



# the connected life



The Earth & Essence environs and homes are placed in a quiet enclave just off Bangalore International Airport Road, and it is set across 16.8 rolling acres, divided into 4 phases of development.

The Phase 1 of Earth & Essence brings to life the philosophy around which it is created. We do this through homes that are built keeping in mind the natural flow of the land and adhering to it in a way that offers you natural light, fresh air and soothing scenes of greens, offering a whole new level of living. In phase 1 of this Alfresco lifestyle offering, we present 75 row homes ranging in size from 3, 4 and 5BHKs.



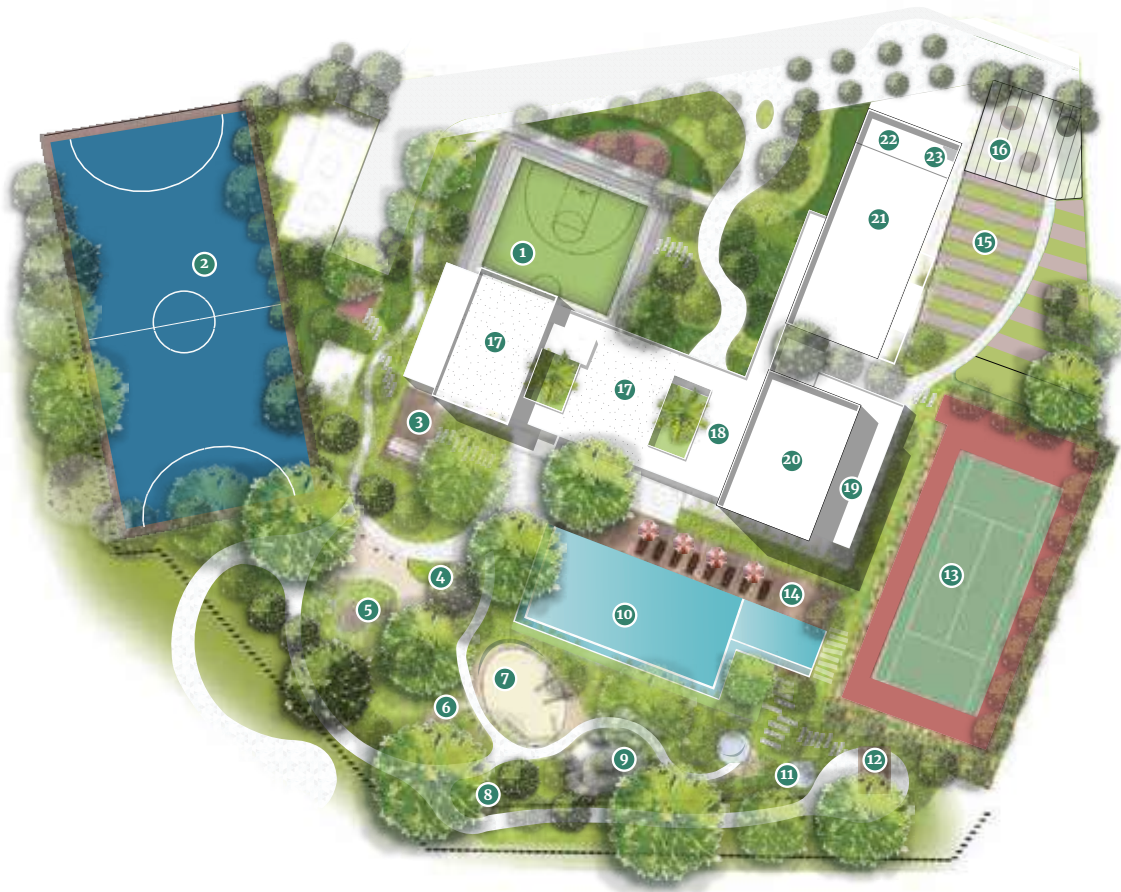
**The central landscape area  
 13,000 sq ft**

A large part of this green is laid charmingly along the central area of Phase 1. This area has been crafted for play, relaxation and pleasure.

- 1 Dialogue nooks
- 2 Jungle gym nets
- 3 Forest lounge
- 4 Fireplace with seating
- 5 Sand pit with concrete stepped seating
- 6 Pollinator meadow
- 7 Open lawn

**The Earth Club\*  
 1.5 Acres**

At the heart of Earth & Essence lies The Earth Club - connecting all four phases of the project through a network of greenery. The space is designed to deliver unique experiences like a 14,000 sqft children's experiential play zone, an organic farming area, tennis court, and much more.



**At the Earth Club, we have**

- |                         |                    |   |
|-------------------------|--------------------|---|
| 1 Half basketball court | 9 Sprinkler plaza  | 17 Multipurpose hall + Indoor games             |
| 2 Futsal field          | 10 Infinity pool   | 18 Lounge                                       |
| 3 Community dining      | 11 Trampoline      | 19 Spa + Changing rooms + Showers + Steam rooms |
| 4 Interactive pipe      | 12 Tree house      | 20 Gym  |
| 5 Slide playground      | 13 Tennis court    | 21 Badminton court                              |
| 6 Swings                | 14 Pool deck       | 22 Supermarket                                  |
| 7 Sand pit              | 15 Organic farm    | 23 ATM  |
| 8 Zipline               | 16 Farmers' market |   |

\*Sanctions in progress

# The Earth Club

~ Growing, connecting and living ~



INFINITY POOL VIEW



# Phase 1 - Master Plan

*~ Welcome to a simpler, yet richer, way of living ~*

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Land Area	No. of units	Row Houses
<b>4.2 acres</b>	<b>75</b>	<b>3, 4 &amp; 5 BHK</b>

