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Return to Bangalore >>



BUILT ON TRUST



Rediscover a new way of life in Bangalore -
the old one. With ETA Star.

All over the world, people still refer to Bangalore as the Garden City. Only denizens are privy to the changes. What were once blooming green lawns are now patches of mowed grass that thirst for fresh air. Wide, expansive roads that would generously take you everywhere in a jiffy, are clogged with snarling drivers exuding rage and grimy smoke. And the laid back lifestyle that let you have a long, leisurely breakfast, has morphed into a frenetic rush where breakfast is whatever's fastest to eat.

The Bangalore you knew and loved has changed. Irrevocably. But your desire for the Bangalorean way of life still remains.

A way of life you can now claim for your own, with ETA Star.



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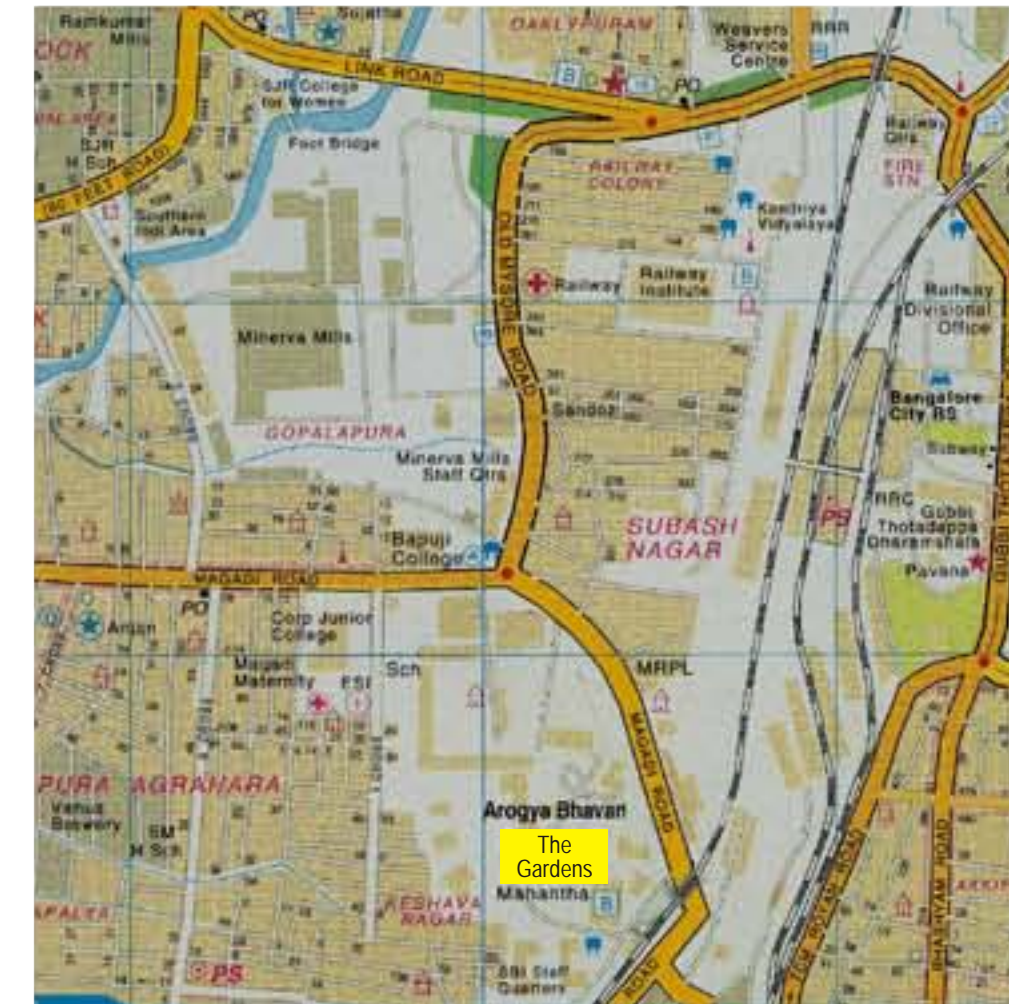


ETA Star plans to recreate the Bangalorean way of life like never before - in the heart of the city. Christened The Gardens, this wondrous offering gives you all the comforts of old Bangalore, while letting you enjoy the advantages of its present day visage.

