



HM GROUP
Trusted Name in Bangalore Living

www.hmconstructions.com



Save prime time
with our guide to the perfect home.



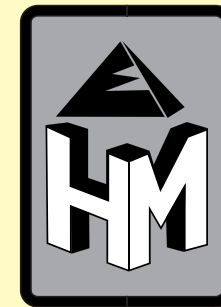
Your search for the perfect home ends here.



HM Constructions was established in the year 1991. Today, ISO 9001 certified HM Constructions is the flagship company of the HM Group, one of Bangalore's largest real estate companies in terms of revenues, earnings, market capitalisation and developable areas. It is firmly entrenched in the commercial and residential sectors through building of viable business spaces and quality homes, using the choicest of materials in prime locations of the city. With a mission to be a leading real estate company in India by continuously exceeding customer expectations, HM Constructions is committed to be the most preferred and trusted service provider in the real estate space, through it's delivery of promised quality.

HM aims at providing complete property management solutions with a well-trained team, dedicated to giving customers the best property management solutions, 365 days a year.

So, when it comes to exemplary and captivating picture-perfect homes for modern-day families, aspiring to live the privileged life, HM offers a wide spectrum of choice, all driven by futuristic functionality and affordability. Bringing not just your beautiful dream to life, but creating a bond of trust that even your grandchildren will be compelled to appreciate.



HM GROUP

Trusted Name in Bangalore Living



Q) Will we get a home that is centrally located?

A) Don't worry, South Bangalore is the upcoming residential area in Bangalore and it takes just twenty minutes by metro to get to MG Road!

Q) Will we get a home within our budget?

A) The Homes is competitively priced and we are getting a home that's great value-for-money.

Q) Will we get a home within our budget, yet spacious enough for the family.

A) Don't worry, our new home is constructed in such a way that all available space is utilized to the max, ensuring that our home is comfortable and well-ventilated.



Q) Will our kids have any entertainment in our new home?

A) What if I told you that they can choose between going for a swim in our swimming pool and watching a movie in our amphitheater!

Q) Will our home be built to last?

A) Our home is constructed by expert architects who use only the highest quality materials and Construction process. I'am sure it'll outlast us too!

Q) Will we get a bank loan for our home without any hassle?

A) Definitely! Our new home is built by a developer who has a high reputation in the real estate business. It's BDA approved and is a member of CREDAI .





Nimbus. HM's answer to all your questions.

Welcome to a home, that's just a stone's-throw away from all you need. HM Nimbus, South Bangalore's latest avatar in fine living. These two and three-bedroom super-luxury apartments are conveniently located off Kanakapura Road and is well connected to Kanakapura Main Road & Puttenahalli, away from the hustle and bustle of the city and yet close to all you need. So you spend less time commuting and more time catching those precious moments with your family. And that's not all, with contemporary amenities such as a multiplex, food court and bowling alley to name a few, you can be rest assured that its an one-of-a-kind offerings at a supremely affordable price.



HM
Nimbus
Prime Time Homes

Off Kanakapura Road

Convenience is all about location.



There are many questions that crop up while buying a home with regard to its location. Is it close to work? Is it close to school? Is it close to hospitals? Is it close to shopping malls? These are some of the frequently asked questions.

HM Nimbus is located at a stone's throw distance from all that you need. The list goes on and on...



20 Minutes to anywhere in Bangalore



Accessibility

- 1) HM Nimbus to Bannerghatta Road - approx 3.5 Kms
- 2) HM Nimbus to Kanakapura Road - approx 2.5 Kms.
- 3) HM Nimbus to NICE Road - approx 3.5 Kms.
- 4) HM Nimbus to Puttenahalli - approx 4 Kms.
- 5) HM Nimbus to Electronic City - approx 16 Kms.
- 6) HM Nimbus to M.G. Road - approx 18 kms.

