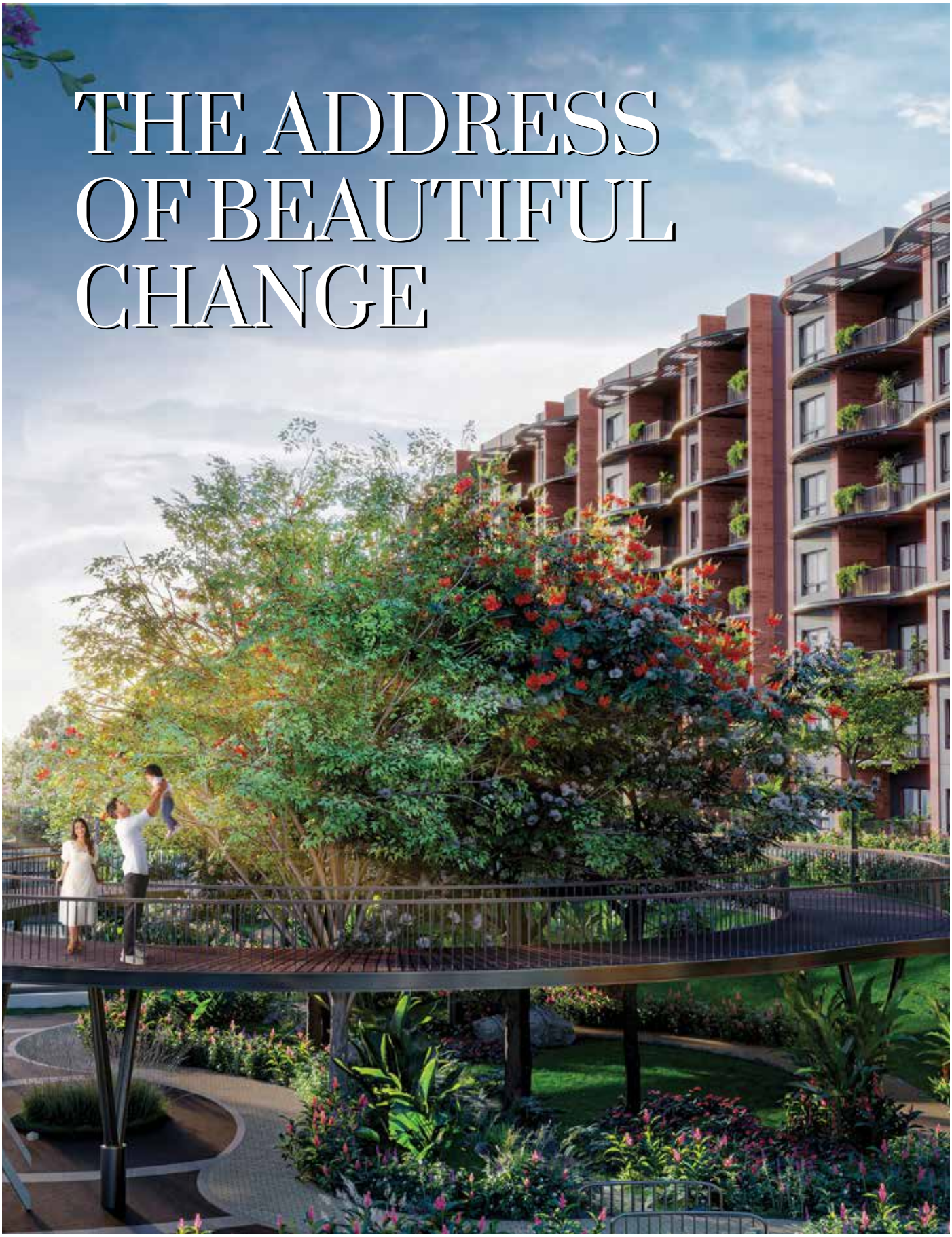
WINDS OF CHANGE
BY CKPC

CKPC
Re-imagining People Experience

THE ADDRESS OF BEAUTIFUL CHANGE



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Change always begins at home—it's where new habits take root, where dreams are nurtured, and where life truly transforms. When your home evolves, so does every aspect of your world.

If you could change something about your everyday life right now, what would it be? Maybe it's how you live, how you connect with others, or how often you get to enjoy nature. Or perhaps it's about staying more active, growing, and embracing new possibilities. Whatever change you're dreaming of, it all begins here.

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CHAPTER 1: INTRODUCTION

STEP INTO A NEW CHAPTER OF MODERN LIVING.

Nestled in **Yelahanka**, this thoughtfully designed community offers **vast open spaces, luxurious amenities and a vibrant lifestyle.** This is more than a home—it's where beautiful change begins.

What would you want to change?

Change the way you experience nature

Expansive green spaces and gentle breezes make every moment refreshing and serene.

Change the way you live

Shift towards a better, more fulfilling lifestyle.



Change the way you stay active

Outdoor sports zones, walking trails and play areas inspire a healthier, more energetic life.

