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EARTH 'N
SKY
NATURE VILLAS
AN URBANX PROJECT

WHITEFIELD, BANGALORE

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ARCHITETURE DESIGN	04
MASTER PLAN	06
ECO-DESIGN	08
X-FACTOR	10
FLOOR PLANS	20
AMENITIES	28
LOCATION	34
TECHNICAL SPEC	38
	PG.

"We need to reconnect with ourselves and our surroundings to live sustainable, fulfilled lives. Geetanjali UrbanX is our platform to change how we live today."

SATISH MEESALA
C.E.O

OUR STORY

Geetanjali UrbanX started as a dedicated platform to bring simple, practical living with comfort, nature and synergy at the heart of all developments. Our goal is to have projects that go beyond set norms for integrated green living in a way that makes sense for the earth and your pocket.

The platform builds on successes of past real estate projects and fine-tunes it to meet our vision of urban spaces for healthy, mindful living. Building materials, designs and surroundings are driven by this mantra. And you experience this clean air, open living spaces and informed consumption, just us urban living should be.



I TYPE II VILLAS

3.27 ACRES | 54 VILLAS
24 TYPE I | 30 TYPE II

SEEGEHALLI, WHITEFIELD

www.earthandsky.in

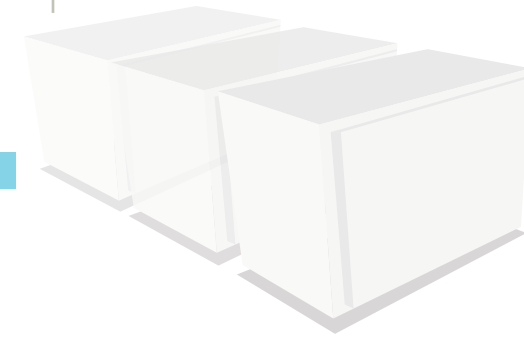


Re-inventing URBAN DESIGN



CONCEPT

TYPICAL ROW HOUSES

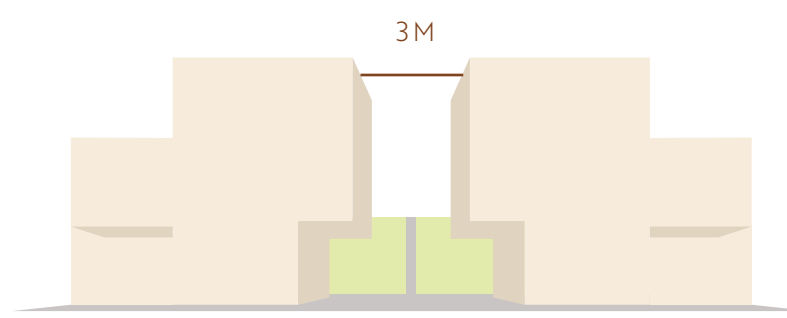


STAGGERED ARCHITECTURE



Instead of typical blocks in the case of row houses. The floors are pushed back at each level to break down the mass and create staggered architectural plan.

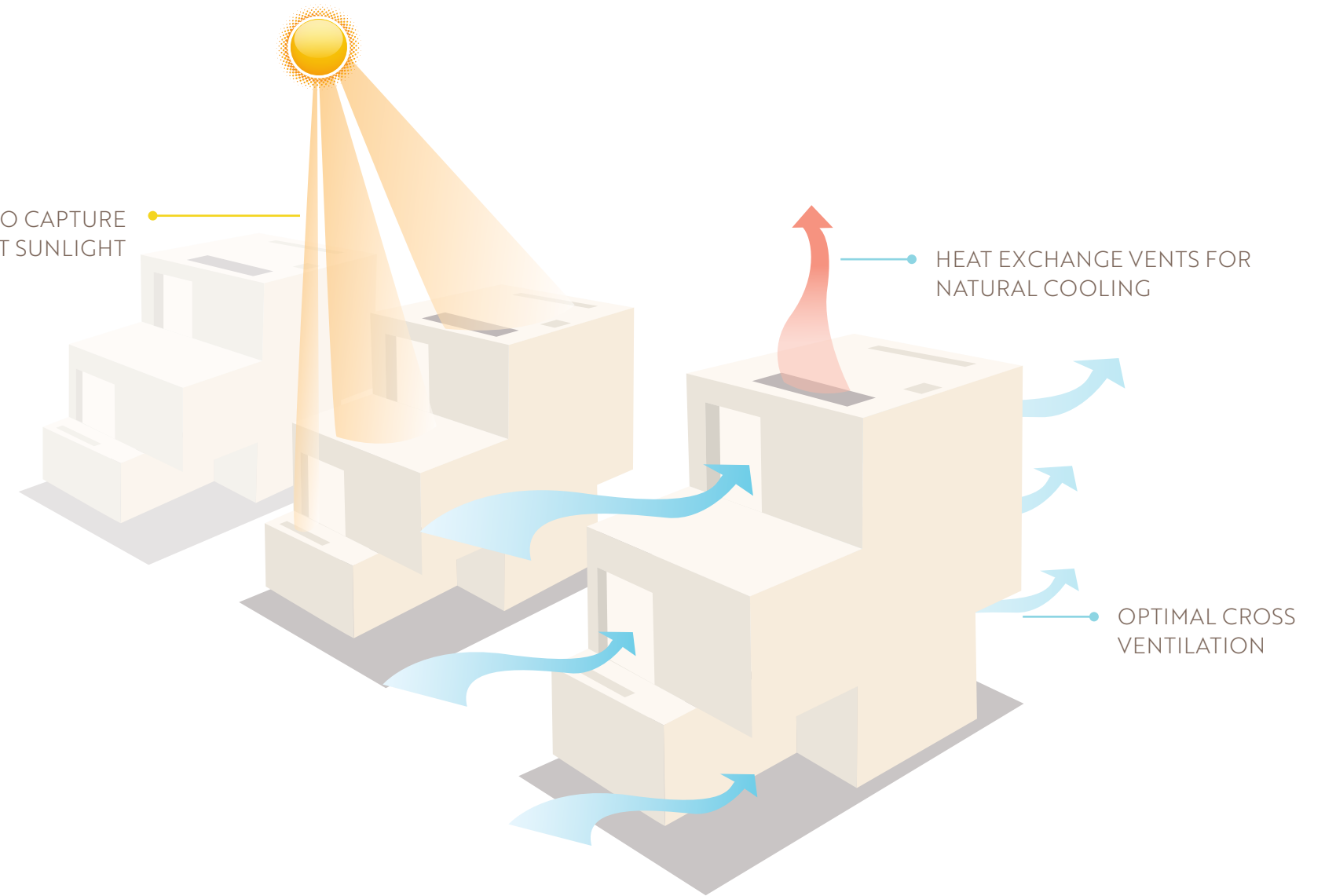
Villas are generously spaced to create natural air and light channels.



