic impression of life at Saffron Skies

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



HEALTHY HABITATS
MADE BY YOUR CHOICES

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.

32 UNIQUE VILLAMENTS	FINE 3 AND 4 BED HOMES	LUXURY OF A VILLA CONVENIENCE OF AN APARTMENT	2650 - 3470 SQ. FT.*
----------------------------	------------------------------	---	-------------------------

*Areas may differ



A man with a beard and long hair tied back, wearing a white polo shirt, is harvesting a tomato from a vine. A woman is standing next to him, holding a green-handled tool and looking at the tomato. The background is a lush green garden with many tomato plants.

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.

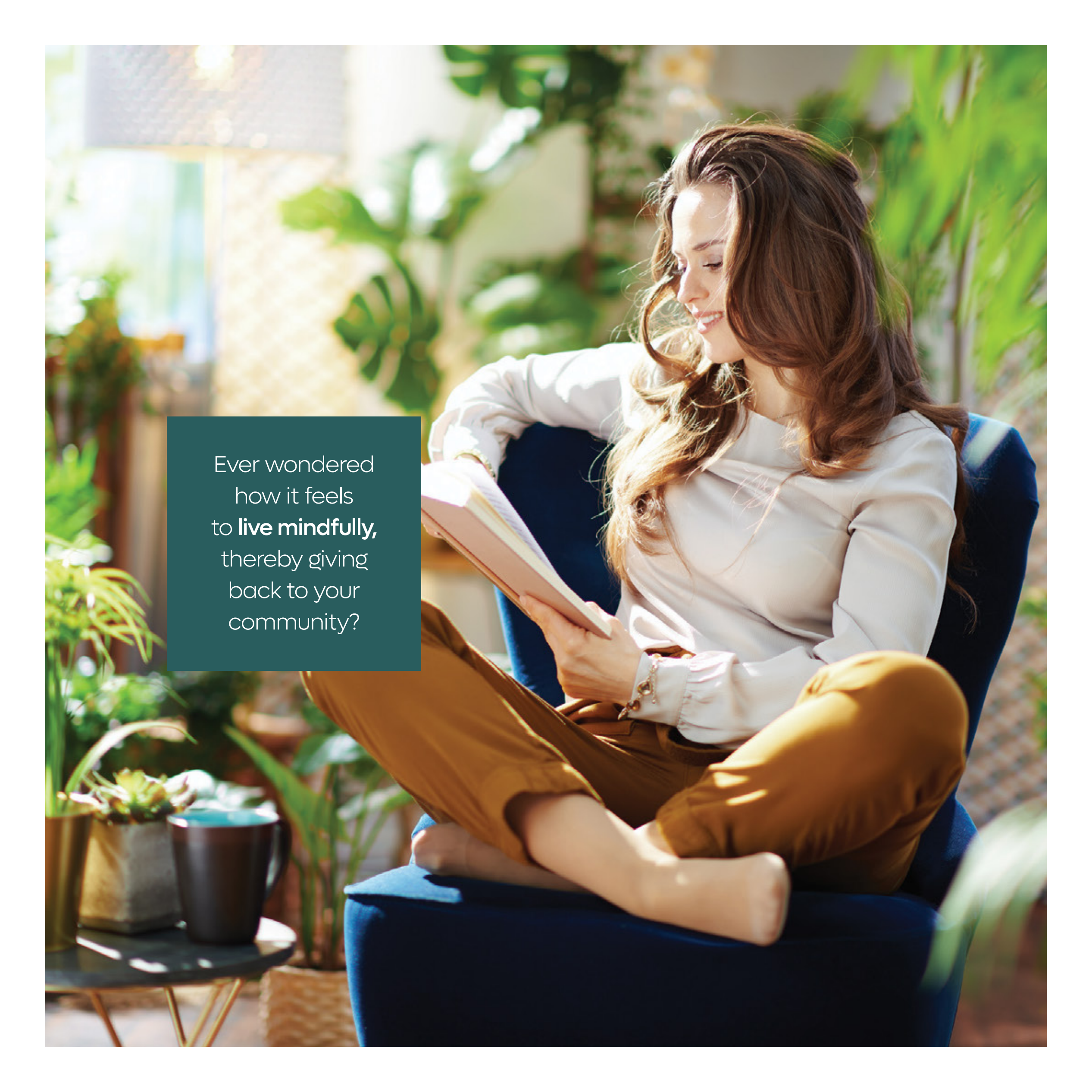


180+ native trees and shrubs, thereby ensuring 2.5 trees per family.



