



Roots

Live the Good Life



Amenities

Gymnasium

Swimming Pool

Table Tennis

Half Basket Ball Court

Jogging Trail

Children's Play Area

Indoor Games for Children

Multi-Purpose Hall

Library

Landscaped Garden

Arrival Court

Pick-Up and Drop-Off Points

Common Toilets for Workers



Typical Isometric View

TYPE A



3 Bedroom + Servant's Room

SBA: 2119 square feet

No. of Units: 40

Typical Isometric View

TYPE B



3 Bedroom

SBA: 1892 square feet

No. of Units: 40

Typical Isometric View

TYPE C



3 Bedroom + Servants Room +
Private Terrace

SBA: 2119 square feet

Terrace Area: 1076 square feet

No. of Units: 4



Specifications



Structure

RCC framed structure complying to seismic zone II requirements.
Solid cement blocks for all walls

Lobby

Granite for flooring in lobbies
Granite for lift wall claddings in lobbies
All lobby walls in texture paint and ceiling in OBD
POP cornice in lobby
Granite for common staircases up-to second floor, after 2nd floor Kota Stone.
Emulsion paint on staircase wall
KONE /Otis lifts of suitable capacity

Apartment Flooring

Foyer: Marble/Premium Vitrified flooring
Living: Marble/Premium Vitrified flooring
Dining: Marble/Premium Vitrified flooring
Balconies and Terraces: Premium anti-skid ceramic tile flooring
All Bedrooms: Luxurious Engineered laminated wood
Maids room: Vitrified flooring

Apartment Kitchen

Marble/Premium Vitrified flooring in kitchen
Granite Counter
Glazed ceramic tile dado, 2 feet over the granite counter
Single bowl single drain stainless steel sink with single lever tap and cockroach trap
Premium anti-skid ceramic tile flooring in kitchen utility
Glazed ceramic tile dado on the walls in the utility upto 4 feet

Apartment Toilets

Flooring: Premium anti-skid ceramic tiles
Glazed ceramic tile dado for walls up-to a height of 7 feet
European water closet
Wash basin and CP mixer taps
Health faucet
CP toilet accessories
Shower partition complete with mixer and shower in all main bathrooms

Ceramic tile flooring and ceramic glazed tile dado in maids bathroom
Suspended pipelines in toilets concealed within the grid false ceiling
Cockroach trap with lids

Apartment Doors

Main door 8 feet high solid timber door frame with 40mm thick polished designer membrane shutters
Internal doors 7 feet high with solid wooden frames and 35mm thick designer membrane shutters with enamel paint
Bathroom door shutters treated on the inner surface with polyurethane
Superior quality brushed steel /brass hardware

Apartment Windows

Powder coated Aluminum /UPVC eco friendly sliding windows with clear glass and mosquito mesh
Granite sills with half bull nosing on the internal side
Security grills up-to Ground floor Apartments

Apartment Railings

All balcony railings in mild steel coated with synthetic enamel paint coated over zinc chromate primer
Staircase railing in mild steel coated with synthetic enamel paint coated over zinc chromate primer

Apartment Electrical

All Electrical wiring is concealed with PVC insulated copper wires with modular sockets and switches
Sufficient power outlets and light points provided
5KW power will be provided for all Apartments
Satellite TV and telephone provision points provided in living and all bedrooms
ELCB and individual meters will be provided for all apartments

Apartment Painting

Internal walls in emulsion
POP cornice in Living and dinning
External walls with combination of weather shield cement paint and texture paint