I TYPE I VILLAS

ARCHITECTURE CONCEPT + DESIGN

OPTIMIZED TO CAPTURE
INCIDENT SUNLIGHT



The innovative use of staggered blocks unfolds the mass of a building to create gardens, balconies and terraces. These open spaces bathe the interiors with natural light, while ensuring a natural flow of air through homes.

This unique architecture creates a large, integrated hall at the ground level that seamlessly melds into a dining space, an open kitchen and a open-to-sky green sit-out. The next level is for additional family spaces, with the master suite being at the top. The master suite is a private space that includes a spacious bedroom, extending into a lounge and opening onto a terrace garden. A suite designed for relaxation and rejuvenation, without even leaving the floor!

TOPOLOGY DESIGN

ARCHITECTURE

The site space has been meticulously planned to carve out a variety of community spaces along with green walkways and corners. The use of lush edge plantations envelopes the space with the greenery of carefully curated local tree and plant species. While more central green spaces have been crafted into interaction spaces like the Harmony Court, Nature Park and Corner Court. All areas have spaces to sit back and relax with a book or catch up and make new friends among tranquil, green surroundings.



3200 SQ.FT - HARMONY COURT
2000 SQ.FT - CLUB HOUSE
3300 SQ.FT - NATURE PARK
24 TYPE I VILLAS
30 TYPE II VILLAS

Seamless open OPEN SPACES



NATURE PARK

A seamless space, extends to a private lounge and to a terrace with your very own patch of green. Make tranquil mornings and relaxed evenings your everyday routine.



Indian Green Building Council (IGBC) Green Homes is the first rating programme developed in India, exclusively for the residential sector. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. The rating system provides for tangible benefits such as significantly reduced water and energy usage, to intangible benefits such as enhanced indoor light and air quality, use of safe materials and finishes, among others.

The system also mandates eco-friendly construction practices such as top-soil protection, local sourcing of materials and responsible handling of construction waste. Installed systems such as STPs, rain water harvesting and solar power generation keep projects environmentally friendly through the life cycle of the development.



IGBC
INDIAN GREEN
BUILDING COUNCIL

Platinum certified as per global leadership benchmarking.

For more information please visit

www.earthandsky.in

Designed with nature for HEALTHY, MINDFUL LIVING

For inspiration, we ask the simple question, what is good living? We know it goes beyond luxuries and amenities. It looks beyond the status quo and asks what can we do better to connect us to nature, communities and ourselves.

We at Geetanjali UrbanX are in a continuing effort to bring the balance of good living inside and outside; through healthy, mindful living. We craft natural, rooted living experiences through practical, conscience-driven choices. And we harness technological innovations to ensure homes that nourish our homes and surroundings. Come home to Geetanjali UrbanX. Come home to comfort, serenity and harmonious living.