Map not to scale



Route Map



SCHOOLS in the vicinity



- 1 Clarence School, Phase 2, JP Nagar
- 2 Sri Vidya Mandir, Phase 2, JP Nagar
- 3 Royal Orchid School, Maruti Housing Society Layout, Kumaraswamy Layout
- 4 DPS
- 5 Kumaran's
- 6 Surabhi Educational Trust, Pratibha Indl. Estate, Yalachenahalli
- 7 Ryan Int School
- 8 SSV Vidya Sangha, Phase 2, JP Nagar
- 9 Socitu Public School, Phase 5, JP Nagar
- 10 Gyan Vigyan Vidya Pith, RR Layout, Kumaraswamy Layout
- 11 Shastri Condiment School, Maruti Housing Society Layout, Kumaraswamy Layout
- 12 Sri Vijaya Vidya Mandir, Devarakere Extn., Kumaraswamy Layout
- 13 School of Music & Dance, RBI Colony, JP Nagar
- 14 Sun Shine English School, Gangadhar Nagar, JP Nagar
- 15 The South School, Sankranthi Layout, JP Nagar
- 16 School of Music, TMC Layout, JP Nagar
- 17 Padma Seshadri School
- 18 Orchid English School, Vijaya Bank Layout, Arakere
- 19 Radcliffe School
- 20 St Philomena Kan & English School, Kumaraswamy Layout II Stage, Yalachenahalli
- 21 Sodarshan Vidya Mandir, Phase 2, JP Nagar
- 22 RMS School
- 23 Jnana Bharathi Educational Trust High School, Mysore Bank Colony, JP Nagar
- 24 Philomena English School, JP Nagar
- 25 St Paul's English School, Phase 3, JP Nagar
- 26 The Silver Spring School, Ayodhya Nagar, JP Nagar
- 27 The Kiducation Pre School, Sankranthi Layout, JP Nagar
- 28 Silicon City Public School, Srinidhi Layout, JP Nagar
- 29 Mats School of Business, Phase 6, JP Nagar
- 30 Michael English High School, Avalahalli, Raghavendra Nagar
- 31 Aina Memorial English Convent & High School, Arakere Layout, Arakere
- 32 Juhi School of Nursing, Ideal Homes Layout, Gottigare
- 33 Shri Vidya Bharathi School, Vikram Nagar (ISRO Layout), Yalachenahalli
- 34 Heritage Public School, Chunuchgatta, JP Nagar
- 35 Matru Chaaya Kids Play School, Kadirenahalli, Yalachenahalli
- 36 Magnolia Maruti Public School, Arakere Layout, Arakere
- 37 Swamy Vivekananda High School, Phase 1, JP Nagar
- 38 Shree Vidya Jyoti High School, Indira Gandhi Housing Colony, Arakere
- 39 Cambridge School, Sankranthi Layout, JP Nagar
- 40 Janak Vidyalaya, Syndicate Bank Colony, Arakere
- 41 Blossom School, Kumaraswamy Layout I Stage, Yalachenahalli
- 42 Aradhana School, Syndicate Bank Colony, Arakere
- 43 Flora English School, Yalachenahalli
- 44 Trishul English School , Phase 6, JP Nagar
- 45 BET Convent School, Gottigare
- 46 Kindergarten School, Phase 6, JP Nagar
- 47 Image English Primary School, Krishnam Raju Layout, JP Nagar
- 48 Indian College & School of Nursing, Sarakki, JP Nagar
- 49 Bangalore School of Business, Raghavendra Nagar, JP Nagar
- 50 Blossom Primary Nursery, TMC Layout, JP Nagar
- 51 City Century School of Nursing, Sankranthi Layout, JP Nagar
- 52 Kenchamba School of Nursing, Syndicate Bank Colony, Arakere
- 53 Dayananad Sagar English School, Chandra Nagar, Yalachenahalli
- 54 Florence English School, Sarakki, JP Nagar
- 55 Gnana Jyothi Education Centre, Phase 1, JP Nagar
- 56 Green Valley Public School, Ganapathipura, Konankunte
- 57 Deccan International School, Brindavan Layout, Kumaraswamy Layout
- 58 Gopal International School, Bangarappa Nagar, Gottigare
- 59 Pre Dance School, Ayodhya Nagar, JP Nagar
- 60 Prarthana School, Kadirenahalli, Yalachenahalli
- 61 Clarence Public School, Phase 4 (Sarkki Dollar Layout), JP Nagar
- 62 V E S English School, Jaraganahalli, JP Nagar
- 63 Joshika Montessori School, TMC Layout, JP Nagar
- 64 Gnana Jyothi Vidya Kendra, Phase 1, JP Nagar
- 65 Cambridge Junior School, Sankranthi Layout, JP Nagar
- 66 Jyothi Kendriya Vidyalaya, Ganapathipura, Konankunte
- 67 Silicon City Public School, Srinidhi Layout, JP Nagar
- 68 SM School, Annayappa Garden, JP Nagar
- 69 The Oxford School, Gangadhar Nagar, JP Nagar
- 70 Sapthagiri School, Raghavendra Nagar, JP Nagar
- 71 Sree Divya Jyothi High School, Indira Gandhi Housing Colony, Arakere
- 72 Shri Kumaran School, Dodda Kalsandra, Konankunte
- 73 Nandana Public School, RBI Colony, JP Nagar
- 74 ICFAI Business School, Phase 3, JP Nagar
- 75 Magnifique English School, Bendre Nagar, Yalachenahalli
- 76 Neshanal L B Public School, Bangarappa Nagar, Gottigare
- 77 New Crescent Public School, Vinayaka Nagar, JP Nagar
- 78 Lawrence International Public School, Vikram Nagar (ISRO Layout), Yalachenahalli
- 79 Mother Montessori Nursery Lkg Ukg School, Bangarappa Nagar, Gottigare
- 80 Oxford School, Gangadhar Nagar, JP Nagar
- 81 Modern School, Phase 1, JP Nagar



