



LEAF

LIFESTYLE-ENVIRONMENTAL SUSTAINABILITY
— AESTHETICS-FORM —

SO EXCLUSIVE,
JUST

A large, stylized number '58' rendered in a gold gradient. The '5' is composed of a vertical bar on the left and a horizontal bar at the top that connects to the top of the '8'. The '8' is formed by two overlapping circles. The overall style is modern and elegant.

LEAF

VILLA ENCLAVE - BOILAHALLI

URBAN LIVING REDEFINED



INTRODUCTION

Spaces are made by the people who inhabit them. When the people who inhabit these spaces are like-minded, it's not just a coming together of people, it's the coming together of ideas and tastes.

LEAF by Terra Blue is an embodiment of a space created for the discerning.

From the meticulously landscaped spaces, top notch outdoor amenities, membership to a plush club house that invites you to create memorable occasions, LEAF is one of Bangalore's unique plotted developments offering exclusively large plots developed on 9 acres of prime land. LEAF is a testament to our commitment to quality and excellence.

Located on prime land in North Bangalore, LEAF is a RERA and BIAPPA approved luxury plotted development.

It's your ticket to the life you deserve.

THE LEAF INSPIRATION

Co-existing with nature is at the heart of LEAF. The design takes inspiration from Bali, where seeking harmony with the environment is a way of life. Large floor plans and open spaces are an integral part of Balinese architecture and you will see that reflected in LEAF.

Situated in North Bangalore, Boilahalli, LEAF is a sprawling 9-acre enclave that cherishes the belief that space is sacred. Here, you'll find 58 large plots ranging from 3100 to 4300 sq.ft. that give you all the space you need to create the home of your dreams.

When you have space, dreams know no boundaries.



THE LOCATION

Nestled in Boilahalli Village, North Bangalore, and positioned along the New Airport-Bagalur Road, LEAF boasts a strategic location.

Opposite the expansive 3000-acre IT Investment region and in close proximity to the Kempegowda International Airport, LEAF offers unparalleled connectivity. The neighboring KIADB Hi-Tech, Hardware, Defence & Aerospace Park, spanning 3000 acres, hosts prestigious entities such as Shell Technology Centre, Boeing, Amazon, SAP and other top IT and ITES firms.

This rapidly evolving area has become a prime choice for upscale residential and commercial developments, solidifying its status as a hub for future growth.

IT'S NOT JUST
A LOCALE,
IT'S THE HUB
FOR THE FUTURE.

MASTERPLAN

58 PLOTS SPREAD
ACROSS 9 ACRES,
LEAF BY TERRA BLUE IS
A PROJECT CRAFTED FOR
THE DISCERNING.

- 1 Entry/Exit
- 2 Ashoka Road
- 3 Rose Lane
- 4 Gulmohar Lane
- 5 Oak Lane
- 6 Cassia Street
- 7 Augusta Lane
- 8 Club House
- 9 Central Plaza
- 10 CA Site 1
- 11 CA Site 2
- 12 CA Site 3
- 13 UT Site 1
- 14 UT Site 2
- 15 Entry /Exit



MASTER PLAN - PLOT INFORMATION

58 BUNGALOW AND VILLA PLOTS
EXCLUSIVELY LARGE PLOTS

- Type 1 - 351 to 410 sqmt - 15 plots
- Type 2 - 300 to 350 sqmt - 20 plots
- Type 3 - 289 sqmt - 23 Plots



VIEW PLOT INFO BY CLICKING PLOT NUMBER

THE LOOP OF JOY AT LEAF

When you meet your kind of people, you'll also need a space to gather. 'The Loop of Joy' is the plaza at LEAF that has been designed to create serendipitous moments. The host of amenities at this spacious plaza provides the perfect setting for outdoor activities .

Designed with the happiness of families in mind, 'The Loop of Joy' at LEAF features a dedicated kids' play area where laughter fills the air, landscaped seating providing a perfect place for you to relax and enjoy nature's beauty, a multi-purpose lawn offering ample outdoor space for large gatherings and a multi-purpose sports ground to watch your kids excel in their favorite sport.