X- FACTOR

X- FACTOR

NATURE COOLED HOMES

X FACTOR

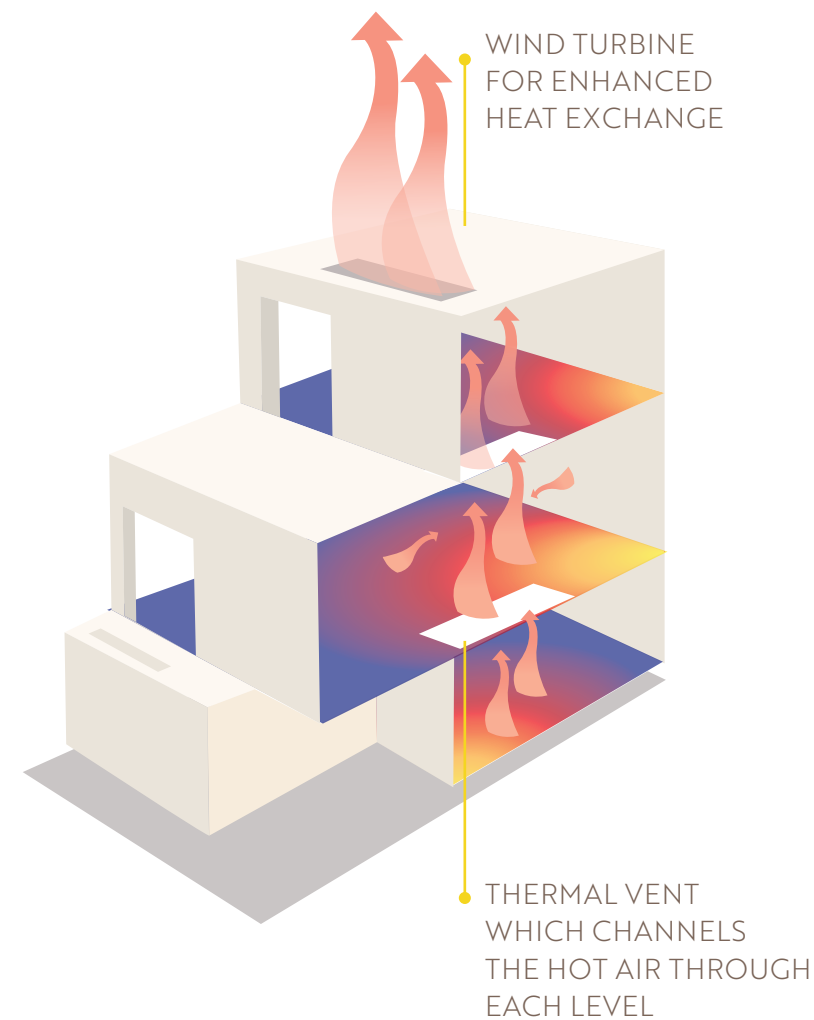
Villas are designed with precisely placed thermal vents and windows for natural air flow through interior spaces, all year round. Wind turbines on the roof are used for enhanced heat exchange, minimizing the use of fans and air-conditioners. Experience nature cooled interiors throughout the day and throughout the year.



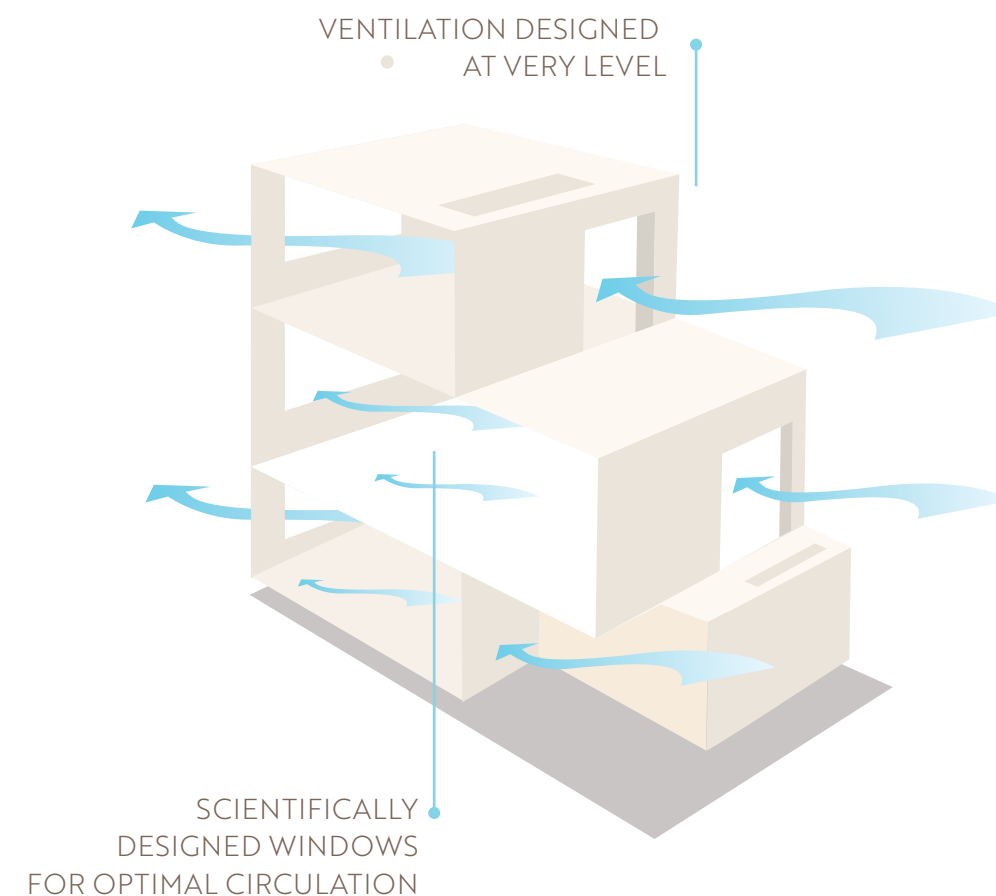
Precisely placed wind turbine enhances the expulsion of hot air from home interiors

ANNUAL POWER CONSUMPTION
70% REDUCTION

With minimal usage of fans and air-conditioners, see your electricity drop from the day you move in.



