

**Total**Environment  
Homes

Down  
by the  
Water

Jakkur



# TotalEnvironment Homes

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by the  
Water

Jakkur



PRM/KA/RERA/1251/472/PR/090824/006967  
For more details, visit: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

## Disclaimer

All information provided here, including but not limited to drawings, visualisations, renderings, master plan, floor plans, trees, landscape, images, and other elements are only indicative and will likely change in the final, as-built development. Some information provided is inclusive of likely future developments. The visualisations and renderings provided here are general in nature and are indicative of the project at a mature stage, at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

An image is only as relevant as the value it communicates. An image brings a reality to our Homes that words cannot.

All visualisations in this brochure, are renders of the Homes at Down by the Water, Total Environment.





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## The Property

3+ acres of Central Greens

Lakeside Walkway

80% Green Cover

Our homes at **Down by the Water** are located in one of the most stunning landscapes in North Bangalore.

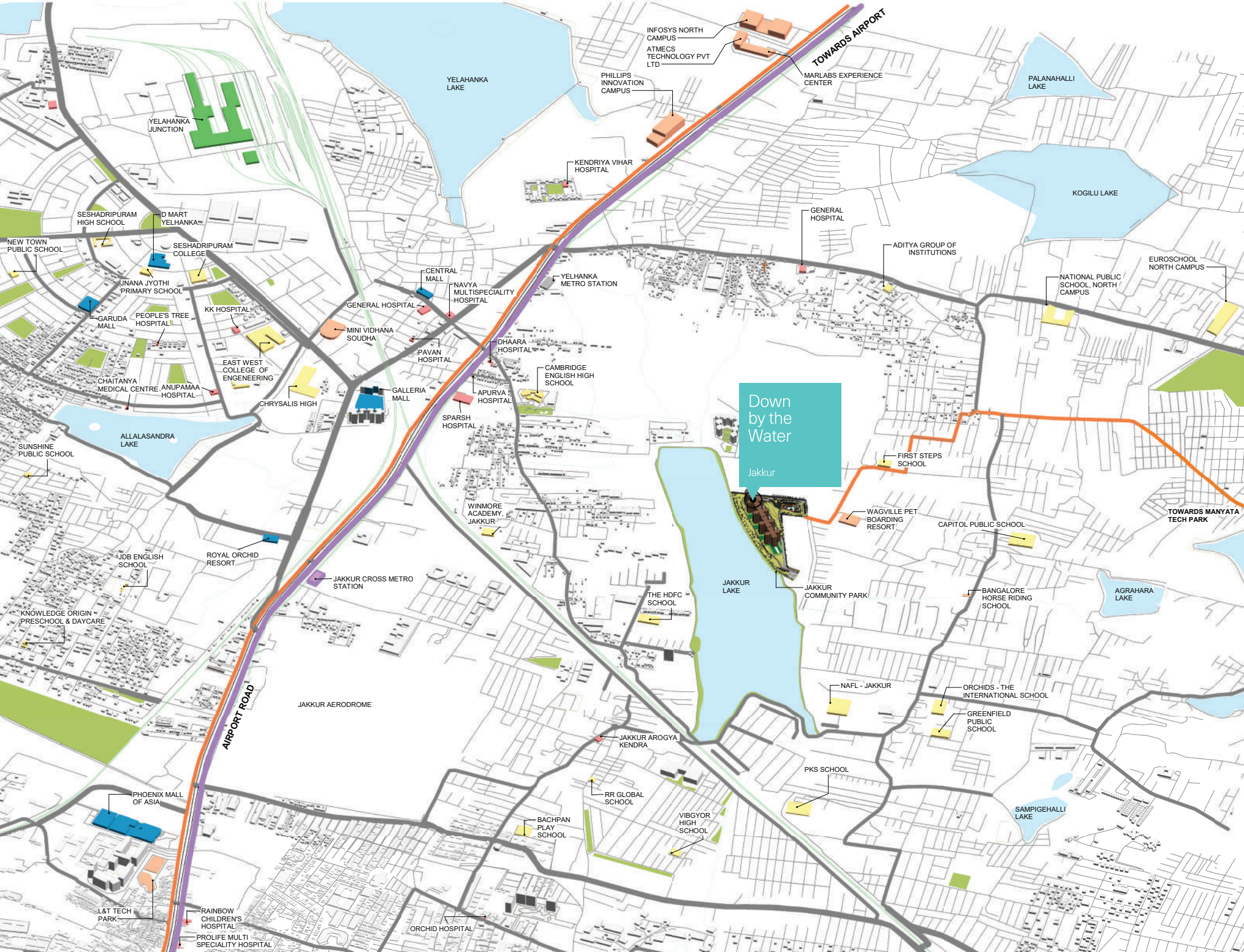
Located adjacent to Jakkur Lake, nature is abundant in the community with mature native trees and hundreds of new ones. These natural features allow our homes to embrace nature just the way we always design them to.