Change the way you connect

A B+G+6 community designed for meaningful relationships, open spaces and a close-knit neighborhood.

Change the way you look at growth

A location with seamless connectivity and long-term appreciation potential ensures a home that evolves with you.

Shot on location at 360° Business Park

CHAPTER 2: ABOUT US

RE-IMAGINING PEOPLE EXPERIENCE.

At CKPC, we're driven by a bold vision: to re-imagine how spaces are experienced across residential, commercial and healthcare real estate. From crafting homes to developing offices, business parks and hospitals, we design and build environments that inspire, engage and elevate everyday life.



Shot on location at 360° Business Park

Crafting the future of work & living

Every detail is built to adapt to the changing needs of families and organizations. A perfect blend of nature, space and thoughtful planning ensures our spaces grow with you.

8M+ SFT

Grade A+ office spaces delivered

5 M SFT

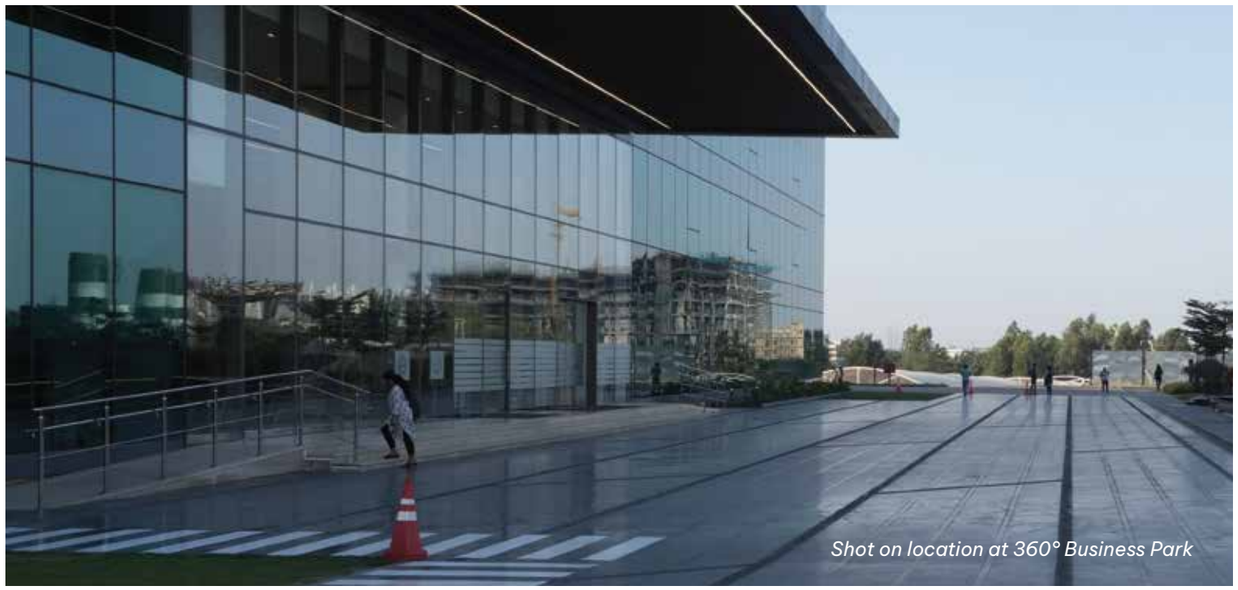
under construction across residential and commercial spaces

$10B

Our vision for assets under management by 2035

Fortune **100**

clients trust us


Shot on location at 360° Business Park

Shot on location at 360° Business Park

Crafting spaces for a changing world

- Residential
- Commercial
- Healthcare real estate

Values we follow as our North Stars

- Smart and efficient design: Creating spaces that optimize function and inspire creativity.
- Tailored for end users: Focusing on the needs and aspirations of the people who occupy our spaces.
- Steadfast commitment to ESG: Building sustainably with a future-forward vision.
- Innovation and global standards: Pioneering solutions that set benchmarks across the industry.



Shot on location at 360° Business Park

Our latest projects are setting new benchmarks

From world-class workspaces to landmark residences, our new projects raise the bar and set the pace for what comes next.