VENTILATION DESIGNED AT VERY LEVEL



HOMES THAT BREATHE

X FACTOR

The staggered architecture of the villa floors creates open, green spaces in front and behind, making air flow naturally through the structure. Coupled with this, precisely placed windows and thermal air vents form a natural conduit for stale air to go out of homes, letting fresh, clean goodness flood in.

And indoor green patches grow plants selected for their air-purifying qualities. Sit back and relax inside in the fresh crispness of the great outdoors.

CARPET AREA DESIGNED FOR NATURAL
100% VENTILATION

Breathe in fresh, clean air in every corner of your home, no matter what the weather is outside.

X- FACTOR

X- FACTOR

SUNSHINE HOMES

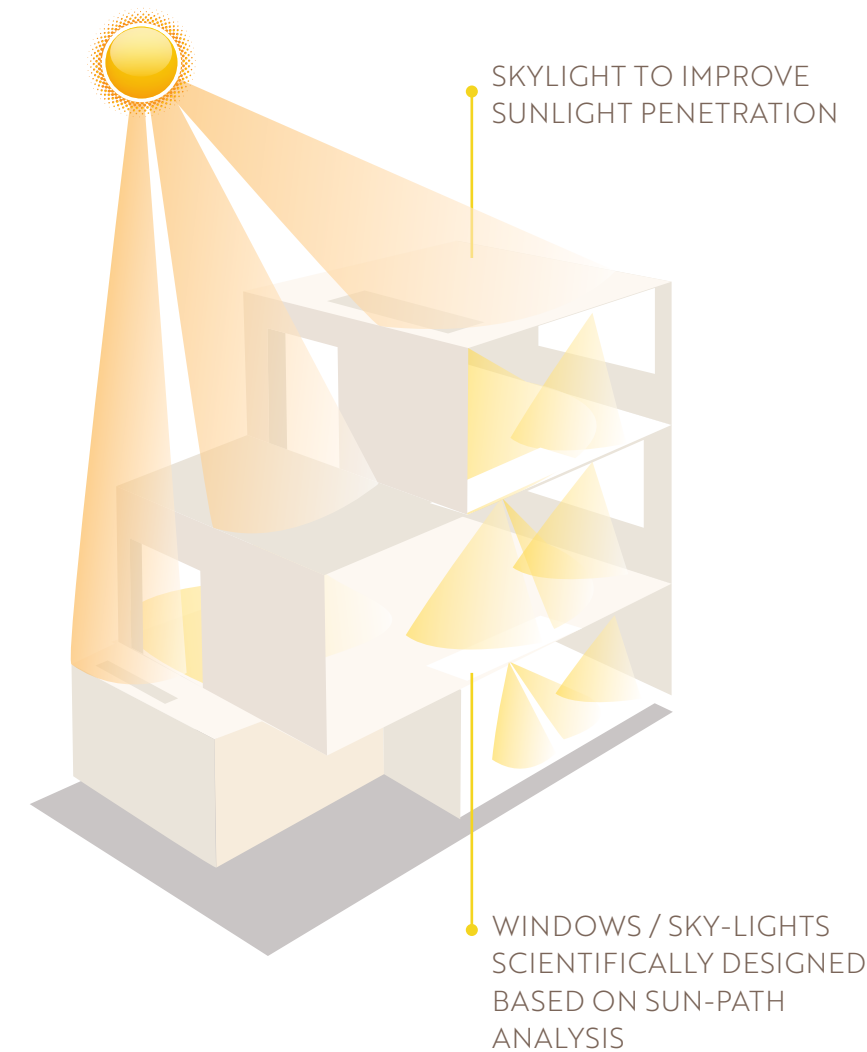
X FACTOR

Villas are oriented according to extensive sun-path analysis to bounce incident sunlight in. And staggered floors create clever banks and openings for light to enter. All windows are dimensioned and placed to allow optimum amounts of sunlight through, no matter what season. While carefully placed skylights ensure that bathrooms and even lower floors enjoy ample natural light all day through.

Sunshine homes that nourish and energize. Feel the vitality of the sun, even when inside.

ALL-DAY IN EVERY CORNER
100% NATURAL LIGHT

Homes are oriented to bathe interiors with sunshine. Windows and skylights bounce light and vitality in



