

**LEARNING  
TO FLY**

Bangalore

# PROJECT & SITE PLAN

**Learning to Fly** is located in the heart of JP Nagar. Although the site is surrounded by a dense residential neighbourhood, the project has been designed to be 3 towers laid out along the central longitudinal axis thereby providing ample space for light and ventilation.

Towers 1 and 3 are circular with G + 20 floors each while the central tower 2 is rectangular, each G + 21 floors. There are 4 homes on each floor in the circular towers and 2 on each in the rectangular.

The number of simplex apartments in the circular towers is 84 each and in the rectangular tower 40.

2 duplex penthouses are also accommodated in the central tower in the last two levels with a helipad on top. An upper and a lower basement allow 450 car parks apart from housing water tanks and other service utilities.

The apartments are designed using our core philosophy of integrating nature in all aspects of a home. The living spaces are both functional and aesthetic, each of them enjoying a view of the terrace garden. Customised and extensively furnished, the homes use the latest construction techniques and processes.

## TOWER 1 & 3 (CIRCULAR)

**40 units**  
Carpet area - 1994 sft  
Carpet area - 2008 sft

**2 units**  
Carpet area - 2162 sft  
Carpet area - 2176 sft

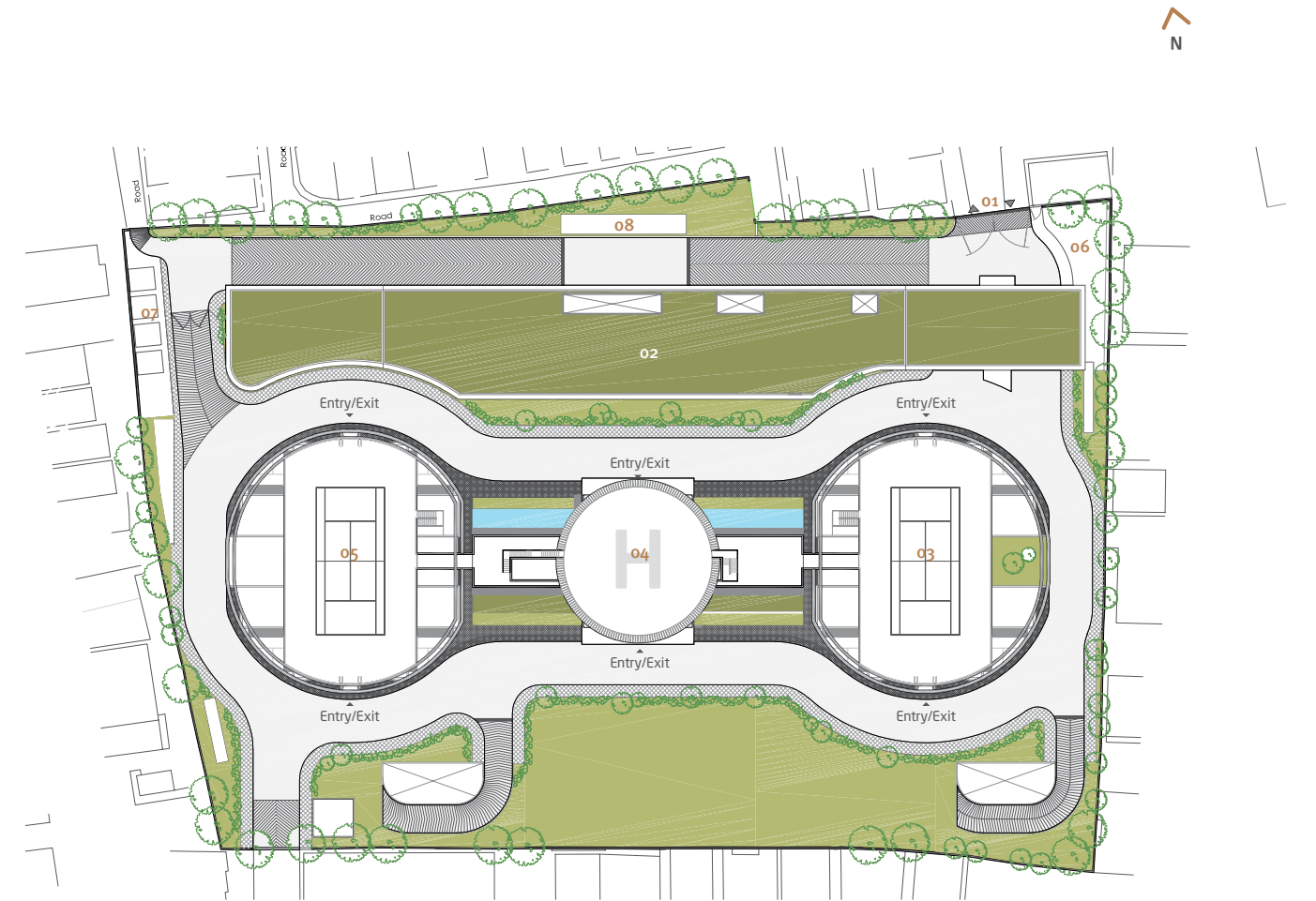
## TOWER 2 (RECTANGULAR)