Starting with a location that's right in the heart of the city - this forest haven is about 1.5 km away from Majestic and Bangalore's Railway Station and barely 5 km away from Vidhana Soudha.

Sitting pretty on Magadi Road, the green architecture of The Gardens transports you to old Bangalore - the Bangalore you grew up in. Where you could leave home just a few minutes before for a night out, where your home was just minutes away from the city's pulsing core and where amenities were always within hopping distance. The Bangalore of lush gardens and complete peace and quiet, when your ears heard only the twittering of birds, the giggles of children playing, and the amused murmurs of your parents taking a stroll.

The Bangalore we've recreated...here at The Gardens.



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Conceptual Master Plan

“It is probable that the real reason for Bangalore earning its title of the Garden City was not so much its formal gardens as the number of trees on both public and private lands. With its low bungalows set in large grounds and overhung by trees, and with its tree lined roads, an aerial view of the city would have been one of tree canopies with very little building or road showing through.”

- Laeeq Futehally, House and Garden in Bangalore

Taking its cue from old Bangalore, The Gardens has attempted to duplicate the tree canopy structure that brought such fame to the city. Spread over a staggering 16.2 acres, The Gardens has been built in such a way that most of the existing trees on the estate have been retained post construction. Thus, green leafy trees of differing heights, beautiful flora and dense foliage abound...and lovingly enfold you in their cool embrace.



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Concept Development The majority of inhabited accommodation will be at or above the tree canopy level which characterises this 'development in the sky'.

Tower Block Elevations Each tower is a 19 storey construction. The architecture is a direct function of the intended environmental performance of the building. Thus, the end elevations are perforate, richly planted and composed of more delicate structures and balcony/sky-garden elements. Balconies are recessed and window openings are carefully arranged according to the internal spaces which they serve.

The roof is envisaged as a unifying element, covering the full extent of the building and being visibly connected to the projecting balconies at the east and west ends. The roof will also serve as a major rainwater collection device.

Towering with purpose The Gardens comprise of ten tower blocks, each boasting a unique and spectacular view of the development. Offering a calming refuge from the heat and dust of the city, this project is based on a unique structural design. The east-west oriented towers are of different heights and have

two wings around an atrium space. This innovation ensures that excessive solar gain is avoided, keeping apartments cool. It also ensures that winds are directed all around the estate, promoting air circulation. Each apartment's internal environment is thus shaded, cool and comfortable - without air conditioning. And to be further responsive to Bangalore's beautiful climate, each tower is endowed with charming sky gardens at every 6th, 12th, and 18th floor.

All towers are also interconnected by bridges - so when you want to visit a neighbour, you don't have to go all the way down, but simply walk across the linking bridge to where you want to be. The combined benefits of having ten huge towers also include the provision of an ample covered car parking area.

Come to The Gardens...return to Bangalore Possessing a landscape that defines its very nature, The Gardens is slated to be one of Bangalore's most unique developments. With a design that respects and enhances the natural landscape, The Gardens is now a place for life, activity and relaxation - a time portal into the Bangalore of old...a place where people rediscover the joy of living life today, at yesterday's pace.





The foundations and superstructure are designed for Zone II Seismic conditions, as per BIS.

Walls

(A) External walls are made of solid concrete, block wall masonry.(B) Internal walls have a solid concrete, block wall partition system.

Roof

(A)Flat roofs are re-inforced concrete with waterproofing. (B)Ceilings and wall plasters are made of cement mortar, and have a neeru finish.

Finishes

(A) Ceilings are painted with oil bound distemper. (B) Walls: (i) Internal walls have acrylic emulsion paint; and ceramic wall tiles up to the false ceilings in the toilets, up to 2'0" above the kitchen counters and up to 5'0" in the utility rooms. All ceramic tiles are Johnson/Kajaria/equivalent. (ii) External walls have textured coating/paint. (C) Flooring: (i) Internal floors are made of Indian marble in living/dining areas and of ceramic tiles in the bedrooms, bathrooms, kitchens, utility rooms and balconies. (ii) External corridors are in Indian granite. (iii) Staircases are made of Indian Kota stone.

Windows are aluminium/UPVC framed and come with glazing and mosquito nets.

Doors at the main entrances are made of teakwood timber. Bedrooms, bathrooms and kitchens are equipped with one side teak solid-core flush doors. Locksets are of good quality - Godrej/equivalent.