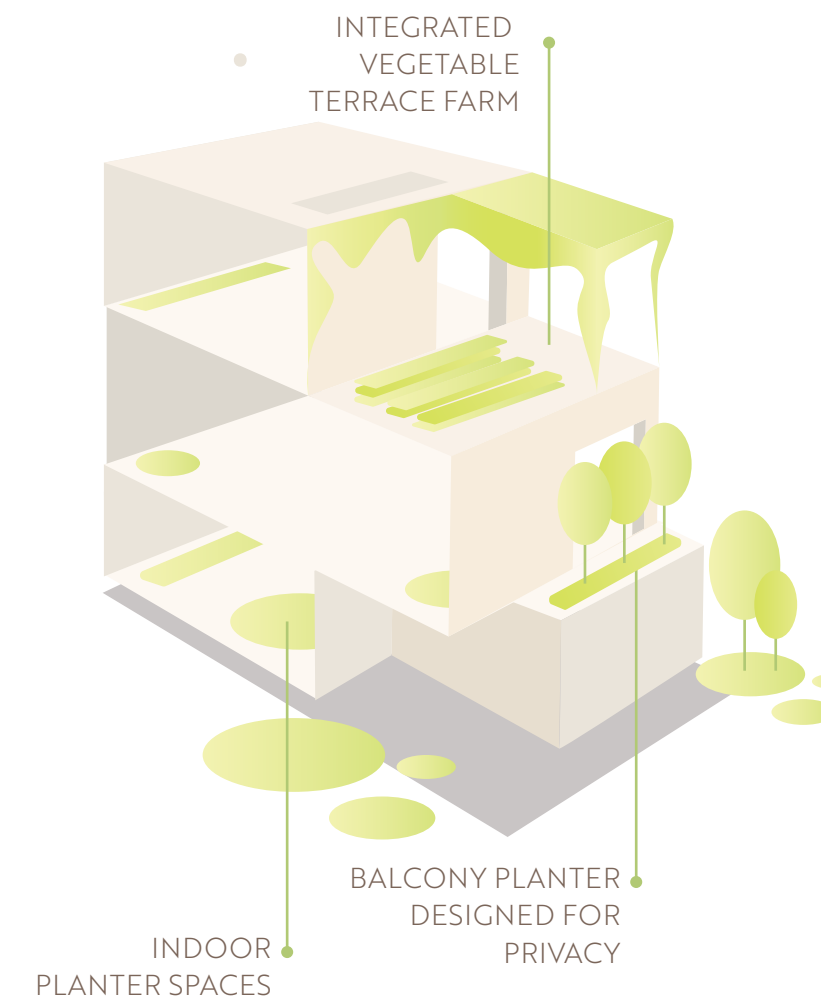
ORGANIC GARDEN HOMES

X FACTOR

While your villa is amid lush greenery, the structure holds ample greenery within in too. The indoor open courtyard and planter space have air-purifying, fragrant plants and shrubs. And the balcony planter on the upper floor is designed to grow a natural screen of trees for privacy. On the sun drenched terrace you find a generous vegetable garden with an integrated, sensor-based, drip-irrigation system. Dive in and watch the fruits and fragrances of your labour blossom everyday.

ALL NATURAL ORGANIC
100 sq.ft VEGGIE FARM

Try out your green thumb in your terrace vegetable garden which is all fitted out with a convenient sensor based irrigation system.



X- FACTOR

X- FACTOR

CONSERVING WATER

X FACTOR

Every drop of water in and around your home is used efficiently and reused conscientiously. With kitchens and bathrooms being kitted with flow efficient fittings, you see reduced water consumption from the get-go. Along with this, 100% rainwater harvesting and the use of STPs makes the development a zero-discharge, future-ready home.

— FLOW CONTROL WATER FITTINGS

Efficient water fixtures optimizes the flow rate of water from all fixtures, making sure you only use as much as you need.

35% FLOW EFFICIENT WATER FIXTURES
WATER SAVING
Savings on your water consumption every time you turn on the tap!



— ZERO DISCHARGE - 100% RWH

Any and every drop of rainwater on the property is harvested and diverted for reusing and for recharging of water pits.

— SEWAGE TREATMENT PLANT

All waste generated on the site is treated using a modern STP. Generated grey water is used for the watering of all common area greens and gardens.

— DIGITAL WATER METERS

Digital water meters give you comprehensive, anytime feedback on the amount of water being used. Stay informed, stay in control.

RESPONSIBLE LIVING

X FACTOR

Live light knowing that you using our shared resources with conscience and care. While solar panels coupled with natural cooling systems make dents in your electricity bill, eco-flow water fittings see your water consumption drop. 100% rainwater harvesting, an STP and mechanical composter help reuse precious resources to the maximum degree.

— POWER OF THE SUN

Use the power of the sun to power your home. Roofs are fitted with solar panels to generate electricity and hot water for you to use anytime.

— LED REVOLUTION

All common areas and pathways are lit with energy efficient LED lamps, the universally accepted standard in lighting efficiency.

— LOCAL FLORA ECO SYSTEM

Green areas indoors and outdoors are planted with locally found plants and trees that are suited to the local environment and nurtured to thrive.

— SENSOR CONTROLLED IRRIGATION

Your kitchen garden and all common green spaces are watered using drip irrigation controlled by soil humidity and time based sensors.

— WASTE TO FEED

The site is installed with a mechanical composter that converts all waste into gold that is used to nourish the growing plants and trees.

— LIMITED CARBON FOOTPRINT

All villas are made using only green building materials, paints and finishes, as recommended by the IGBC platinum rating standards.





LIVING AND DINING AREAS

An integrated space, the large living, dining and open-kitchen come seamlessly together around the central indoor green space and open-to-sky courtyard.



MASTER SUITE

A seamless space, extends to a private lounge and to a terrace with your very own patch of green. Make tranquil mornings and relaxed evenings your everyday routine.

TYPE-1
SUNRISE VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Wake up among serenity as morning light bathes your bedroom. Villas situated to energize you and your home for a perfect start to every day.