**38 units**  
Carpet area - 3374 sft

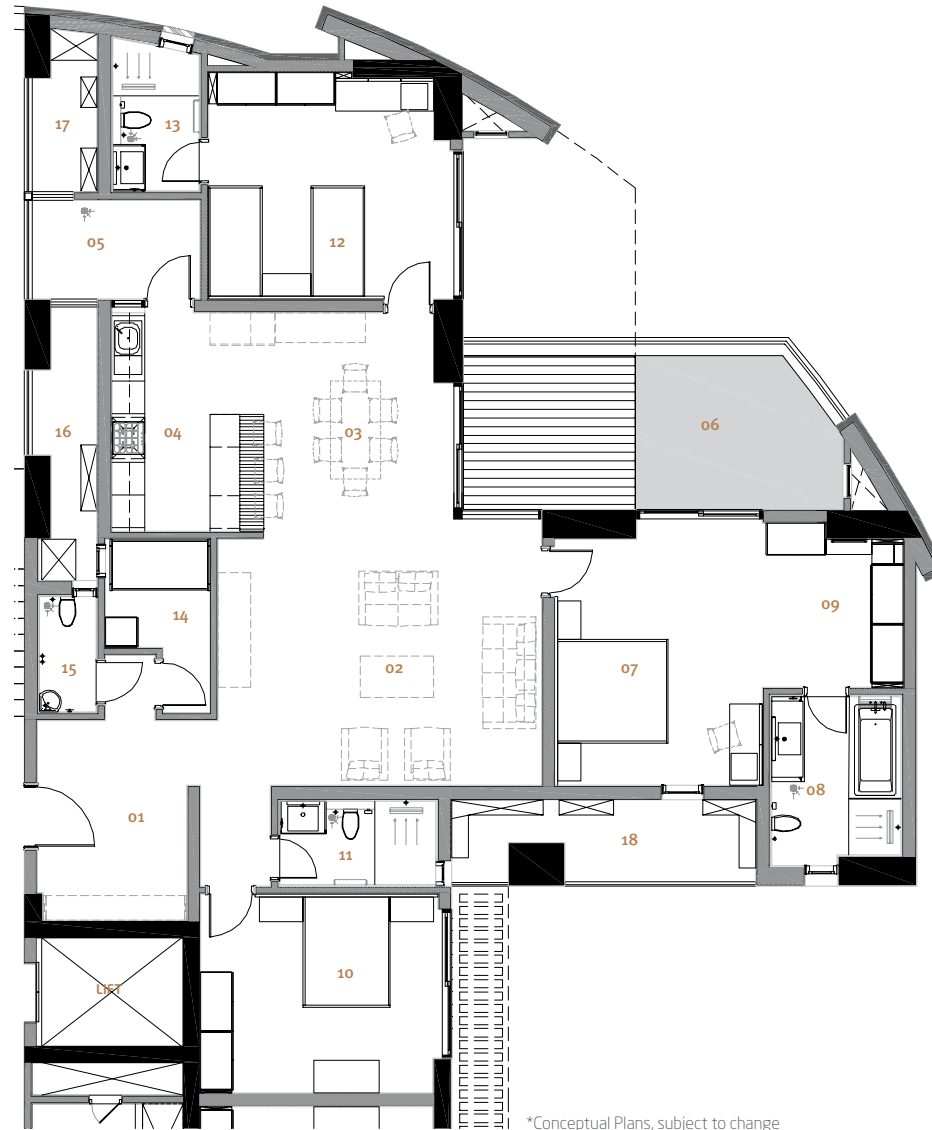
**2 units**  
Carpet area - 4400 sft  
Carpet area - 5968 sft

