INCREDIBLE EVERYDAYS

Discover something new everyday at this premium outdoors-themed community.

PUSHKALAM
HERITAGE



PUSHKALAM
DEVELOPERS



Pushkalam Heritage

Incredible Everydays

At Pushkalam, we don't just build homes — we build them from experience.

Our journey began at the very foundation of construction — from brick manufacturing to building complete homes. That hands-on understanding shapes everything at ***Pushkalam Heritage***. Every home carries years of learning, genuine care, and an unwavering commitment to quality — from location and layout to amenities and materials — all guided by one objective: homes that continue to deliver value long after you've moved in.

Because a great home isn't just about the day you buy it. It's about every day after. That's what we call **Incredible Everydays.**

At the heart of this vision stands our **Grand Eastern Pavilion** — with a *world-class Sports Centre, a vibrant Events Centre, and a thoughtfully curated Kids Centre,* offering exhaustive facilities for every member of the family. Every day holds something worth looking forward to.

Grounded in expertise. Designed for joy. Every day made incredible.

PROJECT SNAPSHOT



G + 14
Floors



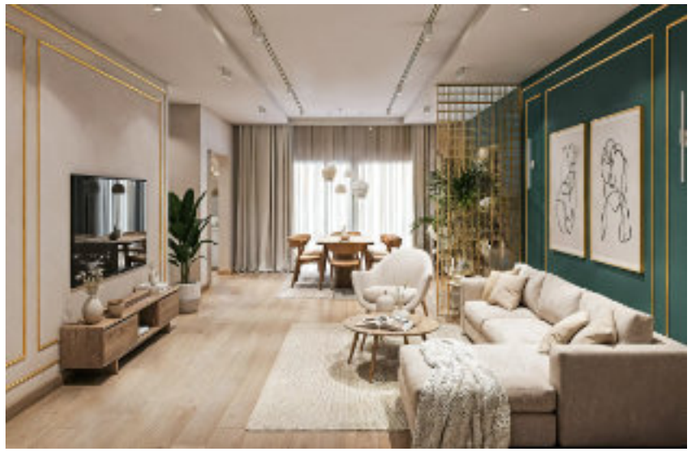
Exclusive
Lake-Facing
Units

296
Residences



70%
Open Space





3 BHK
Premium
Homes



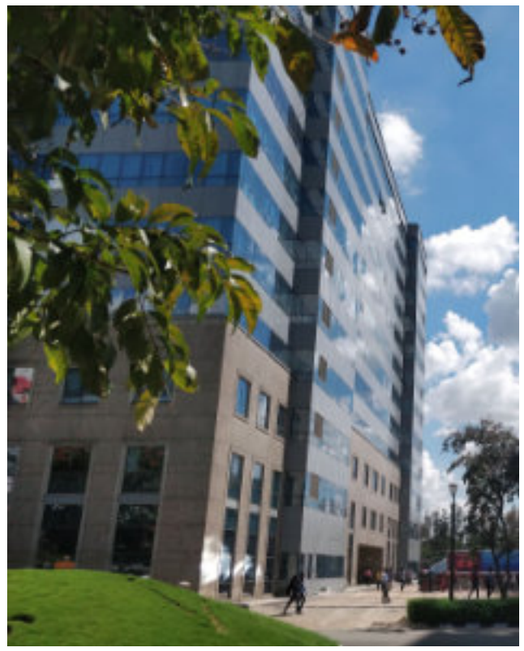
19,000
SQFT
Grand
Clubhouse

5 reasons why Pushkalam Heritage is family-perfect



The homes.
Perfect lifestyle everyday

Heritage has a total of 296 homes in a G+14 development; mostly 3BHK residences of **1440 to 1890 Sq ft**, with wide balconies and perfect Vaastu.



The location.
Live in the next Whitefield

Your home is not just a home but a **priceless investment** located in one of the fastest growing areas in Bangalore on OMR, **less than 30 minutes away from International Tech Park, Whitefield.**



The community.
Incredible experiences for the whole family

From spiritual spaces that calm to active spaces to pump up your spirits, there is a space for every member of your family.



The outdoor life.
The remarkable Eastern Pavilion

Heritage has over 70% open areas including a sprawling continuous space on the eastern side consisting of a world-class **Sports Centre, an Event Centre and a Kids Centre.**



The commitment.
Quality and execution

Pushkalam brings its expertise in engineering to build **quality homes with timeless finishes.**



Your home.
Works hard to deliver a smooth lifestyle everyday.