CARPET AREA

1550 SQ/FT

TOTAL SALEABLE AREA

2280 SQ/FT

GROUND FLOOR

The ground floor plan enfolds landscape within the built mass. As one walks across the house, experience a sensorial and receptive engagement with the green carved within the family spaces. The tree court set up visual connection with above floor and brings natural light from skylight above.

LIVING - 152 SQ.FT

KITCHEN - 85 SQ.FT

DINING - 91 SQ.FT

FIRST FLOOR

The first floor is designed as a private zone with bedrooms on either side. To facilitate proper cross ventilation, sustainability vents are provided in the bedrooms thereby minimizing the requirement of AC and other artificial ventilation.

BEDROOM 1 - 155 SQ.FT

TOILET 1 - 53 SQ.FT

BEDROOM 2 - 142 SQ.FT

BALCONY - 75 SQ.FT

TOILET 2 - 51 SQ.FT

SECOND FLOOR

The second floor incorporates family lounge with balcony and a bedroom. The balcony in Bedroom 3 connects to the roadside. A connection with the nature is established in Toilet 3 by integrated green and inflow of natural light from the skylight above.

BEDROOM 3 - 142 SQ.FT

TOILET 3 - 51 SQ.FT

LOUNGE - 155 SQ.FT

TERRACE - 96 SQ.FT

BALCONY - 69 SQ.FT



* all measurements shown above are for typical villas. Please contact our sales team for exact area statement

TYPE-1

SUNSET VILLA



Close the day with cool breezes and brilliant sunsets as you sit back in the quiet of your private terrace. Villas built to calm you and your home, for the perfect end to a perfect day.

CARPET AREA

TOTAL SALEABLE AREA

1550_{SQ/FT}

2280_{SQ/FT}

GROUND FLOOR

The ground floor plan enfolds landscape within the built mass. As one walks across the house, experience a sensorial and receptive engagement with the green carved within the family spaces. The tree court set up visual connection with above floor and brings natural light from skylight above.

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TOILET 3 - 51 SQ.FT

LOUNGE - 155 SQ.FT

TERRACE - 96 SQ.FT

BALCONY - 69 SQ.FT



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TYPE-II

SUNRISE VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Wake up among serenity as morning light bathes your bedroom. Villas situated to energize you and your home for a perfect start to every day.

CARPET AREA	TOTAL SALEABLE AREA
1720 _{SQ/FT}	2350 _{SQ/FT}

GROUND FLOOR — The ground floor is designed as an open plan by creating level difference to define the spaces rather the walls. As one enter could see an uninterrupted line of vision with green pockets in between, with the central courtyard as a transition from public zone to private. Inflow of natural light throughout the day is accomplished by the skylight.

LIVING - 175 _{SQ.FT} KITCHEN - 85 _{SQ.FT} DINING - 119 _{SQ.FT}

FIRST FLOOR — The first floor has bedrooms on either side with family in the centre. To facilitate proper cross ventilation, sustainability vents are provided in the bedrooms thereby minimizing the requirement of AC and other artificial ventilation.

BEDROOM 1 - 125 _{SQ.FT} TOILET 1 - 50 _{SQ.FT} LOUNGE - 81 _{SQ.FT}
BALCONY - 42 _{SQ.FT}

BEDROOM 2 - 151 _{SQ.FT} TOILET 2 - 61 _{SQ.FT}

SECOND FLOOR — The entire second floor is a master suite with a dedicated sit out that further extends to the terrace. The terrace has vegetable garden sufficient to sustain the family. The master suite has sustainability vent that takes care of the cross ventilation of the bedroom thereby minimizing the requirement of AC and other artificial ventilation. Green has been integrated in Toilet 3 along with inflow of natural light from the skylight above.

BEDROOM 3 - 151 _{SQ.FT} TOILET 3 - 48 _{SQ.FT}
LOUNGE - 81 _{SQ.FT} TERRACE - 248 _{SQ.FT}



* all measurements shown above are for typical villas. Please contact our sales team for exact area statement

TYPE-II

SUNSET VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Close the day with cool breezes and brilliant sunsets as you sit back in the quiet of your private terrace. Villas built to calm you and your home, for the perfect end to a perfect day.

CARPET AREA	TOTAL SALEABLE AREA
1720 SQ/FT	2320 SQ/FT

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LIVING - 175 SQ.FT KITCHEN - 85 SQ.FT DINING - 119 SQ.FT

FIRST FLOOR — The first floor has bedrooms on either side with family in the centre. To facilitate proper cross ventilation, sustainability vents are provided in the bedrooms thereby minimizing the requirement of AC and other artificial ventilation.

BEDROOM 1 - 131 SQ.FT TOILET 1 - 47 SQ.FT LOUNGE - 111 SQ.FT
BALCONY - 41 SQ.FT

BEDROOM 2 - 151 SQ.FT TOILET 2 - 61 SQ.FT

SECOND FLOOR — The entire second floor is a master suite with a dedicated sit out that further extends to the terrace. The terrace has vegetable garden sufficient to sustain the family. The master suite has sustainability vent that takes care of the cross ventilation of the bedroom thereby minimizing the requirement of AC and other artificial ventilation. Green has been integrated in Toilet 3 along with inflow of natural light from the skylight above.