## AMENITIES

- Clubhouse
- Swimming Pool
- Children's Play Area
- Squash Courts
- Tennis Courts
- Badminton Courts
- Indoor Games



- 01 Main Entry/Exit
- 02 Club House
- 03 Tower 1 - (G+20)
- 04 Tower 2 - (G+21)
- 05 Tower 3 - (G+20)
- 06 Visitor's Parking
- 07 Transformer Yard
- 08 Gas Bank



\*Conceptual Plans, subject to change

### C20b1 Typical Even Level

Carpet Area 1994 sq. ft.

- 01 Foyer - 9'0" x 12'0"
- 02 Living Room - 19'6" x 14'9"
- 03 Dining Room - 11'6" x 13'3"
- 04 Kitchen - 9'3" x 13'3"
- 05 Utility - 10'3" x 6'0"
- 06 Terrace Garden - 23'0" x 9'9"
- 07 Master Bedroom - 12'6" x 15'9"
- 08 Master Bathroom - 7'9" x 10'3"
- 09 Dress - 8'6" x 10'0"
- 10 Guest Bedroom - 14'3" x 12'0"
- 11 Guest Bathroom - 9'6" x 5'0"
- 12 Children's Bedroom - 14'6" x 13'3"
- 13 Children's Bathroom - 5'3" x 8'9"
- 14 Maid's Room - 6'3" x 6'6"
- 15 Powder Room - 3'6" x 7'0"
- 16 Service Platform 1 - 4'0" x 16'6"
- 17 Service Platform 2 - 4'0" x 9'9"
- 18 Service Platform 3 - 18'6" x 4'9"