Shot on location at 360° Business Park

360° Business park, Tower 2

- Type: Commercial
- Location: Electronics City Phase 1
- Area: 1 million sq. ft.
- Status: Completed
- Client: Bosch



360° Business park, Tower 5A & 5B

- Type: Commercial
- Location: Electronics City Phase 1
- Area: 1.4 million sq. ft.
- Status: Under Construction
- Client: Fortune 100 Company



Brickell Tower – Outer ring road

- Type: Commercial
- Location: Outer Ring Road
- Area: 0.25 million sq. ft.
- Status: Under Construction



Shot on location at Goldhill Supreme

Goldhill Supreme

- Type: Commercial Offices
- Location: Electronics City Phase 2
- Area: 0.8 million sq. ft.
- Status: Completed
- Client: Siemens and Stellantis



Hospital for Manipal Group

- Type: Healthcare Facility
- Location: Electronics City Phase 1
- Area: 0.25 million sq. ft.
- Status: Under Construction
- Client: Manipal Hospitals



Shot on location at 360° Business Park

360° Business park, Tower 8A

- Type: Commercial
- Location: Electronics City Phase 1
- Area: 0.1 million sq. ft.
- Status: Completed
- Client: Syngene International



Shot on location at Gold Hill Excelsior

Gold Hill Excelsior

- Type: Commercial
- Location: Electronics City Phase 2
- Area: 2 million sq. ft.
- Status: Completed
- Client: Siemens



CKPC Horizon

- Type: Residential
- Location: Off Sarjapura Road
- Area: 0.05 million sq. ft.
- Status: Ongoing



A change worth embracing

CKPC Winds of Change isn't just about a new home—it's about a new way of living.

A life that flows with nature, thrives on connections, and is built for the moments that matter.

Your new beginning starts here.

CHAPTER 3: LOCATION

DISCOVER A VIBRANT PLACE WHERE CHANGE AND GROWTH THRIVE.

Yelahanka, once a quiet suburb, has transformed into a thriving hub in North Bengaluru. It blends urban convenience with serene living, offering seamless connectivity to major highways and Kempegowda International Airport. With lush greenery, a dynamic community and a rich history, Yelahanka is evolving into one of Bengaluru's most balanced and future-ready destinations.

Yelahanka: The best of both worlds

Some places offer convenience, some offer tranquility—Yelahanka gives you both.



Seamless connectivity

Just minutes away from **Bangalore's metro, highways, and airport.**



A growing investment hub

Rising property values, tech parks, and strong infrastructure make it a prime location.



Nature meets city life

Surrounded by lakes, parks, and fresh air while being close to malls, schools, and work hubs.

Location Map



Scan for location

Your world, within reach

Schools

Vishwa Vidyapeeth Vikramashila	1 mins
NPS Singanayakanahalli	1 mins
VIBGYOR High School Yelahanka	6 mins
NITTE International School	7 mins
ORCHIDS The International School, Yelahanka	9 mins
Presidency School Bengaluru North (PSBN)	9 mins
Aditi International School	12 mins
Chrysalis High School	15 mins
NPS Yelahanka	17 mins
Delhi Public School Bangalore North	37 mins

Retail hubs

Garuda Mall, Yelahanka	15 mins
The Galleria Mall	16 mins
Mall of Asia	19 mins

Hospitals

Sparsh Hospital, Yelahanka	22 mins
Aveksha Hospital	24 mins
Cloudnine Hospital	25 mins
Manipal Hospital Hebbal	28 mins
Narayana Super Specialty Hospital	42 mins

Transport

Yelahanka Metro Station	17 mins
Yelahanka Railway Station	23 mins
Kempegowda International Airport	36 mins

Current & upcoming IT hubs

Bagmane Sierra Business District	17 mins
CapitaLand IT Park	25 mins
Purva Aerocity	27 mins
North Gate Tech Park	28 mins
Prestige Tech Cloud Park	32 mins
Embassy Manyata Business Park	47 mins

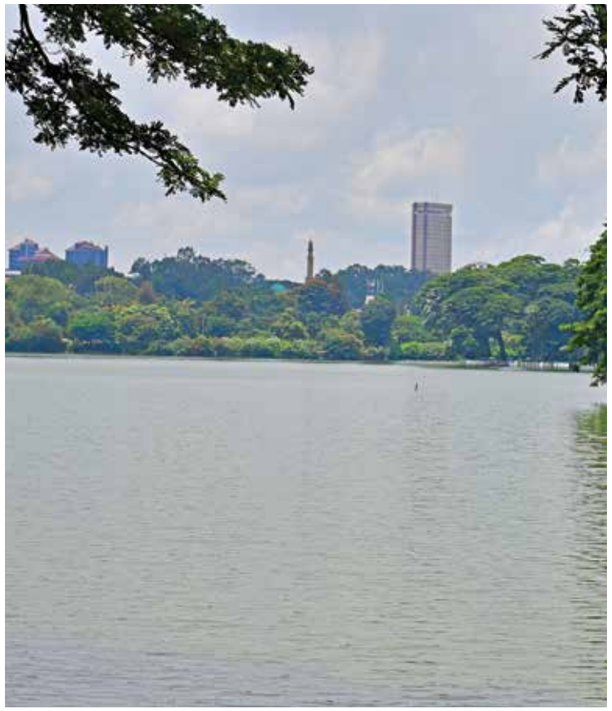
Disclaimer: *Map not to scale. Distances and travel times are approximate, based on Google Maps, and may vary with traffic, route etc.*











A neighborhood surrounded by nature's finest

Living close to lakes and natural hotspots means you're never too far from calm and beauty. While the city buzz keeps you busy, you have easy access to quiet places where you can unwind. Just a short drive takes you to peaceful lakes, havens and hidden gems—perfect for weekend trips or quick getaways. It's your chance to step away from the noise and recharge in nature's calm.