1

100% Vaastu
Special care has gone into the planning to ensure Vaastu compliance in each space, even in bathrooms.

Planning
Every home's planning maximises the carpet area. The continuous living, dining, balcony and kitchen spaces create a hub to create memories everyday.



Optimised to store
Storage planning is done to maximise floor space in each room.

Large balconies
Enjoy the outdoor life while being indoors. Large balcony doors ensure seamless connect to the spaces within.

Open kitchen
A modern open kitchen and dining space brings efficiency and everyday joy of family time during meals.









Your location.
An investment that will only go in one direction. Up.

2

Top schools
Some of the best schools in Bangalore are in and around this area.

<18 mins to Whitefield
Zoom on the Whitefield-Hoskote Highway and reach top office destinations in less than 18-25 mins.

Metro is coming!
A proposed Metro station under Phase 3 promises excellent connectivity.

100% Appreciation
Prices of premium residential communities like Heritage have gone up over 100% post 2022, in this area.

Airport in <30 mins
Enjoy superfast connectivity to the Airport. Your guests will keep returning!

The magic of NH75
Very few can get to stay on a well-maintained 6-lane expressway, at the fast developing Budigere Cross. Getting out and reaching anywhere is never going to be a problem.



Everything nearby

Airport	30 mins
Indira Nagar	28 mins
KR Puram	10 mins
ITPL	18 mins
Marathahalli	25 mins
STRR	5 mins
Outer Ring Road	15 mins
Orion Uptown Mall	3 mins
Whitefield Metro	12 mins

Upcoming

Peripheral Ring Road	5 mins
Phase 3 Metro	5 mins
Elevated Corridor	10 mins



Your community.
Celebrate everyday.

2 Roads. ∞ Flexibility.
Heritage is one of the few communities with two access roads, providing extra flexibility.

A pristine lake 50m away
The rejuvenated Nimbekaipura Lake is next door, so close that you could consider it an extra amenity. Enjoy bird watching and lazy walks everyday.

Mini-forest and a temple
With over 70% open spaces, Heritage has plenty of design features to make everyday memorable for seniors.

A fabulous view daily
Every home has a wide balcony. The homes on the eastern side overlook Government layouts, ensuring no other high-rise buildings nearby. Homes on the western side get lake views.

Eastern Pavilion
An over 25,000+ Sq ft continuous open space on the eastern side ensures perfect mornings bathed in early sun. Enjoy the Sports Centre, the Events Centre, the Clubhouse and Kids Centre.

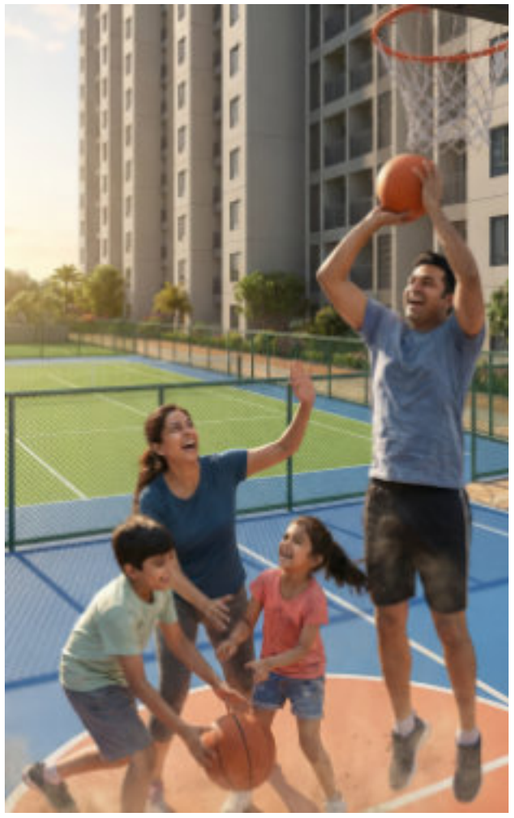




Eastern Pavilion
The continuous Pavilion is flexible and can be converted into a space for large sports events.



Open Temple
On-campus temple for auspicious mornings everyday.



The outdoor life.
Filled with activities.

4





Event Centre

An extra large event centre of 7000+ Sq ft with barbeque spots and pantry facilities, ensures every single celebration is grand.



