

— BCM —  
PANACHE  
LUXURY RESIDENCES, JUDICIAL LAYOUT

An IGBC Platinum Certified Residential Development, Near Hebbal



# Create A Better World

## About BCM Group

BCM Group has evolved into one of **Central India's** most respected and diversified companies. Today, it is steadily expanding its presence in **Bangalore, Raipur, and Surat** as well. With diverse interests spanning Real Estate, Hospitality, Education, Healthcare, and Pharmaceuticals, the Group is guided by a clear mission to empower the communities we live in and the people we serve. BCM Group's activities are focused on creating positive, lasting impacts that contribute to the betterment of society, bringing our vision of **Creating A Better World** to life, one day at a time.

**60+** Years of Combined Experience

**05** Core Business Verticals

**10M+** Lives Enriched

**5K+** Dedicated Team Members

**50+** Awards & Accolades

**2K+** Underprivileged Empowered

# Business Verticals

## 01

### Real Estate

Our diverse portfolio spans residential towers, integrated townships, commercial complexes, plotted developments, and shopping malls, reflecting our dedication to quality and innovation. With over **23 million sq. ft. across verticals completed** to date and an additional **9+ million sq. ft. under development**, we are striving for new standards.

## 02

### Hospitality

Our ambition to make a meaningful impact is reflected in our fast-growing, **multi-award-winning portfolio, now exceeding 1,000 keys**. This includes iconic properties such as the **Sheraton Grand Palace, Le Meridien**, and an upcoming **Taj Hotel** in Indore. **The Golden Palms** in Bangalore is undergoing transformation into a **Taj Resort**.

## 03

### Education

Driven by progressive teaching methods, we currently educate over **9,000 students** across **four campuses** in Central India, through our **two leading brands - The Shishukunj International School**, ranked the **#1 Co-Ed School of Indore, M.P.**, by the Education World C'fore Survey for **13 consecutive years** from **2012 to 2024**, and **Ekayana School**.

## 04

### Healthcare

Our commitment to building a healthier, more connected society, has gained momentum with the opening of the **300-bed BCM Kokilaben Dhirubhai Ambani Hospital in Indore**. Already recognised as the Best Multi-Speciality Hospital in Central India, we are now expanding with **healthcare facilities in Raipur and Bangalore**.

## 05

### Pharmaceuticals

Our goal to develop innovative products while contributing positively to society, is realised through **LifeFirst Pharma (P) Ltd., an ISO 9001:2015-certified company**. Specialising in process chemistry, commercial intermediate, and API manufacturing, the company excels in handling complex reactions from lab to plant scale.



# P Our Storied Landmarks

P



## BCM Marg

A tribute by the Dal Mill Association to the visionary leadership of one of our late founders and his invaluable contributions to the industry and the city of Indore.



## BCM Kokilaben Dhirubhai Ambani Hospital

A pioneering initiative to provide world-class healthcare in Central India, created in partnership with one of the nation's most esteemed healthcare institutions.



## Sheraton Grand Palace, Indore

A true masterpiece of Greco-Roman architecture, the Sheraton Grand Palace stands tall as Central India's premier destination for weddings and events.



## The Shishukunj International School

Proudly recognised as one of the Best Day Schools in Central India for 13 consecutive years, as awarded by *The Education World*.



### BCM Zodiac, Indore

Indore's largest hybrid mall project, located in the commercial heart of Central India, offering an eclectic mix of retail and office spaces.



### LifeFirst Pharma, Indore

An ISO 9001:2015-certified enterprise specialising in process chemistry, commercial intermediate development, and API manufacturing.



### BCM Vertex, Bangalore

The newest landmark in Bangalore's commercial real estate sector and our debut in South India's office spaces market - an ode to modern design.



### The Golden Palms (Taj Resort), Bangalore

One of Bangalore's most iconic properties, nestled within 14 acres of lush greenery, undergoing extensive renovations before becoming a **Taj Resort**.