OUR  
HOMES

View of the C20 Living Room

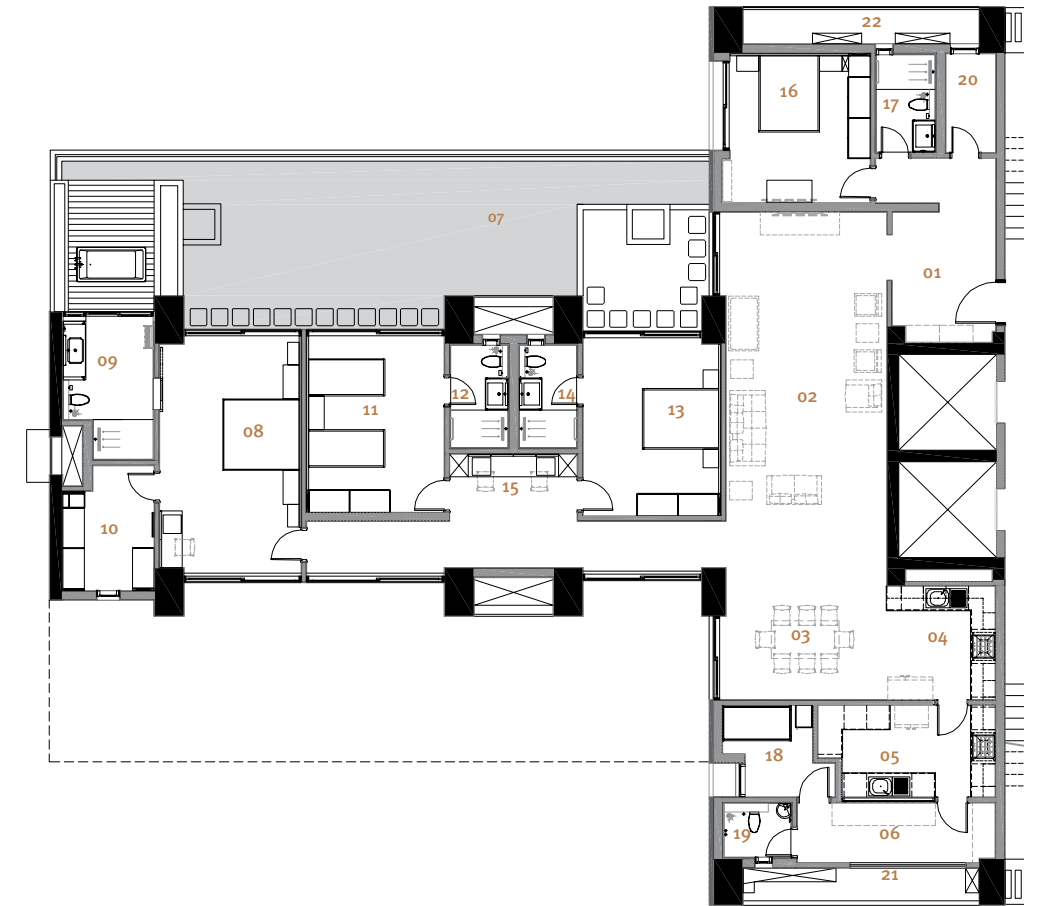


View of the T35 Living Room

### T35b Typical Even Level

**Carpet Area 3374 sq. ft.**

- 01 Foyer - 9'0" x 11'3"
- 02 Living Room - 14'0" x 27'0"
- 03 Dining Room - 14'0" x 15'6"
- 04 Dry Kitchen - 9'6" x 10'0"
- 05 Wet Kitchen - 15'6" x 8'0"
- 06 Utility - 17'3" x 5'3"
- 07 Terrace Garden - 57'0" x 15'3"
- 08 Master Bedroom - 12'3" x 20'6"
- 09 Master Bathroom - 7'9" x 12'6"
- 10 Walk-in Closet - 8'0" x 11'0"
- 11 Children's Bedroom - 12'0" x 15'9"
- 12 Children's Bathroom - 5'0" x 9'0"
- 13 Bedroom 1 - 12'0" x 15'6"
- 14 Bathroom 1 - 5'0" x 9'0"
- 15 Study - 11'0" x 6'0"
- 16 Guest Bedroom - 12'3" x 13'0"
- 17 Guest Bathroom - 5'3" x 8'6"
- 18 Maid's Room - 7'9" x 8'0"
- 19 Maid's Toilet - 6'0" x 4'9"
- 20 Box Room - 4'3" x 8'9"
- 21 Service Platform 1 - 20'6" x 3'3"
- 22 Service Platform 2 - 20'6" x 3'3"



\*Conceptual Plans, subject to change

## SPECIFICATIONS

### Structure

**Shell:** RCC frame structure with masonry partitions. The height of each floor shall be 9’6” from slab to slab.

**Masonry:** High quality exposed brick masonry using specially procured high-strength terracotta wire-cut bricks and /or stone masonry shall be provided for parts of the exteriors with deep-set waterproof pointing. For other parts and for the internal walls, terracotta blocks, table molded brick masonry or Aerocon blocks or Concrete block masonry with plaster shall be provided.