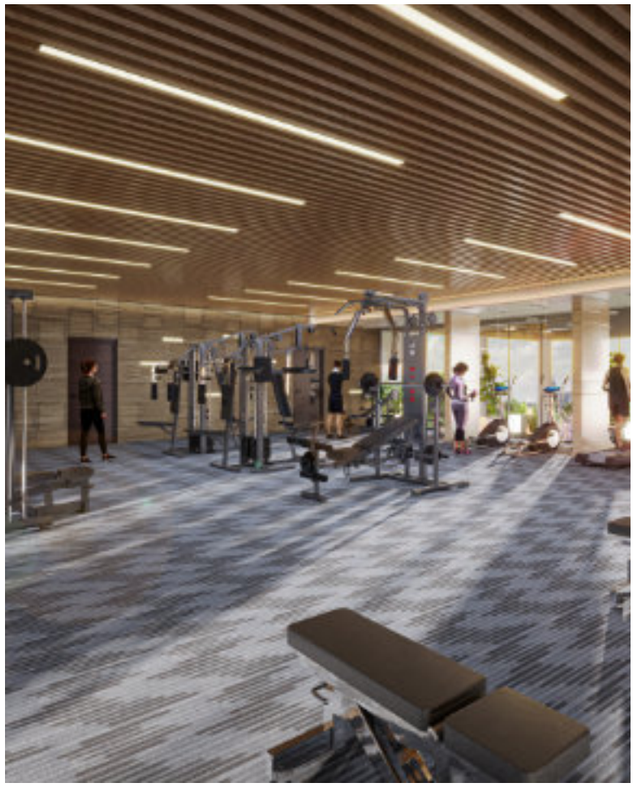
Bringing back the Courtyards

At the heart of each tower is a lavish landscaped courtyard, for you to enjoy a book amidst the cool breeze.

The clubhouse.
Socially ahead.

5





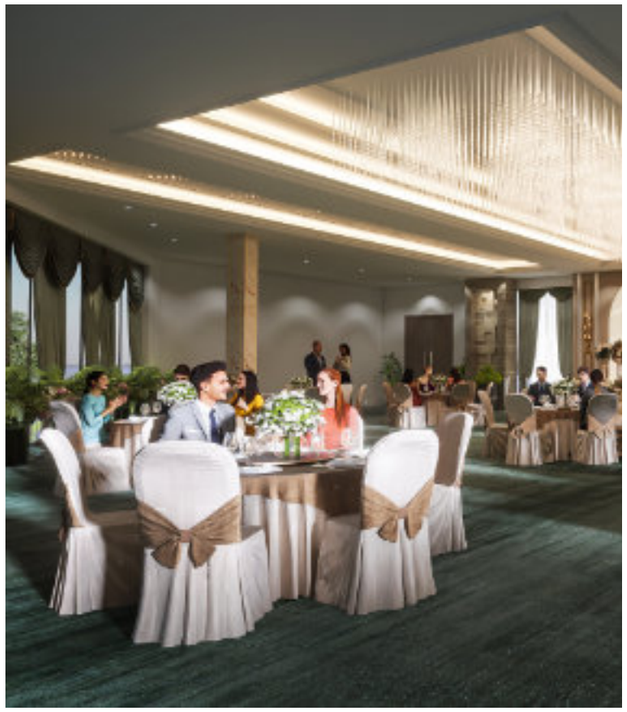
Health first

A well-equipped gym and other sports facilities will keep your adrenaline going.

Game on

An indoor games hall with table tennis, billiards, carrom and board games for relaxed evenings and spirited matches.





Multi-purpose hall

For everyday events, this space works magic, along with the attached pantry and pre-function area.

Raise a toast

Unwind above the city with a terrace bar lounge, comfortable seating and screenings under the open sky.





The grand 19,000 SQFT Clubhouse, spread across 5 levels.
Designed for incredible leisure time.

