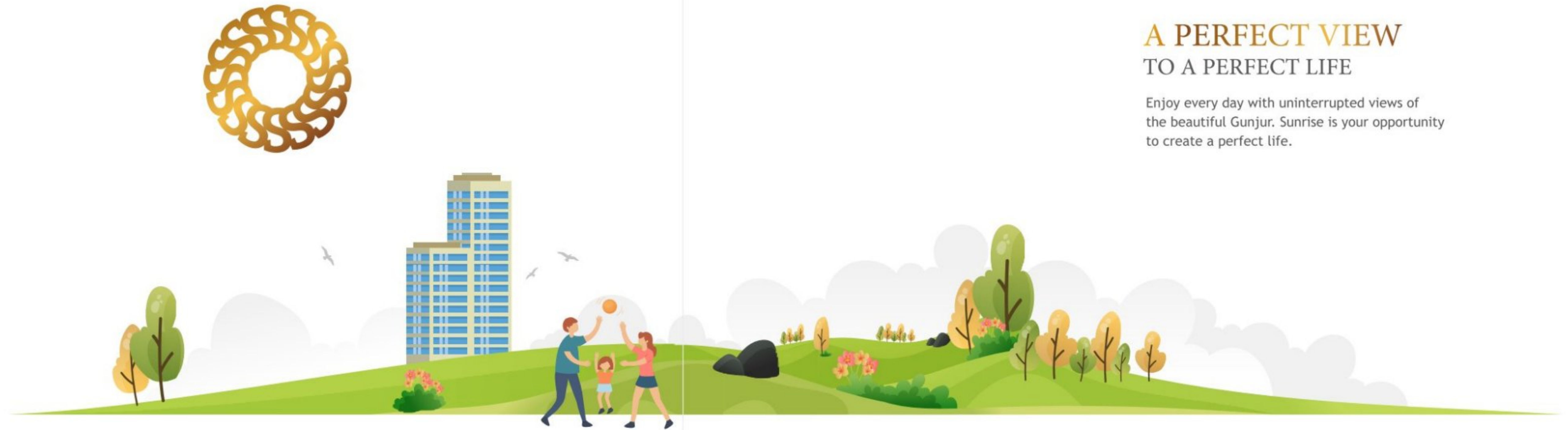




SUNRISE
YOUR NEW NEIGHBOURHOOD

2 & 3 BHK LUXURIOUS HOMES

RERA NO. : PRM/KA/RERA/1251/446/PR/310322/004803



A PERFECT VIEW TO A PERFECT LIFE

Enjoy every day with uninterrupted views of the beautiful Gunjur. Sunrise is your opportunity to create a perfect life.

PROJECT BY



Corporate Leisure & Property Developments Pvt. Ltd. (CLPD)

Is a real estate development corporation operating throughout Bangalore. Since its inception in 2001, it has focused attention on providing world-class property development in both commercial and residential side. CLPD operates on the belief that long-term excellence in the building industry is achieved through pride in workmanship combined with maximum value and client satisfaction.

Vision

To be the partner of choice for those who believe that smart, thoughtful real estate development changes communities for the better.

Mission

To constantly endeavor to be the preferred Developer of Residential and Commercial spaces adhering to the best in quality, design, delivery on commitment, honesty, transparency and value for money.

ELEVATE TO SUPERIOR LIVING

CLPD Sunrise..... Symbolises A new dawn, a new beginning, a mind afresh..... Apartments in Sunrise Project are enchantingly designed around peace in the new neighbourhood, amidst the tranquillity of Gunjur, away from din & bustle, and yet a 10 minute's drive from Wipro Corporate office & 15minutes' drive from Cisco campus on outer ring road. Project Sunrise is located in the immediate vicinity of Krupanidhi group of institutions, Gunjur Club & BBMP play ground.

Evolved through meticulous planning , the project is spread over 6 Acres 2 Guntas of land with 81% open space retained for beautifully designed verdant landscape, driveways & outdoor amenities.

The project comprises of a Mega Block with 10 wings which houses 520 aesthetically designed and meticulously planned flats in 14 floors and a Clubhouse. The concept of Opened-up building footprint ensures dynamic distant views of the site and beyond for each apartment thereby making each unit a vantage point.

The clubhouse will enliven the lifestyle with amenities like Supermarket, Gym, Games Room, Party hall, Health club. The project is also adorned with outdoor amenities like Swimming pool, Kids pool, Multipurpose court, Children's play area, Senior citizens area, Gazebo, etc.

