

MAYSONS
TRADITIONALLY MODERN

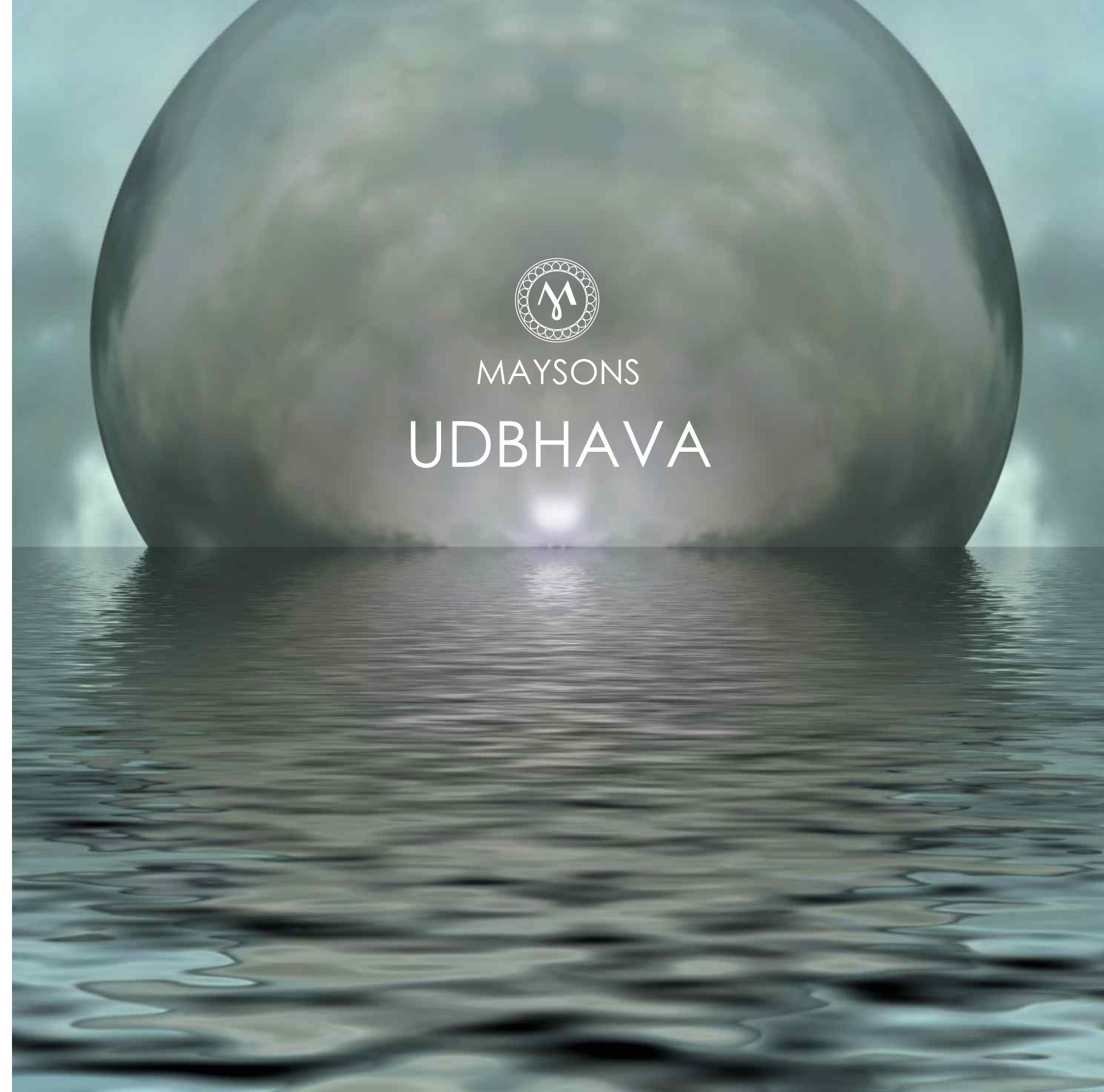
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MAYSONS
UDBHAVA



ABOUT MAYSONS

Headquartered in Bangalore, we are a team of architects, consultants, craftsmen and thinkers with a simple vision of introducing contemporary Indian architecture to the masses - a wholesome integration of local and modern lifestyle in real estate. We are committed to infuse this vision into every project we undertake – residential, commercial, institutional, healthcare, cultural or recreational.