7.2 X 16 sq m

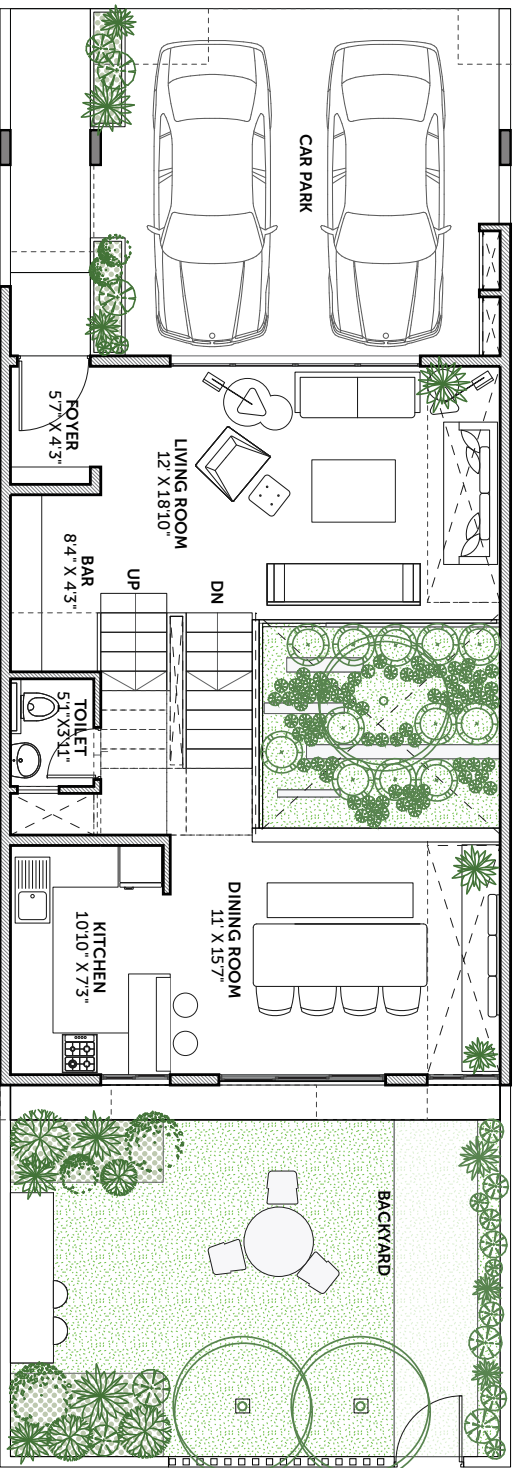
SBUA

2,826 sqft

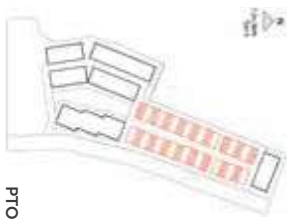
RERA

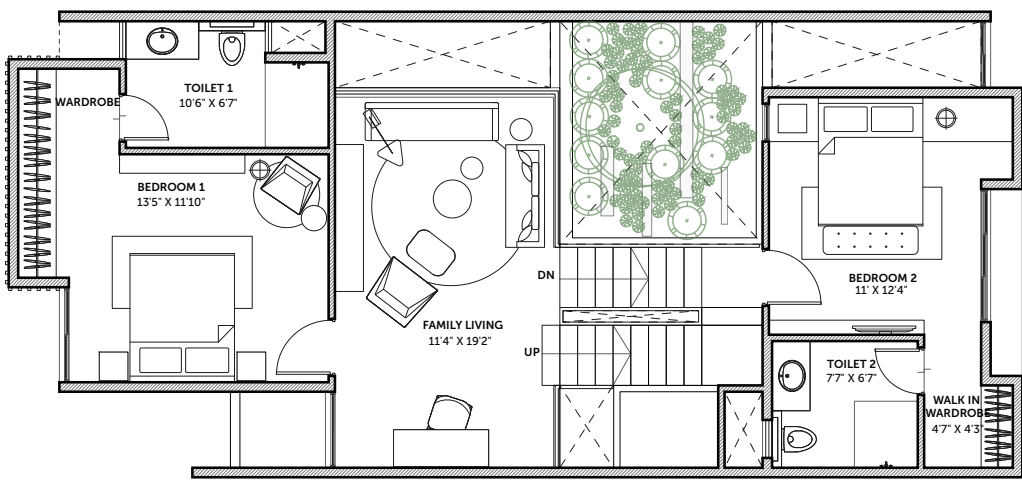
2,145 sqft

3BHK Type A

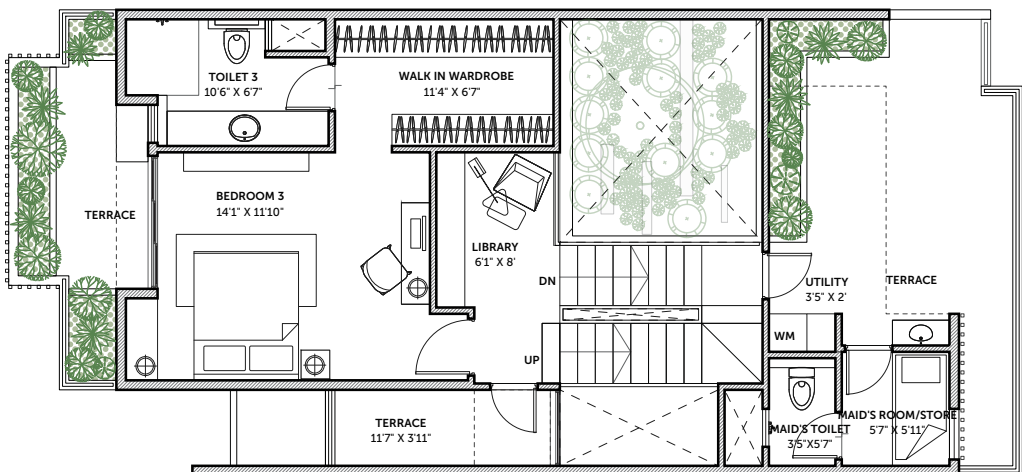


Ground Floor

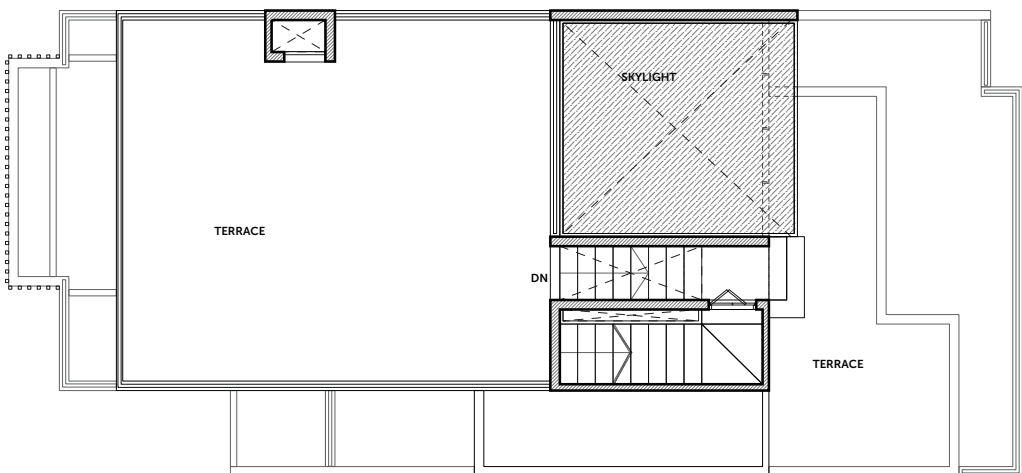




**First Floor**



**Second Floor**



**Terrace Level**

7.2 X 16 sq m

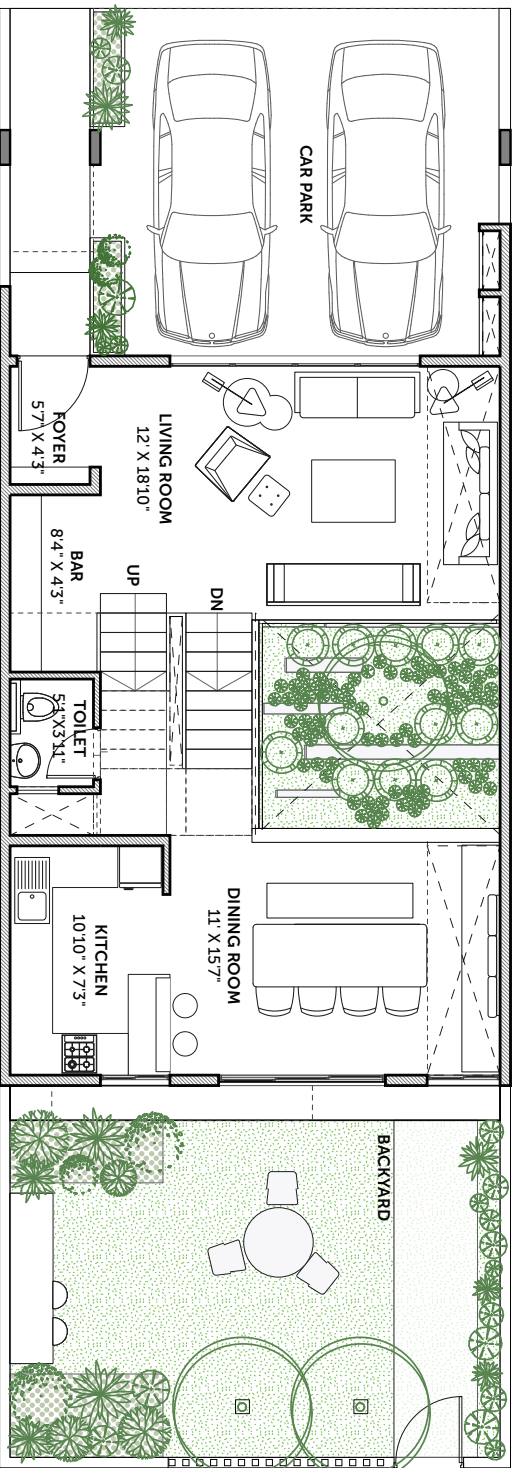
SBUA

2,723 sqft

