



*It had to be  
in the heart of the city.  
That’s where life flows.*

38 & Banyan is located near Indiranagar, in the very heart of Bangalore. (You can’t build a project that’s more art than real estate and stick it just anywhere.) Luckily, we already had a place in the city’s heart - a grassy, tree-filled plot, nestled amongst greenery and residential areas, 500 metres off Swami Vivekananda Road, better known as Old Madras Road.

- HOSPITALS

CMH (4.5 km)  
Manipal (6.5 km)
- SCHOOLS & COLLEGES

Euro Kids (240 m)  
New Horizon College (3 km)
- TECH PARKS

RMZ Infinity (1 km)  
Bagmane Tech Park (3.5 km)
- SHOPPING MALLS

Gopalan Mall (750 m)  
Phoenix MarketCity (5 km)

*Distances as per Google Maps.*



“Steel and concrete support architecture. But for it to be really spectacular, its true foundation must be wonder.”



# *It starts with the trees.*

You’re walking through leaves of grass, under a sky framed by trees. With every step you take, Bangalore slips further and further away. Which is strange and baffling because you’re right in the heart of it all, near Indiranagar, which has long been Bangalore’s heart.

And yet, at the same time, you’re being enveloped by a sort of peace you don’t usually find in a city – whether you’re in its heart, or its toes for that matter.

It’s the trees, you think.

Of course it’s the trees.

They are gorgeous in themselves, and together, they’re magic.

And as you’re thinking this, you see – for the very first time – the banyan tree, the queen of them all. It’s 150 years old. It’s music frozen in time.

But you also see something else. A sculpture, rising behind the tree. It’s curved and smooth, embracing this setting, enhancing it.

It’s modern human art meeting nature’s art.

And it takes your breath away.



## Electrical Fittings

Schneider switches or equivalent.

Telephone and data cabling through FTTH.

Schneider or equivalent make distribution boards.

RCCB incomer for overload and earth leakage protection.

## Electrical Points

Provision of electrical points for refrigerator, hob, chimney, washing machine, dryer with 2 additional plug points.

TV point in living room and all bedrooms.

AC point for all bedrooms, living and dining areas.

## Grid Power and Backup Power

EB Power: 3 BHK - 7 KW, 4 BHK - 10 KW.

DG power backup units, 50% of EB and common areas, 100% backup for lighting circuits, lifts, and utilities.

## Services

Water Treatment Plant.

Sewage Treatment Plant.

Organic Waste Converter.

## Elevators

Two elevators per core - 13 & 10 passenger capacity.

## Safety & Security

Provision for Video Door Phones.

Common area surveillance.

Fire rated doors at fire escape staircases.



# The Green Features

Green homes are more important than ever before: they increase the efficiency with which buildings use resources, minimising impact on health and the environment. Our superior green features have been designed for the IGBC Gold Rating.

### Energy Conservation

Solar heated water for select bathrooms.

Energy efficient lights in common areas.

Timer adjusted street lights.

### Solid Waste Management

Segregation at source.

Organic waste converter room.

### Water Conservation

Dual piping system & dual flush system for sanitary purposes.

All landscape maintained through recycled water.

Water efficient fixtures.

Rain water harvesting.

Ground water recharge.

# The story of the 38 that grew around the banyan.

A tree-filled space, in the heart of the city. And thirty-eight luxury apartments, comprising twenty-nine 3 BHKs and nine 4 BHKs, that surround a 150 year old banyan tree. It's more of a sculpture than a structure. Because we all need more art in our lives.





Why a reading lounge? Because why wouldn't someone want to delve into a book on a lazy Sunday afternoon, after choosing one out of many, occasionally looking up to drink in the trees and the paths and the gardens that are almost at one with the room.



The swimming pool sits on the terrace - the highest point amidst its surroundings. You'll notice that it's an infinity pool, its border dissolving into the horizon. The earth is below you and the world is somewhere but not here.

# Amenities

## GROUND FLOOR

Pool Room

Reading Lounge

Squash Court

Table Tennis Room

Yoga & Aerobics Area

Games Area & Coffee Bar

Children's Play Area

## FIRST FLOOR

Creative Corner / Learning Studio

Gymnasium

## TERRACE

Swimming Pool with Changing Rooms

Kids' Pool

Amphitheatre with Projection Wall

Barbeque Pits with Seating

# Specifications

## Civil

### Structure

Seismic resistant RCC structure with concrete block walls for basements, main building, clubhouse, and other amenities.