BEDROOM 3 - 151 SQ.FT TOILET 3 - 48 SQ.FT
LOUNGE - 81 SQ.FT TERRACE - 248 SQ.FT



* all measurements shown above are for typical villas. Please contact our sales team for exact area statement



Community First LIVING



CLUB HOUSE

A community space with amenities for quiet times and celebrations, come in to curl up with a book, catch a film or jump into the neighborhood water polo match.

CO-WORKING SPACE

- Connected spaces perfect for hours of focused productivity.



MINI MOVIE THEATER

- Catch anytime reruns of your favorite movie with your favorite friends!



LIBRARY

- Travel the world without taking a step. Dive into the well stocked library.



Amenities for every age, mood or time of year. Pick your favorite activity and step into the fun.

AMENITIES

SWIMMING POOL

FITNESS CENTER

GUEST ROOMS

CHILDREN'S PLAY AREA

YOGA DECK

LIBRARY

MODERN AMENITIES

DESIGN

The club house is designed to bring people together. Whether the open amphitheater alongside, the state-of-art private theatre or the guest rooms meant to invite friends and family to join in. if your looking for quiet company, step into the library or plug in your laptop in the high-speed, connected co-working space.

And if activity is your thing then stretch out on the yoga deck or do some laps in the open pool. Worried about the kids? Watch them run around in the children's play area, among the dappled shade of trees. Something for everyone to connect to. Step out to join in.



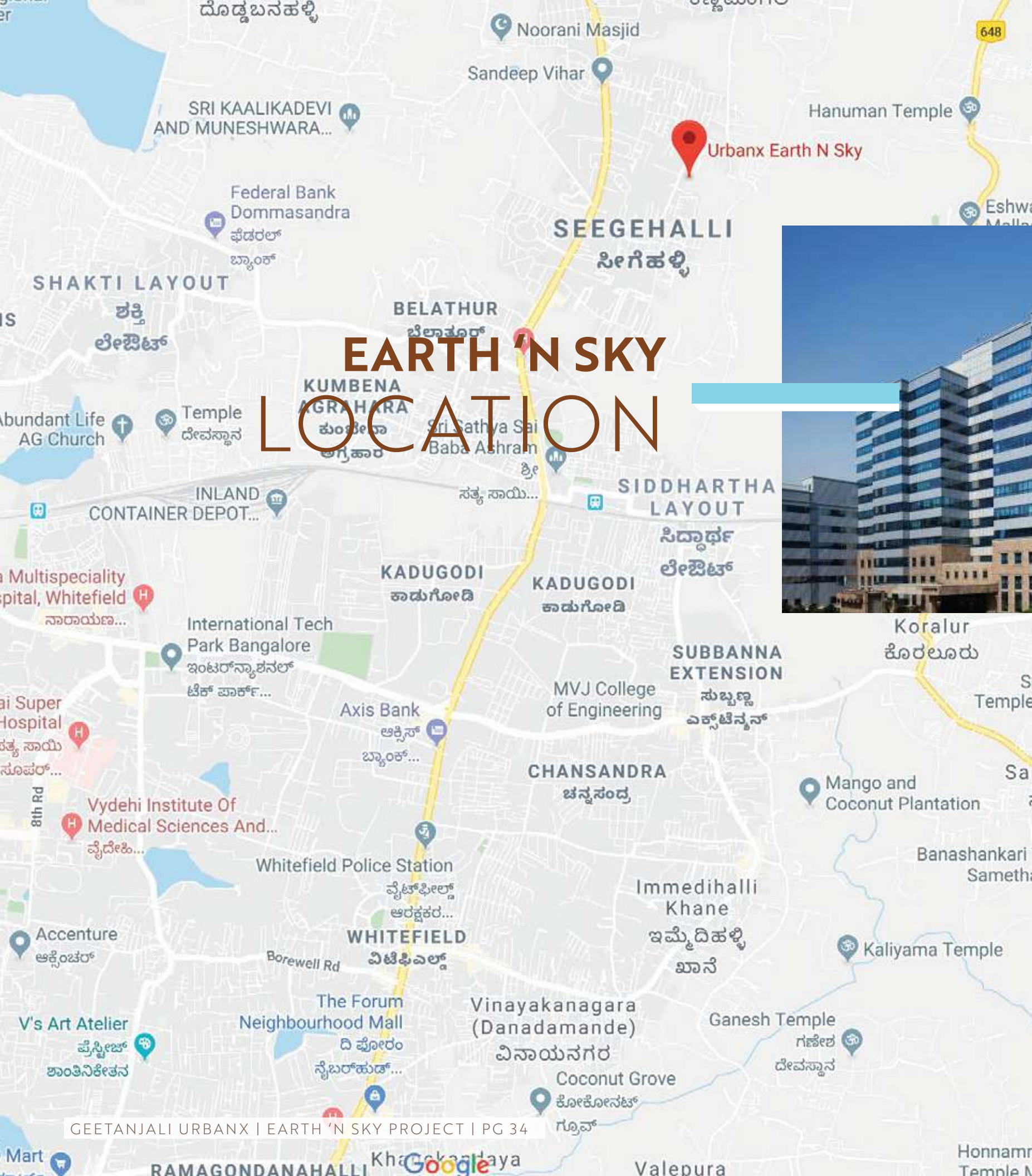
NATURE PARK

Breathe free as you walk in the shade of local plants and fruit trees.
Specially selected to thrive in the local soil and climate, watch nature
bloom and thrive grow every passing day.