World class design, High quality of construction with finest materials and finishes assures you of true value for your money.

Be a part of this New Neighbourhood and Embrace a new lifestyle....



14 STORY
TOWERS



25+ LIFESTYLE
AMENITIES



LOCATION EASY
TO ACCESS





ELEVATE TO AN EXEMPLARY DESIGN

At Sunrise you get thoughtful planning, innovative design and construction with the latest technology to offer strength, durability, and the finest finish to the buildings which will retain its shine and sheen for a long time to make it a Next Gen home. It has refreshing surroundings, beautiful landscapes, and optimum space utilization. The Sunrise is also equipped with luxury lifestyle amenities.

ELEVATE TO
AN ELEGANT LIFESTYLE

Sunrise is the perfect balance for the perfect lifestyle, this project offers luxurious living spaces with excellent amenities, a multipurpose court to practice your favourite sport and number of facilities to make your day filled with joy. With this project, you can live in style while enjoying all the benefits that come from living at Sunrise.





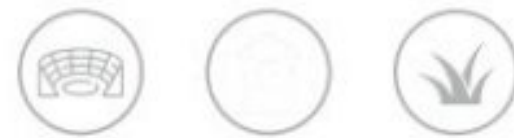
ELEVATE TO MODERN LIVING

A home built to the highest standards with exactly your modern needs in mind. You will enjoy an abundance of natural light and ventilation, which is aided by the strategic juxtaposition of the apartment blocks to facilitate the free flow of air and light from all directions. From the balconies, you can have a stunning view of the swimming pool and can take a refreshing break by diving in the pool here.



ELEVATE TO
A LIFE OF COMFORT

Sunrise brings home with Style, Class, Comfort, and Quality. Witness the homes that give a new lifestyle paradigm with its many classic features. The project is offering many state-of-the-art amenities, like an open amphitheatre for all the art you hold and A gazebo for your all-time retreat. Come to a home that is designed for all your comfort.





ELEVATE TO GRACEFUL LIVING

Experience a classy lifestyle that is complete with a multitude of amenities. It is an exclusive residential complex that offers its residents the best of both worlds - luxury and convenience.



SITE LAYOUT



- 01 Main Entrance
- 02 Basement Entry Ramp
- 03 Basement Exit Ramp
- 04 Surface Car Parking
- 05 Palm Court
- 06 Swimming & Kids Pool
- 07 Pool Deck
- 08 Changing Rooms, Showers & Washrooms
- 09 Gazebo
- 10 Entry Plaza
- 11 Jogging Track
- 12 Children's Play Area
- 13 Flower Bed
- 14 Lawn Area / Yoga Lawn
- 15 Amphitheater
- 16 Miyawaki Forest
- 17 Skating Rink
- 18 Reflexology Path
- 19 Focal tree court seater with pergola
- 20 Outdoor Gym Area
- 21 Multipurpose Court
- 22 Tennis Court
- 23 Chess Court
- 24 Practice Cricket Pitch
- 25 Green Space
- 26 Senior Citizen Court
- 27 Club House Entry Plaza
- 28 Transformer Yard

WING- B



TYPICAL
FLOOR PLAN
1st TO 13th Floor

AREA STATEMENT

UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	2BHK	69.32	746.16	104.61	1126	3.94	42.41	2.80	30.14	2.74	29.49
102	2BHK	69.32	746.16	104.42	1124	3.94	42.41	2.80	30.14	2.74	29.49
103	2BHK	66.44	715.16	100.98	1087	3.94	42.41	2.80	30.14	2.74	29.49
104	2BHK	66.44	715.16	101.17	1089	3.94	42.41	2.80	30.14	2.74	29.49

KEY PLAN



WING- C



TYPICAL
FLOOR PLAN
1st TO 13th Floor

AREA STATEMENT

UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	2BHK	69.32	746.16	104.42	1124	3.94	42.41	2.80	30.14	2.74	29.49
102	2BHK	69.32	746.16	105.07	1131	3.94	42.41	2.80	30.14	2.74	29.49
103	2BHK	66.44	715.16	101.63	1094	3.94	42.41	2.80	30.14	2.74	29.49
104	2BHK	66.44	715.16	100.98	1087	3.94	42.41	2.80	30.14	2.74	29.49