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



A woman with long brown hair is sitting in a blue armchair, reading a book. She is wearing a white long-sleeved shirt and mustard-colored pants. The room is filled with various green plants, and a small table with a cup and a potted plant is visible in the foreground. The lighting is warm and natural, suggesting a sunny day.

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

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

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

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.

A group of five children are sitting on a wooden deck, hugging each other from behind. They are wearing colorful t-shirts (blue, orange, light blue, red, and light blue). The background is a warm, golden sunset with trees and foliage. A purple text box is overlaid on the image.

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



HEALTHY HABITATS
MADE BY YOUR CHOICES



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.





HEALTHY HABITATS
MADE BY YOUR CHOICES

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. Buddha statue, hugging pillar and fruit tree plantation
27. Yoga lawn
28. Tree courts with seating spaces
29. Temple entrance
30. Temple
31. Driveway
32. Visitor's parking



Saffronskies
by GRC

Disclaimer: Amenities shown are for representation purposes only & few are included in the CA.

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


Saffronskies
by GRC

Artistic impression of life at Saffron Skies

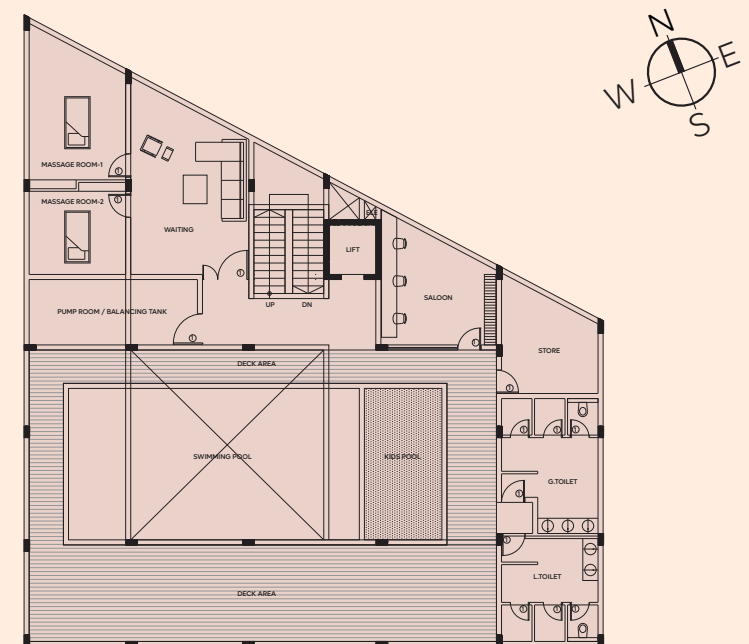


Artistic impression of Clubhouse

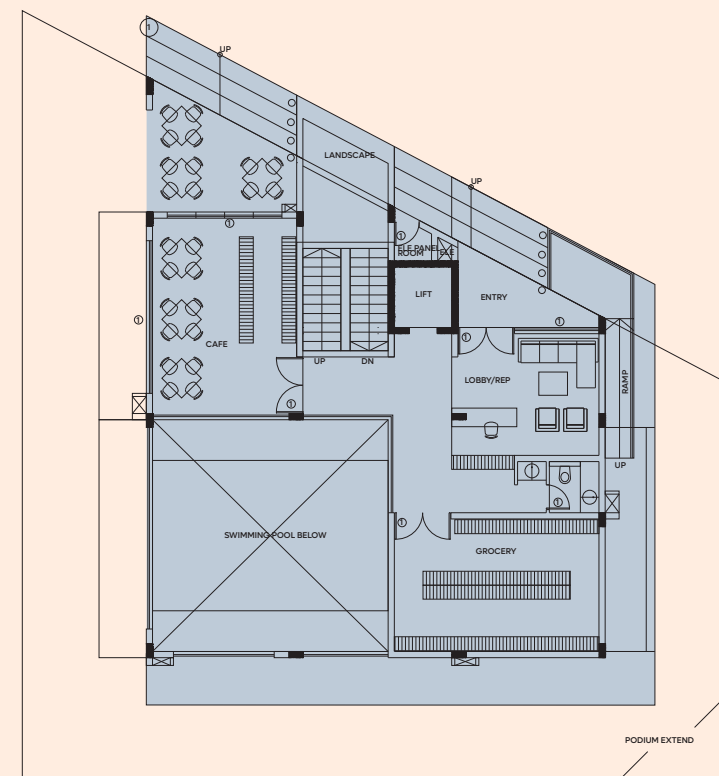
Introducing active living

Saffron Skies flaunts a luxurious clubhouse, offering 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.