The project includes lake-facing homes with terrace gardens.



With several hundred trees in the property and terrace gardens with every home, we do expect the microclimate within the project to be better than the outside.



Down by the Water - Location map

#### Legend

- School
- Hospitals
- Retail, Dining and Entertainment
- Water Bodies
- Metro Line
- Railways
- Other Landmarks
- Parks

**5 km** to the upcoming Yelahanka and Jakkur Cross Metro Station  
**5.6 km** to Jakkur Aerodrome  
**5.7 km** to Mall of Asia  
**5.9 km** to Bangalore International School  
**6.7 km** to Bhartiya Mall of Bengaluru  
**7.2 km** to Legacy School  
**25.9 km** to Kempegowda International Airport

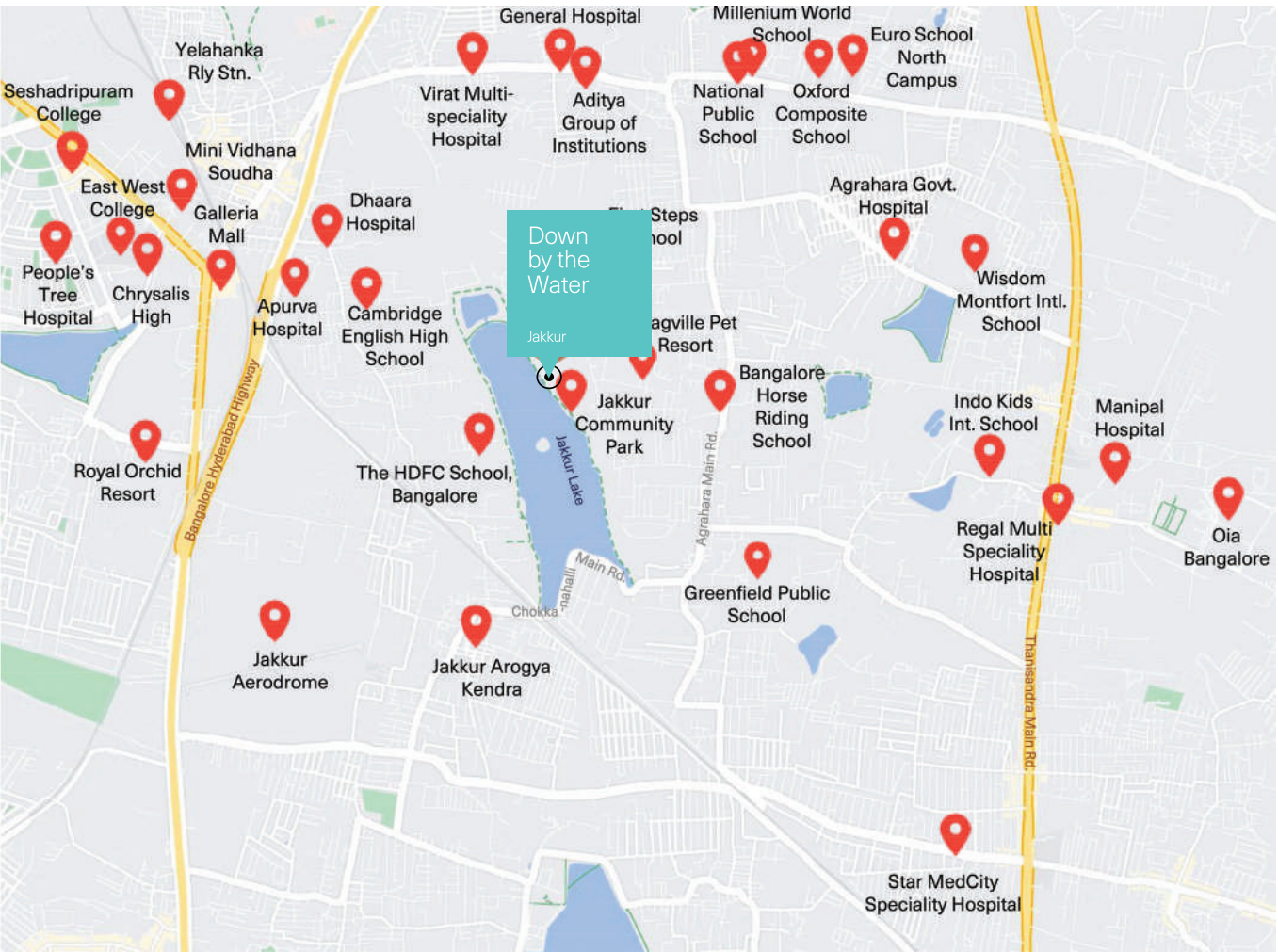
## The Location

Located just off the Airport Main Road

Short drive to schools, hospitals, malls and restaurants

Quick access to multiple Business Parks

**Down by the water** is located at the edge of Jakkur Lake. It is in the vicinity of the best international schools, hospitals, malls, 5 star hotels and minutes away from the proposed Yelahanka Metro station. North Bangalore has emerged as one of the fastest growing locations in the city. Its urbane culture and easy access to the airport has made it home to well-travelled professionals.



Location Map

Against the backdrop of Bangalore's glorious weather, this burgeoning suburb is one of the most sought after destinations in the city.



## Project Overview

17.5 acres

Lake-facing Homes

Landscaped streets