- Harohalli Lake - 4km
- Ramagondanahalli lake - 5.2km
- Puttenahalli lake - 5.4km
- Attur lake - 5.7km
- Avalahalli forest - 6.8km
- Veerasagara lake - 7.7km
- Yelahanka lake - 8.2km
- Jakkur lake - 9.9km

CHAPTER 4: PROJECT DETAILS & FEATURES

UNCOVER THOUGHTFUL DESIGNS CRAFTED FOR LIFE'S EVOLVING NEEDS.

The master plan of Winds of Change by CKPC fosters a vibrant community with 438 homes, balancing privacy and connection. Its carefully crafted B+G+6 floor design provides open views and plenty of breathing space, while lush greenery and nature access make outdoor living part of everyday life. Thoughtfully designed spaces encourage interaction, creating a welcoming environment where connections thrive.

Total Site Area:
7.5 Acres

Clubhouse & Greenscape Zones:
67%

Structure:
B+G+6 Floors

No. of Towers:
9

Types:
1, 2, 2.5, 3 & 4 Bed Residences

Clubhouse Amenities

Sports & fitness
Badminton court
Gym
Aerobics room
Yoga deck
TT room
Terrace pool with deck

Social
Indoor games room
Reading lounge
Billiards lounge
AV room
Activity room
Outdoor theatre

Food & events
Cafeteria
Multi-purpose hall with pre-function area
Party lawn

Essentials
Spa & salon
Provision for essentials store
Resident hospitality suites
Creche
Flexible workspace with meeting room



Legend

Entry and plaza areas
01. Entry/exit arch with security cabin
02. Bus bay
03. Arrival plaza
04. Pedestrian pathway
05. Water feature with sculpture
06. Urban plaza
07. External fire driveway
08. Internal fire driveway

Nature & family
09. Clubhouse
10. Skywalk
11. Amphitheatre with stage
12 Aromatic garden
13. Picnicking lawn
14. Forest trail walk

Relaxation
15. Meditation zone
16. Pet corner
17. Informal seating
18. Reflexology park

Sports
19. Jogging track
20. Mini soccer/box cricket
21. Beach volleyball court
22. Outdoor gym
23. Pickleball court
24. Basketball court
25. Cricket practice net

Children
26. Skate park
27. Casual hangout nook
28. Children's play area

Drop-off and emergency access zone



Designed to evolve with you

At **Winds of Change by CKPC,** every detail is built to adapt to the changing needs of your family. A **perfect blend of nature, space, and thoughtful planning** ensures your home grows with you.



Thoughtful close-knit living

- Low-density, B+G+6 floors for an intimate, community-driven lifestyle.
- Spacious homes, **optimized for daylight and airflow**.