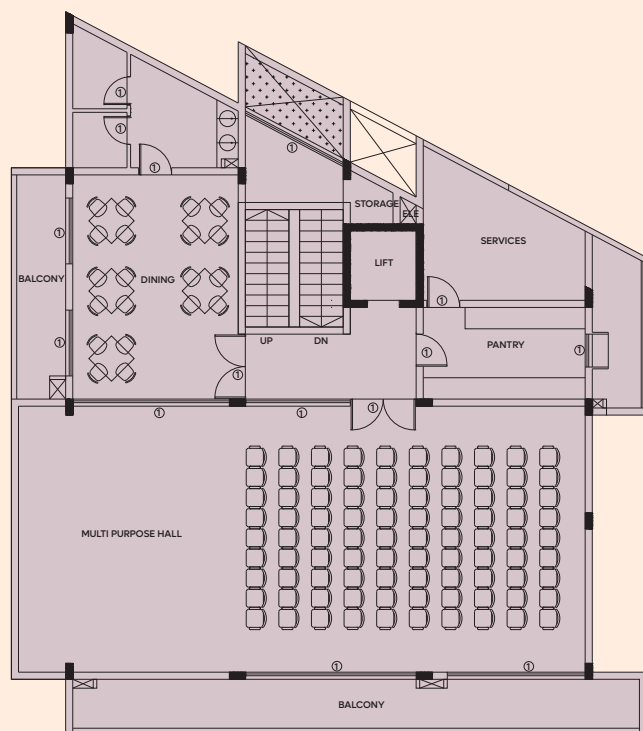
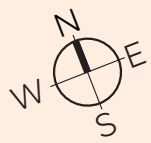
- State of the art gymnasium
- Swimming pool with kid's pool
- Celebration and dining room
- Grocery Store and cafe
- Salon and spa
- Table tennis
- Badminton court
- Indoor games court