## Architecture

### Doors

European make engineered wooden doors.

#### MAIN DOOR

8 feet height engineered wooden doors with veneer and polish.

#### INTERNAL AND TOILET DOORS

Engineered wooden doors with laminate finish.

#### ALL DOORS

Full width jamb (with architraves).

Yale/ European or equivalent hardware.

Acoustic EPDM gasket (for noise reduction).

*Please note that the above door specifications are not applicable to the Maid's Room.*

### Windows

3 track UPVC windows with SS Mosquito mesh.

### Flooring and Wall Cladding

Spanish porcelain tiles or equivalent and Spanish laminated wooden finish or equivalent flooring.

#### LIVING, DINING AND KITCHEN

Spanish porcelain tiles.

#### ALL BEDROOMS

Spanish porcelain tiles or equivalent or Spanish laminated wooden finish flooring.

#### MAID'S ROOM & UTILITY AREA

Indian ceramic tiles.

#### BALCONY

Wooden finish ceramic tiles.

#### BATHROOMS

Floor - Spanish slip resistant ceramic tiles.

Walls - Spanish ceramic tiles.

### Internal Railings

Balcony - MS railings with enamel paint finish or SS with glass balustrades.

Combination of openable and fixed louvres in balconies.

### Paint

Internal walls - acrylic emulsion.

External walls - exterior grade acrylic emulsion.

Ceiling - finished with acrylic emulsion.

### False Ceiling

Grid false ceilings with PVC coated tiles and shadow channels in all bathrooms.

# Plumbing, Electrical and Services

### CP & Sanitary Fittings and Fixtures

Kohler or equivalent water efficient CP fixtures and sanitary fittings.

Jaquar or equivalent make dual flush system.

Anti-bacterial coated soft close seat covers for EWC.

## *Plans*

38 & Banyan is set on a green 1.1 acre plot. That is 1107 sqm. built on 4469 sqm. of the site area, for 75% of open space, and plenty of breathing room. It has twenty-nine 3 BHKs and nine 4 BHKs. Thirty-eight luxury apartments creating thirty-eight unique experiences with the trees they surround.