Apartment Backup Power

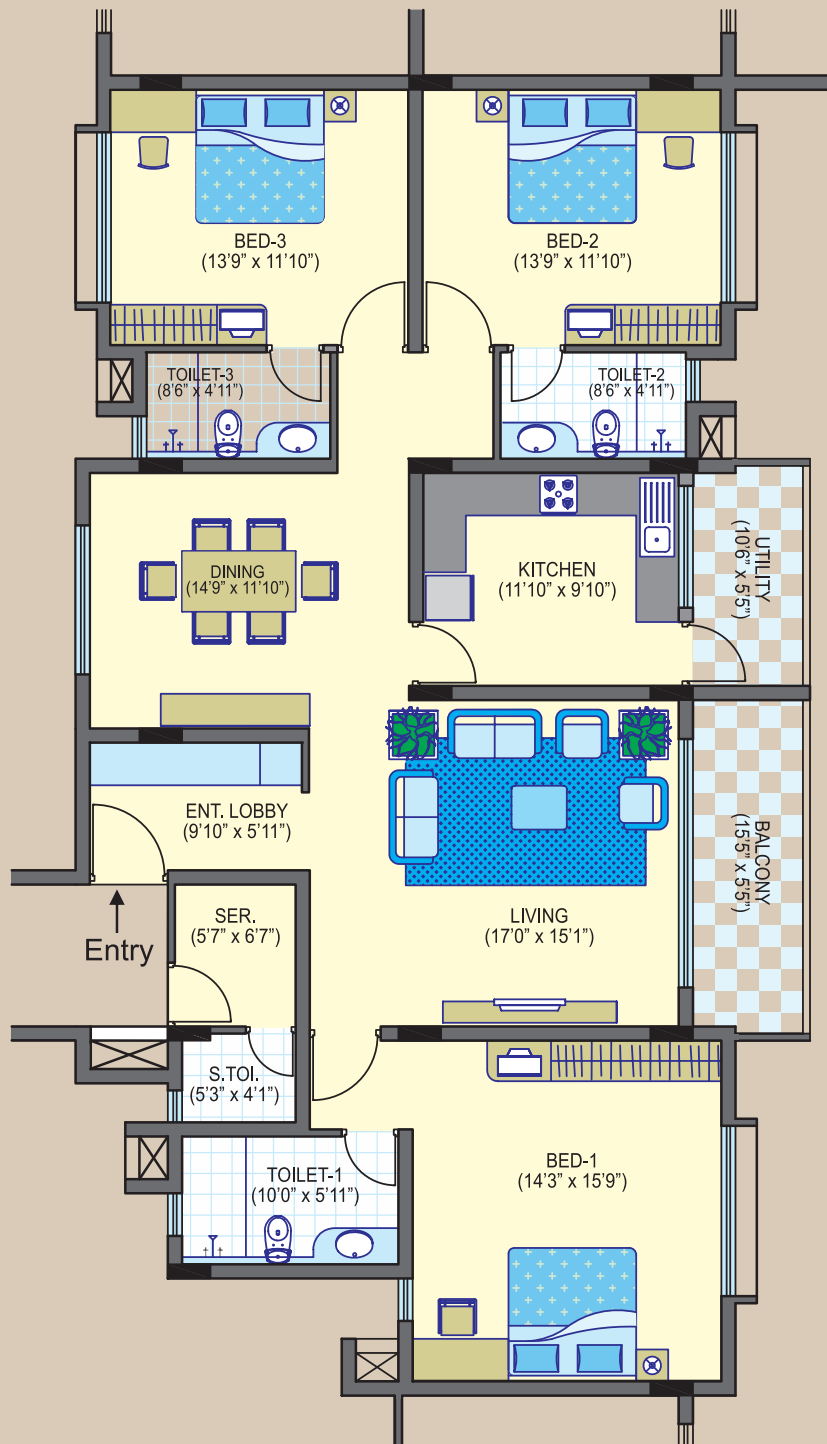
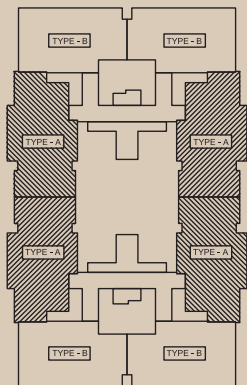
100% backup power for lighting circuit
100% backup power for all common areas

Apartment Security and Safety

Video door phone (optional)
Intercom from security to all apartments
Fire alarms in all floors
Fire hoses in all floors

