



TG DEVELOPERS
WE BUILD

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KANAKAPURA ROAD

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RERA NO : PRM/KA/RERA/1251/310/PR/160123/005621

TG Heritage is the epicenter where old Bangalore meets the new **Bengaluru** vibe. Located in the most coveted location on **Kanakapura Road**, TG Heritage is precisely designed to provide superior space, ventilation with the positivity of **Vaastu Principles**.



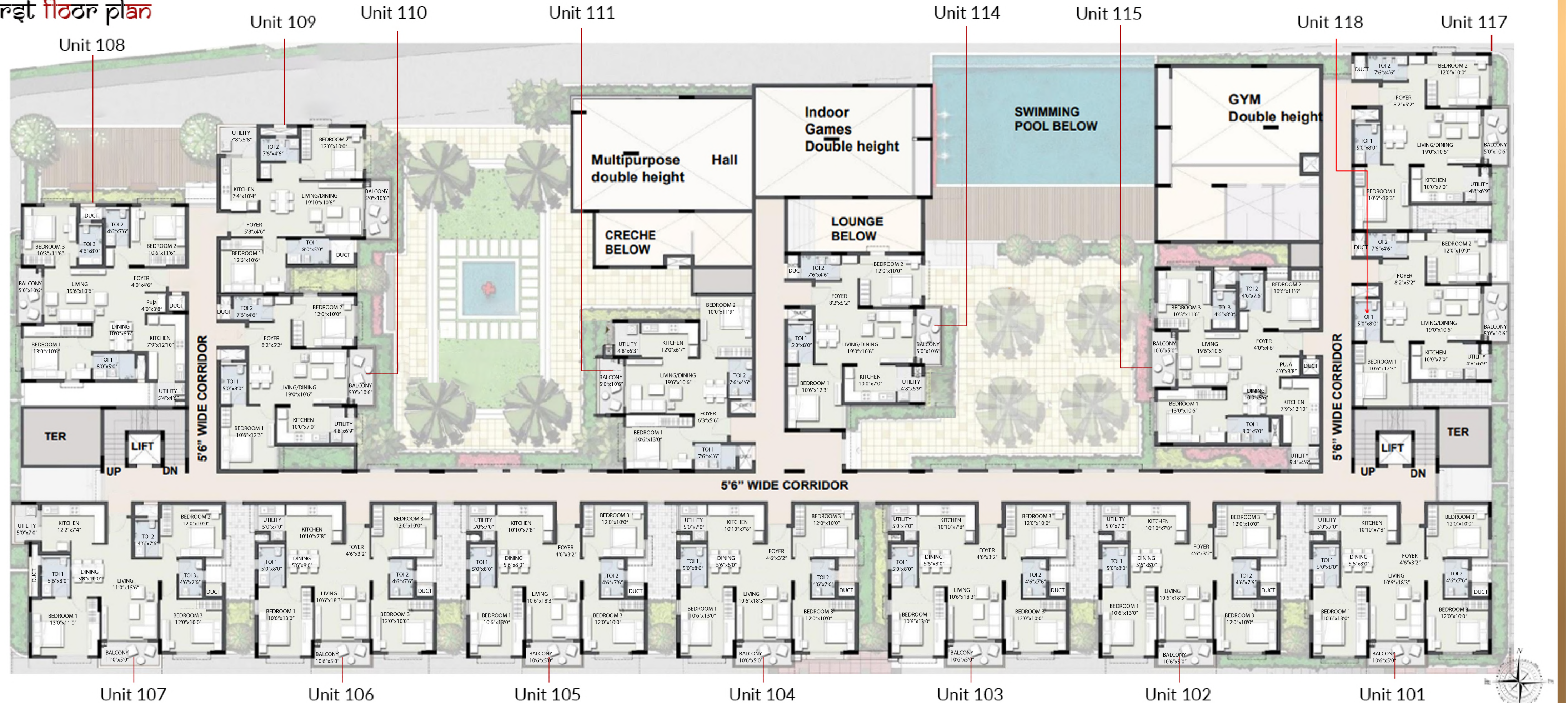
typical ground floor plan

- 1 Entry Exit
- 2 Special Paving
- 3 Ramp
- 4 Pedestrian Entry
- 5 Driveway
- 6 Walking Track
- 7 Raised Party Lawn
- 8 Water Feature W/ Sculpture
- 9 Palm Plaza
- 10 Pool Deck
- 11 Swimming Pool
- 12 Infinity Pool
- 13 Feature Wall
- 14 Multipurpose Hall
- 15 Indoor Games
- 16 Gym
- 17 Creche
- 18 Lounge