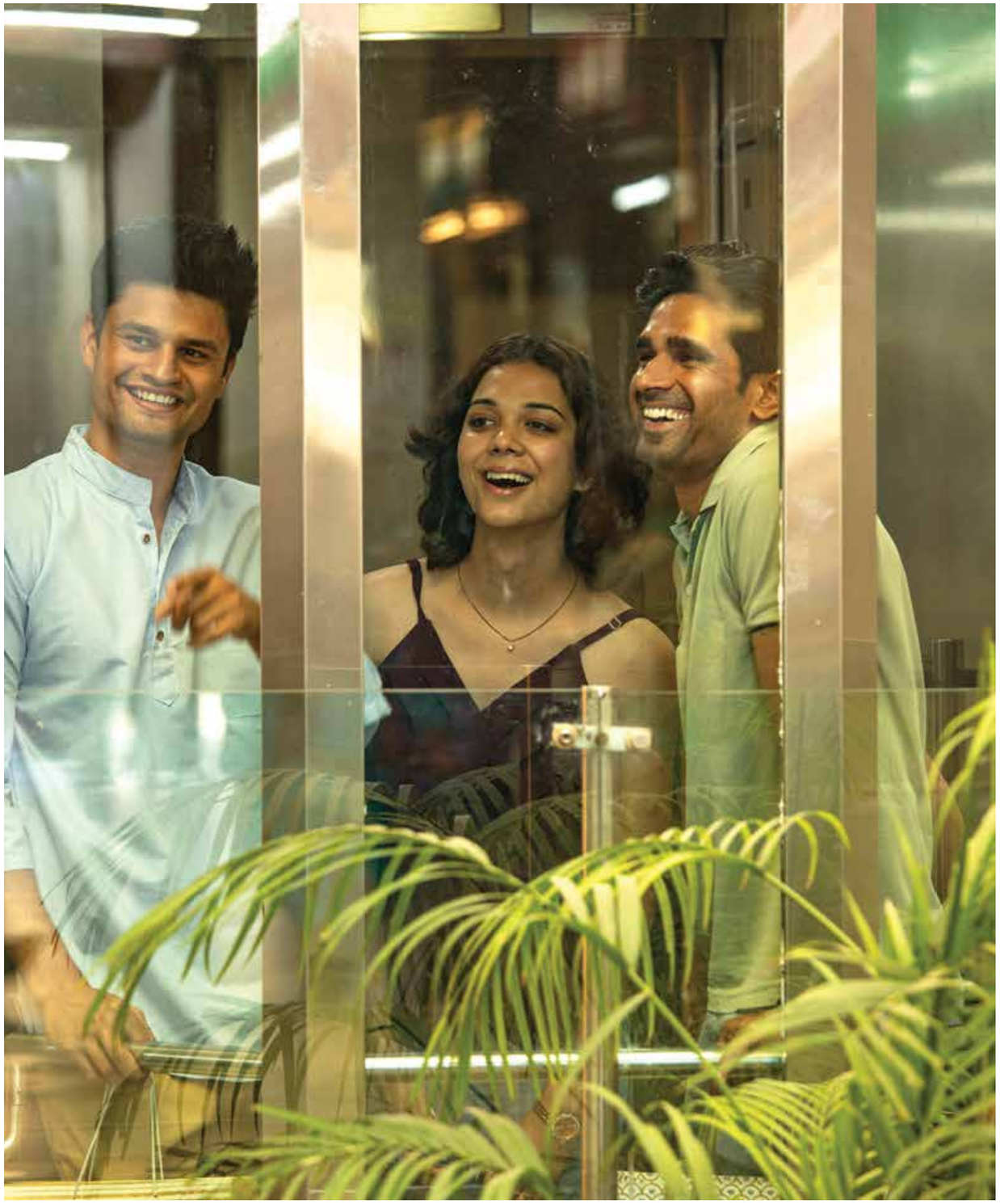


Expansive open spaces

- **South park:** A sprawling green haven, perfect for family time, morning walks, and relaxation.
- **Vehicle-free podium:** Safer, quieter, and designed for seamless pedestrian movement.

Sustainable & future-ready

- **IGBC pre-certified gold-rated** eco-friendly design for lower energy use and healthier living.
- **Rainwater harvesting & smart water management** for sustainable tomorrow.





A community that connects

- **438 thoughtfully designed homes** foster a vibrant yet close-knit living experience.
- Towers strategically placed to **maximize privacy yet encourage neighbourly bonds**.

CHAPTER 5: LIFESTYLE

EMBRACE THE LITTLE CHANGES THAT ELEVATE EVERYDAY LIFE.

At Winds of Change, life is vibrant and enriching. Stay active with jogging track, outdoor gym and world-class sports facilities. Socialize in the grand clubhouse, lively café or open gathering spaces. Kids explore adventures while grown-ups unwind in peaceful havens.



Life, as it should be

At **Winds of Change by CKPC,** every space is designed to **enhance the way families live, play, and connect.** Here's how the change transforms everyday life...

For the fitness lovers & sports enthusiasts



Active living – a change for the better

Outdoor gym
Build strength, the open-air way

Jogging track
Your morning miles, lined with fresh air

Mini soccer/box cricket
Big thrills on compact turf

Beach volleyball court
Sun. Sand. Smash. Repeat.

Pickleball court
Fast, fun and surprisingly addictive

Basketball court
Shoot. Dribble. Own the court.

Cricket practice net
Perfect your shot, one pitch at a time

For nature breaks & family bonding



Clubhouse
The social heart of your community

Skywalk
Stroll above it all

Amphitheatre with stage
Spotlight on celebration and culture

Aromatic garden
Breathe in calm & soothe your senses

Picnicking lawn
Spread a mat. Share a moment.

Forest trail walk
Wander where nature leads

For growing minds & young adventurers



Skate park
For confident kids learning to fly on wheels

Casual hangout nook
A cozy spot where kids play and parents unwind

Children's play area
Safe, fun playtime just steps from home

For a peaceful & fulfilling lifestyle



Life for seniors – comfort meets accessibility

Gentle-sloped ramps
Helping seniors navigate with safety and independence

Even & wide garden paths
Perfect for peaceful strolls in the evening

Thoughtfully designed spaces
Ensuring comfort for all ages and abilities



CHAPTER 6: THE CLUBHOUSE

FIND YOUR HAPPY PLACE, WHERE EVERY DAY FEELS SPECIAL.

Close your eyes and imagine your happy place—the one where you can leave all your worries behind and completely live in the moment. Now, open your eyes, and you're at the clubhouse at **Winds of Change by CKPC,** designed to be a sanctuary for unwinding, recharging and spending quality time—together or solo. Spanning 33,000 sq. ft. and G+2 levels, it's packed with premium amenities, designed to elevate your lifestyle.