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Master Plan

LEGEND

01. SECURITY CABIN

02. ENTRY

03. LOBBY

04. POOL ROOM

05. LIFT LOBBY 1

06. READING NOOK

07. SQUASH COURT

08. TABLE TENNIS ROOM

09. TRANSITION SPACE

10. TOILET
11. GAMES AREA

12. LIFT LOBBY 2

13. ELECTRICAL ROOM

14. SOCIETY OFFICE

15. YOGA ROOM

16. PARKING

17. CHILDREN'S PLAY AREA

18. TRANSFORMER YARD

19. OWC

20. GAS BANK

TURN TO SEE MASTER PLAN

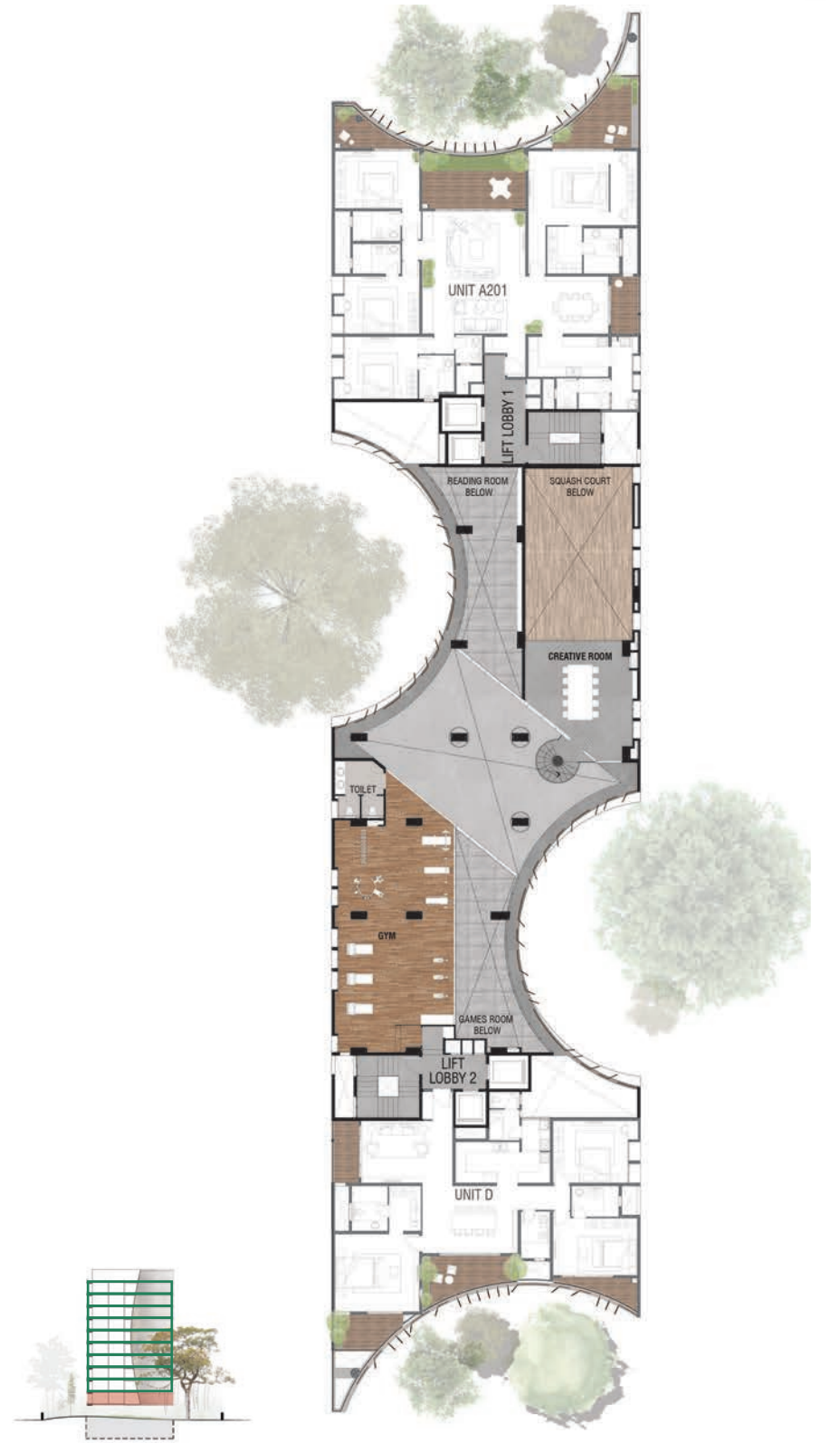




Terrace Plan



First Floor Plan



\* This floor includes the creative corner and the gym which are common amenities.

Typical Floor Plan

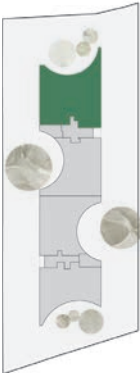


4 BHK (Unit A)

Carpet Area as per RERA: 2276 sq ft  
+ Balcony: 554 sq ft  
+ Common Areas: 865 sq ft  

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Super Built Up Area: 3695 sq ft



\* Area is calculated based on the dimension lines shown.  
\*\* Includes slab sunk for landscape and area is calculated based on the dimension lines shown.  
\*\*\* Dimensions do not include the study.  
\*\*\*\* Second floor unit plan.



3 BHK (Unit B)

Carpet Area as per RERA: 1692 sq ft  
+ Balcony: 408 sq ft  
+ Common Areas: 642 sq ft  
Super Built Up Area: 2742 sq ft



\* Area is calculated based on the dimension lines shown.  
\*\* Dimensions do not include the study.  
\*\*\* Second floor unit plan.

3 BHK (Unit C)

Carpet Area as per RERA: 1682 sq ft  
+ Balcony: 408 sq ft  
+ Common Areas: 639 sq ft  
Super Built Up Area: 2729 sq ft



\* Area is calculated based on the dimension lines shown.  
\*\* Dimensions do not include the study.  
\*\*\* Second floor unit plan.

### 3 BHK (Unit D)



Carpet Area as per RERA: 1656 sq ft  
+ Balcony: 357 sq ft  
+ Common Areas: 665 sq ft

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Super Built Up Area: 2678 sq ft



- \* Area is calculated based on the dimension lines shown.
- \*\* Dimensions do not include the study.
- \*\*\* Second floor unit plan.