Sanitary Fittings

Bath 1 (for all unit types) Each bathroom has a vanity top with a wash basin, a mixer, a water closet, a bathtub with a shower mixer, a paper-roll holder, a tower rail, a mirror and a health faucet.

Bath 2 (for all unit types) Each bathroom has a vanity top with a wash basin and a mixer, a water closet, a shower area with a shower mixer and a paper-roll holder, a towel rail, a mirror and a health faucet.

Other Bathrooms have a vanity top with a wash basin and a mixer, a water closet, a paper-roll holder, a shower area with a shower mixer, a mirror and a towel ring each.

Water closets for servants have a wash basin with a bib tap, a water closet and a towel ring, in each unit. All sanitaryware will be Hindware/equivalent and all CP fittings will be Jaguar/equivalent.

Electrical Installation

(A) Apartments of all types come with a sufficient number of light and fan points, in addition to ample 6 AMP combination sockets and 16 AMP sockets for air conditioning in the living/dining areas and bedrooms. Provision of 5 KW power for 3 BHK and 4 KW power for 2 BHK and 1 BHK has been made. Back-up power of 1 KW is available through common generators. (B) TV/Telephone/Intercom/ Data points are provided in all bedrooms and living/dining areas. (C) Internet connectivity is available.(D)The lightning protection system is provided as per BIS.

Driveway and Car Park

(A) The re-inforced concrete floor has been vacuum de-watered for basement car parks. (B)Stone/pavers/concrete extend to the external driveways.

Sky Gardens have been planted at every 6th, 12th and 18th floor.

Security System

(A) Access control at the lobby for security. (B) An auto car barrier system. (C) A Closed Circuit Television System (CCTV) for common area surveillance. (D) The CCTV connection at the gate is linked to dedicated TV channels in every apartment, so as to keep track of visitors.

The Waste Disposal System ensures that every floor is connected with garbage chutes.





LEGEND

- | | |
|------------------------|----------------------------|
| 1) Utility Area | 32) Cactus Garden |
| 2) Basketball Court | 33) Badminton |
| 3) Rock Climbing | 34) Tennis Courts |
| 4) Aviary | 35) Feature Fountain |
| 5) Water Body | 36) Seating Alcove |
| 6) Skate Park | 37) Tree House |
| 7) The Green Maze | 38) Spa |
| 8) Thematic Playground | 39) Beach Entry |
| 9) Garden | 40) Rock Garden |
| 10) Residents' Corner | 41) Cafeteria |
| 11) Viewing Gallery | 42) Interactive Plaza |
| 12) Seating Alcove | 43) Waterfall |
| 13) Bridge | 44) Ladies' Pool (Below) |
| 14) Cascading Streams | 45) Outdoor Party Hall |
| 15) Timber Bridge | 46) Café Area |
| 16) Streams | 47) Drop Plaza |
| 17) Therapy Garden | 48) Alfresco Dining |
| 18) Seating Alcove | 49) Bamboo Garden |
| 19) Meditation Centre | 50) Pedestrian Entry Plaza |
| 20) Trellis | 51) Water Feature |
| 21) Floating Pavilion | 52) Entry Promenade |
| 22) Garden | 53) Floating Plaza |
| 23) Bridge | 54) Sculpture |
| 24) Bubble Pool | 55) Nature Pond |
| 25) Infinity Edge | 56) Water Feature |
| 26) Kids' Pool | 57) Squash Court |
| 27) Rock Cave | 58) Guard House |
| 28) Party Area | 59) Visitors' Parking |
| 29) Main Pool | 60) Waiting Pavilion |
| 30) Changing Room | 61) Entrance Signage |
| 31) Fitness Corner | 62) Guard House |



Homes built to last. Like the spirit of old Bangalore.

Each apartment at The Gardens has been lovingly crafted to perfection. Using only the most luxurious materials like marble flooring and teakwood doors, we've made sure that after we put you within hopping distance of the hub of the city, we build homes that you'll love spending all your extra time in.

Homes that will last for years, and be handed down the generations of your family.
Homes that capture and retain the enduring essence of old Bangalore.



Yesterday's luxurious colonial lifestyle. Today.

Bangalore has always had the reputation of being a great city to relax in. We at ETA Star, take that reputation very seriously. Which is why we've made sure that The Gardens can compete with any luxury resort - and yet still feel like home. Be it swimming or tennis lessons, gym sessions or shopping at the supermarket, just a few steps bring you to the world-class amenities provided within the green environs of The Gardens.