### Flooring & Dado

**Living & Dining:** Beige coloured imported marble laid with paper joints and finished with 8 coats polish.

**Kitchen:** Beige coloured imported marble laid with paper joints and finished with 8 coats polish. Granite counter with glazed tiles above the counter upto a height of 2’.

**Wet Kitchen (only T35):** Green marble flooring. Granite counter with glazed tiles on the wall above the counter upto a height of 2’.

**Utility:** Green Marble flooring. No dado or counter shall be provided.

**Bedrooms:** Kota stone flooring laid with paper joints and finished with 8 coats polish.

**Master Bathroom:** Imported marble on the floor and counter, Marazzi tiles on the walls upto 7’ in shower area and 3’ in other areas.

**Other Bathrooms:** Green marble on the floor and counter, Marazzi tiles on the walls upto 7’ in shower area and 3’ in other areas.

**Family (P60 only):** Beige coloured imported marble laid with paper joints and finished with 8 coats polish.

**Media Room (P60 only):** Kota stone flooring laid with paper joints and finished with 8 coats polish.

**Home Office (P60 only):** Wood Laminate flooring.

**Maid’s room + Box Room:** Kota stone flooring laid with paper joints and finished with 8 coats polish.

**Maid’s toilet:** Green Marble flooring with glazed tiles on the walls.

**External Paving:** Terracotta tiles.

**Wooden Deck:** Brazilian Ipe or other natural hardwood.

### Sanitary & Plumbing

**Water Closets:** Western style, porcelain EWC of Kohler or equivalent make shall be provided in all bathrooms, except the Maid’s bathroom which shall be provided with an EWC of Parryware make

**Health Faucets:** Health faucets of Jaquar or equivalent make shall be provided in all bathrooms

**Wash Basins:** Porcelain wash basins of Kohler or equivalent make shall be provided in all bathrooms. Parryware wash basin in the Maid’s Bathroom. All basins shall be provided with a 32mm CP waste coupling & CP bottle trap of standard make.

**Kitchen sink:** Stainless steel sink with drainboard

**Cockroach traps:** A detachable stainless steel cockroach trap with lid of Chilly or equivalent make shall be provided in all bathrooms

**Bathtubs:** One Bathtub of Parryware / Woven Gold or equivalent make shall be provided in the Masterbathroom

**Showers:** Showers of Jaquar or equivalent make shall

be provided in all bathrooms

**Faucets:** All faucets shall be CP, heavy body metal fittings of Jaquar or equivalent make. Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.

**Washing Machine Point:** One cold water inlet and drainage outlet for a washing machine shall be provided in the Utility.

**Plumbing:** All water supply lines & drainage lines shall be in PVC pipes. Sewage lines shall be in stoneware.

### Electrical

**Wiring:** All wiring shall be of Havells or equivalent make, concealed in 19mm dia, 2mm thick PVC conduit pipes.

**Switches:** All switches shall be of Crabtree or equivalent make. Apart from the basic light and fan controls, the following number of sockets shall be provided in various rooms:

**Living / Dining:** 4 nos - 5 amp switch & socket

**Kitchen:** 3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket

**Wet Kitchen (T35 only):** 3 nos - 5 amp switch & socket, 3 nos - 15 amp switch and socket

**Utility:** 1 no -5 amp switch & socket, 1 nos -15 amp switch and socket

**Master Bedroom:** 4 nos - 5 amp switch & socket

**Other Bedrooms:** 2 nos - 5 amp switch & socket

**Bathrooms:** 1 no - 5amp switch & socket

**Family (P60 only):** 2 nos - 5 amp switch & socket, 1no - 15 amp switch and socket

**Media Room (P60 only):** 4 nos - 5 amp switch & socket, 2 nos - 15 amp switch and socket

**Home Office (P60 only):** 2 nos.- 5 amp switch & socket, 1 no. - 15 amp switch and socket

**Maid’s Room:** 1 no. - 5 amp switch & socket

**Telephone & Television:** One Telephone Point each shall be provided in living and master bedroom. One Television Point each shall be provided in either living or family and guest bedroom.