HOSPITALS in the area



- 1 K R Hospital, Anjanaswamy Layout, Banashankari
- 2 Ashraya Hospital, Harsha Layout, Yalachenahalli
- 3 Wadhwa Hospital, Rangappa Layout, Banashankari
- 4 Sri Sai hospital, next to metro cash n carry
- 5 Vivekananda Hospital, Ayodhya Nagar, JP Nagar
- 6 Saraswati Hospital, Thyagaraja Nagar, Banashankari
- 7 Vittal International Institute of Pathology & Eye Hospital, Phase 2, Banashankari
- 8 Fortis Hospitals, B.G.Road
- 9 Vishnu Narayan Charitable Hospital, Yalachenahalli
- 10 S G Hospital, Ittamadu, Banashankari
- 11 Banashankari Multi Specialty Hospital, Muneshwara Nagar, Kumaraswamy Layout
- 12 V V Hospital Limited, Hanumantha Nagar, Banashankari
- 13 Green City Hospital, Phase 6, JP Nagar
- 14 Apollo Hospitals, B.G.Road
- 15 BSK Corp Maternity Hospital, II Stage, Banashankari
- 16 K S Hospital, Hosakerehalli Layout, Banashankari
- 17 Shekar Nethralaya super speciality eye hospital, J P Nagar 3rd Phase
- 18 Manipal Care n Care, puttenahalli
- 19 Maharaja Agrasen Hospital, RR Layout, Kumaraswamy Layout
- 20 Ring Road Hospital, III Stage, Kathreguppe, Banashankari
- 21 Rajashekar Hospital, Shakambari Nagar, JP Nagar
- 22 Sagar Apollo Hospitals, B.G.Road
- 23 Oxford Dental College & Hospital, Phase 4 (Sarkki Dollar Layout), JP Nagar
- 24 Jaydeva Hospital, B.G.Road.
- 25 Nagarathna Hospital, Uttarahalli, Kumaraswamy Layout
- 26 South Tower Hospital, Shakambari Nagar, JP Nagar
- 27 Rajnandini Hospital, New Bank Colony, Konankunte
- 28 Panchakarma Ayurveda Hospital, Gangadhar Nagar, JP Nagar

SHOPPING CENTERS in the neighbourhood



- 1 Meenakshi Mall
- 2 Food World
- 3 Shoppers Stop, Bannerghata Road
- 4 Metro Cash & Carry, Kanakapura road
- 5 Nilgiris
- 6 Smart
- 7 Reliance Fresh
- 8 Spencers
- 9 Big Bazaar
- 10 Next Best Brands, Phase 1, JP Nagar
- 11 Nandhini A R Arcade, Phase 6, JP Nagar
- 10 Pick n Pay Super Market, Syndicate Bank Colony, Arakere



25-Step Quality Process that we follow



It is important to assess the quality of the construction and the material used, before you make your decision to buy a home. Even small things like quality of paint, cement, steel, bricks, sand, plumbing, electric cables, etc., make a big difference in the quality of construction and hence your quality of living. HM Nimbus is constructed using only the finest quality materials, products and processes. No compromise whatsoever.