Welcome to the loop, a space for you to create amazing memories

- ① Club House
- ② Club House Pool
- ③ Club House Pool Side Area
- ④ Arrival Garden
- ⑤ Kids Play Area
- ⑥ Multi-purpose lawn
- ⑦ Shaded Interaction Plaza
- ⑧ Interaction Seating with water feature
- ⑨ Walkway Benches
- ⑩ Seating Deck Court
- ⑪ Wood Bench Feature
- ⑫ Jogging Track
- ⑬ Multi-Purpose Sports Ground





AMENITIES AT THE PLAZA



JOGGING TRACK



MULTI-PURPOSE
LAWN



KIDS
PLAY AREA



MULTI-PURPOSE
SPORTS FIELD



ARRIVAL GARDEN



GUEST PARKING



OPEN SEATING



INTERACTION ZONES



GARDEN













INFRASTRUCTURE

Every facet of this premium development has been meticulously planned. Every detail has been thoughtfully crafted to give you a living experience like no other.

INFRASTRUCTURE SPECIFICATIONS



ENTRY DETAIL

- Aesthetically designed entry portal and front boundary wall with signage
- Landscaped Kerb adjoining the front boundary wall



PLUMBING

- Drip irrigation network for common landscape
- Underground water lines
- Plumbing lines will be terminated within the plots for water supply & sewerage
- Underground sanitary lines connected to STP
- OHT / UG sump of suitable capacity



ELECTRICAL

- LED Street Lighting
- Underground power lines to distribute power from transformer yards to individual feeder pillars
- Provision to lay cable lines from feeder pillars to individual plots
- DG Backup for common service areas



ROADS AND PATHWAYS

- 12m-wide asphalted internal roads with roadway, pedestrian pathways and green patches
- Kerbs along both sides of the driveways
- SWD along 12m roads for rainwater disposal
- Dedicated entry points demarcated for all plots

INFRASTRUCTURE SPECIFICATIONS



WATER CONSERVATION

- Recharge pits for rainwater harvesting



LANDSCAPED FEATURES

- Arrival garden
- Multi-purpose lawn
- Interaction plaza with water feature
- Shaded interaction plaza
- Walkway benches and deck seating
- Avenue plantation for internal roads
- Silver oak trees around the boundary wall



SAFETY AND SECURITY

- Boundary wall around the Layout
- Security cabin at the main entrance
- CCTV cameras at Entry & Exit Points, Service yards, etc.



ENERGY CONSERVATION

- Energy-efficient fixtures for common areas
- Energy-efficient street lighting



SERVICES

- Sewage treatment plant
- Water treatment plant with an underground sump tank

PROJECT SNAPSHOT



9 acres



58 plots



BIAPPA
Approved



RERA
Approved



A Khata



3100-4300 sqft
Plot sizes



45%
Open Space



38550
Sqft - Park



6400 sqft -
Multi-Purpose
Field



Best in Class
Infrastructure



Host of
Outdoor
amenities



Rain Water
Harvesting



Club House
Membership



World-Class
Landscape
Design



World-Class
Club House
and Architectural
Design



Guest
Parking



LOCATION MAP



Distances to be read as approximate

YOUR
SEARCH FOR
THE GOOD
LIFE ENDS
AT **LEAF**

At LEAF, we understand that life is a journey meant to be extraordinary. Designed for the discerning few who seek more than the ordinary, LEAF by Terra Blue is your ticket to a good life, one reserved for a privileged few.



**TERRA
BLUE**
PROJECTS
BUILDING ON TRUST

OFFICE ADDRESS

TERRA BLUE PROJECTS, #454, 3RD CROSS,
16TH MAIN, 3RD BLOCK, KORAMANGALA,
BANGALORE -560034

SITE ADDRESS

TERRA BLUE LEAF VILLA ENCLAVE,
SY NO. 39/1, 40/1, 40/2 AND 41/1,
BOILAHALLI VILLAGE, JALA HOBLI,
YELAHANKA TALUK,
BANGALORE NORTH -562149

RERA NO. PRM/KA/RERA/1251/472/PR/231222/005554

For more information, please write to us at
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LEAF