KEY PLAN



WING- D & F



TYPICAL
FLOOR PLAN
1st TO 13th Floor



KEY PLAN



AREA STATEMENT

UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	2BHK	69.32	746.16	104.33	1123	3.94	42.41	2.80	30.14	2.74	29.49
102	2BHK	69.32	746.16	103.77	1117	3.94	42.41	2.80	30.14	2.74	29.49
103	2BHK	66.44	715.16	100.33	1080	3.94	42.41	2.80	30.14	2.74	29.49
104	2BHK	66.44	715.16	100.98	1087	3.94	42.41	2.80	30.14	2.74	29.49

WING- E & G



TYPICAL
FLOOR PLAN
1st TO 13th Floor



KEY PLAN



AREA STATEMENT

UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	2BHK	69.32	746.16	103.77	1117	3.94	42.41	2.80	30.14	2.74	29.49
102	2BHK	69.32	746.16	104.33	1123	3.94	42.41	2.80	30.14	2.74	29.49
103	2BHK	66.44	715.16	100.98	1087	3.94	42.41	2.80	30.14	2.74	29.49
104	2BHK	66.44	715.16	100.33	1080	3.94	42.41	2.80	30.14	2.74	29.49

WING- H

TYPICAL
FLOOR PLAN
1st TO 13th Floor



AREA STATEMENT

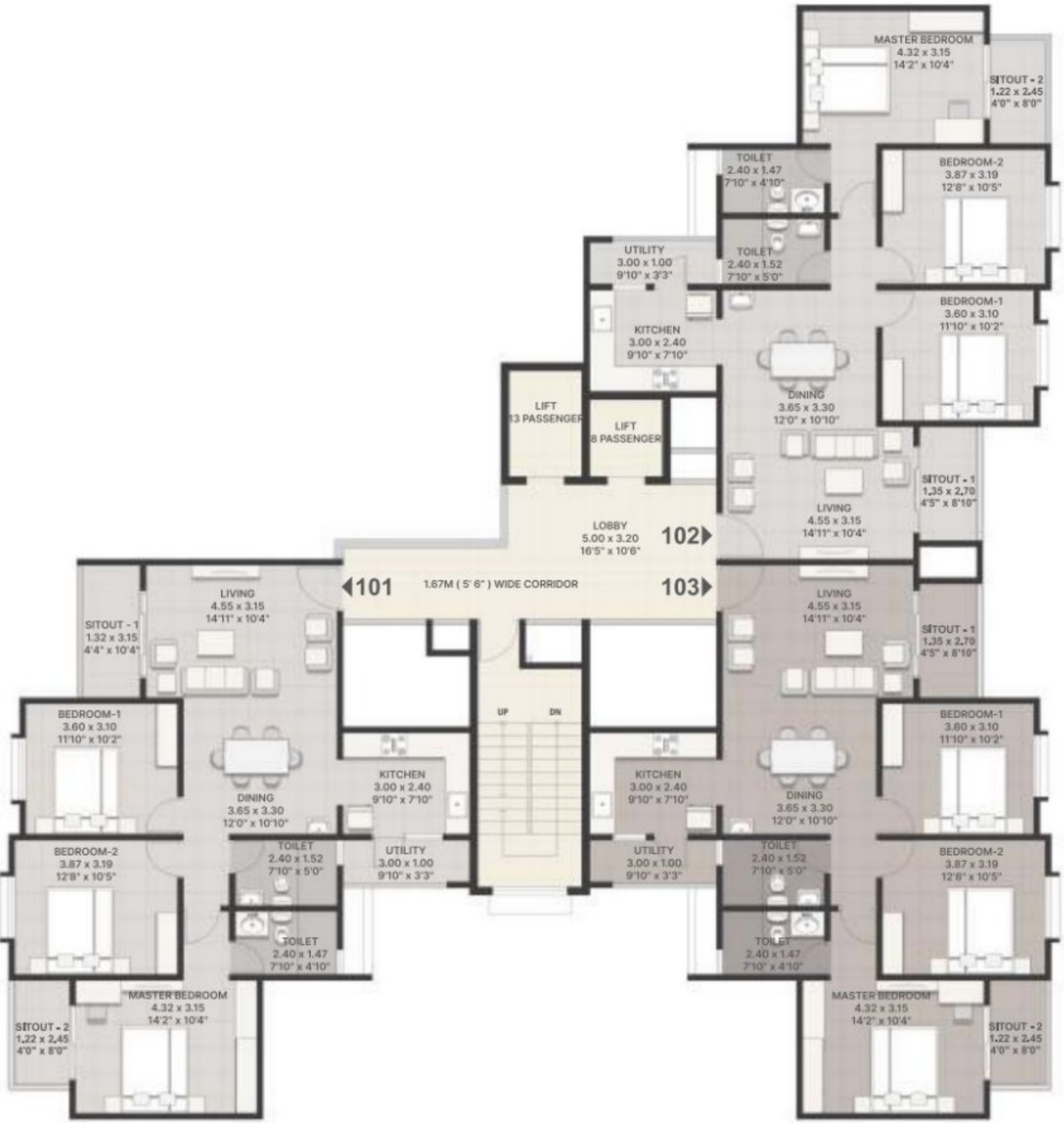
UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	2BHK	69.11	743.90	111.11	1196	3.97	42.73	2.80	30.14	2.74	29.49
102	2BHK	66.44	715.16	107.12	1153	3.94	42.41	2.80	30.14	2.74	29.49
103	2BHK	66.44	715.16	107.12	1153	3.94	42.41	2.80	30.14	2.74	29.49