- 1 The structure is designed by a team of highly experienced structural engineers who have designed various high rise buildings in and around Bangalore.
- 2 The building structural analysis is done using STAAD – Pro software package as per relevant clauses in IS codes thereby providing accurate design analysis.
- 3 The foundation is designed as a combination of raft foundation for the towers and isolated footing for the podium to transfer the load from the column to the sub strata thereby ensuring efficient way of transferring load to the earth.
- 4 Space frame analysis of the structure is done for wind loads and seismic loads.
- 5 Seismic and wind load derivation carried out using co-efficient/factors in accordance with relevant codes.
- 6 Minimum cement content for RCC, 300 kg/cum. Maximum w/c ratio,0.6. Slump and cube samples with documentation and adherence to IS 456.
- 7 Steel reinforcement used are of grade Fe 415 conforming to IS codes. Every load of steel is tested in lab & certified by structural consultant thereby ensuring that the building is strong and durable to hand over to your future generations.
- 8 Expansion joints are provided to separate the structure wherever it is exposed to thermal variations to ensure it does not crack or sway.
- 9 Preplanned shrinkage strips considered to avoid shrinkage effect on construction.
- 10 Soil test done by two eminent agencies and the recommendation of these agencies have been considered for structural design hence the bearing capacity is ascertained before the design of the structure.
- 11 All the concrete used in the building are tested for its strength by an eminent agency and the results are verified and certified by the structural consultant thereby ensuring that it is being designed & executed for safety & durability.
- 12 All the external walls are 200 mm (8 inches) thickness thereby ensuring that it is water, heat & sound resistant.
- 13 All internal walls are 100mm (4 inches) thick.
- 14 Good floor to ceiling height 2950 mm (9ft 8 inches).
- 15 Column thickness (250mm) thereby adhering to the IS codes for high rise building.
- 16 All pipes through the ducts which are accessible through the basement so that it does not spoil the aesthetics of the elevation of the building.
- 17 Wide driveways (minimum width 5.50m) ensure ease in maneuvering.
- 18 Driveways flooring is VDF and thereby
 - a) It provides high quality hard & even concrete floor.
 - b) Abrasion resistance of floor increases by 60% resulting in less wear & tear of floor surface.
- 19 Main Door comes with 35mm thickness and all other internal doors comes with 30mm thickness thereby ensuring durability and safety.
- 20 All door frames are provided with architraves, which conceal the unsightly joint between wall & frame. Relatively larger size windows for more natural light & ventilation.
- 21 Rain Water Harvesting, recharging of bore wells and treated rain water will be used for domestic purpose/car wash.
- 22 Flexibility to use all the light points, 5A pints and also 1 point for AC/Geyser Point in Master Bed Room by using ACCL Auto Mains Failure panel is used.
- 23 Tile spaces are provided between tiles and are finished with suitable grouting material. This helps the tiles avoiding any cracks on the tiles due to climate conditions.
- 24 Rosettes (metal plates) are used to conceal joints between railings/grills and walls or copings.
- 25 We use CFL Lighting is used in common areas.

Approvals and Associations

However attractive the deal for a home may be, it is important to keep in mind that the home must have all the necessary government approvals, to be legitimate. Owning a home without government approval is like owning a car without the RC book!

HM Nimbus has been approved by BDA and HM is a member of CREDAI. HM Group has been certified for ISO 9001 : 2008. The Project is approved by the following banks:

- ICICI • HDFC • LIC Housing finance LTD • SBI • ING Vysya • KOTAK Mahindra • IDBI • AXIS • Canara Bank • Standard Chartered • CITI Bank • others



Amenities. The more the better.



A private garden, ample space to relax, a health spa etc., are probably some of the features that home buyers should look for before shifting into a new home. Then there are many other amenities which home buyers should consider before moving.

HM Nimbus offers you all you need and more in phases:

- ❖ Multiplex
- ❖ Bowling Alley
- ❖ Sports and Video Games
- ❖ Tennis Court
- ❖ Jogging Track
- ❖ Club House
- ❖ Shopping Mall
- ❖ Food Court
- ❖ Banquet Hall
- ❖ Amphitheater
- ❖ Health Club
- ❖ Spa and Massage
- ❖ Swimming Pool
- ❖ Toddler's Pool
- ❖ Children's Play Area
- ❖ Senior Citizen Park, etc.,



Specifications



Living room	Flooring-Vitrified glazed tiles; Walls-Oil bound distemper for ceiling and inner walls.
Bed room	Flooring-Vitrified tiles. Walls-Oil bound acrylic distemper for ceiling and Inner walls.
Kitchen	KitchenFlooring-Ceramic tiles with granite plat form with stainless steel sink and drain Board; Ceramic dadoing in the Kitchen up to 2'0"lvl above the Platform.
Bathroom	Flooring-ceramic tiles. Designer bathrooms with sanitary ware or equivalent make. Fittings in pastel shade and concealed plumbing, with jaguar or equivalent fittings.
Balcony/Utility	Flooring-Ceramic tiles.
Common areas	Granite flooring for lobby and stair case in ground floor. Marble flooring for upper floor and stair case in upper floors. M/S railing for stair case in entrance lobby. Lift walls-granite cladding.
Doors	Main door-t / w frame beading. Bedrooms and Kitchen door-honne/salwood frame, with commercial flush shutter, and hardware-matching for the above.
Windows	Power coated anodized aluminum windows.
Power	5kva for 3 bed room, 4kva for 2bed room, AC points in master bed room. Generator back-up provided with automatic load controller for each flat @1kva. 100% for lift and common area.
Water Supply	BWSSB water supply with under ground sump, and over head tank and bore well water, for auxiliary use.
Telephone/Television and Internet	Television and telephone points in Living room. Provision for Internet cabling.
Lifts	1 number 13 passenger lift & 1 number 10 passenger lift.
Electrical switches	Concealed conducting with PVC Insulated copper wires, modular switches of MK / anchor.
Intercom	Provision for intercom.
Car park	Covered/Open.