HARMONY COURT

Crafted to fill your sense, the harmony court brings together earth, water and sky among lush surroundings. Come here to soak and serenity and find quiet companionships.



■ YOUR WORK

ITPL - 15 mins | Bearys TP - 10 mins
EPIP zone - 20 mins
Sigma Tech Park - 20 mins

■ YOUR SHOPPING

Park square mall - 15 mins | Phoenix mall - 30 mins
Forum Neighbourhood mall - 20 mins
Inorbit mall - 20 mins | Nilgiris - 5 mins

■ YOUR KIDS STUDIES

EuroKids Preschool - 1 mins | Chrysalis High - 5 mins
Vibgyor - 12 mins | Narayana e-techno - 12 mins
National Public School - 12 mins

■ YOUR HEALTH

Columbia Asia Hospital - 20 mins | Narayana Multi
speciality - 15 mins | Vydehi Hospital - 20 mins
Satya sai super specialty - 18 mins



PROJECT LOCATION

Scan this code to get google
maps directions

HEART OF THE IT PRECINCT

Situated in the IT hub of Whitefield, the Earth n Sky development enjoys peace and serenity while being a stones throw away from all the amenities of city living. Whether reaching office, school or a medical facility, stressful commutes will no longer be a barrier. So enjoy the hustle and bustle of the daily grind, and then step away into your sanctuary. Earth n Sky by Geetanjali UrbanX.

■ YOUR BREWERIES

Red Rhino - 5 mins | Windmills Craftworks - 20
mins | 153 Biere Street - 25 mins | Biergarten Brew-
ery & Kitchen -30 mins | The Beer Cafe - 30 mins

■ YOUR HOSPITALITY

Taj Vivanta - 15 mins | Marriott Hotel - 20 mins
Zuri Hotel - 20 mins | Miraya Hotel - 30 mins



TYPE I VILLAS



TECH SPEC

■ STRUCTURE

- Ground + 2 storied with open terrace.
- Built on RCC framed structure of SOLID RCC walls.
- Flushed structural members with walls in habitable space
- Car park in ground floor

■ ELECTRICAL

Kitchen / Utility - Electrical point provision for RO System , Refrigerator ,Micro Wave, Mixer/Grinder, Chimney, Washing machine in utility. No granite platform & No Sink shall be provided
General - Switches of Norisys /Schneider /equivalent make and Fire-resistant electrical wires of lapp india /Finolex/ RR Kabel or equivalent make. Schneider / Simens distribution board
D.G - 1 KW for each villa.

■ COMMON FACILITIES

- Stand by soundproof diesel generator for common areas.
- 2 bore wells for drinking water.
- C.C cameras (8 numbers) in common areas connected to C.C T.V in security room.
- Hydro Pneumatic system for domestic and flushing application.
- Water softener for bore well water which can produce outlet treated water having 200 ppm to 300 ppm as CaCO3 hardness
- Underground sump tank of minimum 80,000 Lts capacity(Raw water 40,000Lts + Treated water 40,000Lts)
- Common storeroom for housekeeping in clubhouse basement floor.

■ FLOORING & DADO

Foyer/Living/Dining /Family/Kitchen : Vitrified tiles 800 X 800 mm of So many make or equivalent
Staircase - Marble to match the flooring tile - marble in corridors as well
Bedrooms - 1200X600 mm vitrified tile
Master Suite - Laminated Wooden flooring with skirting of good quality
Toilets - Vitrified tiles 300X300 mm for flooring Dado up to false ceiling of So many make or equivalent & 300X600 for walls.
Utility / Balconies - Anti Skid Ceramic tiles or equivalent

■ FINISHES

Paints - Interior: Low VOC emulsion paint
Paints - Exterior : Combination of exterior grade emulsion and texture paint

■ OPENINGS

Main Door Frame - Engineered wooden door with laminate finish& teak wood frame.
Internal Door Frames - Engineered wooden door with laminate finish & hard wood frame.
Windows - Hardwood window frame - with hardwood frame to hold glass and mosquito mesh
Ventilators - aluminum powder coated ventilators with louvers

■ PLUMBING

Sanitary ware (WC & Wash Basin) - Wall mounted EWC of Vitra/ American standard for all toilets and Wall mounted EWC with PVC flush tank for Servant Toilet of American standard or equivalent make. Wash Basins of Vitra/American standard or equivalent for all toilets except servant toilet.
CP Fittings/Pipes - Vitra/Grohe CP fittings and CPVC pipes of reputed make of Astral or equivalent make.
Terrace - Provision for cold water supply for washing machine with CPVC Plumbing system of Astral or equivalent make, Provision Solar panel for toilet for primary hot water supply to geyser.



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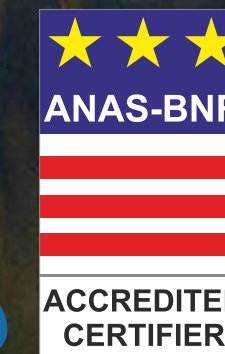
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OUR PATNERS