KEY PLAN



WING- J

TYPICAL
FLOOR PLAN
1st TO 13th Floor



AREA STATEMENT

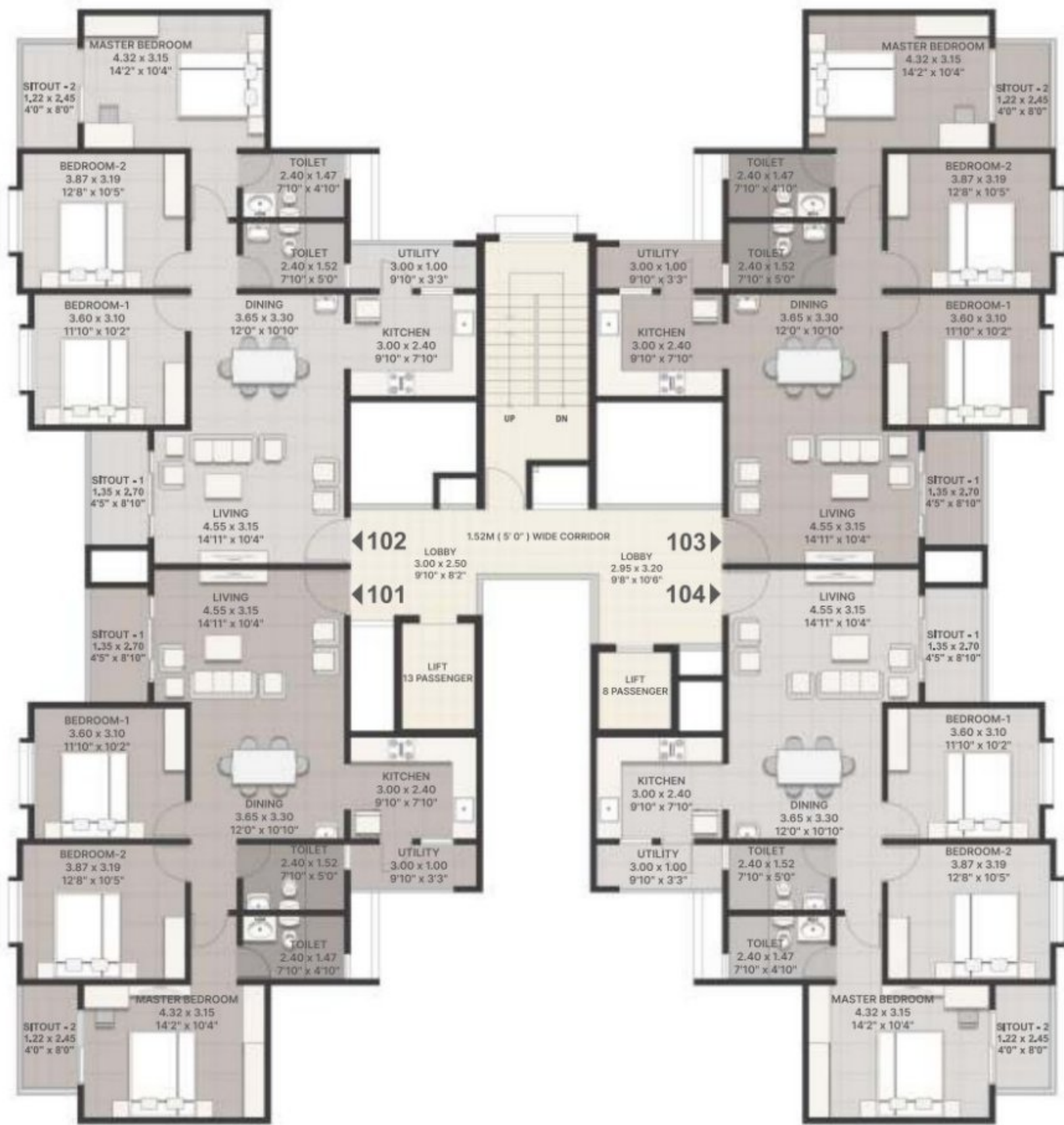
UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	3BHK	86.60	932.16	127.56	1373	4.16	44.78	2.99	32.18	3.00	32.29
102	3BHK	86.60	932.16	126.81	1365	3.64	39.18	2.99	32.18	3.00	32.29
103	3BHK	86.60	932.16	126.44	1361	3.64	39.18	2.99	32.18	3.00	32.29