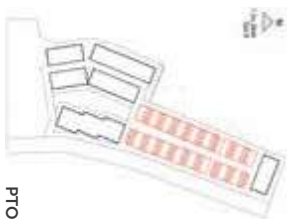
RERA

2,091 sqft

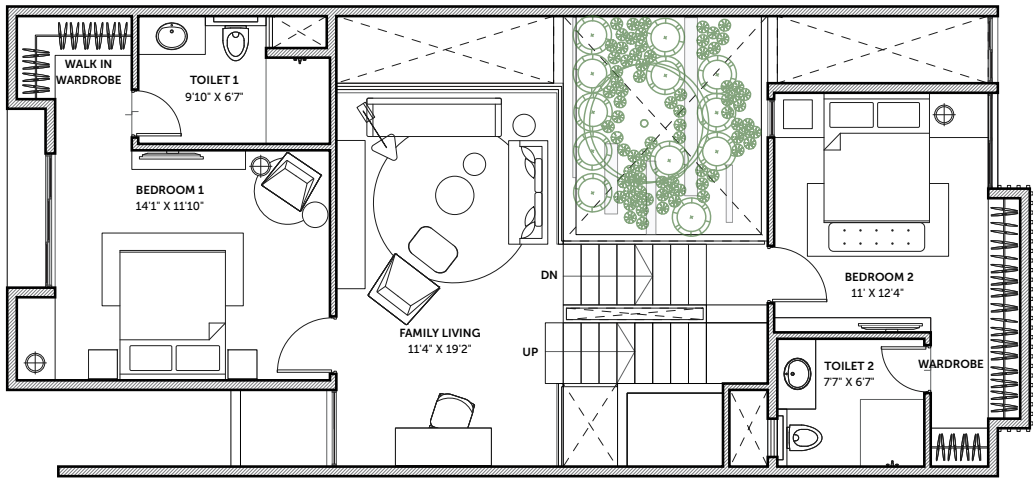
3BHK Type B



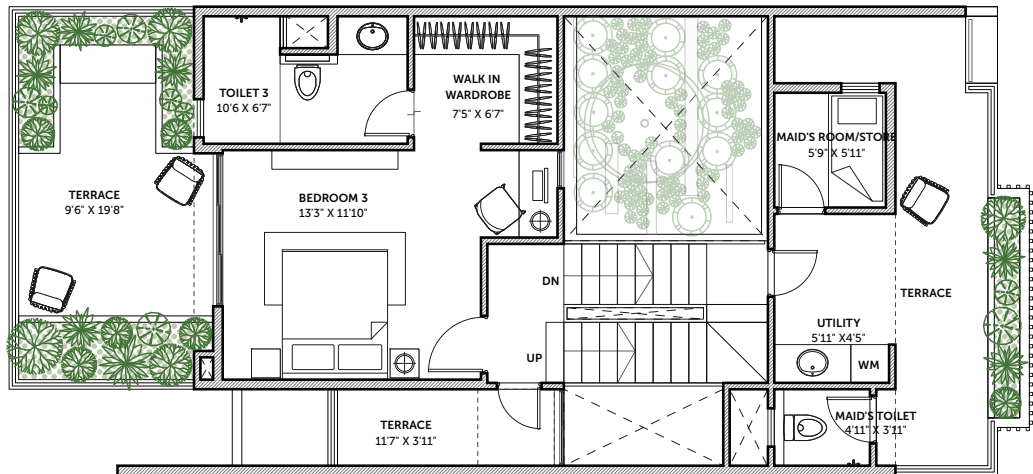
Ground Floor



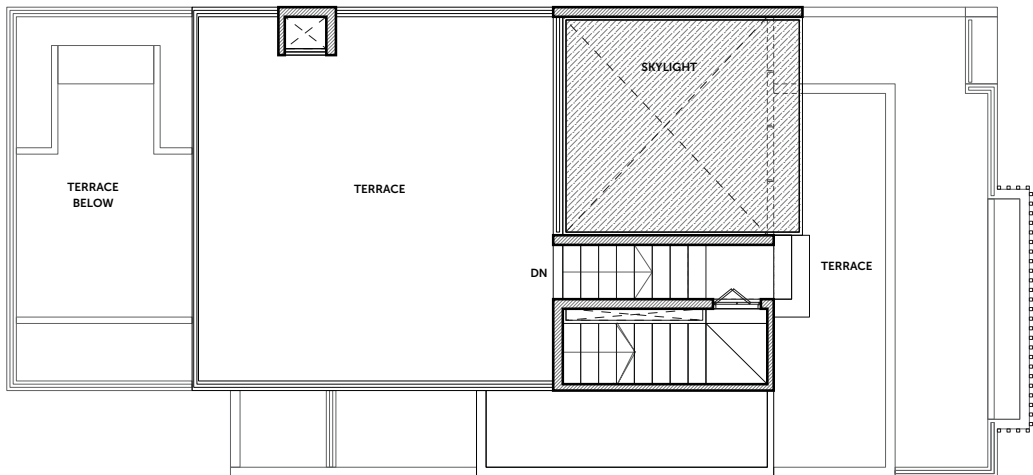
PTO



**First Floor**



**Second Floor**



**Terrace Level**

7.2 X 16 sq m

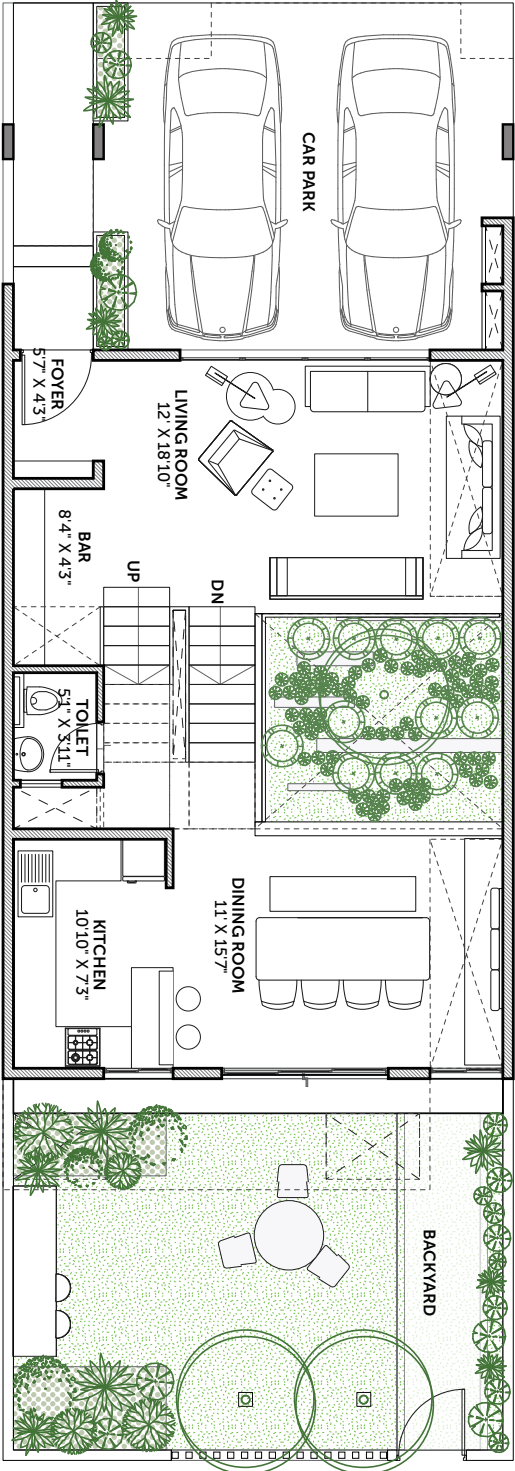
SBUA

3,149 sqft

RERA

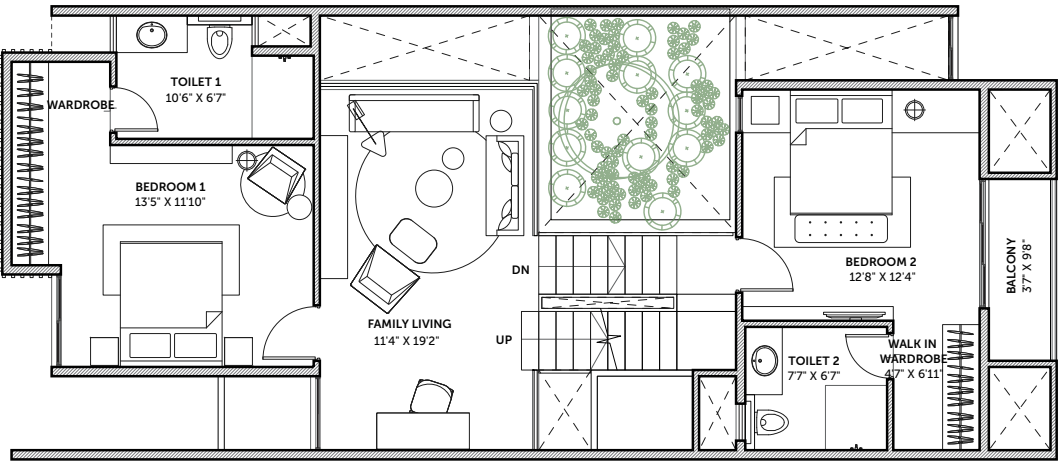
2,456 sqft

4BHK Type A