**Down by the Water** spans 17.5 acres and is designed to seamlessly blend with its natural surroundings. The project features 5 towers offering scenic views of the lake and green cover. Every home is designed with a terrace garden, contributing to the project's green footprint.

Master Development Land Area  
17.5 acres

Total Number of Units in Phase 1  
of Residential Development  
602



Master Plan

Legend

|       |                      |    |                |                     |
|-------|----------------------|----|----------------|---------------------|
| T1-T5 | Residential towers   | 8  | Canine Club    | Pedestrian Pathway  |
| 1     | Visitors' Parking    | 9  | Play Court     | Cycling Track       |
| 2     | Civic Amenities      | 10 | Security Cabin | Jogging Track       |
| 3     | Swimming pool        | 11 | Services       | Property Line       |
| 4     | Childrens' Play Park |    |                | Phase 1 Development |
| 5     | Amphitheatre         |    |                |                     |
| 6     | Central Green        |    |                |                     |
| 7     | Lakeside Landscaping |    |                |                     |

\* Road alignment is tentative and subject to change

Master Plan

Lakeside Walkway

Clubhouse with accessible Green Roof



Visualisation of the Lake side Walkway



Visualisation of the Clubhouse

Lakeside Walkway

The project has been designed with a Walkway along the lake.

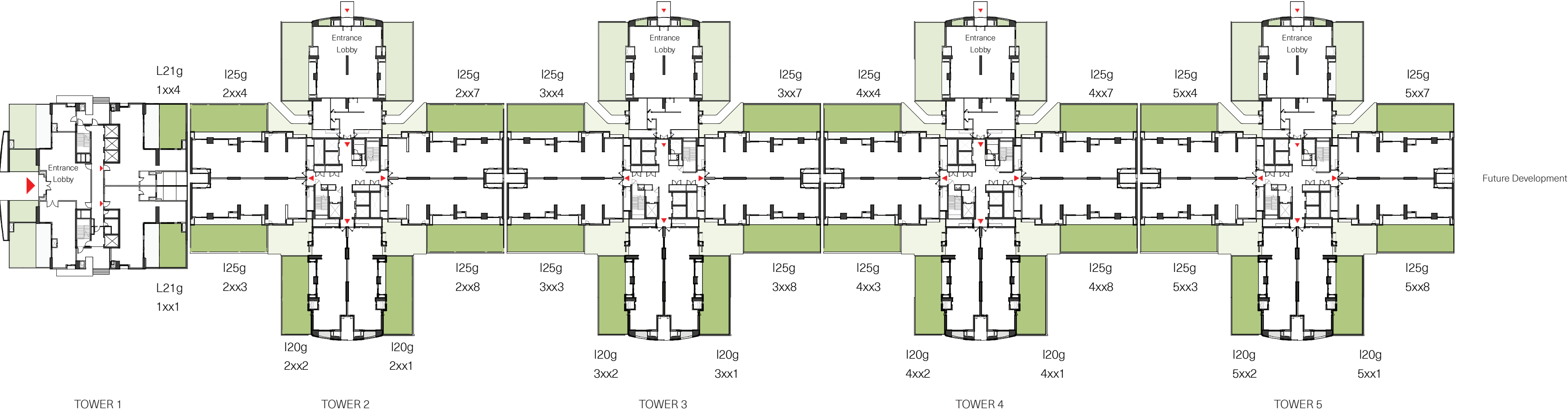
Clubhouse

24,000 sq. ft. clubhouse with an open-to-sky swimming pool and modern amenities is designed with an accessible green roof.