Floor Plan

TYPE A



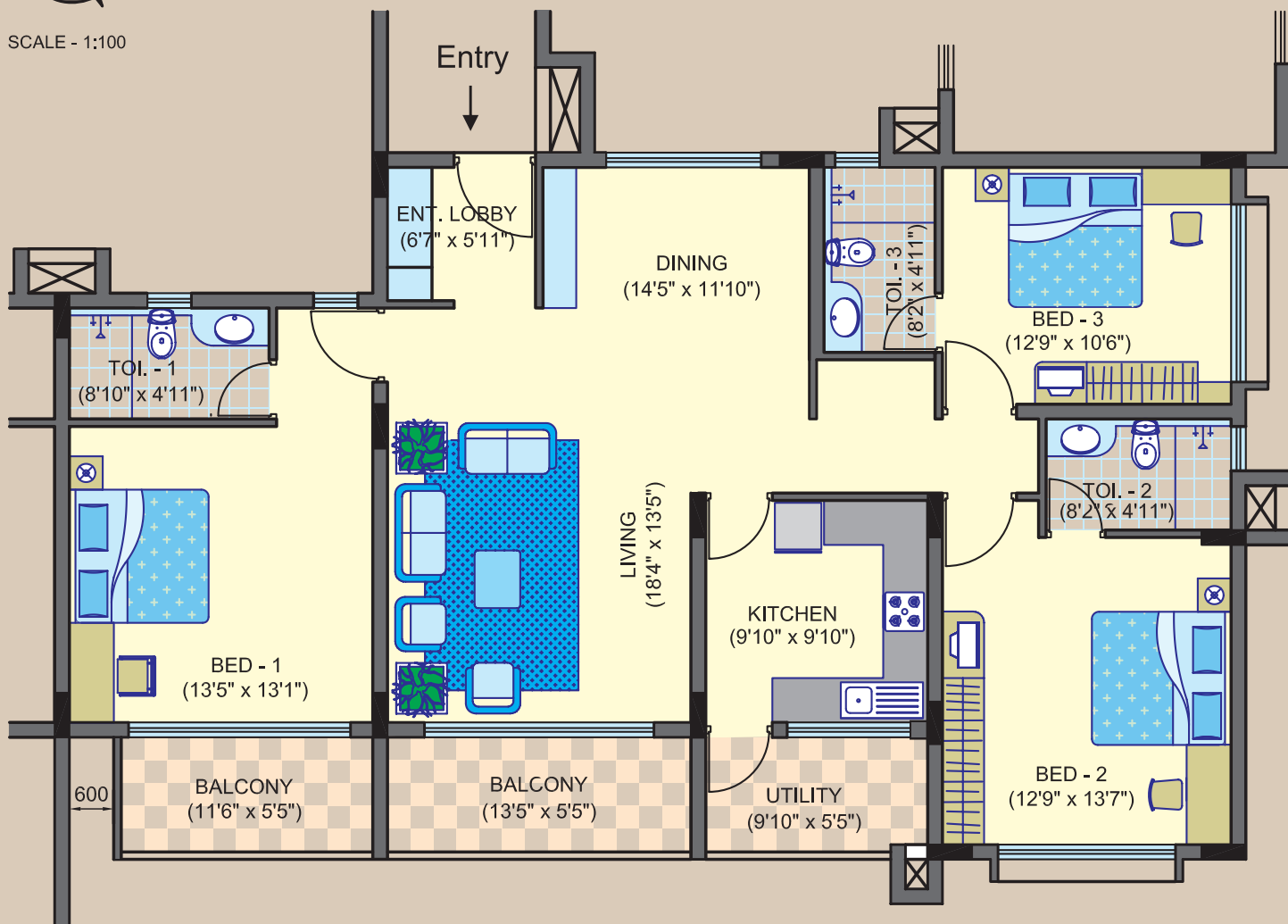
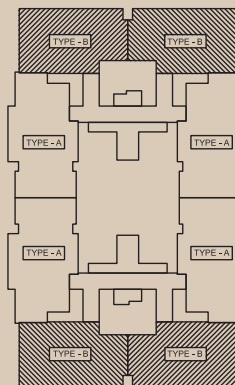
SCALE - 1:100

Floor Plan

TYPE B



SCALE - 1:100



Locality

Shopping and Entertainment

Total Mall, Sarjapur Road	4.1 km.
Spencer's, Sarjapur Road	4.5 km.
Bangalore Central, Bellandur	4.8 km.
Novotel, Outer Ring Road	4.9 km.
@Home, Marathahalli	6.3 km.
Park Plaza Hotel, Marathahalli	6.6 km.
Hometown, Marathahalli	6.9 km.
Innovative Multiplex, Marathahalli	6.9 km.