Socialise and relax like there’s no tomorrow



Indoor games room
Fun and friendly competition anytime



Reading lounge
A quiet nook for your next great escape



Billiards lounge
Challenging shots, easy company



AV room
Movie nights made memorable



Activity room
Space for hobbies and lively gatherings

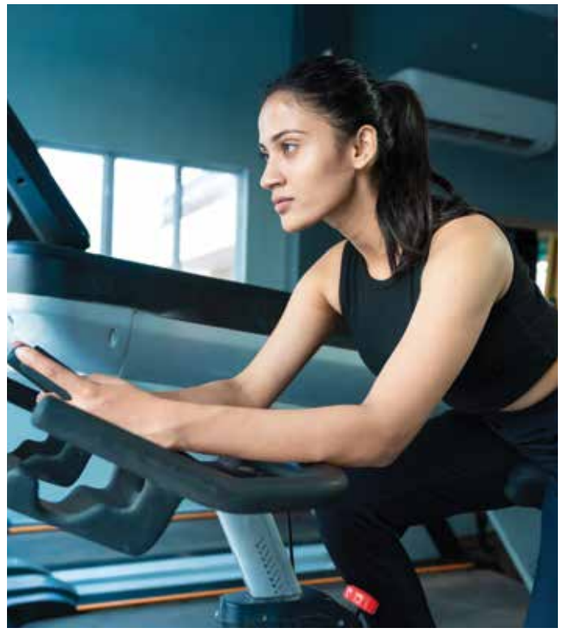


Outdoor theatre
Fresh air meets big-screen magic

Fitness for the body and mind



Badminton court
Game on, anytime you want



Gym
Your daily energy boost



Aerobics room
Move, sweat, and feel alive



Yoga deck
Find your balance in fresh air



TT room
Quick rallies, endless fun



Terrace pool with deck
Your grand oasis above the city

Convenient essentials



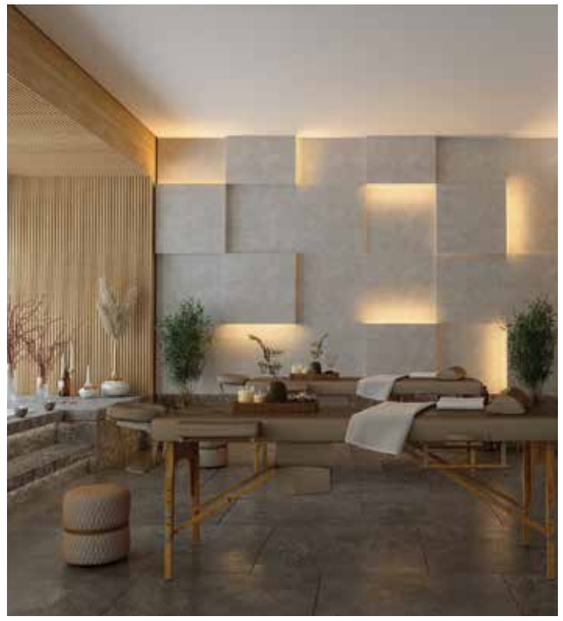
Cafeteria
Fresh flavors, friendly faces



Multi-purpose hall with pre-function area
Space that adapts to every celebration



Party lawn
Open-air fun for every occasion



Spa & salon
Your everyday retreat for self-care



Provision for essentials store
All you need, just steps away



Resident hospitality suites
Comfort for your guests, close to home



Creche
Safe, joyful care while you work or unwind



Flexible workspace with meeting room
Your productivity zone, right at home

CHAPTER 7 : THE HOMES

EXPLORE HOMES DESIGNED WITH EVERY THOUGHTFUL DETAIL IN MIND.

Designed for an impeccable lifestyle, Winds of Change by CKPC offers spacious 2, 2.5, 3, and 4 Bed Residences with Vastu-compliant layouts. Large windows maximise light and airflow, while features like wide corridors, private balconies and mindful planning enhance comfort. Every home is designed with privacy, sustainability and well-being in mind.



Built for your well-being

- Ample sunlight and ventilation
- Low VOC construction materials for improved indoor air quality
- No common walls between units (ensures privacy, sound insulation, and better airflow)
- Large balcony with a scenic view

Rooted in sustainability

- 100% rainwater harvesting
- 100% sewage treated
- Efficient waste recycling system
- IGBC pre-certified gold project
- 100% natural elements like clay tiles used in construction to aid temperature control



Designed around your comfort

- Passive architecture features such as shading elements incorporated to improve thermal comfort by reducing heat gain
- Thoughtfully designed spaces to ensure accessibility for all
- 6 ft wide corridors
- Dedicated dry yard, practical by design
- Large windows for maximum ventilation and day light which reduces energy demand
- Main doors are strategically located to enhance privacy

4 BED RESIDENCE

SALEABLE AREA: 2353 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
1498 SQ. FT	**124 SQ. FT**	**731 SQ. FT**

3 BED RESIDENCE

SALEABLE AREA: 1630 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
1039 SQ. FT	**85 SQ. FT**	**506 SQ. FT**