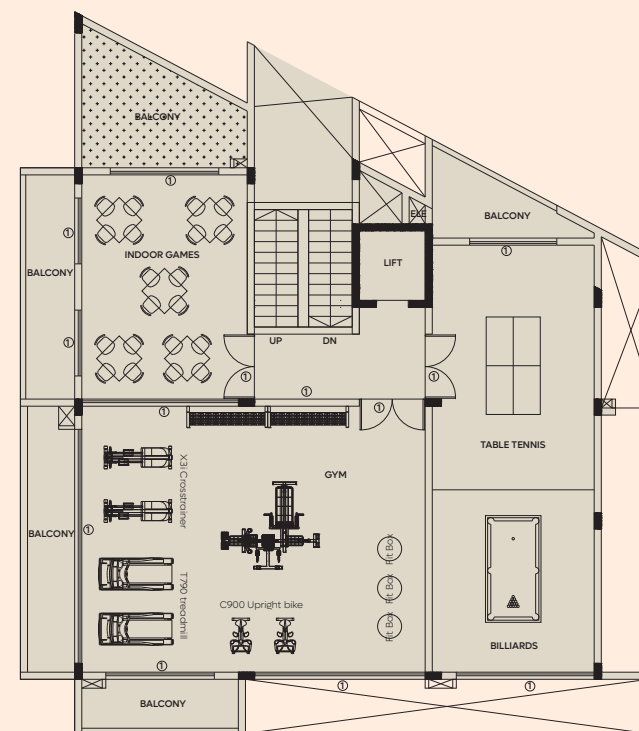
BASEMENT FLOOR PLAN



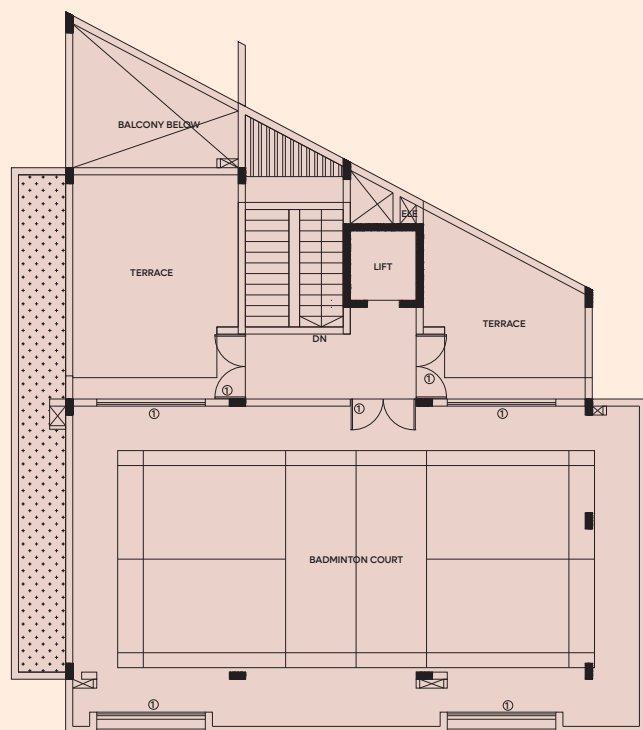
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