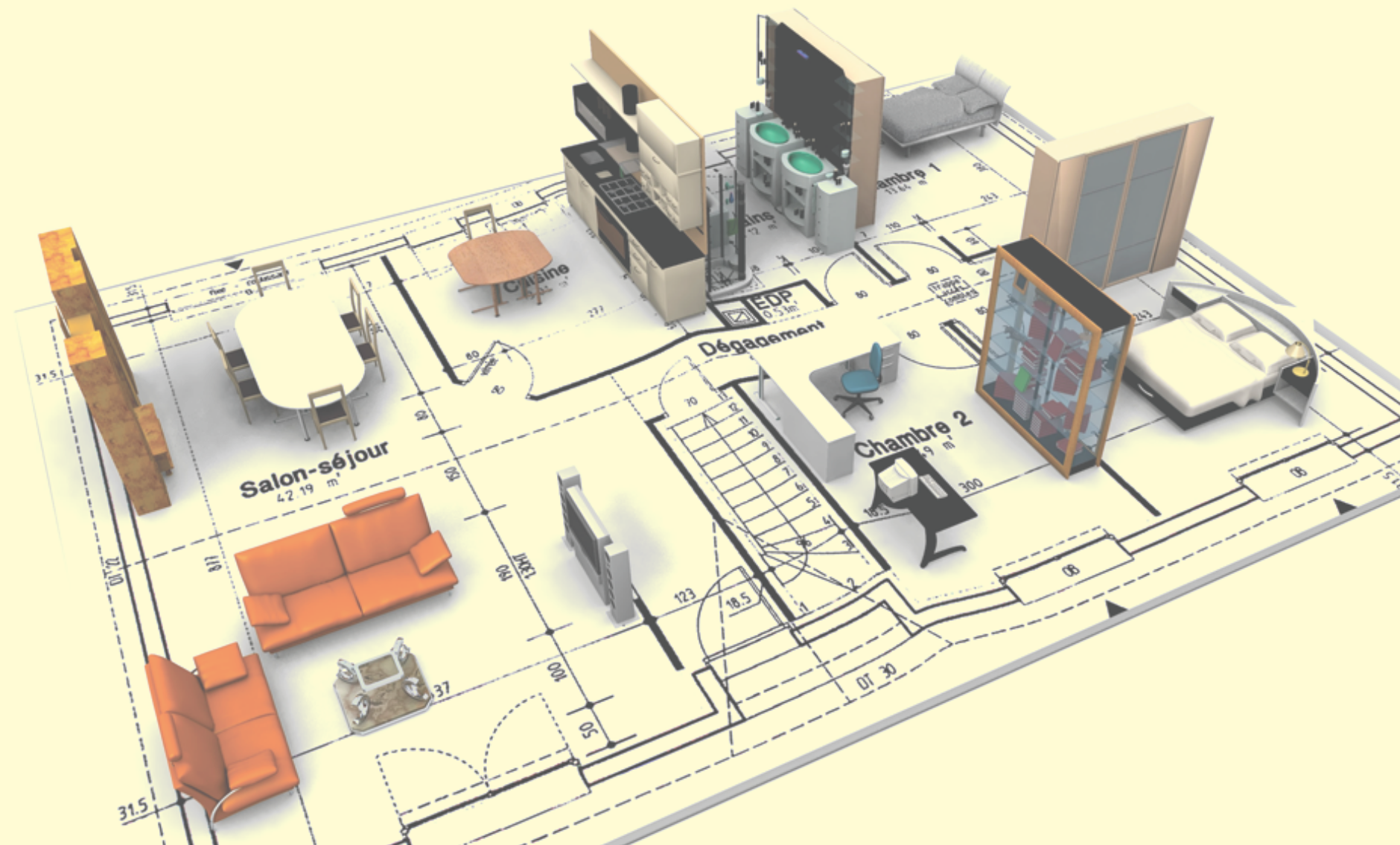
When it comes to space, every millimeter counts.



While there are different perceptions of the maximum utility of space, for us it's quite simple. How much actual home does a buyer get when he buys a home? And does the home adapt itself to the lifestyle needs of the owners or the other way around?

For example, customers love our concept of our homes with 'Floor Circulation Space' that ensures every part of your house is made easily accessible, without having to compromise on unwanted space taken by walls and pillars.