CLUBHOUSE



LEAF CLUB HOUSE



CLUB HOUSE



CLUB HOUSE





LEAF

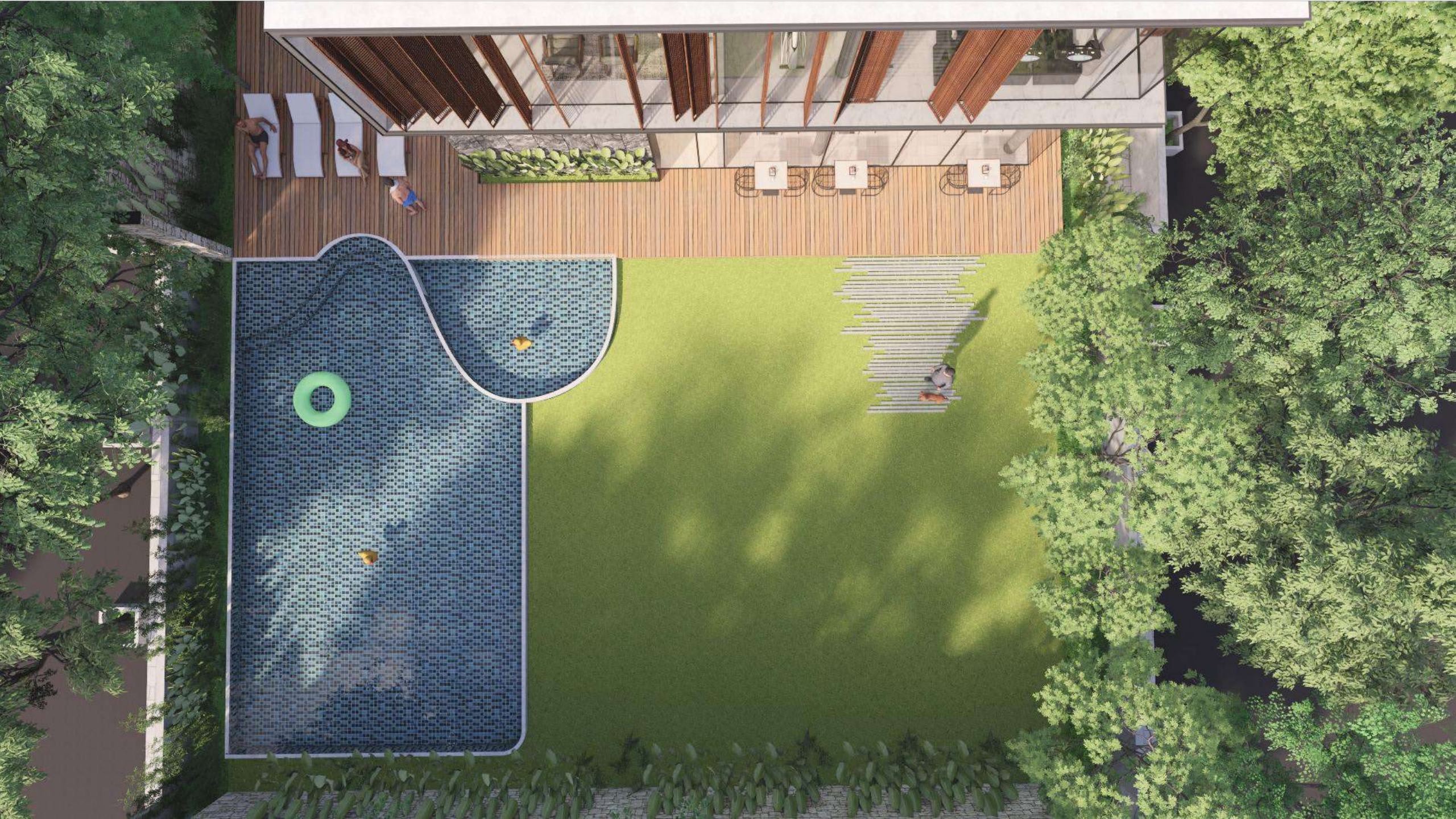


























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PROJECTS