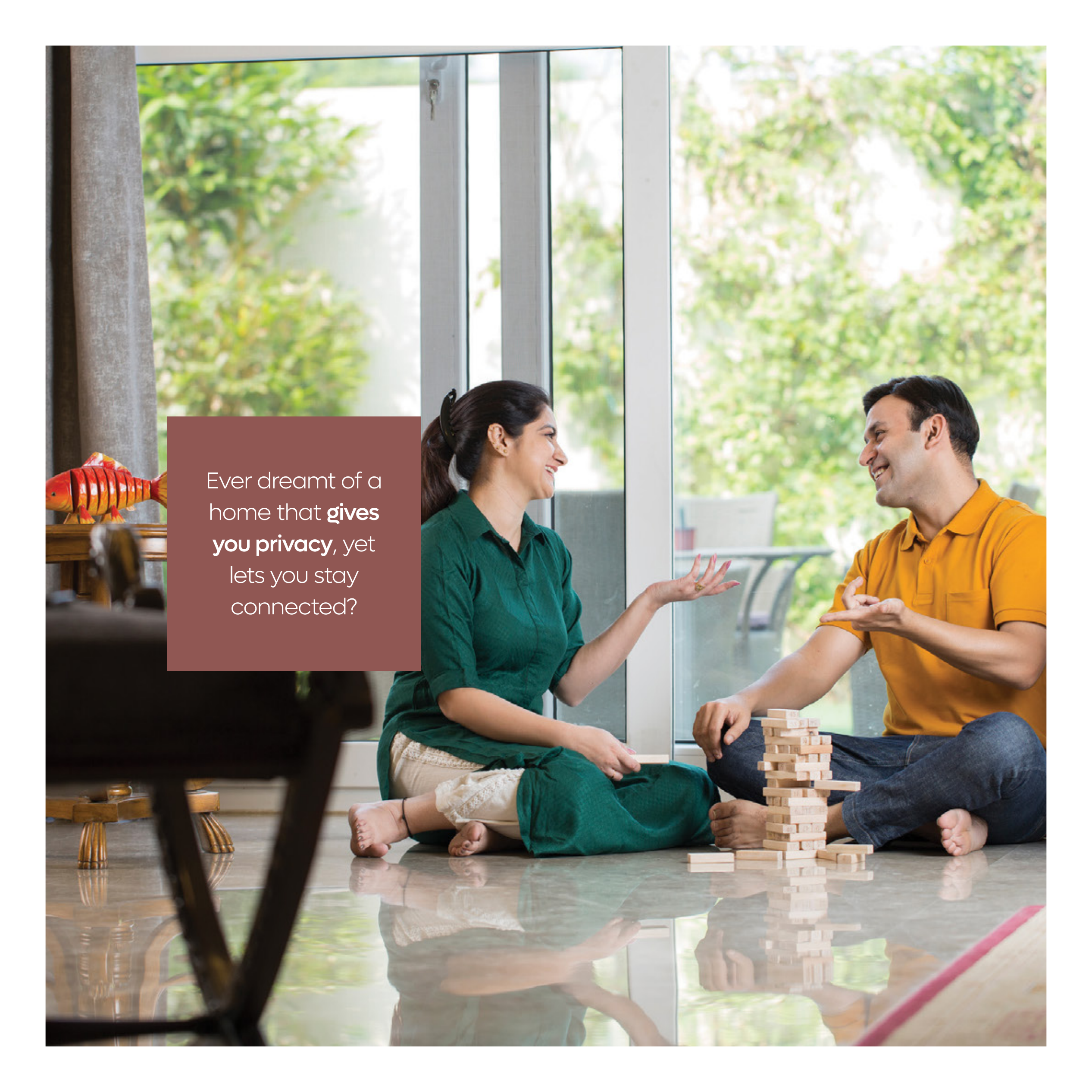
TERRACE FLOOR PLAN

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



HEALTHY HABITATS
MADE BY YOUR CHOICES



A man and a woman are sitting on a highly reflective glass table, playing Jenga. The woman, on the left, is wearing a green button-down shirt and a light-colored patterned skirt. The man, on the right, is wearing a yellow polo shirt and dark jeans. They are both smiling and looking at each other. A tall, narrow stack of wooden Jenga blocks sits on the table between them. The background is a large floor-to-ceiling window that looks out onto a lush green landscape with trees. The scene is brightly lit with natural light. A semi-transparent dark red box with white text is overlaid on the left side of the image.

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



*Artistic impression



HEALTHY HABITATS
MADE BY YOUR CHOICES



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.



*Artistic impression

Level 0:



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



*Artistic impression



*Artistic impression



HEALTHY HABITATS
MADE BY YOUR CHOICES

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



*Artistic impression



*Artistic impression

Level 4:

Your private level with a
lavish master suite opening
into a 400 sq.ft. terrace

A photograph of a wide, paved road stretching into the distance, flanked by tall, leafy trees. A bright yellow line runs down the center of the road. Sunlight filters through the leaves, creating dappled shadows on the pavement. A teal-colored rectangular box is overlaid on the left side of the image, containing white text. In the background, a red car is visible on the road, and a body of water can be seen on the far left.

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



HEALTHY HABITATS
MADE BY YOUR CHOICES

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 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 Jacquar 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