Now let our floor plans do the talking:





SUPER BUILT UP AREA - 1598.81 SFT

SUPER BUILT UP AREA - 1533.98 SFT



SITE PLAN

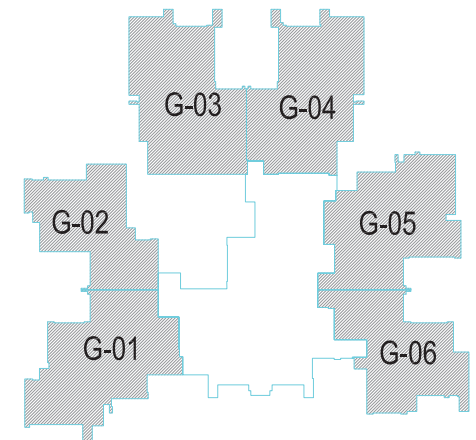


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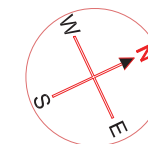
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SUPER BUILT UP AREA - 1534.97 SFT

SUPER BUILT UP AREA - 1178.79 SFT



KEY PLAN (NIMBUS)



Ground Floor Plan



SUPER BUILT UP AREA - 1689.74 SFT

SUPER BUILT UP AREA - 1622.94 SFT

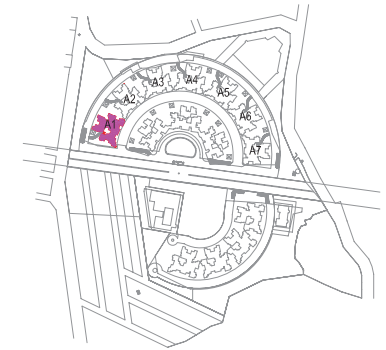


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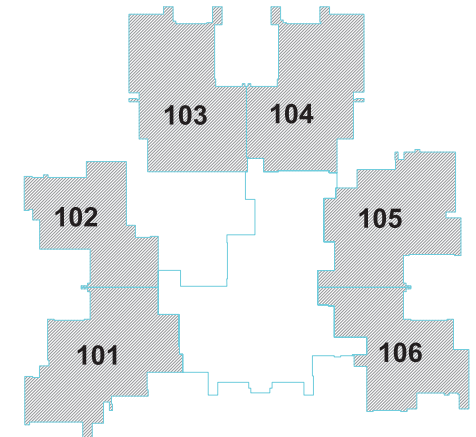
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SUPER BUILT UP AREA - 1633.33 SFT

SUPER BUILT UP AREA - 1268.24 SFT



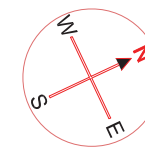
SITE PLAN



KEY PLAN (NIMBUS)



Planners ■ Architects ■ Interiors



Typical First Floor Plan



SUPER BUILT UP AREA - 1723.52 SFT

SUPER BUILT UP AREA - 1657.21 SFT



SUPER BUILT UP AREA - 1275.66 SFT

SUPER BUILT UP AREA - 1644.46 SFT

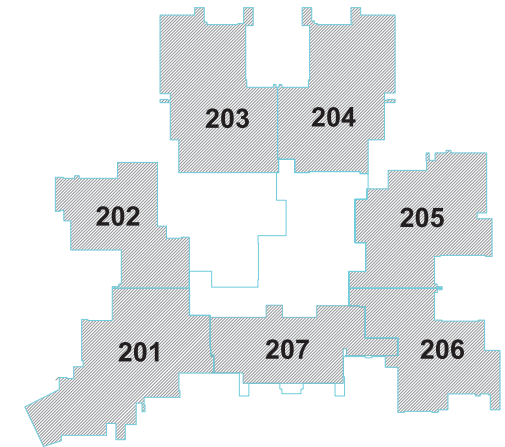
SUPER BUILT UP AREA - 1663.76 SFT

SUPER BUILT UP AREA - 1375.75 SFT

SUPER BUILT UP AREA - 1291.74 SFT



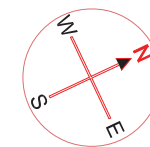
SITE PLAN



KEY PLAN (NIMBUS)



Planners ■ Architects ■ Interiors



Typical Second Floor Plan

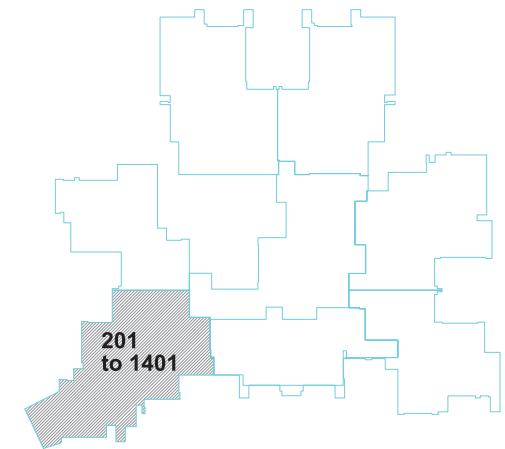


201 TO 1401

SUPER BUILT UP AREA - 1663.76 SFT



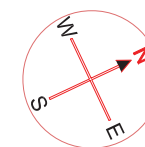
SITE PLAN



KEY PLAN (NIMBUS)