The Master Plan is subject to change and is only a general site plan. Some features, improvements, surfaces, trees and other elements will likely change in the final, as-built development.

Block Plan

Level 1



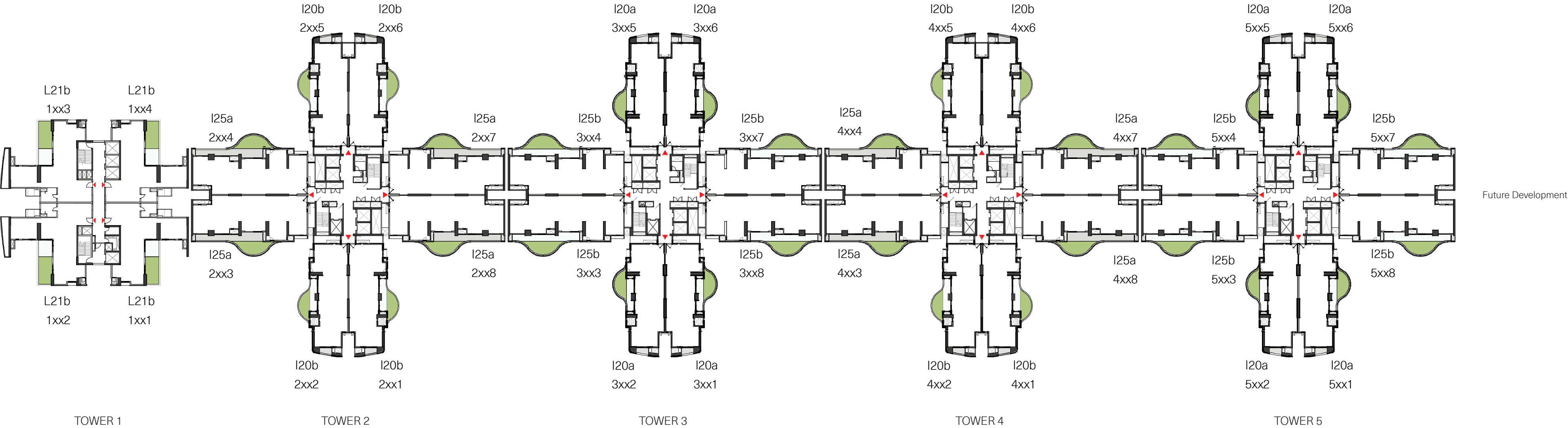
Lake Side

Lake Side



Block Plan

Level 2, 4, 6, 8, 10, 12, 14, 16



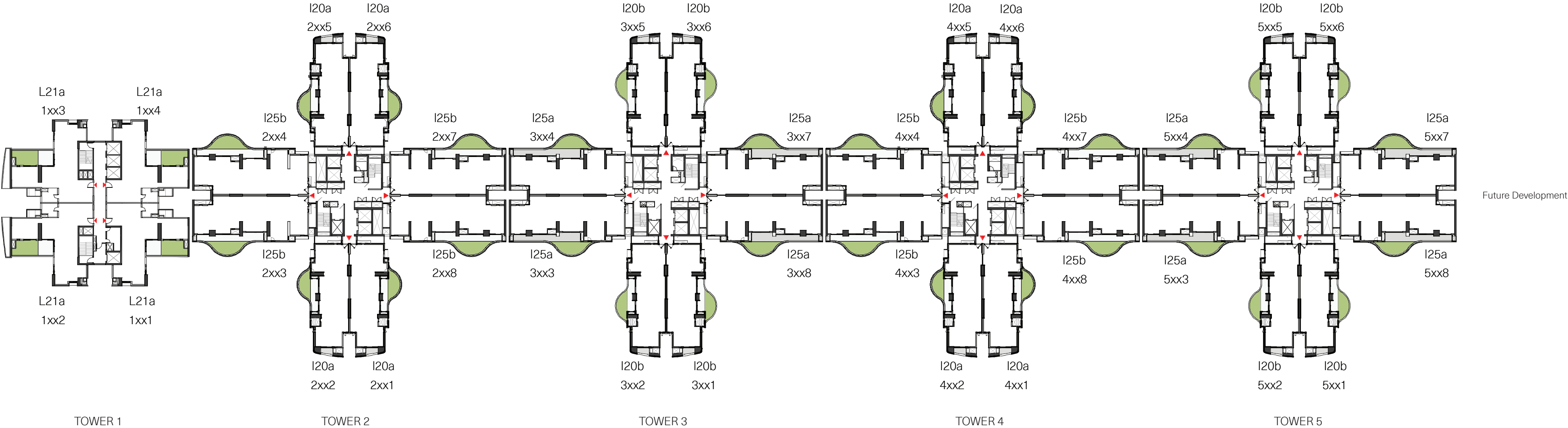
Lake Side

Lake Side



Block Plan

Level 3, 5, 7, 9, 11, 13, 15, 17



Amenities

|                          | Phase 01 | Phase 02 |                                           | Phase 01 | Phase 02 |
|--------------------------|----------|----------|-------------------------------------------|----------|----------|
| Clubhouse                |          |          | Sporting Facilities                       |          |          |
| Gymnasium                | •        |          | Badminton Courts                          | •        |          |
| Multipurpose Hall        | •        |          | Tennis Courts                             |          | •        |
| Indoor Games             | •        |          | Squash Courts                             | •        |          |
| Theatre                  | •        |          | Site Amenities                            |          |          |
| Swimming Pool            | •        |          | Peripheral tree planting                  | •        | •        |
| Toilets and Change rooms | •        |          | Main gate and Signage                     | •        | •        |
| Heated Pool              | •        |          | Landscaping                               | •        | •        |
| Caf teria                | •        |          | Multi purpose open space                  | •        | •        |
| Library and Lounge       | •        |          | Interactive kids play area with equipment | •        | •        |
| Convenience store        | •        |          | Seating area                              | •        | •        |
| Clinic and Pharmacy      | •        |          | Amphitheatre                              | •        |          |
| Salon and Spa            | •        |          | Pedestrian path / Jogging track           | •        | •        |
| Guest Suites             | •        |          | Cycling Track                             | •        | •        |
|                          |          |          | Canine Club                               |          | •        |

Utilities and Services

|                           |                                                                                                                                                                          | Phase 01 | Phase 02 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| Back-up Power             | Backup power shall be provided for the common area lighting, pumps and motors. Generators shall be provided with acoustic enclosures and an automatic change-over switch | •        | •        |