3 BED RESIDENCE

SALEABLE AREA: 1682 SQ. FT



Entry

Carpet area sq. ft.	Enclosed balcony + dry yard + vesitbule in sq. ft.	Proportionate common area in sq. ft.
1038 SQ. FT	**122 SQ. FT**	**522 SQ. FT**

Key plan



3 BED RESIDENCE

SALEABLE AREA: 1682 SQ. FT



Entry

Carpet area sq. ft.	Enclosed balcony + dry yard + vesitbule in sq. ft.	Proportionate common area in sq. ft.
1038 SQ. FT	**122 SQ. FT**	**522 SQ. FT**

Key plan



3 BED RESIDENCE

SALEABLE AREA: 1739 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
1085 SQ. FT	**114 SQ. FT**	**540 SQ. FT**

3 BED RESIDENCE

SALEABLE AREA: 1739 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
1085 SQ. FT	**114 SQ. FT**	**540 SQ. FT**

3 BED RESIDENCE

SALEABLE AREA: 1767 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard + vesitbule in sq. ft.	Proportionate common area in sq. ft.
1067 SQ. FT	**151 SQ. FT**	**549 SQ. FT**

2 BED + STUDY RESIDENCE

SALEABLE AREA: 1457 SQ. FT



Key plan



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
926 SQ. FT	**78 SQ. FT**	**453 SQ. FT**

2 BED + STUDY RESIDENCE

SALEABLE AREA: 1486 SQ. FT



Carpet area sq. ft.	Enclosed balcony + dry yard + vesitbule in sq. ft.	Proportionate common area in sq. ft.
907 SQ. FT	**117 SQ. FT**	**462 SQ. FT**

Key plan



2 BED + STUDY RESIDENCE

SALEABLE AREA: 1457 SQ. FT



Carpet area sq. ft.	Enclosed balcony + dry yard in sq. ft.	Proportionate common area in sq. ft.
926 SQ. FT	**78 SQ. FT**	**453 SQ. FT**

Key plan



2 BED RESIDENCE

SALEABLE AREA: 1210 SQ. FT



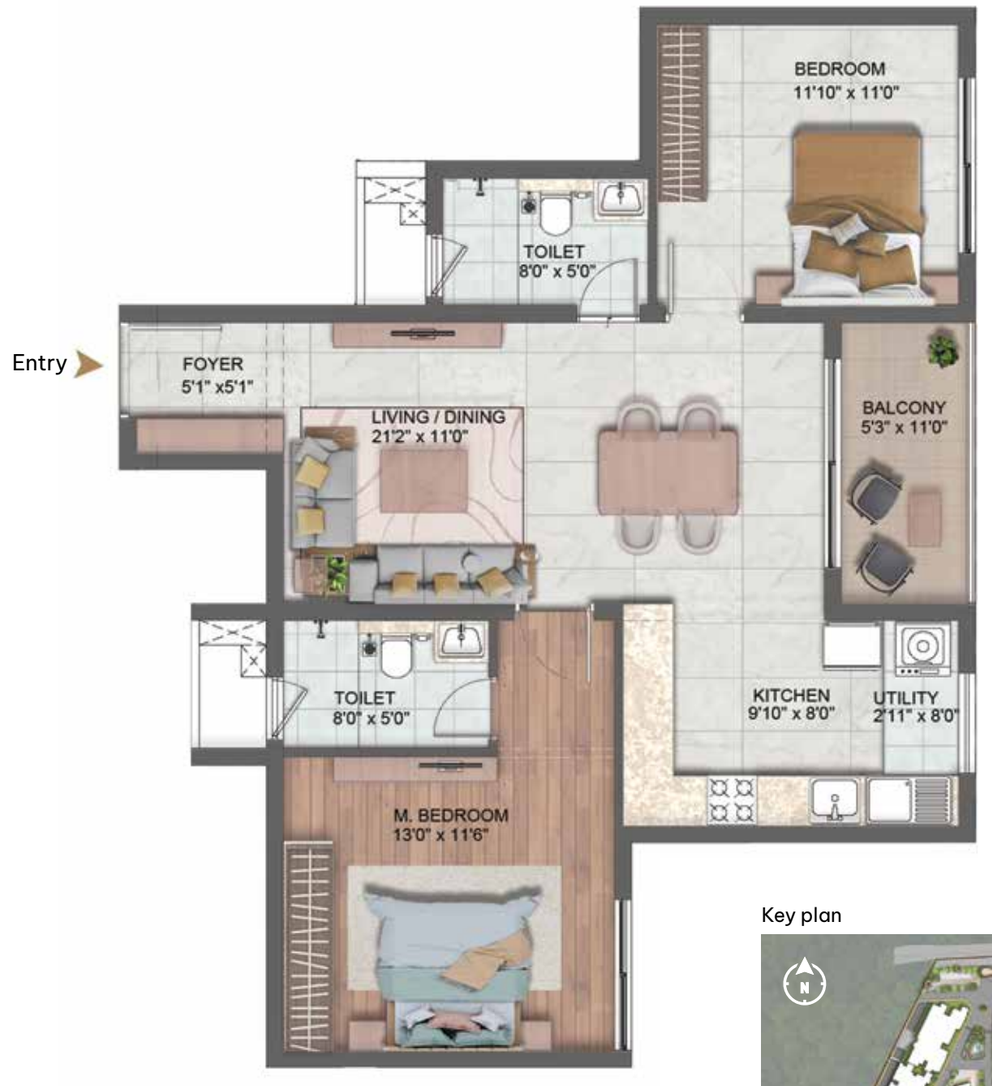
Carpet area sq. ft.	Enclosed balcony in sq. ft.	Proportionate common area in sq. ft.
779 SQ. FT	**55 SQ. FT**	**376 SQ. FT**