Artistic Impression

# BCM PANACHE

## North Bangalore's **Newest Marvel**

We all aspire to live in a home that perfectly balances style and substance - a place that makes coming home an occasion to be celebrated and lived. Whether you're hosting guests or unwinding after a long day, BCM Panache has been thoughtfully crafted to deliver an experience that is as versatile as it is fulfilling.

Situated in the tranquil enclave of Judicial Layout, this verdant retreat is enveloped by **acres of flourishing plantations**, meticulously maintained by the experts at CSIR-CIMAP. Designed by the internationally renowned architect **Hadi Teherani**, BCM Panache is **IGBC Platinum Certified**, exemplifying our commitment to environmental sustainability. Built to our exacting standards of quality and craftsmanship, it is more than a striking addition to Bangalore's evolving skyline. BCM Panache redefines affordable luxury, setting a new benchmark for the city's residential spaces.

### **Location**

Judicial Layout, Yelahanka

### **Project Size**

1.67 Acres, 69 Apartments

### **Unit Types**

3 & 4 BHK Luxury Residences

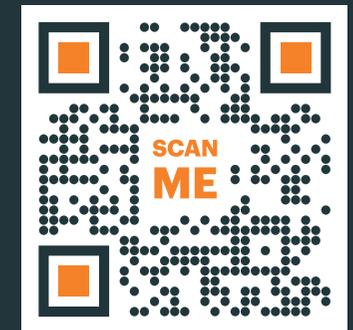
### **Size of Units**

1,860 - 5,880 sq. ft.

# Location Advantage

BCM Panache is an oasis of affordable luxury, perfectly situated in the prestigious Judicial Layout, just off NH7. This prime location in North Bangalore has been thoughtfully selected to offer residents unparalleled access to the best education, healthcare, business, and retail infrastructure the city has to offer.

From renowned hubs of business and technology, including Manyata Tech Park, Ecopolis, and L&T Tech Park, to premier educational institutions like Canadian International School, Mallya Aditi International School, and GKV College, the area provides every modern convenience. Retail therapy is never far, with proximity to the Phoenix Mall of Asia, Garuda Mall, and RMZ Galleria Mall. BCM Panache also boasts unmatched connectivity, with the proposed Metro station, railway station, major highway junctions, and Bengaluru's International Airport all easily accessible.



# In Close Proximity

## 📍 Tech Parks

- Brigade Magnum
- Brigade Opus
- Ecopolis
- L&T Tech Park
- Manyata Tech Park
- RMZ Latitude

## 📍 Schools

- Canadian International
- Mallya Aditi
- Millennium World School
- Ryan International
- Vibgyor
- Vidyashilp Academy

## 📍 Colleges

- BMS IT
- GKVK College
- NITTE MIT
- Presidency College
- Reva University
- Sindhi College

## 📍 Retail Spaces

- Elements Mall
- Esteem Mall
- Garuda Mall
- Phoenix Mall of Asia
- RMZ Galleria Mall
- Sparkle One Mall

## 📍 Hospitals

- Aster CMI Hospital
- Baptist Hospital
- Cytecure Hospital
- Manipal Hospital  
(Formerly Columbia Asia)
- Motherhood Hospital
- Sparsh Hospital

## 📍 Lakes

- Allalassandra Lake
- Amrutahalli Lake
- Hebbal Lake
- Jakkur Lake
- Nagvara Lake
- Rachenahalli Lake

# IGBC Platinum Certification

As global citizens, it is our shared responsibility to care for the environment and conserve our planet's scarce resources for future generations. At BCM Panache, we take this obligation to heart, which is why we have achieved the prestigious IGBC Platinum Certification - setting a benchmark for sustainable living.

## What is IGBC Platinum Certification?

The IGBC Platinum Certification is awarded by the Indian Green Building Council (IGBC) to residential complexes that demonstrate exceptional environmental performance. This certification evaluates projects across various parameters, including site selection, energy and water efficiency, sustainable materials, indoor air quality, and waste management, to ensure a balance between liveability and ecological responsibility.

To earn Platinum certification, a project must score a minimum of 75 points on IGBC's rating system, with points awarded for incorporating innovative and green building features. This rating reflects a development's commitment to the highest standards of environmental sustainability.