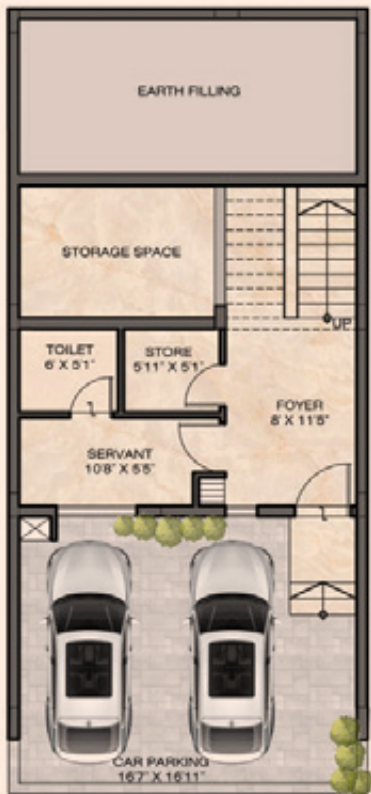
GENERATOR

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

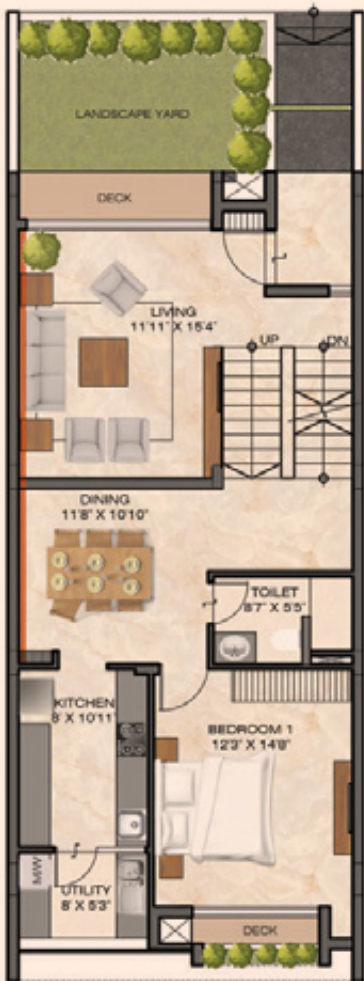
COMMON AMENITIES

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

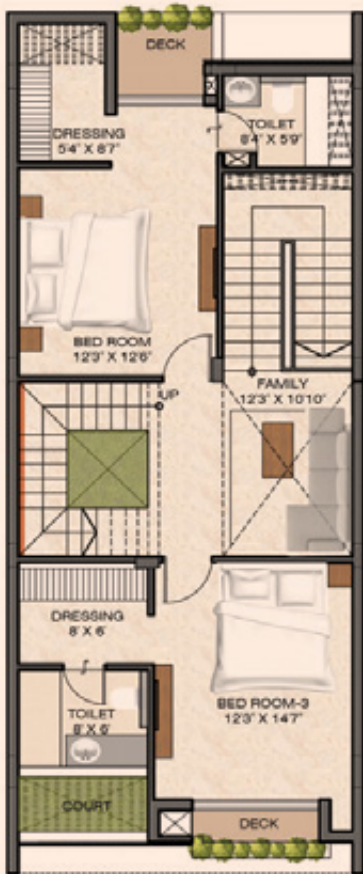
Typical 4 Bed Villa



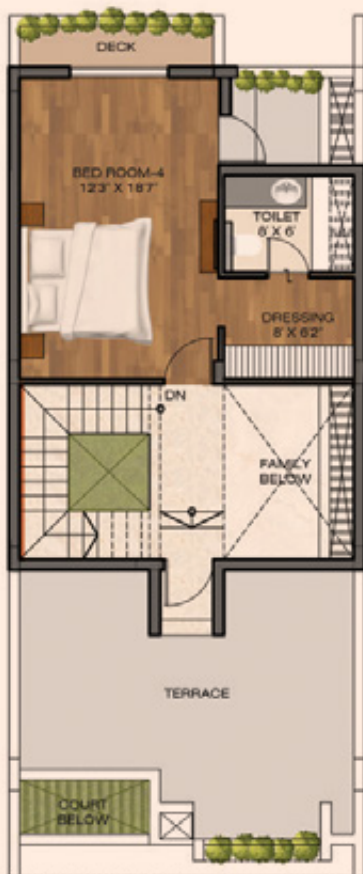
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