*Architect design and impression.

typical first floor plan



*Architect design and impression.

typical second floor plan



*Architect design and impression.

floor plan TYPE - 1BHK

TYPE 1A	UNIT	SBUA	CARPET	BALCONY	DOOR
1 BED + 1 TOILET	004	870 SFT	561 SFT	54 SFT	NORTH



TYPE 1B	UNIT	SBUA	CARPET	BALCONY	DOOR
1 BED + 1 TOILET	014	775 SFT	489 SFT	57 SFT	NORTH



TYPE 1.5A	UNIT	SBUA	CARPET	BALCONY	DOOR
1 BED + 1 STUDY +2 TOILET	011	995 SFT	648 SFT	56 SFT	EAST



FLOOR KEY PLAN



floor plan TYPE - 2BHK

TYPE 2A	UNIT	SBUA	CARPET	BALCONY	DOOR
2BED + 2 TOILET	009,109,209,213 309,313,409,413	1110 SFT	691 SFT	102 SFT	WEST



TYPE 2A	UNIT	SBUA	CARPET	BALCONY	DOOR
2BED + 2 TOILET	010,017,018,110,114,117 118,210,214,217,218,310,314 317,318,410,414,417,418	1090 SFT	712 SFT	57 SFT	WEST



TYPE 2A	UNIT	SBUA	CARPET	BALCONY	DOOR
2BED + 2 TOILET	111,211,311,411	1070 SFT	699 SFT	56 SFT	EAST



FLOOR KEY PLAN



floor plan TYPE - 3BHK

TYPE 2.5 A	UNIT	SBUA	CARPET	BALCONY	DOOR
3BED + 2 TOILET	001,002,003,005,006,101 102,103,104,105,106,203 301,302,304,305,306,403	1305 SFT	872 SFT	55 SFT	NORTH



TYPE 3A	UNIT	SBUA	CARPET	BALCONY	DOOR
3 BED + 3 TOILET	212,312,412	1495 SFT	971 SFT	91 SFT	EAST



TYPE 3B	UNIT	SBUA	CARPET	BALCONY	DOOR
3 BED + 3 TOILET	007,107,307	1440 SFT	929 SFT	94 SFT	NORTH



FLOOR KEY PLAN



floor plan TYPE - 3BHK

TYPE 3C	UNIT	SBUA	CARPET	BALCONY	DOOR
3BED + 3 TOILET	008,108,208,216 308,316,408,416	1420 SFT	949 SFT	53 SFT	EAST



TYPE 3D	UNIT	SBUA	CARPET	BALCONY	DOOR
3 BED + 3 TOILET	015,115,215,315,415	1405 SFT	939 SFT	53 SFT	EAST



TYPE 2.5A(ii)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	202,204	1305 SFT	872 SFT	55 SFT	44 SFT	NORTH



floor plan TYPE - 3BHK

TYPE 2.5A(ii)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	201	1305 SFT	872 SFT	55 SFT	78 SFT	NORTH



TYPE 2.5A(iii)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	205,206,405	1305 SFT	872 SFT	55 SFT	55 SFT	NORTH



TYPE 2.5A(iv)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	303	1305 SFT	872 SFT	55 SFT	70 SFT	NORTH



FLOOR KEY PLAN



floor plan TYPE - 3BHK

TYPE 2.5A(v)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	401	1305 SFT	872 SFT	55 SFT	57 SFT	NORTH



TYPE 2.5A(vi)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	402,404	1305 SFT	872 SFT	55 SFT	47 SFT	NORTH



TYPE 2.5A(vii)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 2 TOILET + TER	406	1305 SFT	872 SFT	55 SFT	59 SFT	NORTH



FLOOR KEY PLAN



floor plan TYPE - 3BHK

TYPE 3B(i)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 3 TOILET + TER	207	1440 SFT	929 SFT	94 SFT	69 SFT	NORTH



TYPE 3B(ii)	UNIT	SBUA	CARPET	BALCONY	TERRACE	DOOR
3 BED + 3 TOILET + TER	407	1440 SFT	929 SFT	94 SFT	46 SFT	NORTH



FLOOR KEY PLAN



Specifications



Structure

Seismic Zone II Compliant.
RCC – Framed Structure.
Solid Block Masonry Plastered
with Lime Rendering.