## What does this mean for Panache residents?

For our residents, it means **living in a home that consumes 30-50% less energy and water** compared to conventional housing, thanks to the use of sustainable materials, optimised resources, and innovative practices. BCM Panache homes are designed to **enhance quality of life** by maximising **green spaces, natural light**, and **ventilation**, making them a prudent and eco-friendly choice for families.

## A Step Towards A Greener Tomorrow

Living in a Panache home is more than an individual choice; it is a testament to the future of sustainable residential living. It aligns with global sustainability goals championed by the United Nations and the progressive vision set forth by India's leadership. BCM Panache is proud to be among an elite group of residential complexes in Bangalore with this coveted IGBC distinction.

## An Investment in a Better Tomorrow

*By choosing Panache, you are not only embracing the benefits of sustainable living but also contributing to a greener and brighter future for generations to come. BCM Panache stands as an inspiration for the industry, showcasing how eco-conscious design can redefine luxury living in the Garden City of India.*



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

# BCM PANACHE

BY BCM GROUP

Judicial Layout, Near Allalassandra, Bangalore

(IGBC Registration No. GH 220014)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green Homes Rating System**

## Precertified Platinum

August 2022

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

Sharukh Mistry  
Chair, IGBC Green Homes

Gurmit Singh Arora  
Chairman, IGBC

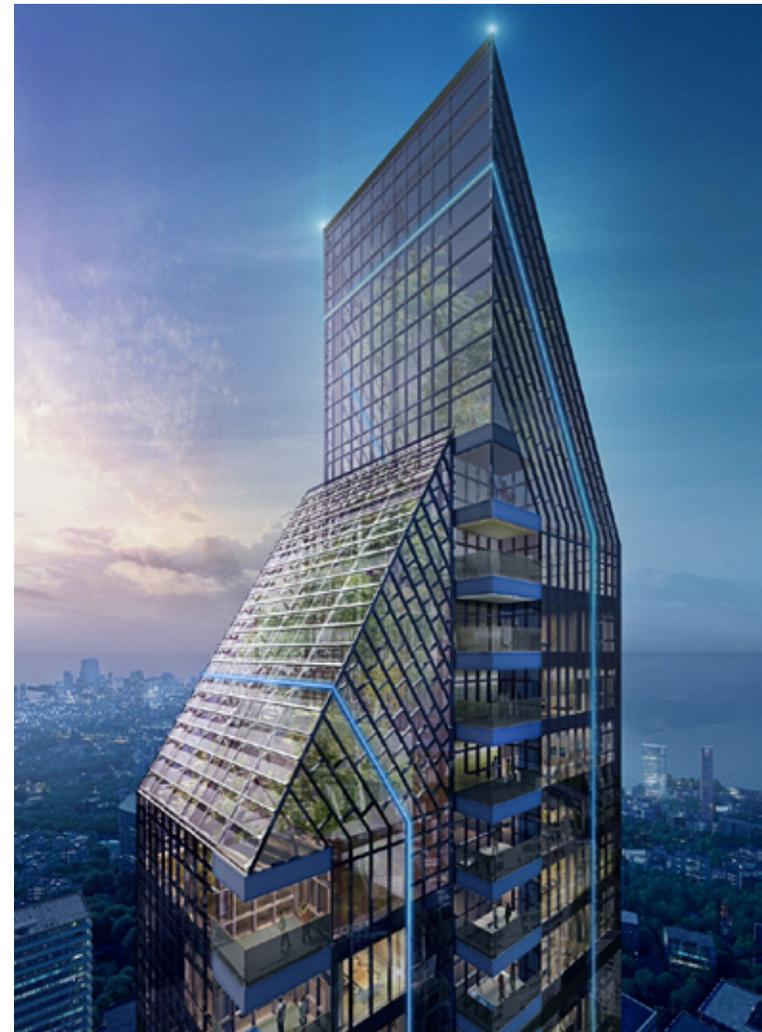
K S Venkatagiri  
Executive Director, CII-Godrej GBC



## Architect **Focus**

At BCM Panache, our vision of crafting exceptional living spaces demanded a partner with unparalleled expertise and a profound sense of design. This pursuit led us to collaborate with the internationally acclaimed German architect and designer, Hadi Teherani.