Planners ■ Architects ■ Interiors



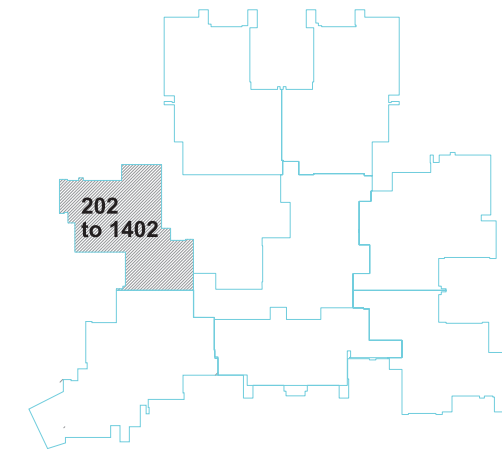
Second to Fourteenth Floor Plan of - 201 to 1401



SUPER BUILT UP AREA - 1275.66 SFT



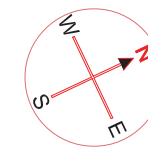
SITE PLAN



KEY PLAN (NIMBUS)



Planners ▣ Architects ▣ Interiors



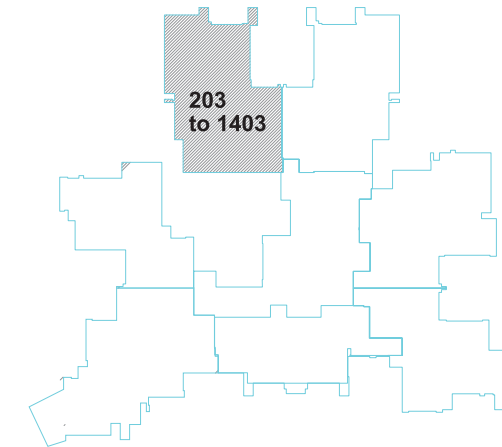
Second to Fourteenth Floor Plan of - 202 to 1402



SUPER BUILT UP AREA - 1723.52 SFT



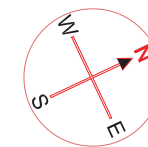
SITE PLAN



KEY PLAN (NIMBUS)



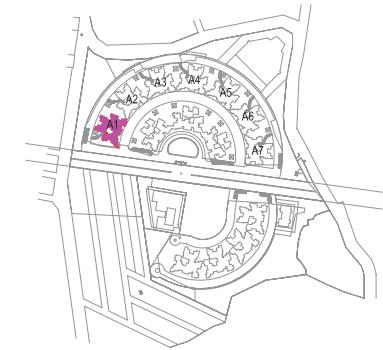
Planners ▣ Architects ▣ Interiors



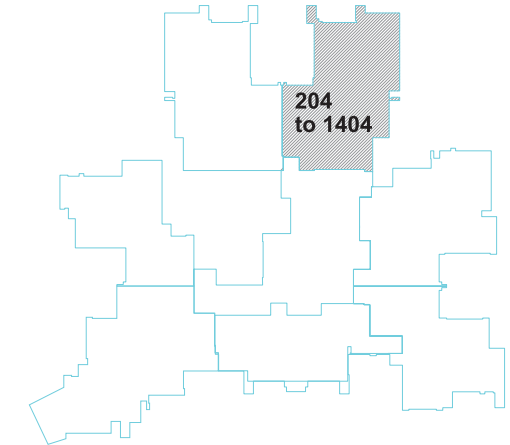
Second to Fourteenth Floor Plan of - 203 to 1403



SUPER BUILT UP AREA -1657.21 SFT



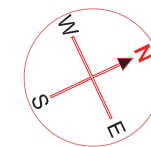
SITE PLAN



KEY PLAN (NIMBUS)



Planners ▢ Architects ▢ Interiors



Second to Fourteenth Floor Plan of - 204 to 1404

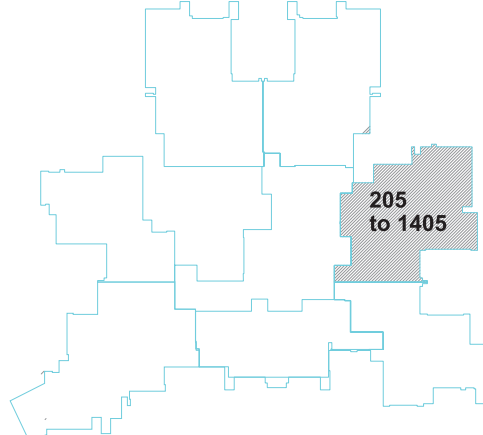


205 TO 1405

SUPER BUILT UP AREA - 1644.46 SFT



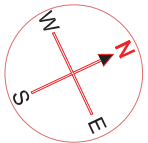
SITE PLAN



KEY PLAN (NIMBUS)