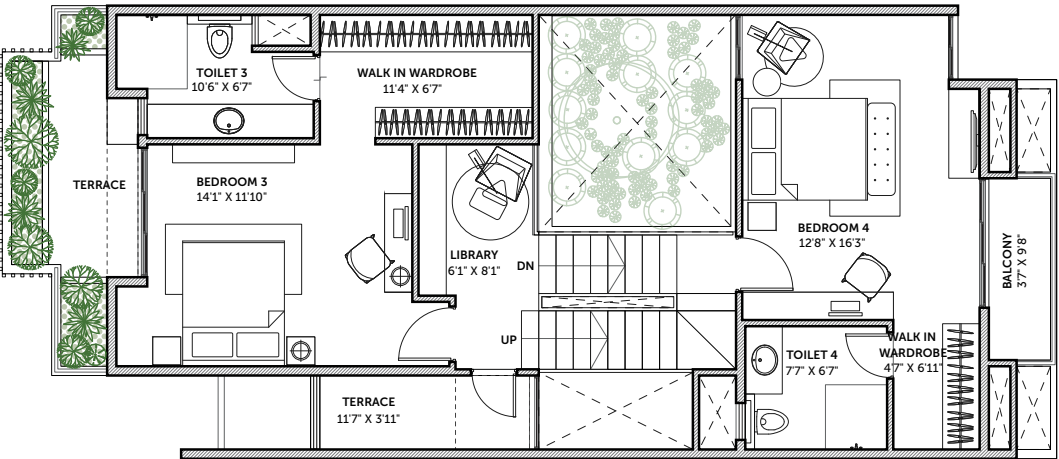


Ground Floor

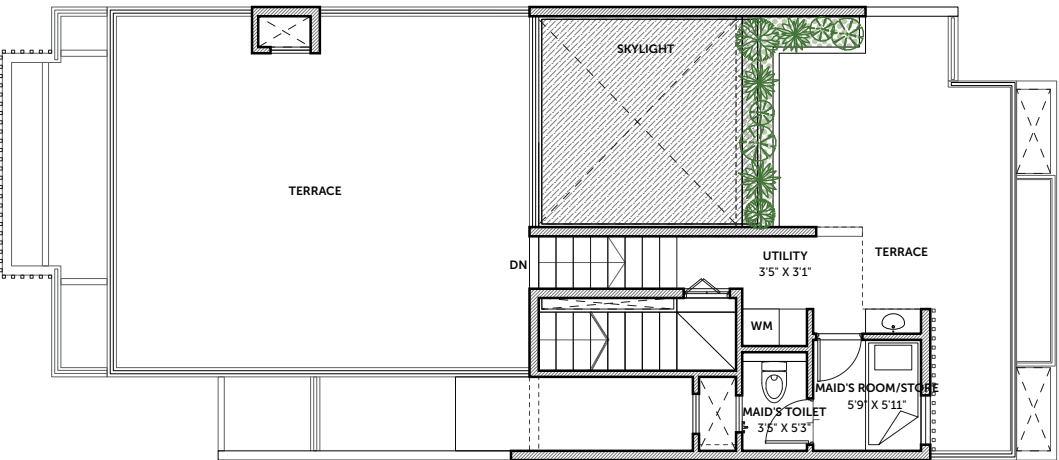




**First Floor**



**Second Floor**



**Terrace Level**

7.2 X 16 sq m

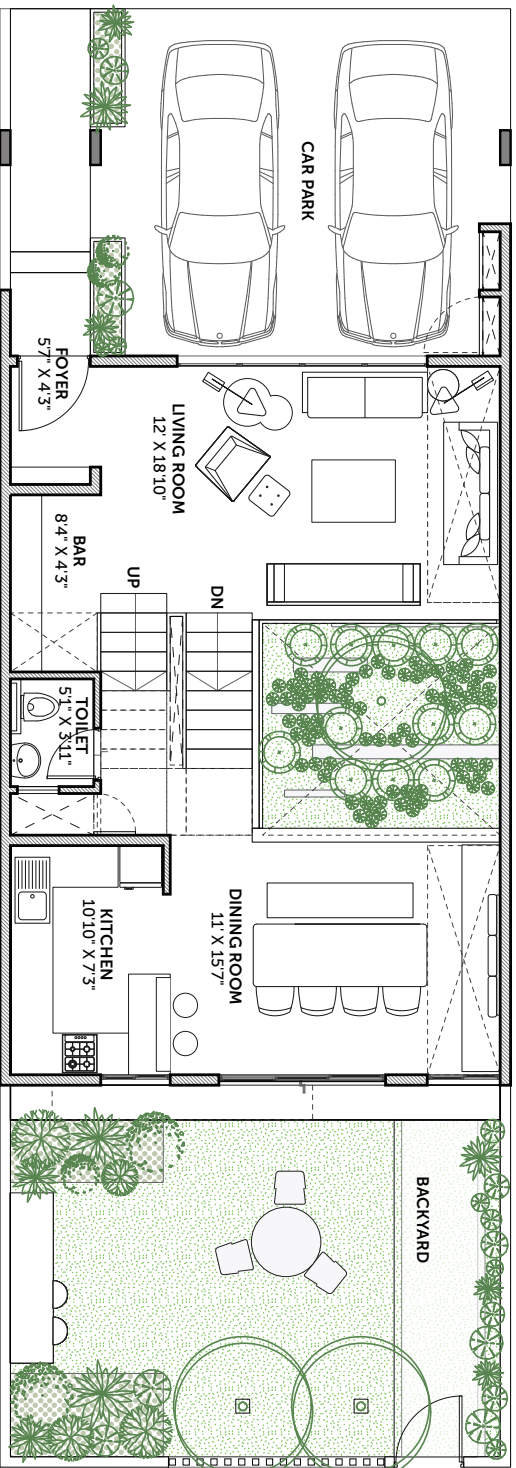
SBUA

3,061 sqft

RERA

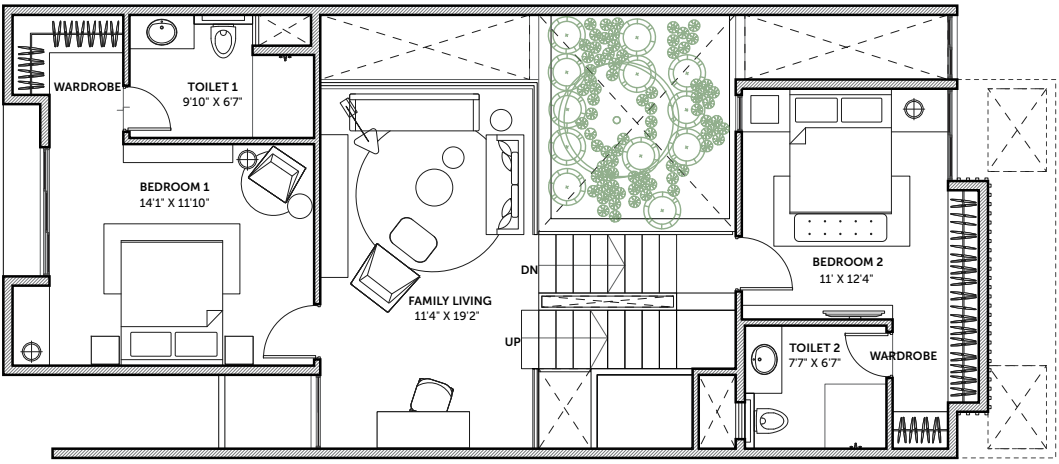
2,386 sqft

4BHK Type B

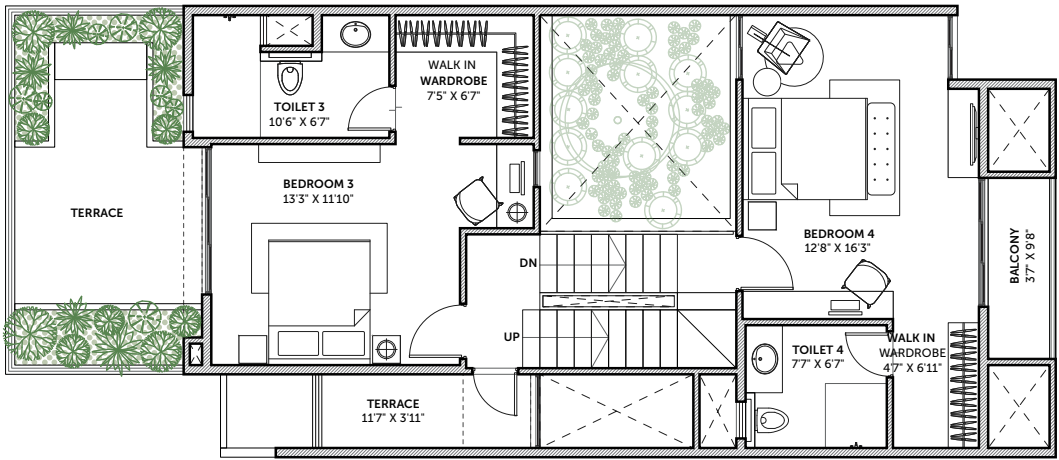


Ground Floor

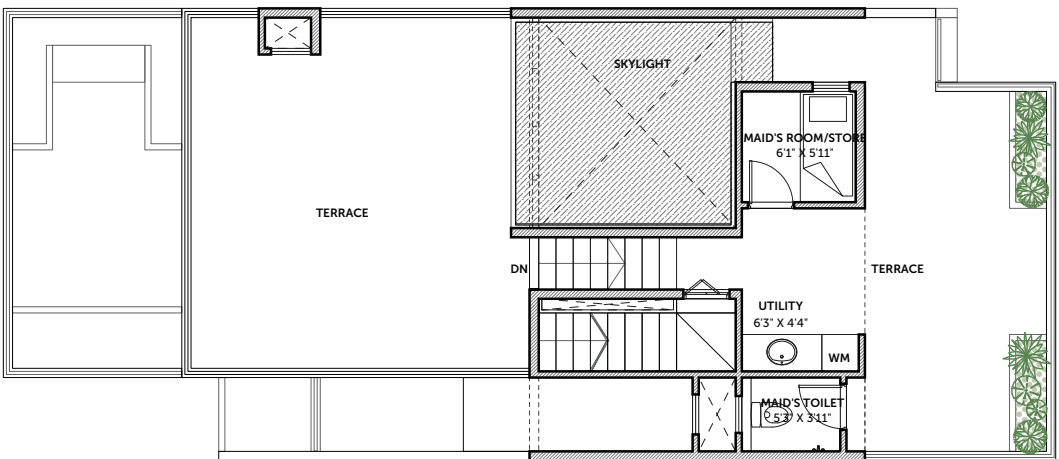




**First Floor**



**Second Floor**



**Terrace Level**

7.2 X 19.5 sqm