Key plan



2 BED RESIDENCE

SALEABLE AREA: 1219 SQ. FT



Carpet area sq. ft.	Enclosed balcony in sq. ft.	Proportionate common area in sq. ft.
783 SQ. FT	**58 SQ. FT**	**378 SQ. FT**

Key plan



2 BED RESIDENCE

SALEABLE AREA: 1206 SQ. FT



Carpet area sq. ft.	Enclosed balcony in sq. ft.	Proportionate common area in sq. ft.
777 SQ. FT	**55 SQ. FT**	**374 SQ. FT**

Key plan



1 BED RESIDENCE

SALEABLE AREA: 689 SQ. FT



Carpet area sq. ft.	Enclosed balcony in sq. ft.	Proportionate common area in sq. ft.
427 SQ. FT	**49 SQ. FT**	**213 SQ. FT**

Key plan





Specification & details

STRUCTURE

- **Foundation:** RCC framed structure building
- **Super Structure & Walls:** Concrete solid block masonry (Internal/external)

FLOOR FINISHES

- **Foyer / Living / Dining / Bedrooms & Kitchen:** Vitrified tiles of reputed make
- **Balcony / Utility / Dry Yard / Vestibule**: Ceramic tiles of reputed make
- **Lift Lobby & Corridor:** Vitrified tiles of reputed make
- **Staircase:** Cement tiles / Restile / Granite

DADOING

- **Toilets:** Ceramic tiles up to the false ceiling

DOORS

- **Main door:** Hardwood door frame and shutter with polished veneer finish of reputed make
- **Internal doors - Bedroom & Toilet:** Hardwood door frame and shutter with laminate finish of reputed make
- **Balcony:** UPVC sliding doors with 3 tracks, toughened glass shutter and mosquito mesh

WINDOWS & VENTILATORS

- **Windows:** UPVC sliding windows with 3 tracks, clear glass shutter and mosquito mesh
- **Ventilators:** UPVC with glass louvers and exhaust provision



LIFTS

- Two passenger lifts of 8 pax each and one service lift of 13 pax for each tower, all of reputed make

RAILINGS

- **Balcony & Staircase:** MS handrails

FALSE CEILING

- **Toilets:** Grid type false ceiling

PAINTING

- **Interior Walls & Ceilings:** Plastering with putty and WBD paint
- **Exterior Walls:** Weather shield paint
- **Railings:** Enamel paint

KITCHEN & UTILITY

- Provision for drinking water dispenser and suitable electrical points for appliances
- Kitchen faucet with stainless steel (SS) sink will be handed over to the customer as loose items on possession

PLUMBING

- **Toilet:** Master bedroom countertop washbasin with granite slab; other toilets with under-sink washbasins and granite slabs
- **Utility:** Water supply provision for washing machine and sink
- **Kitchen:** Water supply provision for water dispenser, sink and geyser



ELECTRICAL WORKS

- **Switches:** Concealed electrical wiring with PVC insulated copper wires and modular switches of reputed make
- **USB Socket:** USB sockets in bedrooms and living room
- **Footlight:** Footlights in all bedrooms
- Balcony ceiling light fixture
- **Data Point:** Data points in the living room and master bedroom
- **TV Point:** Living room and bedrooms
- **AC Provision:** Provision for split AC in living room, dining and all bedrooms

Power Supply:

- 1 Bed Residences – 3 kW
- 2 Bed Residences – 4 kW
- 2 Bed Study Residences – 5 kW
- 3 Bed Residences – 6 kW
- 4 Bed Residences – 8 kW
- **Backup:** 50% power backup for flats, 100% backup for common areas, lifts and pumps
- **Exhaust:** Exhaust fans in all toilets

SAFETY AND SECURITY FEATURES

- One intercom/Centrex facility per apartment
- CCTV coverage for common areas

WATER TREATMENT

- **Water Treatment Plant:** Treated water supplied from WTP within the project for domestic usage
- **Sewage Treatment Plant:** Sewage effluent treated; treated water used for flushing & landscaping



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