| Sewage Treatment          | Tertiary Sewage Treatment Plant (STP) shall be provided for the use of recycled water in landscaping and flushing system                                                 | •        | •        |
| Elevators                 | Elevators shall be provided with multi-beam sensors for automatic door operation and down collective system. SS finish shall be provided inside the elevator cabin.      | •        | •        |
| Rainwater Harvesting      | Percolation pits shall be provided for rainwater harvesting                                                                                                              | •        | •        |
| CCTV Surveillance         | 24/7 CCTV Surveillance in all common areas                                                                                                                               |          | •        |
| Landscape Composting Area | An area for managing site level decomposition of leaves/ landscape waste                                                                                                 | •        | •        |

Note: All specifications above are subject to change and decisions taken from time to time by the promoters shall be final and binding.



Visualisation of the proposed Clubhouse - Swimming Pool and Green Roof



## Home Types

3 Home Sizes

Apartment Homes

3 Bedrooms

Our homes at **Down by the Water** feature 3 of our thoughtfully designed products.

| L21                             | I20                             | I25                            |
|---------------------------------|---------------------------------|--------------------------------|
| Saleable Area<br>2628 sq. ft.   | Saleable Area<br>2490 sq. ft.   | Saleable Area<br>3240 sq. ft.  |
| Carpet Area<br>1591 sq. ft.     | Carpet Area<br>1512 sq. ft.     | Carpet Area<br>1993 sq. ft.    |
| 3 Bed                           | 3 Bed                           | 3 Bed                          |
| Variants:<br>L21a   L21b   L21g | Variants:<br>I20a   I20b   I20g | Variants:<br>I25a   I25b  I25g |
| Phase 1<br>T1                   | Phase 1<br>(T2 - T5)            | Phase 1<br>(T2 - T5)           |

### I20 Living

- 1

Living
- 2

Terrace Garden

Left: Visualisation of the Living Area and Terrace Garden, **I20**

Plans may not include every element, material, furniture and fixture shown in the visualisation. Please refer to the Specifications Section for more information.



3

1

2

## I25 Living

- |   |         |
|---|---------|
| 1 | Living  |
| 2 | Dining  |
| 3 | Kitchen |



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