A recipient of the Order of Merit of the Federal Republic of Germany, **Hadi Teherani** is celebrated worldwide for his transformative architectural concepts. His work transcends the mere creation of physical spaces, forging environments that deeply resonate with people on an emotional level. Through his designs, he cultivates an atmosphere of identity, connection, and inspiration - perfectly aligned with the ethos of BCM Panache.



# BCM Panache, East & West Facade Views



Artistic Impression



— BCM —  
PANACHE

Artistic Impression

# Master Plan



# Amenities Tailored for Every Lifestyle

Having observed the evolving expectations of homebuyers, BCM Panache is crafted to meet the diverse needs of families across generations. Apartments in the affordable luxury segment must not only provide comfort but also cater to a lifestyle enriched with outdoor spaces, recreational hubs for children, and tranquil retreats for senior citizens. At Panache, these requirements converge seamlessly into a thoughtfully designed community that truly sets itself apart.

- 1 Visitor's Lounges x3
- 2 Butterfly Gardens x2
- 3 Community Court
- 4 Pets Park
- 5 Senior Citizen Zone
- 6 Children's Play Area with Adventure Wall
- 7 Toddler's Play Area
- 8 Half Basketball Court
- 9 Floral Garden
- 10 Fragrance Garden
- 11 Sunken Courts x3
- 12 Multi-purpose Lawn
- 13 Herbal Garden
- 14 Hammock Zone
- 15 Pickle Ball Court
- 16 Futsal Turf/Multi-purpose Court
- 17 Outdoor Exercise Station
- 18 Reading Deck with Cabanas
- 19 Exercise & Yoga Arena
- 20 Barbeque Counter & Outdoor Dining Area
- 21 Open Air Screening Area cum Multi-purpose Lawn
- 22 Reflexology Walkway
- 23 Healing Garden with Seating

## Rooftop Clubhouse Equipped With:

- Club Lounge
- Mini Theatre
- Infinity Pool & Children's Pool
- Indoor Game Room
- Fully Equipped Gym with Aerobics
- Squash Court

Complementing these world-class facilities, BCM Panache's prime location ensures unparalleled connectivity. With ample parking spaces, proximity to major hubs, and effortless access to transport infrastructure, convenience is always at your fingertips.

# Living in the Lap of Green Luxury

In most developments, greenery is an afterthought - a mere embellishment to the concrete structures. At BCM Panache, however, the **interplay of greenery** and **open spaces** forms the very heart of the **design concept**, enveloping the entire development in lush verdure.

**Nestled beside acres of vibrant woodlands** nurtured **by** the Council of Scientific and Industrial Research - Central Institute of Medicinal and Aromatic Plants (**CSIR-CIMAP**), Panache seamlessly blends its architecture with the natural beauty of its surroundings. These woodlands act as the lungs of the neighbourhood, enhancing air quality and promoting a sense of tranquillity for residents.

The thoughtfully curated **green spaces extend from the façade** to the **outdoor activity areas** and **into your home**, creating a soothing transition between the natural and built environments. With a stunning combination of **vertical gardens, planters, and manicured shrubs**, BCM Panache embodies the philosophy of **sustainable** and **harmonious living**.

A Closer Look at Our Green Vision:



**400 Trees** - Gracefully placed across the property, both horizontally and vertically.



**7,700 Shrubs & Bushes** - Creating a vibrant ground cover throughout the area.



**22,000 sq. ft. of Creepers** - Adorning the elevation with lush greenery.

Imagine waking up to the soft rustling of leaves, birdsong, and the delicate fragrance of flowers wafting through your windows. BCM Panache offers more than just a home - it provides an intimate connection with nature, where the natural world is a part of your everyday life.

By choosing BCM Panache, you're **not just investing in a residence; you're embracing a lifestyle** that **balances luxury, modernity, and sustainability in perfect harmony**.