Ground floor
- Grand lobby
- Dining area with a fullye quipped pantry and seating
- Indoor games room
- Co-working space
- Adult swimming pool
- Toddlers pool
- Pool deck with seating
- Changing rooms & showers

First floor
- Indoor games hall featuring table tennis, billiards, carrom and board games
- Fully equipped gym and fitness studio with showers

Second floor
- Dining area with washrooms

Third floor
- Indoor party hall with seating

Terrace
- Terrace bar lounge with seating and screening
- Terrace observation deck
- Terrace planting area



Entrance and exit zones

1. Entrance plaza
2. Entrance portal with security cabin
3. Signage wall
4. Bus shelter with seating / cab waiting area
5. Pedestrian entry
6. Zen garden
7. Grand entry water feature
8. Visitor waiting area with flower garden
9. Visitor parking
10. Vehicular exit area

Event centre

11. Outdoor amphitheatre lawn area
12. Outdoor amphitheatre seating
13. Outdoor amphitheatre stage
14. Social and Barbeque
15. Outdoor pantry counter

Sports centre

16. Tennis court
17. Pickleball court
18. Cricket nets
19. Multi-court
20. Outdoor gym

Kids and teen centre

21. Kids' play area
22. Game wall / climbing wall
23. Kids' pool
24. Tot-lot zone
25. Hopscotch area
26. Ludo area
27. Kitchen garden

Relaxation & Social

28. Swimming pool
29. Pool deck with deck chairs
30. Clubhouse
31. Pet park
32. Yoga meditation zone
33. Fire pit with seating
34. Breezy courtyard
35. MS tree canopy with seating
36. Temple

