

Designed  
for Life.



LivingTree®





# Master Plan



## LEGEND

1. Security Cabin
2. Pick-Up Area
3. Arrival Plaza
4. Bus Bay with Waiting Zone
5. Event Seating
6. Adventure Park
7. Fire Driveway (8m Wide)
8. Pedestrian Path (2m Wide)
9. Bicycle Lane (1.5m Wide)
10. Jogging Track (1.5m Wide)
11. Tower Drop Off
12. Yoga / Meditation Zone
13. Outdoor Gym
14. Mini Golf
15. Tree Court
16. Tactile Walk

17. Elder's Plaza
18. Garden 1
19. Garden 2
20. Co-Working Space
21. Play Lawn with Mound
22. Garden 3
23. Sculpture Court
24. Garden 4
25. Reading Nook
26. Picnic Lawn
27. Arts & Crafts Zone
28. Garden 5
29. Reflexology Pathway
30. Informal Seating Area
31. Amphitheater with Stage
32. Party Lawn
33. Event Lawn

34. Kids Pool
35. Leisure Pool
36. Infinity Edge
37. Pool Bar
38. Aqua Gym with Jacuzzi
39. Aqua Deck
40. Pool Deck
41. Lap Pool

42. Giant Chess
43. Mobile BBQ
44. Camp Fire Zone
45. Farm's Cafe
46. Garden 6
47. Garden 7
48. Garden 8
49. Gathering Area
50. Pool Pavilion with Outdoor Shower
51. Pet Park
52. Woodland
53. Garden 9



(Proposed Development)

54. Muga Court
55. Volleyball Court
56. Viewing Gallery
57. Children's Play Area
58. Archery
59. Rock Climbing Wall
60. Trampoline Park
61. Cricket Maidan
62. Basketball Court
63. Cricket Practice Net
64. Box Cricket
65. Tennis Court
66. Futsal
67. Skate Park
68. Play Lawn
69. Floor Games

# Unit Plans

Vastu Compliant unit plans thoughtfully designed to ensure maximum indoor and outdoor spaces.

## 1 BHK - 576 SFT

onwards

## 2 BHK - 1041 SFT

onwards

## 2.5 BHK - 1135 SFT

onwards

## 3 BHK - 1316 SFT

onwards

Type	Saleable Area (SFT)	Carpet Area (SFT)	Balcony & Utility Area (SFT)
1BHK East	576	322	84.71
1BHK West	579	322	84.71
2BHK East	1041	636	131.11
2BHK West	1054	647	127.55
2BHK + Study East	1135	637	166.20
2BHK + Study West	1143	649	166.52
3BHK Smart East	1316	860	106.99
3BHK Smart West	1314	865	101.40
3BHK Optimal East	1639	1067	136.16
3BHK Optimal West	1637	1072	129.71
3BHK Luxe East	1927	1300	155.22
3BHK Luxe West	1927	1300	155.22





## 1 BHK East

Saleable Area: **576 SFT**  
 Carpet Area: **322 SFT**  
 Balcony & Utility Area: **84.71 SFT**



## 1 BHK West

Saleable Area: **579 SFT**  
 Carpet Area: **322 SFT**  
 Balcony & Utility Area: **84.71 SFT**





## 2 BHK East

Saleable Area Area: **1041 SFT**  
 Carpet Area: **636 SFT**  
 Balcony & Utility Area: **131.11 SFT**



## 2 BHK West

Saleable Area: **1054 SFT**  
 Carpet Area: **647 SFT**  
 Balcony & Utility Area: **127.55 SFT**





## 2 BHK + Study East

Saleable Area: **1135 SFT**  
 Carpet Area: **637 SFT**  
 Balcony & Utility Area: **166.20 SFT**



## 2 BHK + Study West

Saleable Area: **1143 SFT**  
 Carpet Area: **649 SFT**  
 Balcony & Utility Area: **166.52 SFT**





### 3 BHK Smart East

Saleable Area: **1316 SFT**  
 Carpet Area: **860 SFT**  
 Balcony & Utility Area: **106.99 SFT**



### 3 BHK Smart West

Saleable Area: **1314 SFT**  
 Carpet Area: **865 SFT**  
 Balcony & Utility Area: **101.40 SFT**





### 3 BHK Optimal East

Saleable Area: **1639 SFT**  
 Carpet Area: **1067 SFT**  
 Balcony & Utility Area: **136.16 SFT**



### 3 BHK Optimal West

Saleable Area: **1637 SFT**  
 Carpet Area: **1072 SFT**  
 Balcony & Utility Area: **129.71 SFT**





### 3 BHK Luxe East

Saleable Area: **1927 SFT**  
 Carpet Area: **1300 SFT**  
 Balcony & Utility Area: **155.22 SFT**



### 3 BHK Luxe West

Saleable Area: **1927 SFT**  
 Carpet Area: **1300 SFT**  
 Balcony & Utility Area: **155.22 SFT**

# PROJECT SPECIFICATIONS

## STRUCTURE

- RCC Structure.
- Cement Blocks for walls wherever needed.