Artistic Impression

# Imagine Your Home Among Acres of Green Neighbours

**Acres of Lush Plantation**, Developed & Maintained by the **CSIR-CIMAP**,  
Adjoining BCM Panache.





Actual Shot, Taken from the  
Proposed 5th Floor at Site.





Actual Shot, Taken from the  
Proposed 12th Floor at Site.

# Arrival Porch

At BCM Panache, people-centric design lies at the heart of the project, emphasising open spaces, natural light, and a serene ambiance. The arrival experience begins with a **car-free ground level** featuring an **elegantly crafted entrance plaza**, where a **water fountain** and a **welcoming waiting lounge create** an immediate sense of tranquillity.



# Car Parking with **EV Charging Ports**

Modern living demands contemporary conveniences, and Panache meets this expectation with precision. Offering **ample parking spaces** for its **69 homes** - Panache also incorporates **EV charging ports seamlessly connected to your home's electricity supply**. Additional facilities like a **dedicated drivers' lounge** with **lockers** ensure every need is addressed.



# Ground Level Amenities

At Panache, the building is thoughtfully positioned at the centre, surrounded by **four activity-rich amenity zones**. This spatial arrangement promotes community interaction and provides residents with diverse options to relax, socialise, and engage in leisurely pursuits.



Artistic Impression

# Children's Play Area with **Adventure Wall**

Designed with young explorers in mind, the children's play area features interactive elements such as a **mini climbing wall**, an **engaging playhouse**, a **mini merry-go-round**, and **vibrant animal spring riders**. A **non-slip, safety-focused synthetic floor** ensures peace of mind.



# Sunken Courts

Whether you're enjoying a book under the gentle afternoon sun, hosting a lively game of cards with friends, or indulging in a weekend barbeque, Panache's **three thoughtfully designed sunken courts** provide the perfect setting for every occasion.



Artistic Impression

# Exercise & Yoga Arena

Breathe in the crisp morning air as you rejuvenate your body and mind in the **yoga and outdoor fitness area**. Surrounded by **lush greenery**, this spacious zone encourages residents to **focus on wellness** while connecting with nature.



Artistic Impression

# Mini Theatre

Celebrate the joy of entertainment with Panache's **bespoke mini theatre**. Equipped with reclining seats, an LED projector, and **Dolby 5.1 Surround Sound**, this private space is perfect for movie screenings or catching live sports in unparalleled comfort.



Artistic Impression

# Fully Equipped Gym with Aerobics

The state-of-the-art gym at Panache rivals the best fitness centres in the city. Whether it's **intensive cardio**, **weight training**, or **finding inner peace** amidst **panoramic views of lush woodlands**, this facility caters to all fitness aspirations.



Artistic Impression

# Clubhouse

The exclusive clubhouse at Panache is a sanctuary of luxury and leisure. **Perched atop the building** with **sweeping city views**, it houses a **fully equipped gym**, a **mini theatre**, a **lounge for parties**, a **squash court**, and **indoor games**.



Artistic Impression

# Infinity Pool

Revel in a sense of endlessness at Panache's infinity pool. With **brehtaking city views** and a **serene atmosphere**, it's the ultimate spot to unwind after a long day or create lasting memories with loved ones.