Nature

37. Butterfly garden
38. Aroma garden
39. Tree court
40. Lotus pond with sculpture
41. Edge planting

Masterplan

Tower Plan - Tower 1 & 2


TOWER 1

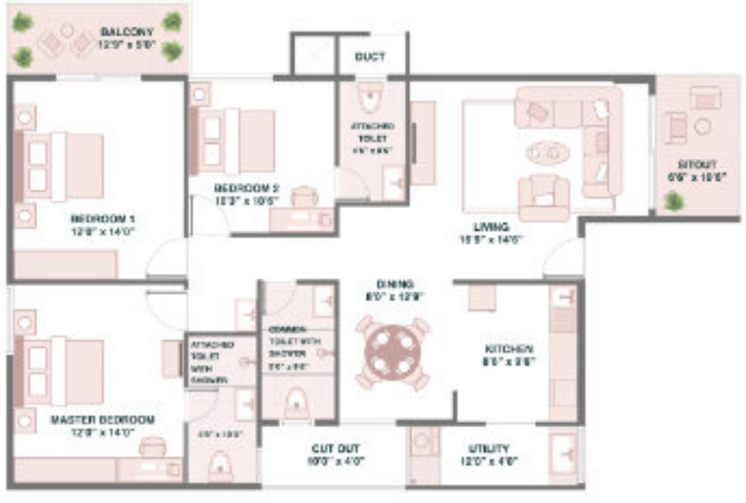

TOWER 2

Floor Plans - Tower 1

3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 1

Saleable Area	1,665 S.F.T.
Facing	EAST



3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 3

Saleable Area	1,890 S.F.T.
Facing	NORTH



3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 2

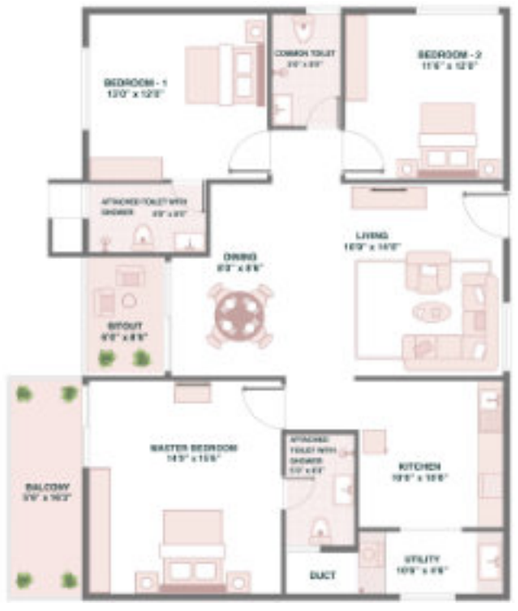
Saleable Area	1,890 S.F.T.
Facing	NORTH



3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 4

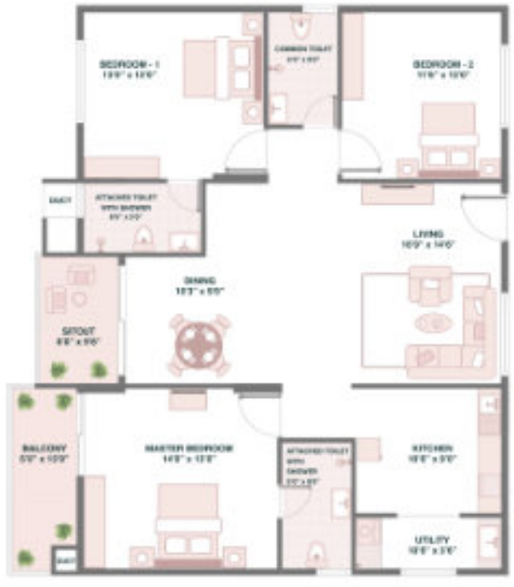
Saleable Area	1,765 S.F.T.
Facing	EAST



3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 5

Saleable Area	1,715 S.FT.
Facing	EAST

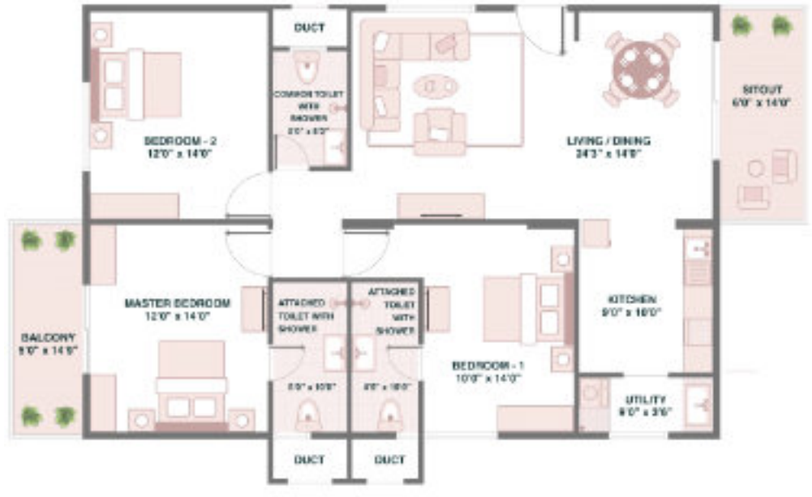




3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 7

Saleable Area	1,765 S.FT.
Facing	NORTH

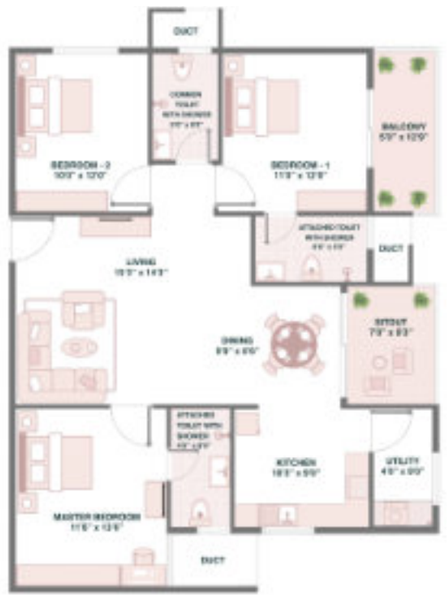




3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 6

Saleable Area	1,550 S.FT.
Facing	WEST

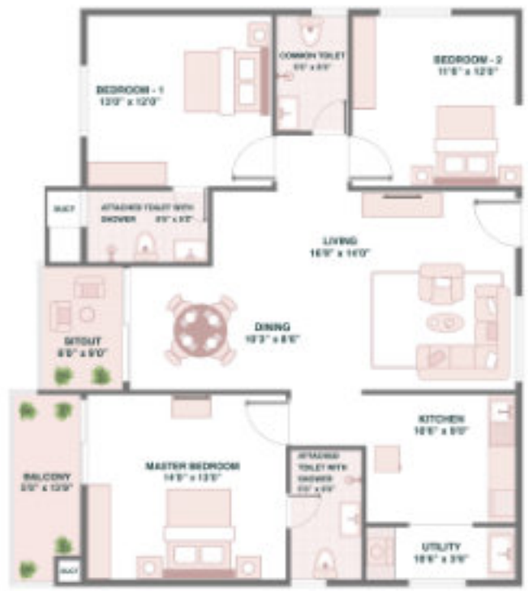




