





*Completed Projects*



BALAJI HEIGHTS @ KORAMANGALA, BANGALORE      BALAJI GREENS @ KORAMANGALA, BANGALORE



BALAJI RESIDENCY @ 80 AIRPORT ROAD, BANGALORE

At Lotus Developments, we understand the needs and wants of the discerning buyer and deliver exclusively. Be it a dream home or an investment option, all Lotus projects are meticulously engineered to cater to the lifestyle of the cosmopolitan elite. And reside with handpicked luxuries, every Lotus Development is as much an aspiration as a reality.



*Ambience that spells elitism*



The five stores, two block modern office is a perfect amalgamation of style and function, with just 10 & 7 apartments per floor. You can choose from the 1, 200 sq. ft. two bed room apartments or the 1, 710 sq. ft. three bed room apartments.

*Divine luxury for the chosen few*



A cosmopolitan's delight, Lotus Petals perfectly captures the essence of urban sophisticates. Staff with the finest materials from around the world, Lotus Petals has been crafted especially for the cosmopolitan elite. And with the option of customizing the interiors according to your exacting needs, it is truly a rarity reserved for the chosen few.



**Area Statement Block - A & B**

Block A	Block B
Type 01 - 2 BHK - 1260.0 sq. ft.	Type 01 - 2 BHK - 1215.0 sq. ft.
Type 02 - 2 BHK - 1220.0 sq. ft.	Type 02 - 2 BHK - 1180.0 sq. ft.
Type 03 - 3 BHK - 1880.0 sq. ft.	Type 03 - 3 BHK - 1750.0 sq. ft.
Type 04 - 2 BHK - 1380.0 sq. ft.	Type 04 - 2 BHK - 1290.0 sq. ft.
Type 05 - 2 BHK - 1280.0 sq. ft.	Type 05 - 2 BHK - 1170.0 sq. ft.
Type 06 - 2 BHK - 1260.0 sq. ft.	Type 06 - 2 BHK - 1170.0 sq. ft.
Type 07 - 2 BHK - 1240.0 sq. ft.	Type 07 - 2 BHK - 1240.0 sq. ft.
Type 08 - 3 BHK - 1750.0 sq. ft.	
Type 09 - 2 BHK - 1290.0 sq. ft.	
Type 10 - 2 BHK - 1240.0 sq. ft.	

*Typical floor plan*





### Handpicked luxuries

The Lotus Petals - 2 blocks of master craftsmanship is being conceived amidst serene and tranquil surroundings with a host of well thought amenities, to enrich your lifestyle. Every little detail has been meticulously planned and designed to perfection, to offer you the comforts and exclusiveness that good living is all about.



### Amenities

- Swimming pool with toddler pool.
- Children's play area.
- Multi purpose hall.
- Well equipped gym.
- Intercom facility.
- CC TV Surveillance.
- 8 passengers capacity automatic lift (Johnson lift).
- Round the clock security.
- Beautifully landscaped garden and open spaces.
- Spacious lobby.
- Ample covered car parking in the basement.
- All standard fittings and fixtures can be customised as per client.



### Specifications

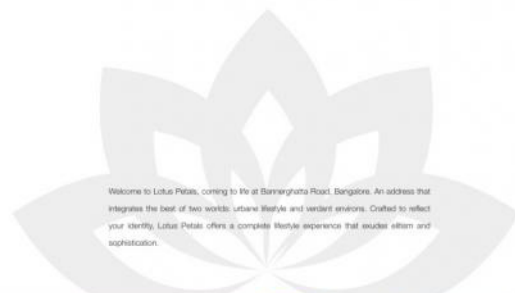
- Structure**
  - R.C.C. framed structure with M.25 grade concrete and Fe 500 grade TMT steel, designed as per relevant BIS codes for structurally efficient systems implemented.
- Walls**
  - External walls with 12" solid concrete blocks and internal walls with 4" solid concrete blocks.
- Plastering**
  - Double coat sponge finish for external walls and single coat spongy finish for internal walls.
- Door**
  - Teak wood frames for main door. Set wood frames for other doors with designer skin moulded shutters.
- Windows**
  - UPVC windows with safety grills.
- Flooring**
  - 24"x24" vitrified tiles flooring with 4" skirting all around.
- Kitchen**
  - Kitchen platform with granite top and stainless steel sink and tiles dado up to 2'-0" height above platform.
- Toilets**
  - Jaguar bath fittings, Hi-class or equivalent sanitary fittings, 10"x12" anti-skid, ceramic tiles flooring and ceramic tiles dado with edge profiles up to 7'-0" height.
- Electrification**
  - Concealed copper Finckel or Anchor wiring and Anchor Rota or equivalent make modular switches with adequate light, fan, geyser, exhaust fan and power points.
- Plumbing**
  - Astral low guard CPVC plumbing system.
- Painting**
  - Asian paint or equivalent plastic emulsion over two coats of cement based wall putty and one coat acrylic putty for internal walls. Acrylic based or primed external emulsion. Primer paint for bedroom doors and polish for main doors (All items are Asian brand).
- Water supply**
  - Adequate water supply through bore well.
- Communication**
  - Telephone points & TV points in hall & master bedroom.
- Lift**
  - 8 passengers capacity, automatic lift (Johnson lift).
- Generator**
  - 15kw generator power backup for each flat.

The Location Map (left to right)



### Unbeatable location

Bangalore today, is one of the most sought after places in India to reside and work. And which better location than Banaraghat Road, fully developed, with the best of amenities in its immediate vicinity. Corporate giants like Infosys, Wipro, Dell, Genesys, IBM & HP along with leading educational institutions like IIM Bangalore, Sarda Bala Academy & Ryan International School, have established themselves in and around Banaraghat Road. State-of-the-art health care options like Apollo, Jayadeva & Fortis Hospital are easily accessible from this project. And to complete the circle on the circle, there is no dearth of leisure here. Thrilling entertainment zones & shopping centres like New World Mall are in close proximity to us.



Welcome to Lotus Petals, coming to life at Banaraghat Road, Bangalore. An address that integrates the best of two worlds: Urbane lifestyle and verdant environs. Crafted to reflect your identity, Lotus Petals offers a complete lifestyle experience that exudes elegance and sophistication.