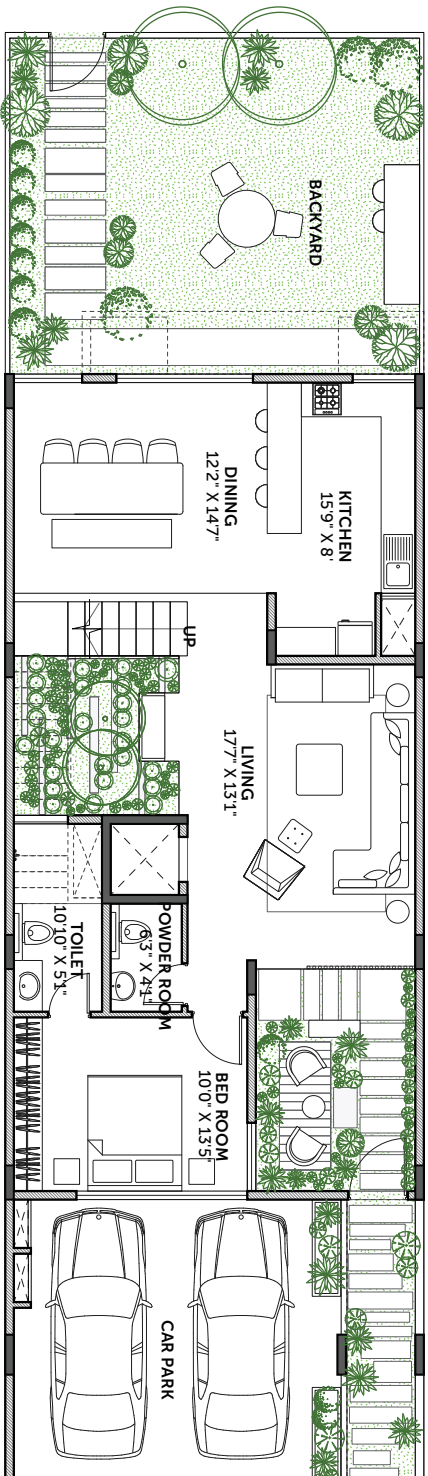
SBUA

4,120 sqft

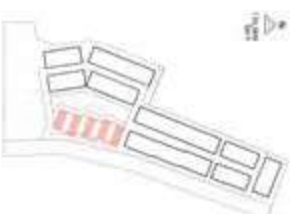
RERA

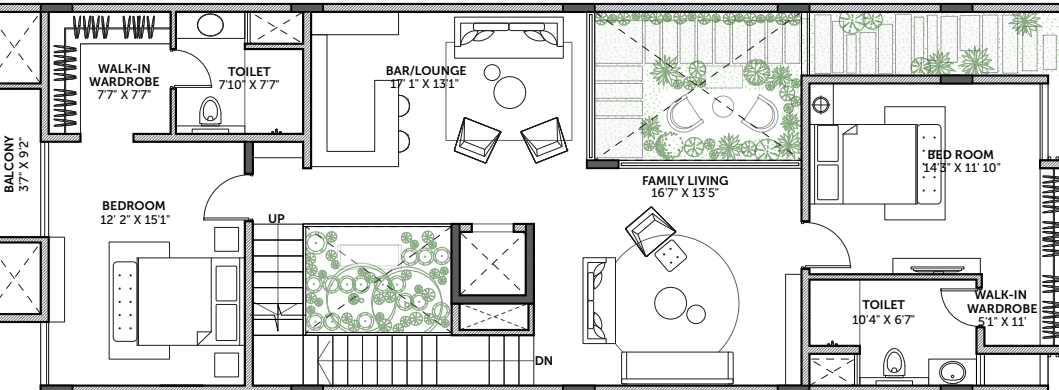
3,375 sqft

SBHK Type A

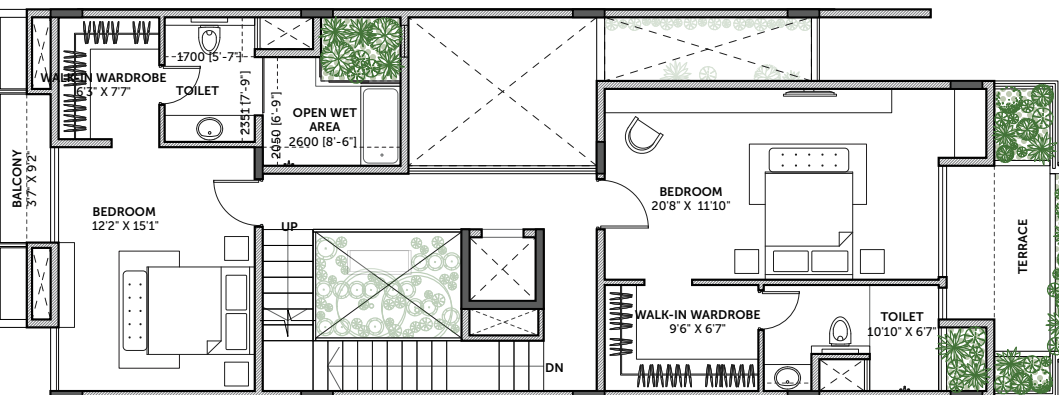


Ground Floor

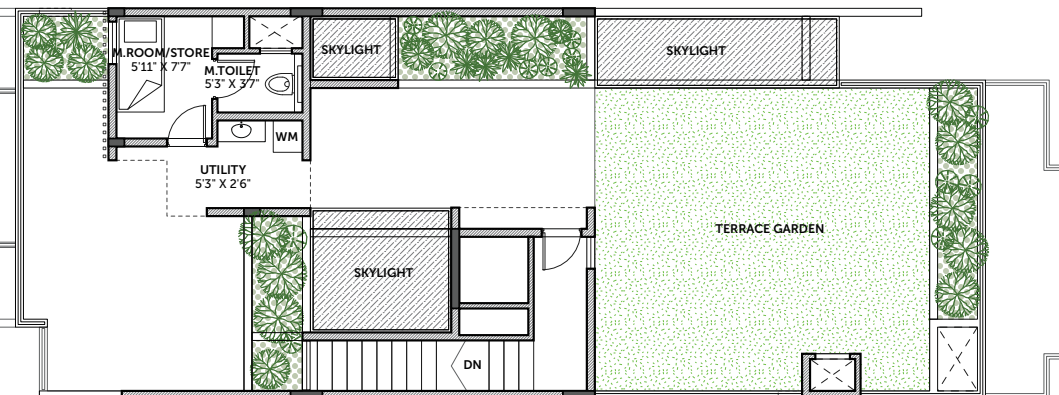




**First Floor**



**Second Floor**



**Terrace Level**

7.2 X 19.5 sq m

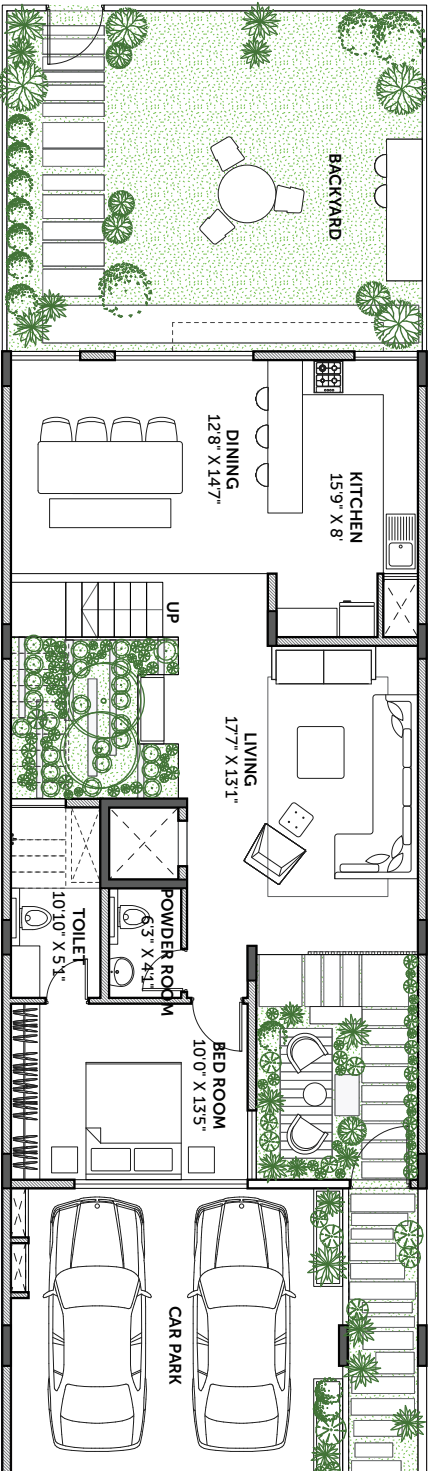
SBUA

4,125 sqft