3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 8

Saleable Area	1,695 S.FT.
Facing	EAST

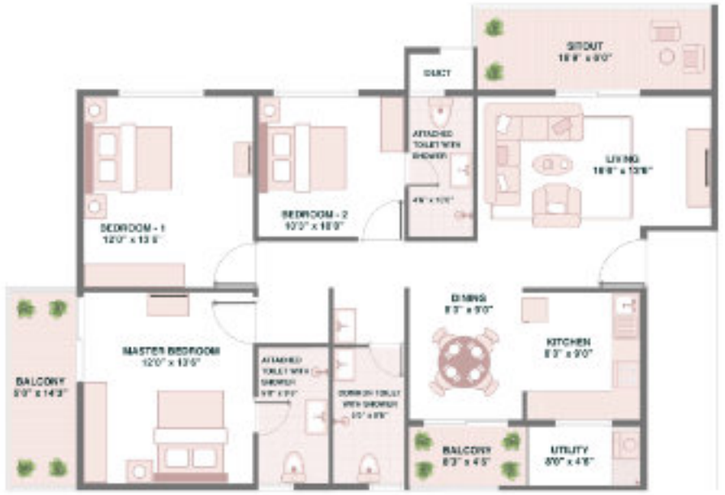




3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 9

Saleable Area	1,710 S.FT.
Facing	EAST







3 BHK TYPICAL FLOOR

TOWER - 1 | UNIT - 10

Saleable Area	1,310 S.FT.
Facing	EAST



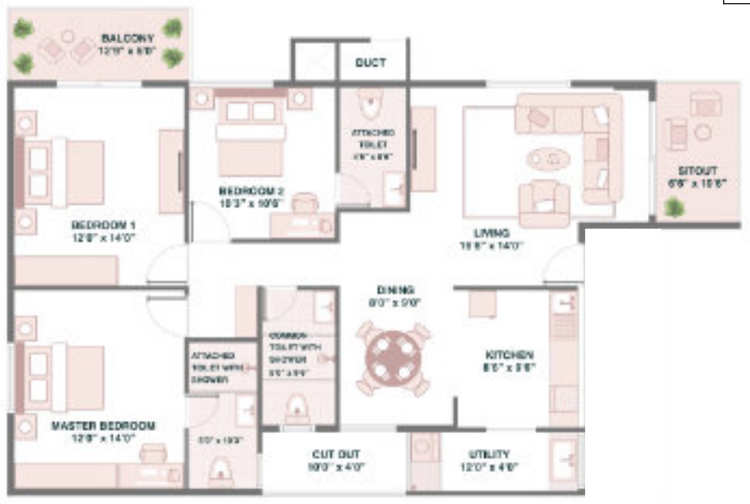


Floor Plans – Tower 2

3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 1

Saleable Area	1,665 S.FT.
Facing	EAST





3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 3

Saleable Area	1,615 S.FT.
Facing	NORTH





3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 2

Saleable Area	1,690 S.FT.
Facing	NORTH

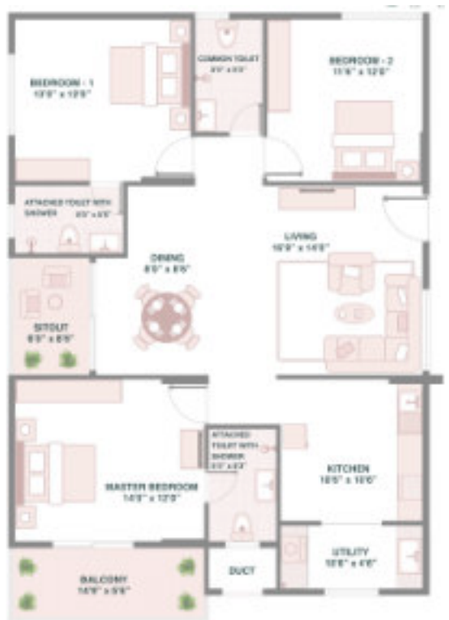




3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 4

Saleable Area	1,690 S.FT.
Facing	EAST





3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 5



Saleable Area	1,830 S.FT.
Facing	EAST



3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 7



Saleable Area	1,750 S.FT.
Facing	EAST



3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 6

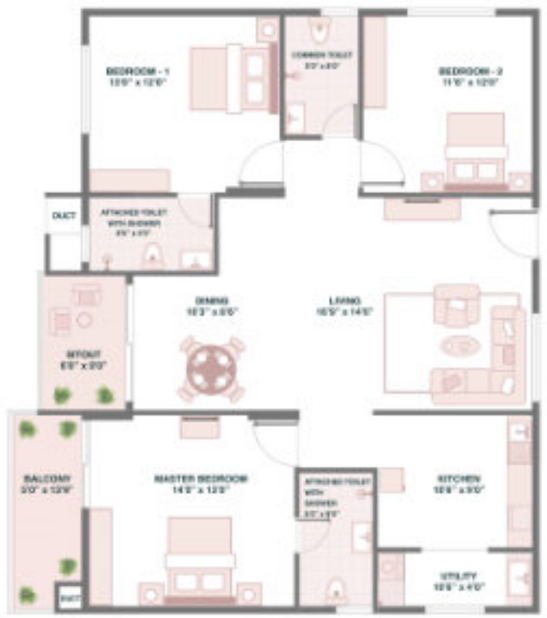


