

## Nature by Your Side





Wake up, your dream is now a reality.  
At NCC URBAN MAYFAIR, Yelahanka.  
In the centre of North Bengaluru is this island of calm.  
Offering 2, 2.5 & 3 BHK apartments, complete with  
amenities and recreation of international standards.



Come, enjoy more value for your money.  
You deserve it!







THE MAYFAIR

THE MAYFAIR



Where you don't  
just enter  
you arrive

Welcome to the life you have always dreamt of. Truly, your gateway to the high life at the most sought after locale of Bengaluru.

At NCC Urban Mayfair lies an experience that touches the core of your heart. With astonishing 2, 2.5 & 3 BHK Apartments, we welcome you to a world of luxury that is a class apart. Very open. Very spacious. Very special. Here apartments are designed to give one the feel of luxurious life. For connoisseurs of life, here's the place to belong. Its here "that class meets class".

2.5 KM  
From Galleria Mall









Where you can dream  
and luxuriate in a cocoon,  
warm and cosy,  
away from the outside world

Your home at NCC Urban Mayfair is a self-sufficient abode. Imagine a home to your requirement – be it 2 or 2.5 or 3 BHK – and coming with every amenity you can think of. Add to this some very exclusive specifications and you'll understand why our project enjoys high efficiency ratings. All of which translates as outstanding value.

Now check the activity around its location. The new Bengaluru International Airport. A plethora of SEZs and IT Parks. Plenty of industrial and entrepreneurial action. The area is fast turning into the new hub of economy growth in the city – and we're strategically best placed to benefit from it.

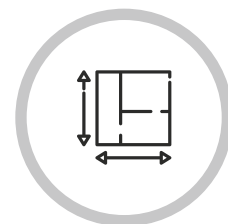
Convenience, comfort, investment or affordability – any which way you look at it, NCC Urban Mayfair is streets ahead of the competition. And now the good news: After the phenomenal success of Nagarjuna Meadows I & II, we're now all set to launch NCC Urban Mayfair. So if you've missed out earlier, here's your big chance!



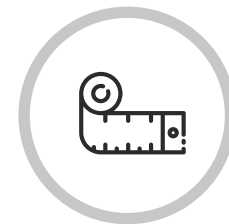
Yelahanka  
on  
Doddaballapur Road



Total 4.0 Acres  
with 70%  
Open Spaces



359 Premium 2, 2.5 &  
3 BHK Apartment  
G + 18 Floors



Sizes vary from  
1175 to 2088 Sft

## Where you can enjoy the breathtaking views 24 x 7

Imagine throwing open the curtains on a bright day and revealing a sweeping panorama that takes your breath away. The ambience at this stunningly positioned community is spectacular, no matter where you look. The thoughtful design, building orientation and window placement at NCC Urban Mayfair ensures that this tranquility will be your everyday.



{ 4.0 Acres }  
359 Apartments



## Flowing & Spacious Interiors

NCC Urban Mayfair is built in sprawling premises to offer an envious lifestyle to match your aspiration. Large apartments, sun soaked spaces, shining interiors and thoughtful amenities fill excitement at every moment. Luxury comes in apartments that measure 1175 Sft to 2088 Sft areas to meet your expectations. Supreme quality, aesthetic refinement in these apartments treat you to royalty.



{ 1175  
to  
2088 }  
Sq. Ft

- 24 x 7 Security
- 100% Power backup for common areas
- 1 KW Power Backup for each flat / private residence
- Provision for Piped gas supply for each flat
- Fire Fighting System as per Karnataka Fire & Safety Norms.
- Excellent Ventilation
- Vehicular-free Ground Floor
- Exquisite Landscaping
- Rainwater Harvesting
- Water Softener Plant
- Sewage Treatment Plant
- 100% Vaastu-compliant
- Visitors' Parking
- CCTV Surveillance
- Intercom Facility
- Organic Waste Converter
- Strategic Location



## We have space for Recreation, have time for it?

NCC Urban Mayfair's clubhouse offers a spectrum of recreation options that kids to senior citizens can be enthusiastic about. The exclusive clubhouse is the destination of good times and social hobnobbing.