KEY PLAN



WING- K

TYPICAL
FLOOR PLAN
1st TO 13th Floor



AREA STATEMENT

UNIT	TYPE	RERA CARPET		SUPER BUILT UP		SITOUT-1		SITOUT-2		UTILITY	
		SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT	SQM	SFT
101	3BHK	86.60	932.16	122.72	1321	3.64	39.18	2.99	32.18	3.00	32.29
102	3BHK	86.60	932.16	122.35	1317	3.64	39.18	2.99	32.18	3.00	32.29
103	3BHK	86.60	932.16	122.35	1317	3.64	39.18	2.99	32.18	3.00	32.29
104	3BHK	86.60	932.16	122.72	1321	3.64	39.18	2.99	32.18	3.00	32.29



KEY PLAN

ISO VIEW



2 BHK | CUT
SECTION

TOP VIEW



- A** LIVING
10'3" X 14'2"
- B** SIT OUT-1
10'2" X 4'2"
- C** BEDROOM- 1
10'2" X 12'0"
- D** M.BEDROOM
10'4" X 14'0"
- E** SIT OUT- 2
8'2" X 3'8"
- F** A.TOILET
4'10" X 8'0"
- G** C.TOILET
4'10" X 8'0"
- H** DINING
10'10" X 10'0"
- I** KITCHEN
7'10" X 9'6"
- J** UTILITY
3'8" X 8'0"
- K** FOYER
6'3" X 3'10"

ISO VIEW



3 BHK | CUT SECTION

ISO VIEW



3 BHK | CUT SECTION

TOP VIEW

TOP VIEW

- A LIVING**
14'11" X 10'4"
- B SIT OUT-1**
4'5" X 8'10"
- C BEDROOM- 1**
11'10" X 10'2"
- D BEDROOM- 2**
12'8" X 10'5"
- E M.BEDROOM**
14'2" X 10'4"
- F SIT OUT- 2**
4'0" X 8'0"
- G A.TOILET**
7'10" X 4'10"
- H C.TOILET**
7'10" X 5'0"
- I DINING**
12'0" X 10'10"
- J KITCHEN**
9'10" X 7'10"
- K UTILITY**
9'10" X 3'3"



- A LIVING**
14'11" X 10'4"
- B SIT OUT-1**
4'5" X 8'10"
- C BEDROOM- 1**
11'10" X 10'2"
- D BEDROOM- 2**
12'8" X 10'5"
- E M.BEDROOM**
14'2" X 10'4"
- F SIT OUT- 2**
4'0" X 8'0"
- G A.TOILET**
7'10" X 4'10"
- H C.TOILET**
7'10" X 5'0"
- I DINING**
12'0" X 10'10"
- J KITCHEN**
9'10" X 7'10"
- K UTILITY**
9'10" X 3'3"