Flooring

Vitrified Tiles in Living, dining
and all bedrooms.
Ceramic Tiles in all toilets,
balcony and utility.



Doors & Windows

Doors- Honey comb or
Hardwood door with
enamel or laminate on
both sides.



Bathroom

Ceramic Glazed Tiles dado
up to 7 Feet Height.
White Sanitary-Ware of Reputed
Make in all Toilets.
Hot-cold Water Mixer Unit for
Shower of Reputed Make.
Health Faucet for all Toilets.
Provision for Exhaust Fan in all
Toilets.



Kitchen

2 Feet High Wall Dado of Ceramic
Provision for Aqua Guard, Chimney & Hob.



Water

Robust Water Supply System.



Painting

Interior with enamel
paint with roller Finish.
Exterior Cement Paint.



Elevators

Automatic Passenger Lift.





11
Years Of Experience

1000+
Premium Homes Delivered

12 LAKH
Sq feet Developed

1000+
Happy Families

Director's Message & View

TG Developers has steadily stood out for delivery, customer satisfaction and service. We keep learning as we meet new customers who become our flag bearers.

Building your home is not just business for us. We value your hard earned money invested in a dream which we would like you to cherish.

TG Heritage is a tribute to the cultural crescendo that Bengaluru is renowned for, the charm and solitude of old Bengaluru amalgamated with cosmopolitan Bengaluru.

TG Heritage is your opportunity to not only invest but also experience Brand TG and Brand Bengaluru.

TG Heritage has been designed keeping aspirational families in mind,

Privacy : Homes in TG heritage share no walls keeping in mind the company's "No common walls" philosophy. Super private homes give you independence and your secrets stay yours.

Lifestyle : A large swimming pool, gym , multipurpose hall and other amenities are seamlessly integrated in TG Heritage to enhance every aspect of your life.

Ventilation : Extra large windows are strategically designed in every home to provide long lasting natural light and minimize electricity bills.

Vaastu principles : All the flats are designed according to Vaastu principles to infuse positivity in your life.

FAQ's

What is the total land area under consideration for the project?

The total land area for the project is 1 acre 1 gunta.

Who will maintain the project post-delivery?

The project will be maintained by the builder for the first 3 years post-delivery.

Who do I get in touch with for status updates, queries, and interactions about my flat and the project?

A dedicated CRM is appointed for the project to answer all the queries and provide all the customers with updates.

Is the project approved for home loans from reputed financial institutions?

Yes, the project is approved by major nationalized banks, private banks, and NBFCs.

Is the property A Khata ?

Yes, the property is A Khata.

Are any modifications permitted in the flats?

All the modifications are to be done post handover of the individual flat as part of interiors.

Do I get CC and OC ?

Yes, you get a commencement certificate and occupancy certificate from the respective planning authority.

Is TG Heritage RERA approved ?

Yes, RERA no : PRM/KA/RERA/1251/310/PR/160123/005621 is approved.

How is car parking allotted?

Car parking is pre-allotted to all the flats.

How many units are there in the project ?

There are 84 Units.

Who is the planning authority ?

The project has been approved by BDA (Bangalore Development Authority)

Does TG Heritage have all required NOC's ?

TG Developers has obtained all the mandatory NOC like - KSPCB (Pollution Control Board) and Bescom NOC.





TG DEVELOPERS

WE BUILD

TG Heritage : Sy No 1/1, TG Heritage, Holiday Village
Resort rd, Kanakapura road, vajarahalli village,
Bengaluru, Karnataka 560062



Corporate Office :

TG Citadel : No.107, 7th cross, off, Bannerghatta
Main Rd, opposite to sakhi hospital,
Dollar Layout, BTM Layout,
Bengaluru, Karnataka 560076

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