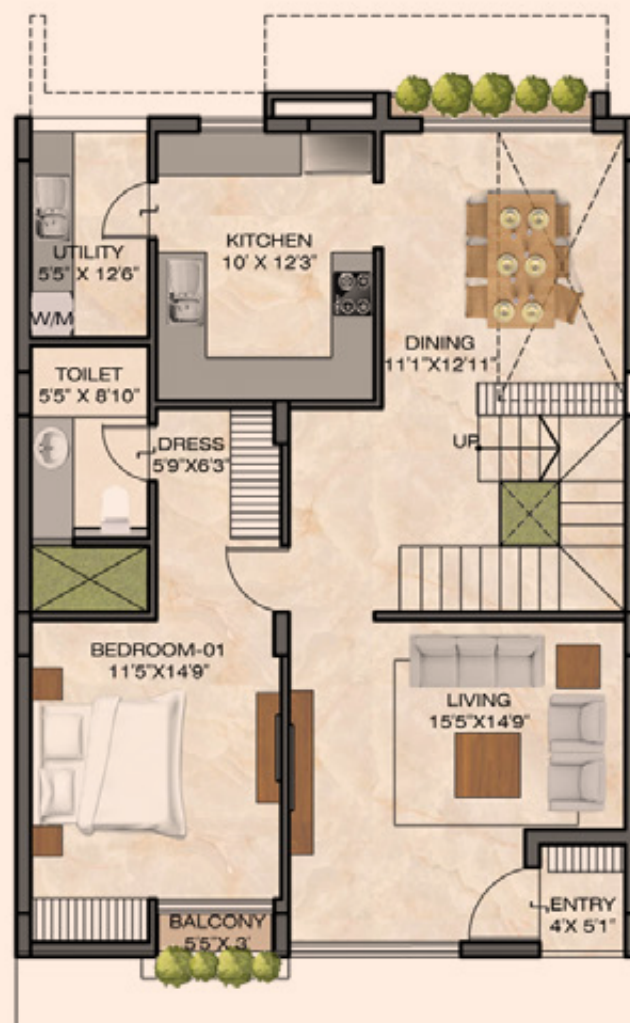
THIRD FLOOR PLAN

*Areas may differ

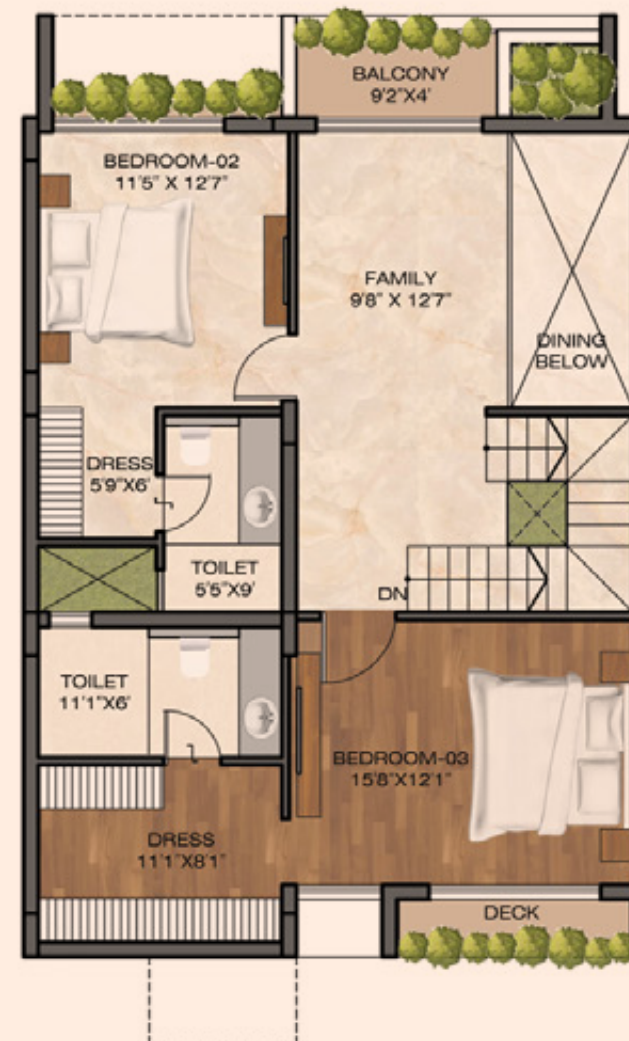
SBUA - 3590 Sq.ft.
CA - 2535 Sq.ft.
LT - 323 Sq.ft.
UT - 585 Sq.ft.
GA - 136 Sq.ft.



Typical 3 Bed Villament



GROUND FLOOR PLAN



FIRST FLOOR PLAN

*Areas may differ

SBUA - 2650 Sq.ft.

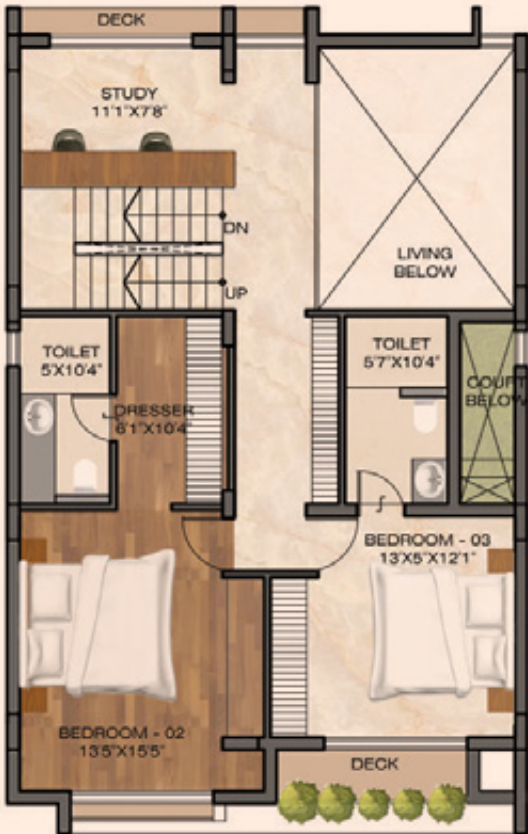
CA - 1780 Sq.ft.