LIFESTYLE AMENITIES



SPECIFICATION

STRUCTURE	RCC framed structure.
WALL	Both Internal & External walls are 6" thick (150mm) concrete walls
LOBBIES & CORRIDORS	All lobbies and corridors elegantly finished with Anti-skid Vitrified tile flooring.
DOORS	Main door - Teak wood frame with threshold and membrane pressed door shutter finished with polish on both sides. Internal doors- Red Sal door frame with Membrane pressed door shutters finished with water based matt enamel paint.
WINDOWS	Anodized glazed Aluminium sliding windows with MS Grills. Mosquito mesh for bedroom windows only.
FLOORING	Double Charged Premium 600*600 Vitrified Tile for living/dining/bedrooms & Kitchen. Anti-skid Vitrified tiles for Sitout & Utility.
INTERNAL PAINTING	All walls finished in Asian Tractor Emulsion paint.
EXTERNAL PAINTING	All exterior surfaces texture finished and painted with Apex weather shield paint.
KITCHEN	Kitchen counter in granite / equivalent, fixed on brackets with 24" dado over the counter in glazed / matt tiles with Stainless steel sink & CP fittings. Utility: washing machine point with inlet & outlet.
TOILETS	Sanitary ware - White Sanitary ware of Toto make or equivalent. Wall Hung EWC with concealed flush tank of Geberit make or Equivalent. Counter top / Table top wash basin in attached toilet, Wall mounted wash basin with pedestal in Common toilet. Inlet/outlet Provision for Wash basin in dining. Sanitary fittings - CP fittings (Jaquar or Equivalent make), Single level divertor in Bath area with spout and shower rose. Tiles - Flooring in anti-skid ceramic tiles and Dado (wall cladding) up to 7'4" height in glazed ceramic tiles.

WATER SUPPLY	CPVC fittings and piping for water supply; High quality PVC pipes for Down take lines.
ELECTRICAL	3KW power will be provided for all units. Switches -Modular switches (Anchor modular or Equivalent make), Wiring- Quality copper wire (Anchor or Equivalent make) with all necessary MCB's and ELCB's; AC point in 2 Bedrooms.
BACKUP POWER	100% of backup power available for all common areas, lifts, lobbies and staircases. 0.5 KVA back up power for each apartment for lights and fan points.
TELEPHONE / DATA POINT	Conduit provision will be made in Master bedroom.
CABLE TV POINT	Provision of conduit for CTV point will be made in both Living and Master bedroom., Cable to be provided by service provider only.
SECURITY	Round the clock security with trained security personal.
RAILINGS	All railings are of relevant MS members as per design.
LIFTS	Each core will be provided with 1Nos. 8 passenger & 1 Nos. 13 passenger/service lift of schindler make or Equivalent.
STAIRCASE	All common staircases are 1.20 meter wide flight width, finished with MS Railing and Staircase tiles.
FIRE FIGHTING	Fire fighting as per norms of the Fire department and NBC code.
SEWAGE TREATMENT PLANT	STP as per the norms of Pollution control Board.





YOU DON'T NEED TO
TRAVEL MILES
TO GO EVERYWHERE

At CLPD Sunrise, we aim to bring you a peaceful and tranquil lifestyle without the hassles of worrying about everyday life. Location of Sunrise ensures that most daily necessities are located in close proximity to the project.

KEY DISTANCES

PROXIMITY

HOSPITALS

Belenus Champion Hospital	3.0 km.
Sakra World Hospital	7.1 km.
Manipal Hospital (Varthur Road)	6.3 km.

MALLS

D-Mart	3.4 km.
Decathlon	3.7 km.
Nexus Value Mall, White Field	7.0 km.
Central Mall, Bellandur	9.6 km.

EDUCATIONAL INSTITUTIONS

Krupanidhi College	0.6 km.
Sri Sri Ravi Shankar Vidya Mandir	2.6 km.
National Public School	3.0 km.
Green Wood High School	4.0 km.
Gear Innovative International School	4.6 km.
The International School Bangalore	5.1 km.
New Horizon Gurukul	5.1 km.
Oakridge International School	5.4 km.
Delhi Public School	6.5 km.