The state-of-the-art gym helps you to keep fit. Indoor games room lets you socialize over a game or two. With like minded neighbors and a well-defined environment, NCC Urban Mayfair lends you an aura of luxury within the comfort of gated community.



Fully loaded  
Clubhouse





Multi Purpose  
Party Hall



Gymnasium



Billiards /  
Pool Table



Indoor  
Badminton Court



Table Tennis



Aerobic /  
Yoga Studio

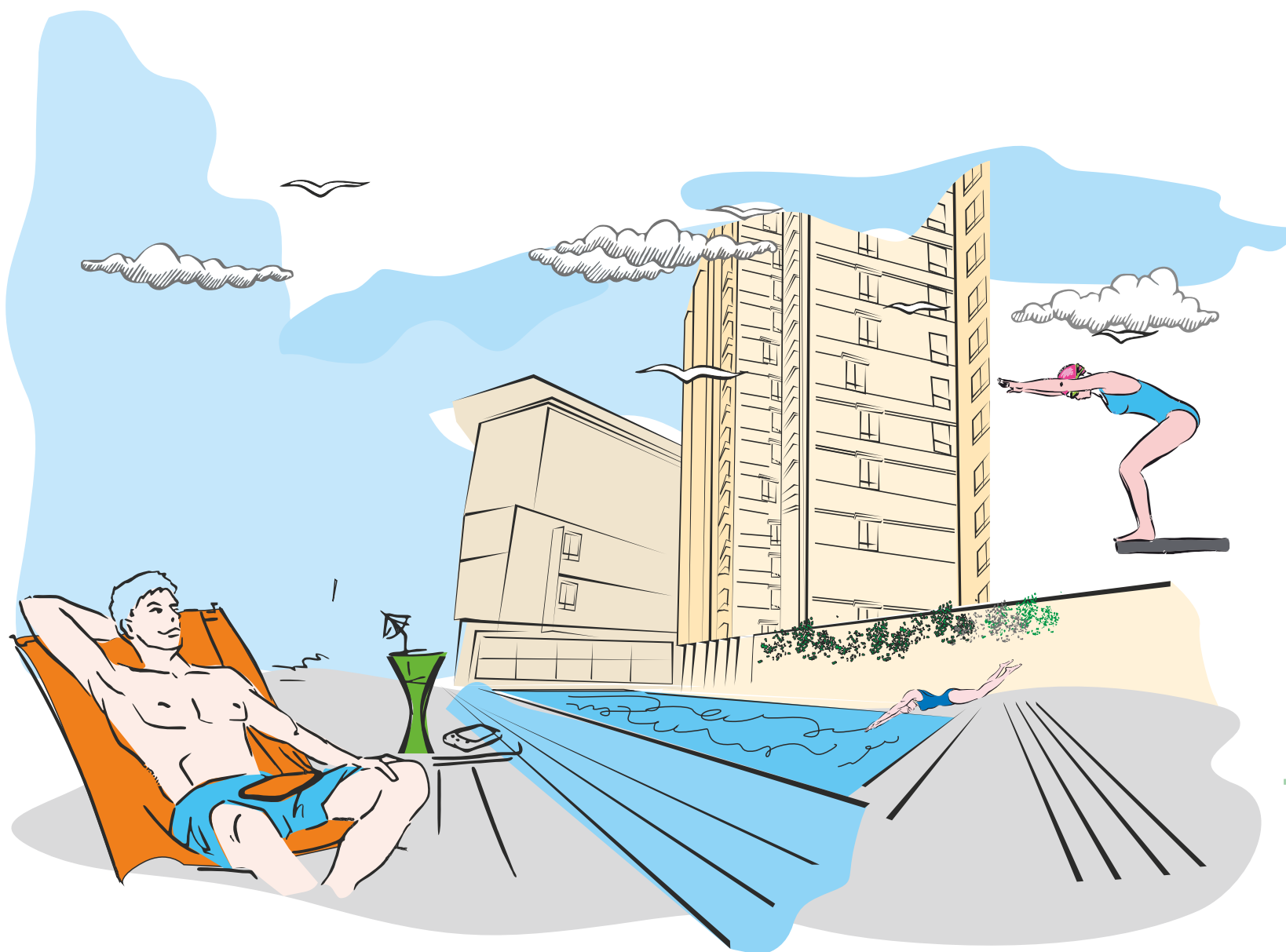


Indoor Games  
with Carrom, Chess  
& Board Games



## Serene Life Spaces...

Dive into the cool depths of the leisure swimming pool after a long stressful day. Savour those special moments as your toddler discovers his swimming skills in the kiddie pool. Put your feet up and relax with your friends in the beautifully landscaped party lawns.



Infinity  
Swimming Pool



## Energizing Lifespaces

Power up each day with an energizing workout at our well-equipped gym. Celebrate and bond over community festivities at the spacious amphitheatre and clubhouse. Recharge your energies with a power walk while your children play in the designated and secure landscaped play area.



Swimming Pool



Mini Amphitheater



Landscape Garden



Senior Citizen Corner



Jogging Track



Multi Purpose Court



Kids Play Area



Cricket Practice Net



Barbeque Pavilion









# LAYOUT

## LEGENDS

- |                              |                              |
|------------------------------|------------------------------|
| 1. Entry / Exit              | 16. Children Play Area       |
| 2. Security Portal           | 17. Meditation Court         |
| 3. Grand Water Feature       | 18. Multi-purpose Court      |
| 4. Entrance Special Paving   | 19. Old Folk / Leisure Court |
| 5. Driveway                  | 20. Stage                    |
| 6. Trellis Over The Ramp     | 21. Mini Amphitheater        |
| 7. Jogging Track             | 22. Barbeque Pavilion        |
| 8. Car parking               | 23. Pool Timber Deck         |
| 9. Garden Pavilion           | 24. Swimming Pool            |
| 10. Therapeutic Walk         | 25. Children Pool            |
| 11. Spice Garden             | 26. Interactive Court        |
| 12. Play / Multipurpose Lawn | 27. Sculpture Court          |
| 13. Fire Driveway            | 28. Plumeria Court           |
| 14. Garden Walk              |                              |
| 15. Cricket Practice Net     |                              |