REBA

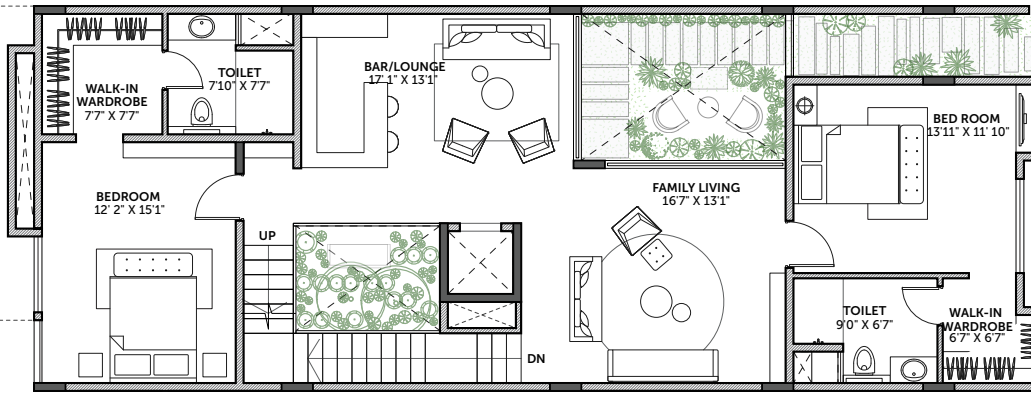
3,356 sqft

SBHK Type B

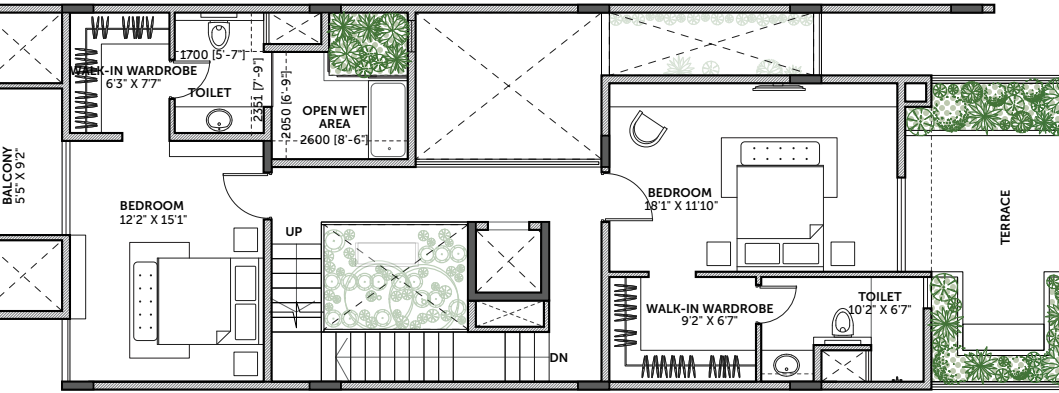


Ground Floor

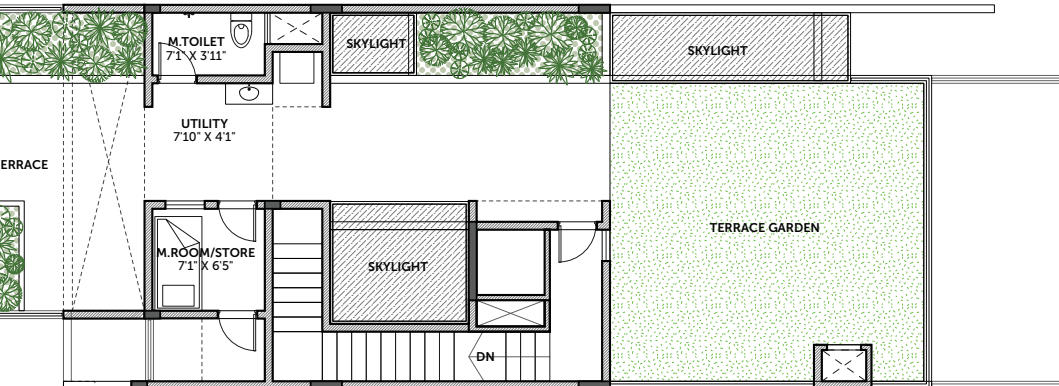




**First Floor**



**Second Floor**



**Terrace Level**



LIVING VIEW



DINING VIEW

# specifications

## Civil

### Structure

Seismic resistant RCC structure using system formwork with concrete walls / RCC framed structure using concrete blocks in main building. RCC framed structure using concrete blocks for Clubhouse.

## Architecture

### Doors

#### ALL DOORS

European make engineered wooden doors.

Full width jamb  
(with architrave)

Yale / European or equivalent hardware.

Acoustic EPDM gasket  
(for noise reduction)

#### MAIN DOOR

8 feet height engineered wooden doors with polished veneer

#### INTERNAL AND TOILET DOORS

Engineered wooden doors with laminate finish.