At Maysons we adapt our designs to the local environment instead of the other way around. Local community, to us, is the most important stakeholder and everything we do, from hiring local craftsmen, to using traditionally available resources, thus contributing towards building a holistic and sustainable environment.



PHILOSOPHY

We live in a world that is constantly evolving. No matter how hard we try to keep pace with modernity, there is always an inherent need for a slice of tradition, no matter how subtle, in the space we live or work. It is with this very belief that Maysons was conceived, a belief of change and evolution, by reintroducing tradition in modern, local in global, and classic in contemporary.

Inspired by a mason who aims at achieving precision by tending to details, we at Maysons aim at giving importance to every minute detail, however small. For us, it is the idea that every built environment should be a seamless blend of craftsmanship and excellence.



MAYSONS UDBHAVA – THE CRÈME DE LA CRÈME OF TRADITION AND MODERN LIFESTYLES

Udbhava, in simple terms, means resurfacing of something that was once existent, and is no longer evidently visible or accessible. Our history, culture, and values suffer from a similar crisis. As much as we seek a tryst with our roots and traditions, our busy lives have gradually eroded the subtle elements which once defined us.

Maysons Udbhava is an attempt to have our values and traditions 'resurface' in the most enduring form – home. Designed by a team of experts specialising in contemporary Indian architecture, Maysons Udbhava aims at using traditional materials such as stone, hand-made bricks, lime-plaster, wood and oxide; in a modern context. By employing native artisans naturally skilled at traditional arts and adopting a design inspired by the city that once was, we have perfectly blended modern day luxuries with traditional intricacies.



THERE ARE HOUSES AND THERE ARE HOMES

Maysons Udbhava is for those who acknowledge the difference. We believe that a 'dream home' is not confined to its walls, nor captured in a blueprint. A home is one that calls out to nature, one that reflects who we are and where space and privacy are not overrated luxuries.

Udbhava is a cluster of 10 limited edition row houses, where the total area of each house ranges from 3850 sft. To 4250 sft., and has been designed to suit the requirements of an ideal home. While community living has restricted the idea of gardens to balconies, privacy to an open ledge and natural light to a single window with a view - we believe otherwise. The living room of every house has a view of our "green wall"- a feature unique to Maysons Udbhava. Nature enthusiasts are also treated to regular visits from exotic birds owing to just a kilometre of proximity to Jakkur Lake – one of Bangalore's biggest migratory epicentres for exotic species. The tryst between nature and traditions is further complemented in the form of exposed brick masonry, cement oxide, lime plaster and wood used extensively in the architecture to retain the local flavour.



OVERVIEW

- Off Bellary Main Road (NH7) – one of the fastest developing areas in Bangalore
- 4-bedroom homes comprising living, dining, kitchen, powder-room and a garage to accommodate 2 cars
- Total plot area of 17000 sft.
- Clubhouse equipped with swimming pool, gym and multi-purpose hall
- Close proximity to multinational companies, reputed schools, hospitals and international airport
- Optional second family room

DESIGN ELEMENTS

Every project reflects the philosophy of the company behind it. Maysons Udbhava is designed to represent our philosophy of blending modern architecture with traditional elements. The start-of-the-art home automation system, coupled with a private lift and a fully automated double car garage, caters to the nuances of those who aspire luxury in everything. For those who seek Maysons Udbhava as a reminiscence of the good old days, earthen materials such as wood, stone, hand-made bricks, lime plaster and oxide have been generously integrated in the design to add a traditional and historic touch to every home.



JAKKUR

Located in the North Eastern outskirts of Bangalore, Jakkur is very close to Hebbal. While the place holds a lot of prominence amongst government and private sector because of the recent surge in development in industrial and IT development, Jakkur is mainly reputed for its lake – one of the largest and cleanest water bodies in Bangalore. The 140-acre lake is more than 200 years old and is one of country's biggest biodiversity hotspots. All throughout the year, migratory birds from as far as Europe and Australia nestle in Jakkur Lake, making it an attractive escapade for nature enthusiasts.