**Light Fixtures:** No light fixtures shall be provided anywhere in the home

**Power & Back-up:** A power connection of 5 KVA and back-up power also upto 5 KVA shall be provided for C20 type units. A power connection of 7 KVA and back-up power also upto 7 KVA shall be provided for T35 type units.

### Doors & Windows

**Frames & Shutters:** Door and window frames and shutters shall be in Engineered Solid Wood. All door shutters shall be in solid core flush (block board or honeycomb board) shutters provided with a natural wood veneer. All bathroom windows, external utility fenestration, maid’s room door and window shall have aluminium frame and shutters.

**Mosquito Screens:** No Mosquito Screens shall be provided for any of the Windows or French Windows

**Window Grills:** No window grills shall be provided or permitted for the French Windows. Grills shall only be provided for those regular windows where there is a sheer drop. Grills shall not be provided for bathroom windows.

**Finish:** The internal door shutters and frames shall be provided with a melamine matt finish while the window shutters exposed to the elements shall be provided with oil staining finished with a brush or, alternatively, with PU (Polyurethane) finish

**Hardware:** All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock.

**Friction Stays:** All openeable windows shall be fitted with friction stays allowing the windows to stay open in any position

**Door stoppers:** Magnetic / concealed door stoppers of shall be provided for the Main door and bedroom doors

### Paint

**Paint:**All internal paint in Acrylic Distemper. No external paint shall be provided over exposed brick or stone masonry. For other areas, cement based paint shall be used. Any steel railings etc. shall be provided with a zinc-chromate primer and synthetic enamel paint.

### Electro-domestic Equipment

**Hob:** A 4-burner cooking hob with electrical ignition and an SS backing plate shall be provided in the kitchen

**Chimney:** A 90cm ductable electric chimney with anodised aluminium filters shall be provided in the kitchen.

**Dishwasher:** A dishwasher of Ariston or equivalent make shall be provided in the kitchen

**Geysers:** 25 litre geysers - of Racold or equivalent make shall be provided in the bathrooms.

### Cabinetry & Furniture

**Kitchen:** Floor & wall mounted cabinets complete with cutlery tray, vegetable baskets, breakfast counter etc. of Veneta Cucine or equivalent make shall be provided.

**Master Bedroom:** Double bed with bedside tables, study unit, 3 module walk-in wardrobe.

**Master Bathroom:** Mirror with backing ply and edge trim, louvered shutters below the counter.

**Children’s Bedroom/s:** 2 single beds with bedside table/s, study unit, 2 module wardrobes.

**Other Bedrooms:** Double bed with bedside tables, 2 module wardrobes, TV unit or study unit.

**Other Bathrooms:** Mirror with backing ply and edge trim.

**Home Office (P60 only):**Study table unit and library unit.

**Maid’s Room:** Single cot, half module wardrobe.

**Basic Materials:** All woodwork except for modular units shall be in termite resistant good quality plywood or MDF panels and natural veneer or laminate. Modular units shall be in particle board and veneer or laminate

**Hardware:** All hardware shall be in brush finished stainless steel of Hettich or equivalent make with soft close system for the drawers in wardrobes and telescopic channels for the drawers in the study units.

**Mattresses:**Mattresses shall NOT be provided for any of the beds

**Finishing:** Natural veneer exteriors shall be finished in melamine matt finish and the interiors in laminate

### Landscaping

**Soil:** Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping

**Irrigation:** Sprinklers and a drip irrigation system shall be provided for landscaped areas

**Soft Landscaping:** Grass, shrubs etc. shall be provided and all garden areas shall be completely landscaped.

**Water Body (T35 & P60 only):** A water body shall also be provided in the garden.

**NOTE:** All specifications above are subject to change & decisions taken from time to time by the Developers shall be final and binding. In the brands mentioned above, the Developers may use equivalent brands at their discretion.