That leaves you with more time to spend on what's really important. Like directing your daughter's first theatre performance in our amphitheatre. Or teaching your son table-tennis and squash in our plush facilities. Or observing your toddler play in the colourful crèche.

Experiences that you will always cherish. Experiences that you'll have the time for, only in Bangalore.



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Marble and Granite

Marble and Granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, it is not possible to achieve total consistency of colour and appearance for the entire flooring or other surfaces where the marble or granite is laid. Granite tiles are pre-polished before laying, and granite (being a much harder material than marble) cannot be re-polished after installation. Hence some differences may be felt at the joints. The colour, tonality and pattern of the marble or granite selected and installed is subject to availability.

Timber

Timber is a natural material containing veins and tonality differences. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation.

Cable readiness/Internet service

The purchaser is liable to pay annual fees, subscription fees and such other fees to the respective service provider or any other relevant party. The vendor is not responsible for arrangements with any of the said parties for the service connection of their respective subscription channels.

Brand and Model

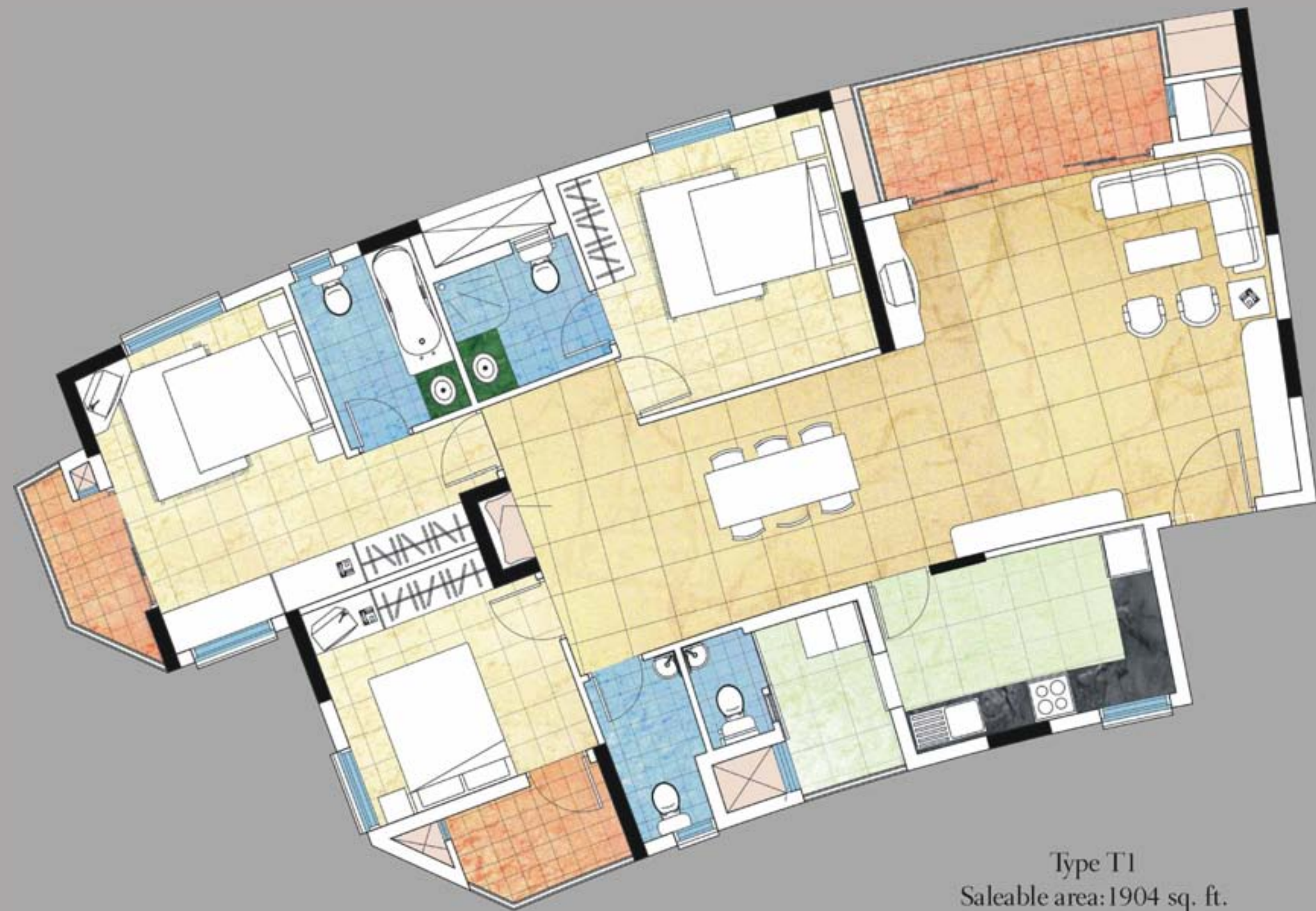
The choice of brand and model of the fittings, equipment and appliances supplied shall be subject to availability.