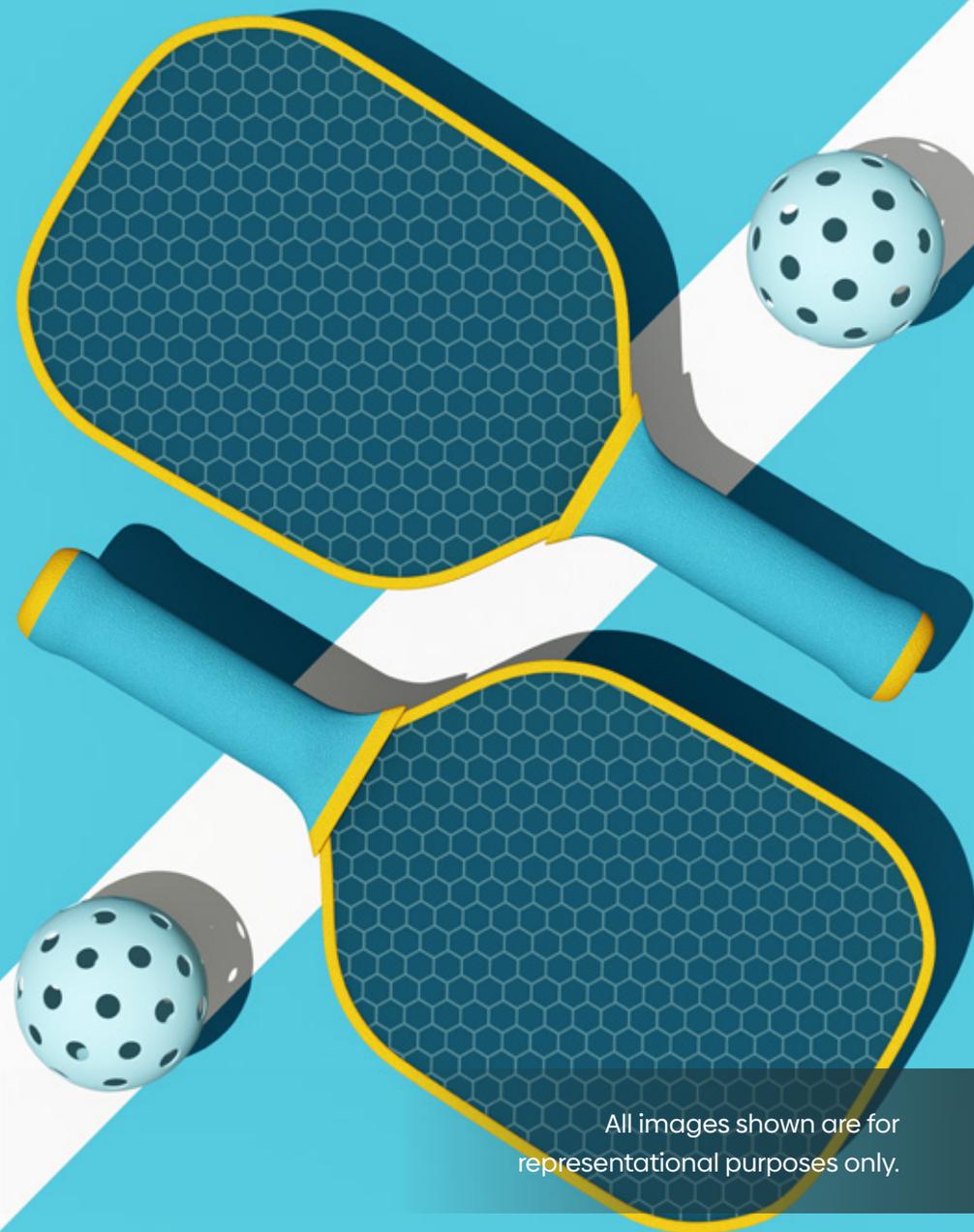


Artistic Impression

# Basketball Area



# Pickleball Court



All images shown are for representational purposes only.

# Squash Court



# Multipurpose Turf



All images shown are for representational purposes only.

# Interiors

Panache's interiors are thoughtfully crafted to enhance every aspect of your living experience. **Oversized windows** flood the spaces with natural light and ensure optimal **cross-ventilation**. From **high-ceilinged dining areas** to bedrooms that **balance comfort** and **aesthetic elegance**, these interiors are designed for **enduring appeal**.



Artistic Impression



# Customisations

Breaking away from convention, Panache offers residents a unique opportunity for **personalisation**. Choose from **ten premium wooden flooring options** for **bedrooms** and an **expansive selection** of **thirty exquisite bathroom tiles**, allowing you to create a home tailored to your preferences.



Choose your Apartment's Wooden Flooring from 10 Options.

Artistic Impression



**Choose your Apartment's Bathroom Tiles from 20 Options.**

# Specifications & Amenities List

## Structure

### Earthquake Resistance

The structure is engineered to comply with Seismic Zone standards, ensuring robust earthquake resistance.

### Structural Framework

The Reinforced Cement Concrete (RCC) design is crafted in collaboration with top structural consultants to guarantee precision and reliability.