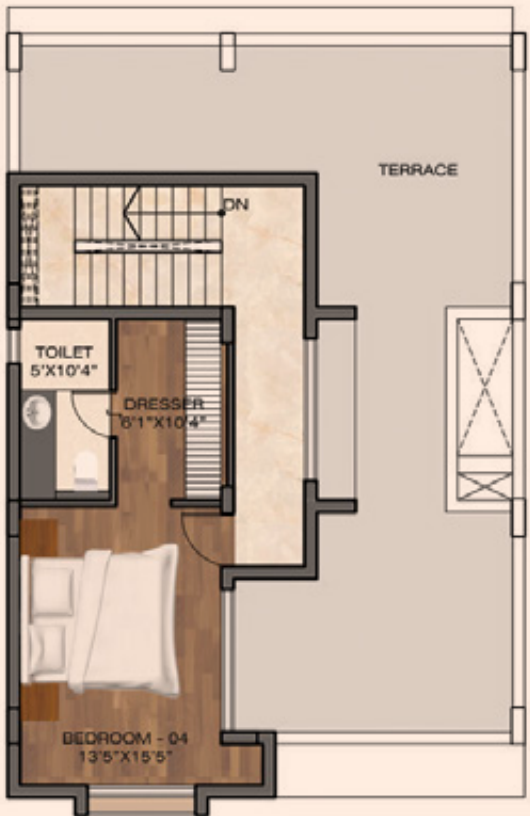
*Areas may differ



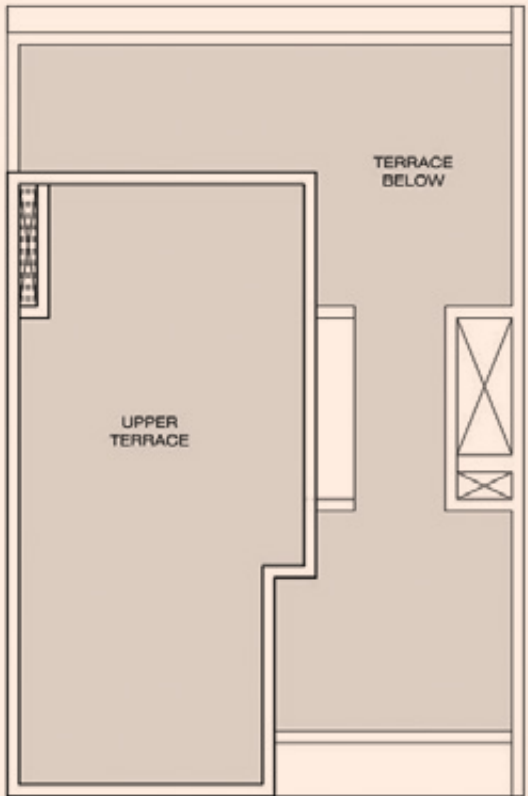
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

Typical 4 Bed Villament

SBUA - 3450 Sq.ft.
CA - 2280 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
--	---	--	--



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 SUBHIKSHA

Located off Sarjapur road, a community with 288 families

Status : Ongoing (RTMI)



GRC SHREEKRISH

Located off Sarjapur road, a community with 244 families

Status : ongoing (New Launch)



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



And 12 more completed project



HEALTHY HABITATS
MADE BY YOUR CHOICES
GRC GROUP



Saffronskies
by GRC

+91 888 447 1111 | www.grcsaffronskies.com

Disclaimer Clause: The content of this brochure is for general information purposes only. While enough care is taken by GRC Infra. to ensure that information on the brochure is up to date, accurate and correct, readers are requested to make their independent inquiry before relying upon the same. In no event will GRC Infra. offer any warranty on the information made available, or be liable for any loss or damage including without limitation, indirect or consequential loss or damage in connection with, the use of information in this brochure. By using or accessing the brochure, you agree with the Disclaimer without any qualification or limitation. Design, specifications, floor plans, brochures and interactive plans etc., are subject to change without prior notice. Computer generated images, walkthroughs and render images are the artist's impression and are an indicative of the actual designs. The contents of this brochure are meant to provide information to the readers of this brochure about ourselves including our various projects. They are only for general information and are subject to change. By no stretch of the imagination, the information on the brochure shall be construed as an advertisement and/or invitation or offer for sale. To find out more about projects/developments, visit our sales office during working hours and get in touch with authorized GRC Infra. sales representative. Please note that by sharing any of your contact details on the brochure, you are authorizing the Sales Response team of GRC Infra. (even if you are registered on the DND Registry) to provide information on our projects over Calls, SMS & Emails.

PRM/KA/RERA/1251/310/PR/220623/006016 **CREDAI**
BANGALORE

Powered by
FLOW