Planners ▣ Architects ▣ Interiors



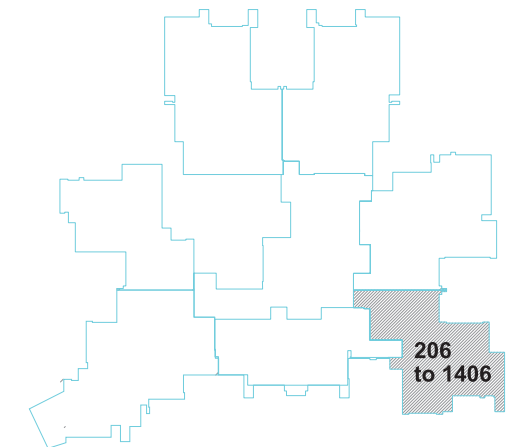
Second to Fourteenth Floor Plan of - 205 to 1405



SUPER BUILT UP AREA - 1291.74 SFT



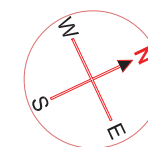
SITE PLAN



KEY PLAN (NIMBUS)



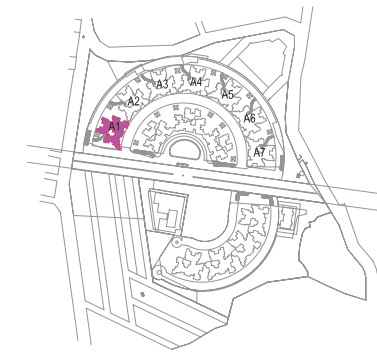
Planners ▫ Architects ▫ Interiors



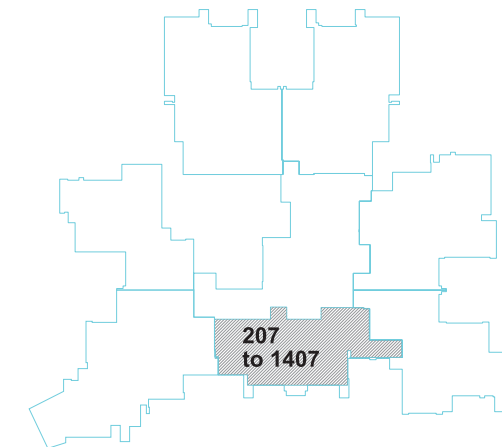
Second to Fourteenth Floor Plan of - 206 to 1406



SUPER BUILT UP AREA - 1375.75 SFT



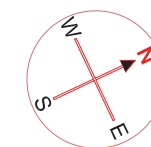
SITE PLAN



KEY PLAN (NIMBUS)



Planners ■ Architects ■ Interiors



Second to Fourteenth Floor Plan of - 207 to 1407

Our other current projects



HM GLADIOLUS
LIFE IN FULL BLOOM
OFF M.G. ROAD

HM Gladiolus :

- Excellent location
- Exclusive community of 36 units
- Fantastic architecture
- Great appreciation value being off MG Road

HM GRANDEUR
Perfectly engineered homes
Frazer Town, Bangalore

HM Grandeur :

- Prime location
- 38 super-luxury condos
- Biometric security system
- 180° view from every balcony

HM Tropical Tree
R.T. Nagar, Bangalore

HM Tropical Tree :

- Tallest landmark in R.T. Nagar
- 82% open & green space
- Exclusive community of only 80 units
- Excellent floor plans and very well laid out

HM symphony
Off. Sarjapur Road

HM Symphony :

- Ready-to-move-in
- Located in heart of IT Hub
- Spacious apartments
- Euro classical design
- Excellent value for money

HM NORTH CITY
Luxury in your pocket
Yelahanka, Bangalore

HM North City :

- Located on Bangalore's fastest growing location
- Fair-price homes
- Designed with utmost efficiency based on modern- day usage pattern
- Conveniently located off the main road
- Fastest appreciating location





Your home search ends here.

We would like to thank you for the precious time you have spent in going through our home buyers guide. We hope our guide has helped you in choosing your home that meets most of your needs. We would be glad to address any further queries. You are welcome to give us a call and we would depute our home counsellor to take you through the home buying procedure in detail.

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