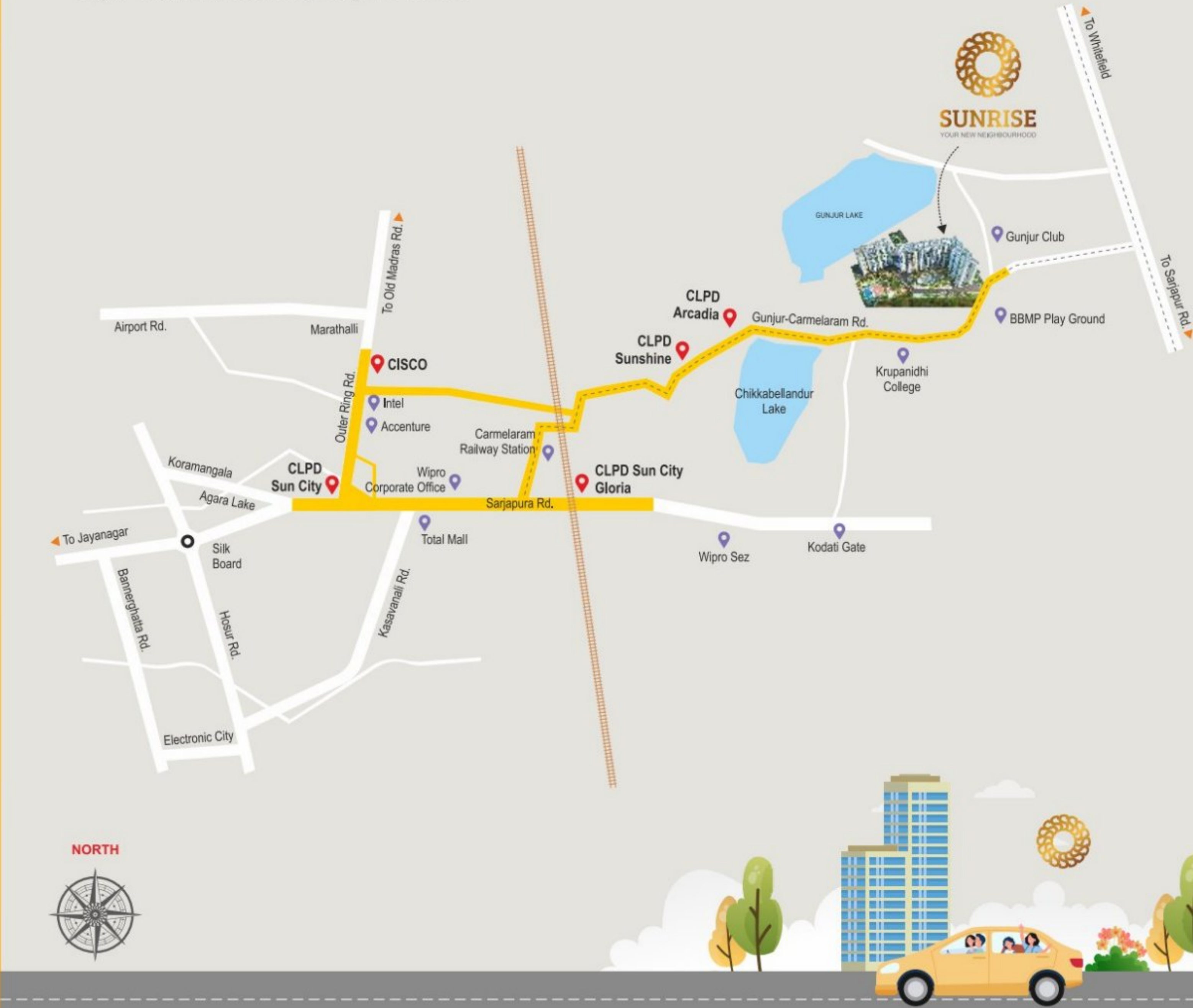
IT PARKS

Wipro New Corporate Office	2.5 km.
RGA Tech Park	4.8 km.
Cessna Business Park	5.4 km.
Prestige Tech Park	5.6 km.
Embassy Tech Village	6.3 km.
Sigma Tech Park	7.0 km.
Eco Space	7.2 km.
ITPL	11.0 km.

Projects	20 mins.
Important Landmarks	25 mins.
Hospital	30 mins.
Retail	10 mins.
Hotels	20 mins.

LOCATION

Site : CLPD Sunrise, Near Krupanidhi College,
Gujur-Carmelaram Road, Bangalore-560087



Project By



Office : M/s. Corporate Leisure and Property Developments (P) Ltd.
#108, Ground Floor, Oxford Towers, 139 Airport Road, Bangalore - 560008.

Site : CLPD Sunrise, Near Krupanidhi College, Gujur-Carmelaram Road,
Bangalore-560087

Booking Contacts

63 64 94 5670, 63 64 94 5671

Web. : www.clpd.in | E-mail : sales@clpd.in

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