Saleable Area	1,805 S.FT.
Facing	WEST



3 BHK TYPICAL FLOOR

TOWER - 2 | UNIT - 8



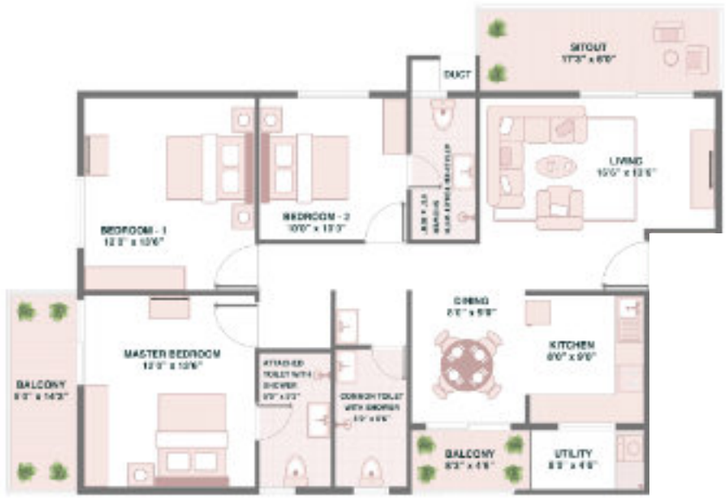
Saleable Area	1,695 S.FT.
Facing	EAST



3 BHK TYPICAL FLOOR

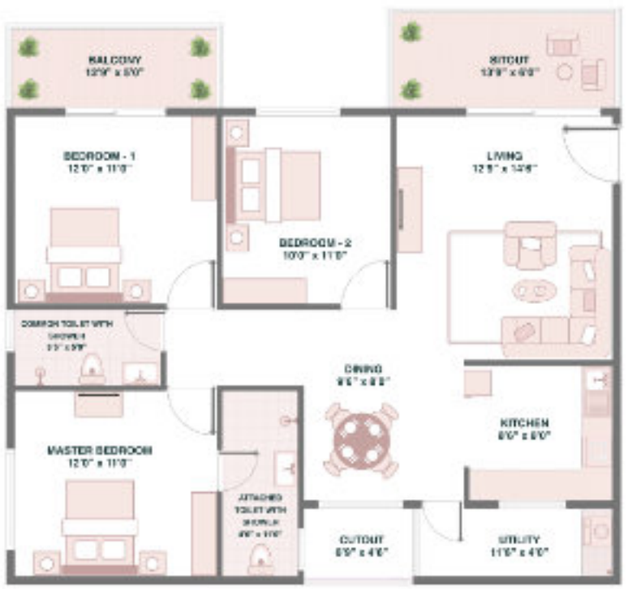
TOWER - 2 | UNIT - 9

Saleable Area	1,710 S.FT.
Facing	EAST





TOWER - 2 | UNIT - 10



Saleable Area	1,440 S.FT.
Facing	EAST





Specifications

Structure

Seismic Zone II compliant RCC Structure

Cement Block walls joinery with cement mortar 2

Basement + Ground + 14 Floors



Safety

24-hour CCTV camera surveillance.

Main gate with security cabin.

Vehicle-free podium levels.

Telephone with intercom facility.

Flooring

Vitrified tiles flooring in the living, dining, kitchen, bedrooms from Varmora or equivalent.

Wood textured tiles for the master bedroom from Varmora or equivalent.

Matt finish rustic tile flooring for the balcony and sitout from Varmora or equivalent.

Anti skid/ matt finish tiles for the bathroom from Varmora or equivalent.



Windows

Sliding doors: Aluminium sliding doors with toughened glass as per relevant I.S. code with mosquito net provision from YKK Japan or equivalent.