Note: The above door specifications are not applicable to maid's room and toilet, and the terrace door

### Windows

UPVC windows

### Floor & Wall Cladding

#### LIVING, DINING, KITCHEN, FAMILY AND LIBRARY

Vitrified tiles with Marble finish / Concrete finish / Wooden finish

#### ALL BEDROOMS

Laminated wooden flooring

#### BATHROOMS

##### Floor

Slip resistant ceramic tiles

##### Walls

Ceramic tiles

#### BALCONY

Wooden finish ceramic tiles

#### STAIRCASE (INTERNAL)

Granite tread

#### MAID'S ROOM

Ceramic tiles

### False Ceiling in toilets

Grid false ceiling with PVC coated tiles

Note: Excluding maid's toilet

### Paint

#### INTERNAL WALLS

Acrylic emulsion

#### EXTERNAL WALLS

Exterior grade acrylic emulsion

#### CEILING

Finished with acrylic emulsion

### Railings

#### BALCONY + STAIRCASE (INTERNAL)

MS railings with enamel paint finish

## Plumbing, Electrical Services

### CP, Sanitary

#### Fittings & Fixtures

Kohler or equivalent water efficient CP fixtures and sanitary fittings

Jaquar or equivalent make dual flush system

Soft close seat covers for EWC

### Electrical Fittings

Schneider switches or equivalent Telephone + Data cabling through FTTH

Schneider or equivalent make distribution boards

RCCB incomer with overload and earth leakage protection

### Grid Power &

#### Backup Power

##### EB POWER

3 BHK - 7 KW, 4 BHK - 9 KW, 5 BHK - 12 KW

#### DG POWER BACKUP

3 BHK - 3 KW, 4 BHK - 3.5 KW, 5 BHK - 4 KW & common areas - 100% back up

### Services

Water Treatment Plant

Sewage Treatment Plan

Organic Waste Convertor

### Safety & Security

Common area surveillance

### Elevators

Provision in select units

## Green Features

### Water Conservation

Dual piping system & Dual flush system for sanitary

All landscape maintained through recycled water

Water efficient fixtures

Rain water harvesting

Ground water recharge

### Energy Conservation

Solar heated water for select bathrooms

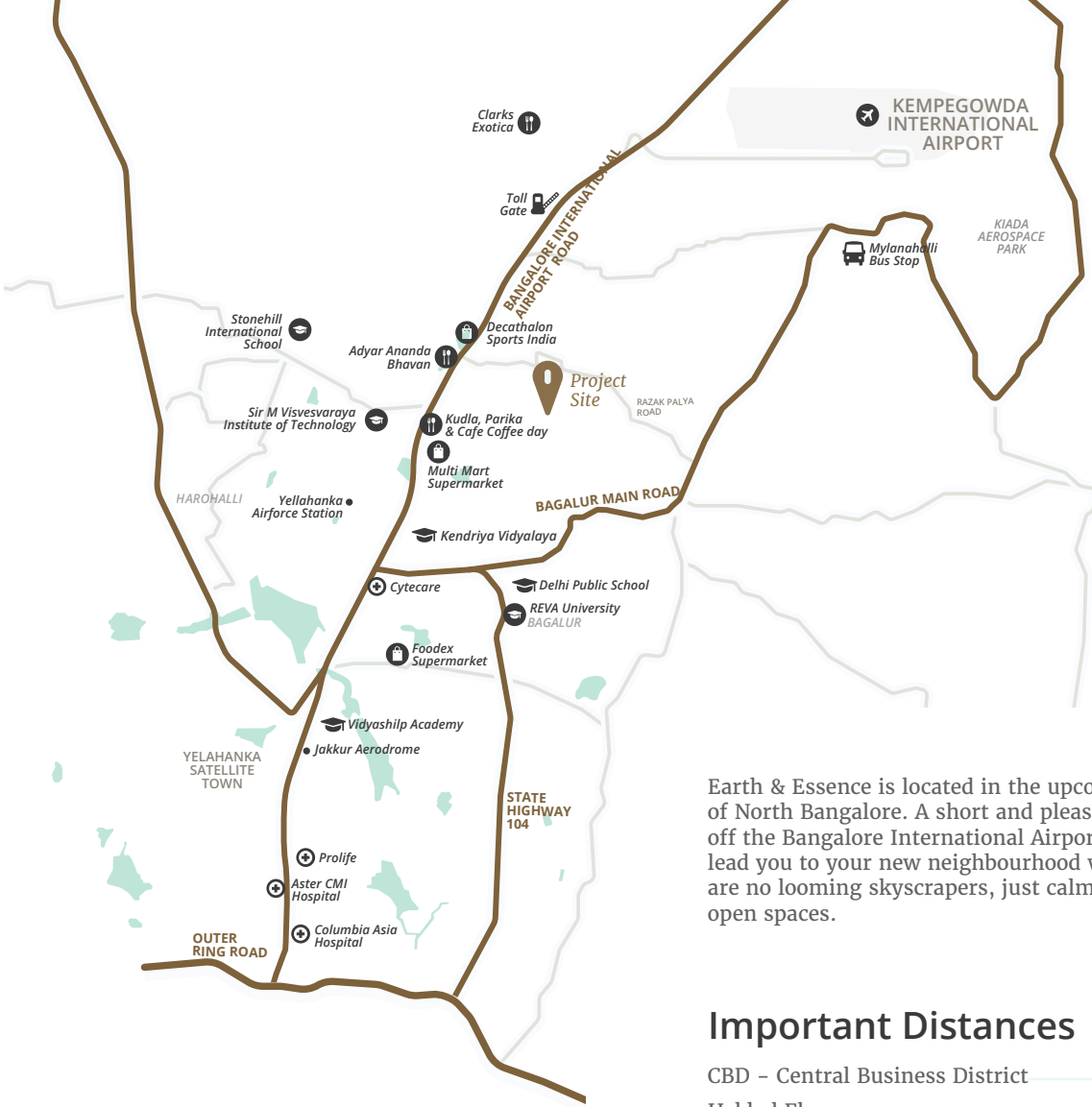
Energy efficient lights in common areas

Timer adjusted street lights

### Solid Waste Management

Segregation at source

Organic waste convertor



Earth & Essence is located in the upcoming hub of North Bangalore. A short and pleasant drive off the Bangalore International Airport Road will lead you to your new neighbourhood where there are no looming skyscrapers, just calm and wide open spaces.

### Important Distances

- CBD - Central Business District — 25 kms
- Hebbal Flyover — 16 kms
- NH7 Service Road (Airport Road) — 3.1 kms
- Kempegowda International Airport via KIAL Road — 15.9 kms



Vidyashilp — 10.8 kms  
 REVA University — 6.2 kms



Reliance Fresh — 6.3 kms  
 Decathlon Sports India — 5.5 kms



Olde Bangalore — 10.5 kms  
 Adyar Ananda Bhavan — 2.8 kms



Columbia Asia — 15 kms  
 Aster — 17.7 kms



**Assetz Property Group**

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### Earth & Essence

Off Bangalore International Airport Road,  
 (Bellary Main Road), Hosahalli Village, Bangalore North.

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