### Floor-to-Floor Height

Each unit is designed with a minimum clear floor-to-floor height of 10 feet.

## Finishes - Plastering

### Ceiling & Walls

Gypsum plaster finish for all living spaces, with cement plaster used in toilets.

## Finishes - Painting

### Ceilings (Including Staircase)

A finish comprising one coat of primer, two coats of white cement-based putty & two coats of acrylic distemper/paint.

### Interiors

Meticulously finished with one coat of primer, one coat of putty & two coats of paint.

### Exteriors

A harmonious blend of paint & curated landscaping, aligned with the architect's vision.

## Finishes - Flooring & Skirting

### Living, Dining & Kitchen

Luxurious Italian marble flooring & skirting, as per the architect's design intent.

### Master Bedrooms/Bedrooms

Choose from 10 sophisticated wooden flooring options.

### Bathrooms

Choose from 30 designer vitrified tiles for both flooring & wall cladding.

### Servant's Room, Utility Area & Balconies

Anti-skid vitrified tiles, paired with matching skirting.

### Lift Lobby

Designer vitrified tiles for flooring & skirting, aligned with the architect's design vision.

## Finishes - Doors & Windows

### Doors

**Main Doors:** Premium wood frames with modular shutters, complemented by high-quality hinges & locks.

**Internal Doors:** Sturdy hardwood frames with painted modular shutters, enhanced by quality fittings.

**Bathrooms:** Modular shutters with resin coating on one side to protect against moisture.

### Sliding Doors & Windows

UPVC or Aluminium frames clear glass, ensuring ample natural light & ventilation.

## Electrical

<b>Wiring</b>	Fire-resistant electrical wires of RR/Polycab or equivalent make.
<b>Switches &amp; Sockets</b>	Premium electrical switches & sockets from Schneider/Legrand or equivalent.
<b>Power Backup</b>	100% DG backup for all lighting requirements.

## Plumbing

<b>Toilet Fixtures</b>	Premium-grade fixtures from Grohe, Kohler, or equivalent.
<b>Servant's Toilet</b>	Equipped with standard quality fixtures from Kohler or equivalent.

## Lifts

<b>Passenger Lifts</b>	One high-performance passenger lift per block by Kone, Otis, or an equivalent brand.
<b>Service Lift</b>	One robust service lift per block by Kone, Otis, or an equivalent brand.

## Other Amenities

<b>Intercom Facility (Within Centrex)</b>	Connecting each apartment to the Security Room, Clubhouse & Other Apartments, via a reliable service provider.
<b>Dedicated Toilets for Staff</b>	Common toilets for servants & drivers will be conveniently located in the basement or ground floor.

## Security Systems

<b>Controlled Vehicle Access</b>	A boom barrier system will regulate vehicle entry & exit, combined with a rigorous security screening process.
<b>Comprehensive CCTV Surveillance</b>	Perimeter surveillance through strategically placed CCTV cameras.

## Additional Amenities

<b>Rainwater Harvesting</b>	The project will collect terrace water for domestic use & groundwater recharge.
<b>Sewage Treatment Plant (STP)</b>	A modern STP will repurpose the treated water for flushing & landscaping.
<b>Organic Waste Treatment</b>	An organic waste converter with a dedicated garbage room, will be located on site.
<b>Solar-Powered Lighting</b>	A portion of the common area lighting will harness solar energy.
<b>Green Building Certification</b>	BCM Panache proudly upholds its IGBC Platinum Green Building Certification.



Indore | Surat | Raipur | Bangalore

### **Bangalore Office**

BCM One, 40, Tudor Court, Lavelle Road, Bangalore - 560 001

### **Head Office**

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**RERA Reg. No.:** PRM/KA/RERA/1251/309/PR/301024/007195

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The information is subject to variations, additions, deletions, substitutions, and modifications as may be recommended by the Developer's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard.

(1 square metre = 10.764 square feet). E & OE.

All dimensions and calculations are done in metric system (m/m<sup>2</sup>), and imperial system (ft./sq. ft.) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness, and tile thickness.