Windows: Aluminium windows with toughened glass as per relevant I.S. code with mosquito net provision from YKK Japan or equivalent.

Bathroom windows: UPVC windows for bathrooms with exhaust fan provision.



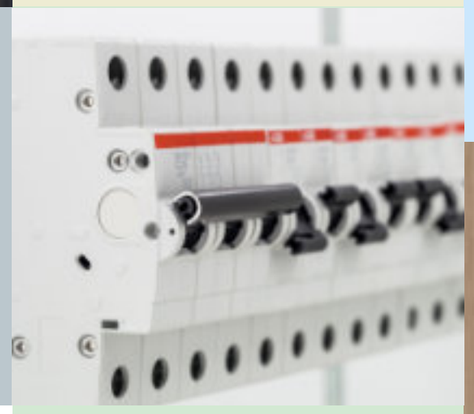
Plumbing

Water Supply: I.S.I mark C.P.V.C pipes.

Drainage : I.S.I mark P.V.C/ S.W.R sanitary pipes.

CP fittings from Kohler or equivalent make.

EWC from Kohler or equivalent make.





Doors

Main door: 8Ft factory made solid/ engineered wood frame, solid flush core doors with premium hardware and smart lock from Godrej or equivalent.

Internal door: 8Ft factory made solid/ engineered wood frame, solid flush core doors with premium hardware from Godrej or equivalent.

Toilet door: 7Ft Factory made solid/ engineered wood frame, solid flush core doors with premium hardware from Godrej or equivalent Door hardware from Godrej or equivalent



Convenience

Well landscaped garden with ample of outdoor seating area

Generator backup for common areas and lighting for individual flats.

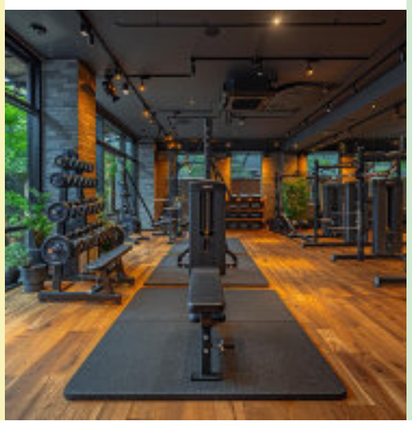
Allotted car parking in lower and upper basements.

Total of 9 elevators: 4 for each tower and 1 for the clubhouse.

Co-working space & communal dining with fully fitted pantry in clubhouse.

Well-equipped gymnasium.





Electrical

Concealed fire-retardant copper wiring of good quality.

Modular switches of good quality and make from Schneider electric or equivalent.

Power outlets for Air conditioners in living and bedrooms.

Power outlets for Geysers in all bathrooms.

Provision for intercom and Internet.

Switch & sockets from Schneider Electric or equivalent.

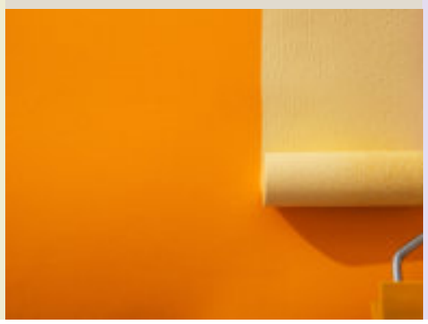
External and internal finishes

External Paint: Single coat primer and weatherproof paint of good quality.

External Plaster: Cement Plastering with a combination of texture and smooth finish.

Internal Plaster: Cement Plaster with a smooth finish.

Internal Paint: Putty coat, single coat primer and a coat of emulsion paint.



Kitchen / utility

Utility: Washing machine, dishwasher provision in utility area.

Drinking water: Dual Provision for fixing RO water purifier system.

Sink: Stainless steel sink provided for kitchen.



Construction is in full swing

Call +91 (80) 4568 0256

SCAN FOR LOCATION

Pushkalam Heritage
Sy no.30/3 & 30/4,
Pushkalam Developers,
Off Old Madras Road,
Near Sapthagiri Convention Hall,
Nea Abhaya Anjaneyaswamy Temple,
Kambipura, Bengaluru, Bengaluru Urban,
Karnataka, 560049

PUSHKALAM
DEVELOPERS

STRATEGIC PARTNER
ANAROCK
RESIDENTIAL

PRM/KA/RERA/1251/446/PR/280324/006744