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DISCLAIMER: The details noted herein are only indicative and are subject to change. The details noted do not constitute a legal offering.



Type T1
Saleable area: 1904 sq. ft.



Type T2
Saleable area: 1839 sq. ft.



ETA Ascon Group

The ETA Ascon group has over 35,000 employees in offices spread across 28 countries. ETA Ascon represents some of the world's leading manufacturers and service providers. The group's track record of performance and growth exceeds even the most stringent criteria it sets for itself, as one of the Arabian Gulf's outstanding business ventures.

Various companies in India under the group: Ascon Travel Pvt. Ltd, Cars India Ltd., ETA Constructions (India) Pvt. Ltd., ETA MELCO Engg. Co. Pvt. Ltd., ETA Travels, GSA for Malaysian Airlines, ETA Engineering Ltd., ETA Karnataka Estates India Ltd., ETA Properties & Investments Pvt. Ltd., Giordano ETA India Pvt. Ltd., Mincore Resources Ltd., Starmin Resources Pvt. Ltd., Trademin International, Translanka, GSA for Sri Lankan Airlines' West Asia Maritime Ltd. and West Asia Exports & Imports Pvt. Ltd.

The group's tradition of building trust is amply evident in the various companies managed across the world, with the single-minded vision of excellence.



ETA Star - Confidence, trust and credibility.

Confidence, trust, credibility...that's what ETA Star has been building with one successful project after another. Founded on the grounds that expertise is the strongest foundation, ETA Star was set up as the property development arm of the multi-billion dollar ETA Ascon group - a name that has been synonymous with the construction industry for over thirty years and is today associated with building the landmarks of Dubai. Thus, ETA Star has the benefits of sourcing all expertise in-house, as well as attracting strategic alliances with reputed groups for joint venture projects. Currently, we are developing millions of square feet of premium property located in prime development areas that have had the distinction of being nearly sold out soon after they were announced. Which explains why our foundation is strengthened with every new foundation that we lay.



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The project is approved by

This is the first private residential building in India (and the first of its kind in Bangalore) to get MOEF approval.

Karnataka Geospatial Data Centre, Bangalore (Survey of India)	T-No.2306/42A-12 dt. 26. 07. 2004
Bharat Sanchar Nigam Ltd., Bangalore (BSNL)	DE(S)/S-6/2004-05/118@BG-9 dt. 30.10.2004
Bangalore Water Supply & Sewerage Board, Bangalore (BWSSB)	BWSSB/CE(M)/ACE-(M) TA 8/8293/2004-05 dt. 13.12.2004
Bangalore Electricity Supply Company Ltd., Bangalore (BESCOM)	CGM/BMAZ/DGM(T)/AGM(T) 2/16341-44. dt. 28.01.2005
Airport Authority of India, Chennai	Case 43/05 (BG 428) dt. 11.04.2005
Karnataka State Pollution Control Board, Bangalore (KSPCB)	CFE-CELL/ETAKEL/EIA-238/2005-06 dt. 29.04.2005
Karnataka State Fire & Emergency Service, Bangalore	No. GBC(1)/293/2005 dt. 04.07.2005
Government of India, Ministry of Environment & Forests, New Delhi (MOEF)	No. J12011/9/2005/IA (CIE) dt. 02.08.2005
Bangalore Mahanagara Palike, Bangalore Building License & Sanction Plan (BMP)	(LP) 07/05-06. dt. 12.08.2005

The Team

Ryder HKS, UK & USA	Concept Architects
JDS Architects, Bangalore	Principal Architects
Potential Service Consultants, Bangalore	Structural and Service Consultants
Site Concepts International, Singapore & India	Landscape Architects
Kusuma Advocates	Legal Advisors
Fulcrum Designs, Bangalore	Interior Designers