## LOBBY

- Ground floor – Flooring and dado upto 900mm with Polished Granite.
- Basement and all upper floors - Flooring in vitrified tiles, lift architrave with Polished Granite, walls with combination of texture & emulsion paint and ceiling with emulsion paint.
- Service staircase and service lobby – Granite / Vitrified Tiles for floor, combination of texture and emulsion paint for walls and ceiling with emulsion paint.

## LIFTS

- Lifts of suitable size and capacity will be provided in all buildings.

## APARTMENT FLOORING

- Vitrified tiles in the living, dining & all bedrooms.
- Vitrified tiles in the Balcony.

## KITCHEN & UTILITY

- Vitrified tiles flooring for Kitchen.
- Polished Granite slabs for counters.
- Glazed tile dado for 600mm above the designated Granite counter length.
- Water filter point provision in kitchen.
- Ceramic tiles for flooring & glazed tile dado for utility.
- Single bowl quartz sink with CP Tap in Kitchen and Stainless Steel sink with CP Tap in Utility.

## TOILETS

- Ceramic tiles for flooring with glazed tiles on walls up to false ceiling.
- All toilets with counter top wash basins.
- Wall mounted EWC with concealed cistern and chrome plated fittings.
- Single lever tap and shower mixer.
- Geysers provided in all toilets.
- All toilets of the last two floors will have hot water from solar panels and Geyser for MBR Toilet.
- Suspended pipelines in all toilets concealed within the PVC strip false ceiling.
- Exhaust fan provision for all toilets.

## DOORS

- Main Doors and Internal room doors – 8'0" high opening engineered wooden frame and engineered veneer flush shutter with iron mongery.
- Toilet Doors - 7'0" high opening engineered wooden frame, laminated flush shutter with iron mongeries.

## EXTERNAL DOORS AND WINDOWS

- Aluminium / UPVC frames and sliding shutters with clear glass for all external doors.
- 3 track UPVC framed sliding windows with clear glass and provision only for mosquito mesh shutters.
- Partly panelled & partly glazed / fully panelled UPVC framed doors for kitchen utility and service ducts.
- MS designer grill, enamel painted for Ground floor apartments only.

## PAINTING

- External walls with cement / texture paint.
- Internal walls and ceiling in emulsion Paint.
- All railings in enamel paint.

## ELECTRICAL

- All electrical wiring is concealed in PVC insulated copper wires with modular switches
- Power outlets and light points provided in all rooms
- 3 KW power will be provided for 1 bed units
- 4 KW power will be provided for 2 and 2 bed with study units
- 6 KW power will be provided for 3 bed units
- TV points provided in the living and bedrooms
- Telephone points provided in living room only
- Data points provided in living, study and bedrooms
- Split AC provisions in living and all bed rooms

## SECURITY SYSTEM

- Security cabins at all entrances and exits having CCTV coverage
- CCTV coverage at all building entrances / exit points

## DG POWER

- DG Power back up will be provided for all common services, club house and amenities
- 100% backup for units at a cost

# 5 Reasons to Invest in North Bangalore.

**01**

**Enhanced Connectivity:** The upcoming 37-km Metro line linking Kempegowda International Airport to the city center will revolutionize connectivity and significantly reduce travel time.

**02**

**Robust Industrial Growth:** The Devanahalli Industrial Township, spanning 10,000 acres, will include a diverse range of industries including IT, manufacturing, and logistics. The township will generate over 1 million jobs and create a major business ecosystem.

**03**

**Aerospace Park Expansion:** The Aerospace Park, a proposed 500-acre development by ISRO, will be a hub for aerospace companies, while creating thousands of job opportunities in the aerospace sector.

**04**

**Mumbai/Hyderabad Corridor:** The Bengaluru Mumbai Industrial Corridor and the Hyderabad Bengaluru Industrial Corridor will grow exponentially, with the proposed Ring Road, Satellite Ring Road, and the Metro Rail Phase 2B.

**05**

**KIA Expansion & Terminal 2:** The Terminal 2 which recently started operations will double passenger capacity, aiming at 5-6 crore passengers per annum, attracting a wide range of companies to set up shop nearby.

# About Kalyani Developers.

**30+**

years of experience

**12 Million+ SFT**

of Office Spaces

**75**

Automobile Showrooms across Bangalore/Hyderabad/Mysore



It's a Feeling.

**ACK. NO.** ACK/KA/RERA/1251/309/PR/040924/008478

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