Prominent Landmarks

Advaith Hyundai	4.4 km.
Pratham Motors	4.9 km.
Ravindu Toyota	5.0 km.
Marathahalli Bridge	7.2 km.

Corporate offices and Tech Parks

Wipro Technologies (SJP-1), Sarjapur Road	2.3 km.
Vrindavan Tech Park, ORR	4.6 km.
Cessna Business Park (Cisco), ORR	4.9 km.
Intel, ORR	4.9 km.
RMZ Eco Space, ORR	5.4 km.
Prestige Tech Park, ORR	5.7 km.

Schools

St Patricks Academy, Sarjapur Road	1.7 km.
India International School, Off Sarjapur Road	2.1 km.
GEAR Innovative Intl. School	2.2 km.
St. Peters School, Sarjapur Road	3.3 km.
New Horizon Gurukul Internatinal School	3.9 km.
Sri Sri Ravishankar Vidya Mandir, Gunjur	3.9 km.
Delhi Public School – East	4.2 km.
Primus International School	5.3 km.
Prakriya Green Wisdom School	5.4 km.
The International School of Bangalore (TISB)	6.4 km.
Inventure Academy	7.4 km.
VIBGYOR High School, HSR Layout	7.4 km.
Greenwood High	7.6 km.

Colleges

New Horizon College of Engineering	4.5 km.
Krupanidhi College	4.5 km.

Hospitals and Clinics

Apollo Clinic, ORR	5.5 km.
BMAX Hospital, Harlur Road, HSR Layout	7.1 km.
Lakeview Hospital, HSR Layout	7.9 km.
VIMS Hospital , Marathahalli	8.0 km.
Green View Hospital, Koramangala	8.3 km.
Fortis Hospital, Marathahalli, Bangalore	8.5 km.
Akshay Mallya Hospital, Marathahalli	8.7 km.
Goldstarr Hospital, HSR Layout	8.8 km.
St. Johns Hospital, Koramangala	10.5 km.
Spatica Hospital, HSR Layout	10.5 km.



About Us



Mission

Our mission is to be the home provider of choice, a goal we can attain only when our clients are truly satisfied. We understand that our clients define the standard of quality and service, and their loyalty must be earned. We will strive to exceed our client's expectations. We are dedicated to maximizing our client's real estate asset value. We quickly adapt to the diversity of individual clients and markets through sound leadership, unparalleled and unwavering commitment to service.

People

Big Banyan Estates is a professionally managed company. Cumulatively we bring 17 years of real estate development experience.

U.Yeshwardhan Reddy has a bachelor's degree in Civil Engineering from MIT, Manipal and an MS in Environmental Engineering from the Florida Institute of Technology, USA. At Florida Institute of Technology he worked on several innovative and life-impacting Engineering Research Projects. Yeshwardhan started his real estate career in 1996 and has completed 8 residential projects and one commercial project.

U.Devanand Reddy has a bachelor's degree in Electronics and Communications from MIT, Manipal and an MS in Computer Engineering from Syracuse University, USA. He managed a business unit at Sterling Commerce, USA an IBM company, where he held a number of management positions.

A.Balappa has a Master of Science degree in Geology from Bangalore University and a Graduate Program in Law from Mysore University and is a practicing Tax Consultant. He is involved with many community development service organizations including charitable organizations.

Corporate Values

Quality: Focus on best practices for building world-class homes and layouts which are economically viable have helped us to enhance the quality of life for our clients, fostering continuous demand for our buildings and layouts.

Transparency: There are no hidden costs in our communication, no hidden clauses in our legal documents and absolutely no shades of ambiguity in our business practices. Buying a home is a time consuming and stressful process. We believe that our business can be successful for generations only if we continue a tradition of trust.

Service: At Big Banyan, our clients have found in us a partner who strives to make the whole experience warm and personal. We will not bend the truth to make a sale. For every one of our clients, we will work as hard as we can to help them find a home that can become a happy home.



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