Apart from its ecological significance, the presence of Jakkur airfield and its proximity to the international airport have led several flying clubs, including the Bangalore flying club, to set base in the locality. Jakkur is also closely connected with the international airport, international schools, entertainment centres and hospitals. All these factors have made Jakkur a preferred destination among HNIs and NRIs, not just as an ideal place to move into, but also as a safe and lucrative investment opportunity.



CLIMATIC CONTEXT

Bangalore has a tropical savanna climate with distinct wet and dry seasons. Due to its high elevation, Bangalore usually enjoys a moderate climate throughout the year, although occasional heat waves can make their presence felt during summer. The coolest month is December with an average low temperature of 15.4 °C (59.7 °F) and the hottest month is April with an average high temperature of 36 °C (97 °F). Bangalore receives rainfall from both the northeast and the southwest monsoons and the wettest months are September, October and August, in that order.

SUSTAINABILITY

For those who also prefer natural light to that emitted by bulbs, real gardens over potted plants, and fresh breeze in comparison to air conditioners, Maysons Udbhava is the place for you. We, at Maysons, believe in harmoniously blending our designs with the environment instead of making space for it at the cost of jeopardising the natural order. To begin with, all the homes have been consciously designed to face North-South so that maximum light can be allowed inside through large windows and skylights. Apart from using environment-friendly fixtures and materials, highly advanced solar power systems and state-of-the-art home automation systems have also been installed for optimal use of energy. Besides, we have also activated a waste management system, which converts kitchen garbage into manure fit for use in landscaping.

SPECIFICATION

■ STRUCTURE

Seismic Zone II complaint RCC Framed Structure

■ INTERNAL & EXTERNAL FINISH

All Internal Walls Smooth Lime Plaster Finish and Exposed Soil Cement Brick Masonry

External Walls with Lime Plaster Finish

Sloping Roof: Hard Wood, Marine Plywood, and Hand Made Country Tiles

■ FLOORING

Living Room & Bedroom: Leather Finish Shahbad Stone Flooring

Master Bedroom: Hardwood Floor

Dining & Kitchen: Kota Stone Slabs Polished

Terrace: Terrakota Tiles

Balcony: Shahbad Stone

■ TOILET

Wall Cladding: Polished Cement

Flooring: Anti-Skid Granite

Bath Fixtures: Brass Fixtures

Ceramics – Cera, Jaguar, Duravit, equivalent

Basin Top Counter: Granite Top Black or Polished Cement

■ DOORS & WINDOWS

Hardwood Polished Frame and Shutter and Clear Glass

Brass and Blacksmith Metal Hardware & Fixtures

Window Grills: Black Metal Varnished Finish

■ KITCHEN

Counter Top: Granite or Polished Cement Counter Top

Wall Daddoing: Polished Cement from Counter till 3' Ht

■ STAIRCASE

Hardwood and Black Metal Staircase and Railing

■ PLUMBING

IS Standard Porcelain and Chromium Plated Fittings

IS Standard Foul Drainage and Water Distribution Pipes

■ ELECTRICAL

Electrical, TV, Communication, and Air-Conditioning Points in Living and Bedrooms