## THE SMALL DETAILS THAT MAKE A BIG DIFFERENCE



**01** All door handles are in smooth brush finished stainless steel. In addition to being beautiful, these accessories are a pleasure to use.



**02** The four-burner cooking hob features electric ignition for convenience. Backing panels in stainless steel make it easy to clean.



**03** Drawers glide on new-generation drawer channels; an example of technology enhancing simple everyday functions.



**04** Bathroom doors have wooden louvres with glass panels that let light in without compromising privacy.



**05** The false ceiling provides easy accessibility for servicing and enhances the visual appeal of bathrooms and keep service ducts concealed.



**06** An aluminium U-channel is provided between the skirting and the plastering of the wall for a better finish.



**07** A GI mesh is embedded along corners of walls while plastering. This prevents chipping of edges and goes a long way in keeping the walls in great shape.



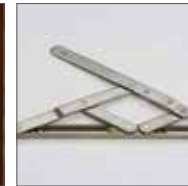
**15** By ensuring that the door does not ram on to the wall when flung open, this wall mounted magnetic door stopper protects both the wall and the door handle.



**16** All room doors have floor mounted magnetic door stoppers. They hold the door in position when opened. When not in use the stopper rests flush with the floor.



**17** Conventional recessed door frames have been replaced by elegant full-width frames that occupy the entire thickness of the wall.



**18** Stainless steel I-max hinges keep windows and ventilators locked in position when opened. They provide extra flexibility for easier cleaning of window shutters.



**19** The filtration plant keeps the pool water crystal clear. It is not only easy to drain but also can withstand high water-flow rates.



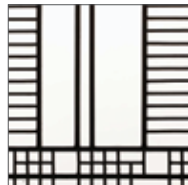
**20** Sleek cutlery drawers in non-corrosive alloys form part of the modular kitchen unit. Practical partitions add to their usefulness.



**21** Footlights provided at convenient locations in rooms and passages show you the way at night.



**08** The use of PVC drainage cells enables hassle-free and efficient drainage.



**09** All windows in locations that overlook a sheer drop are provided with steel grills for added safety.



**10** The pop-up sprinkler system features a 360°-spray nozzle. The throw of water can be preset to desired levels in these sprinklers.



**11** A drip irrigation system, together with sprinklers, keeps the garden lush and green.



**12** Concealed in-wall cisterns save space and result in a clutter free look. They are efficient and optimise water consumption.



**13** Unique pull-down hangers optimise space and enable easy access to your wardrobe.



**14** Ingeniously placed switches inside wardrobes automatically turn lights on when the door is opened and off when closed.



**22** The 90 cm ductable electric chimney with anodized aluminium filters is perfect for Indian kitchens. It absorbs fumes and keeps the kitchen odour-free.



**22** Telescopic channels enable easier access to recessed regions of drawer units. This contributes to better use of storage spaces.



**23** Unobtrusive yet highly functional the garbage receptacle in the kitchen forms a part of the cabinetry. It swivels out with its lid open when you open the cabinet door and shuts and slides back in after use.



**24** A Wood Deck in Brazilian Ipe or equivalent wood shall be provided adjacent to the Terrace Garden.

**Site Address:**

Learning To Fly,  
17<sup>th</sup> Cross, 29<sup>th</sup> Main Road,  
Off 100 Feet Ring Road,  
J. P. Nagar, 6<sup>th</sup> Phase,  
Bangalore, 560 078, India

[www.learningtofly.co.in](http://www.learningtofly.co.in)

**Corporate Office:**

Total Environment Building Systems Pvt. Ltd.  
Imagine, No. 78, ITPL Main Road, EPIP Zone,  
Whitefield, Bangalore 560066, India

[discover@total-environment.com](mailto:discover@total-environment.com)

[www.total-environment.com](http://www.total-environment.com)