Home Automation, Solar Heating & Lighting, Surveillance Points as per design

Good Quality Electrical Wires and Switches

Earth Leakage Circuit Breakers (ELCBs) Protection for Main Distribution

100% DG Backup for Amenities and Solar Power Backup for Units

■ DESIGN ELEMENTS

Private Elevators: Gearless 6 Persons Passenger Elevator

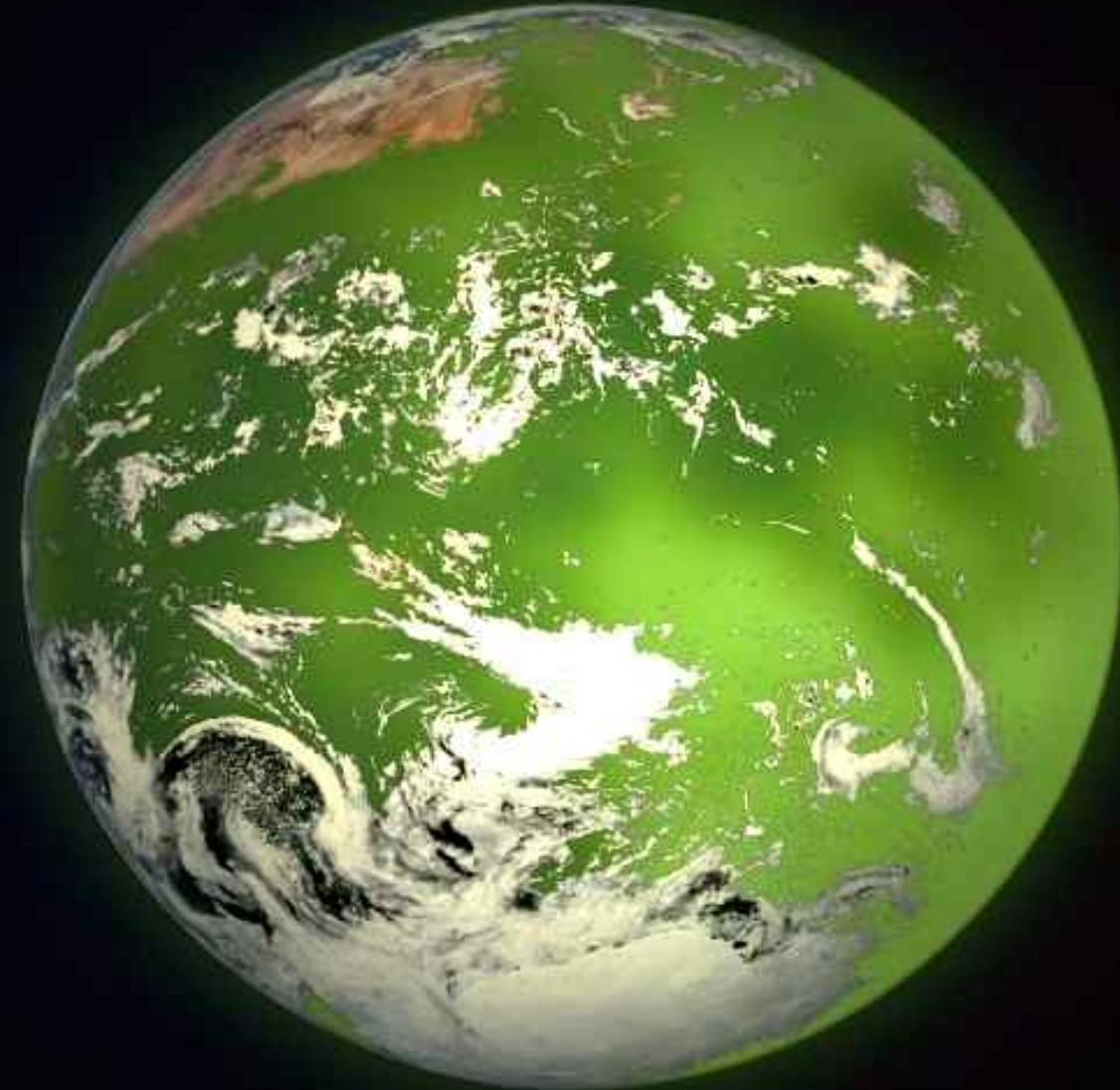
Home Security and Automation System: Lighting Occupancy Sensors, Gas Leak Detector, Video Door Phone with Camera and Monitor, Electromagnetic Gate Lock, and CCTV

Common Area Security and Sound System: PTZ Cameras for Exteriors, Classic Series In-Ceiling Speakers with Mixing Amplifier

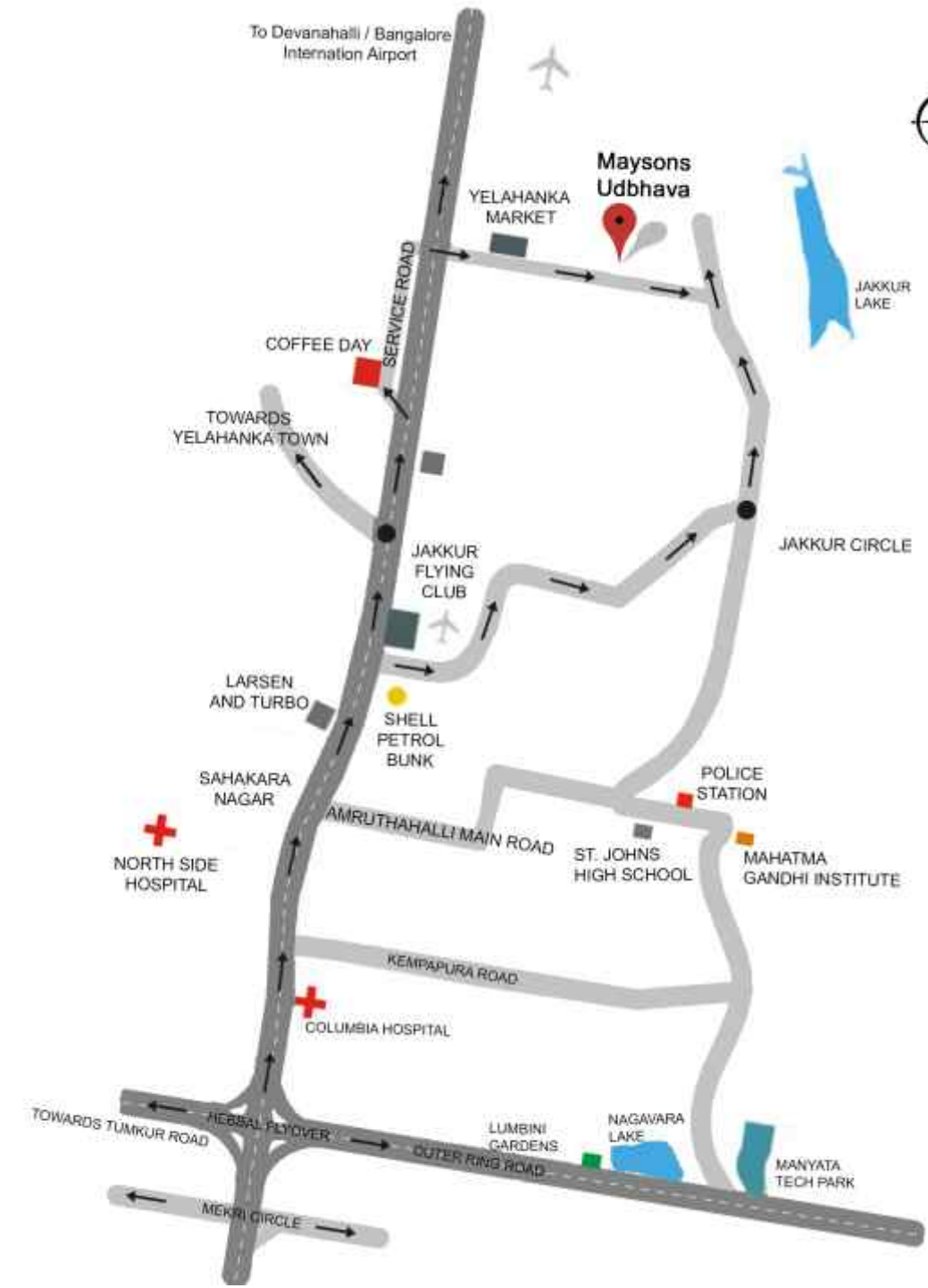
Solar Energy: Solar Lighting and Solar Heating

Garage Door: Fully Automated Remote Controlled Garage Door System

Vertical Garden: 8'feet High Terracota Hollow Block Vertical Garden



LOCATION MAP



SITE PLAN



UNIT PLAN TYPE A



UNIT PLAN TYPE A



GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT PLAN TYPE B



UNIT PLAN TYPE B



GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



SECOND FLOOR

UNIT PLAN TYPE A



UNIT PLAN TYPE B



ROOF PLAN

ROOF PLAN



DAY VIEW OF MAYSONS UDBHAVA



NIGHT VIEW OF MAYSONS UDBHAVA



ELEVATION VIEW





CLUB HOUSE



LIVING ROOM



KITCHEN AND DINING



MASTER BEDROOM

DETAILS FROM PREVIOUS PROJECTS