Entry / Exit



Garden Walk



Children's Play Area



Meditation Court



Swimming Pool

Total 4.0 Acres  
with 70%  
Open Spaces





2 BHK  
EAST FACING

UNIT NO. D301 - D1801, D302 - D1802 & D203 - D1803

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1175	964	836	778





TYPE - 2

2 BHK

NORTH FACING

UNIT NO. D105 - D1805, D106 - D1806

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1200	985	863	802



KEY PLAN



# 3 BHK EAST FACING

UNIT NO. A502 - A1702, B202 - B 1802 & C302 - C1802

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1435	1178	1037	973



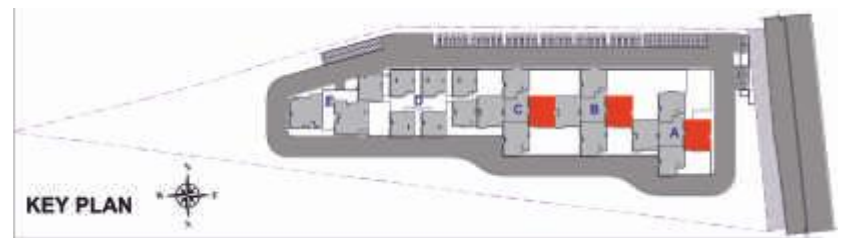


TYPE - 5

3 BHK  
WEST FACING

UNIT NO. A501 - A1701, B101 - B 1801 & C101 - C1801

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1595	1309	1141	1032



# TYPE - 6

## 3 BHK

### EAST FACING

UNIT NO. A103 - A1703, B103 - B1803 & C103 - C1803

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1600	1313	1151	1027



KEY PLAN





# 3 BHK NORTH FACING

UNIT NO. B104 - B1804 & C104-C1804

SBUA (Sft.)	BUA (Sft.)	Carpet Area (Sft.) including Utilities/Balconies	Carpet Area (Sft.) as per RERA
1685	1382	1220	1143

TYPE - 7



# Specifications:

## Super Structure



- R.C.C. Framed Structure of Basement + Stilt +17/ 18 Floors to withstand wind & seismic (Zone II) loads.
- 8", 6" & 4" thick walls with AAC/ Solid blocks.

## Doors And Windows



- **Main Door:** Teak wood door frame with flush shutter, finished with Veneer on both sides.
- **Internal Doors:** Engineered wood frame with flush shutter, finished with veneer on both sides.
- **Toilet/Utility Doors:** Engineered Wood frame with flush shutter, finished with laminate on either sides.
- **Door Hardware:** Godrej, Dor set, Yale make locks.
- **Windows:** UPVC sliding door/sliding window with clear float glass and mosquito mesh.
- **Toilet Ventilators:** Top hung UPVC ventilator with provision for exhaust fan.

## Wall Finishes



- **External:** Two coats of exterior emulsion paint of Asian / Nerolac / Berger make, over textured & plain areas of external surfaces.
- **Internal:** Smooth putty finish for walls and ceiling with two coats of premium emulsion paint of Asian/Nerolac/Berger make.

## Ceiling Finishes



- **Living & Dining:** Plain gypsum ceiling cornice as per Architect's design.
- **Toilet:** UPVC panels false ceiling.

## Flooring



- Entrance lounge/lobbies with Granite flooring.
- Typical floors corridors with a combination of granite and vitrified flooring.
- **Foyer, Living, Dining & Kitchen:** 800 X 800 mm size double-charged vitrified tiles of RAK / Kajaria / Somany make.
- **Bedrooms:** 600 X 600 mm size double charged vitrified tiles of RAK/ Kajaria/ Somany make.
- **All Balconies / Utilities:** Flooring with anti-skid ceramic tiles of Kajaria / Somany makes.

## Tile Cladding/Dadoing



- **Bathrooms:** Dado up to false ceiling height using ceramic tiles of Kajaria / Johnson / Somany make.
- **Kitchen:** Ceramic tile dado up to 2' height of Kajaria / Johnson/ Somany make.
- **Utilities:** Ceramic tiles dado up to 3' height of Kajaria / Johnson / Somany make

## Kitchen



20 mm thick granite with SS sink of Franke / Futura make (Single Bowl with Drain Board).

## CP & Sanitary Fixtures



- **Master Bedroom Toilet:** Granite counter top wash basin with Single lever mixer.
- **Other Toilets:** Half pedestal wash basins in Kid's & Common Toilets of Kohler/ Hindware / TOTO make.
- **EWC:** Wall mounted EWC with concealed flush tank of Kohler / Hindware / TOTO make in all toilets.
- Single-lever diverter with bath spout and over head shower in all toilets of Grohe / Kohler / Jaquar make.
- Provision for geyser in all bathrooms.
- Chrome-plated faucets of Grohe / Kohler / Jaquar make.

## Electrical



- Concealed copper wiring of Havells / Anchor / Polycab make.
- Power outlets for geysers in all bathrooms.
- BESCOM power supply of 4 KW for 2BHK and 5KW for 3BHK units, with an individual meter.
- Miniature Circuit Breakers (MCB) & DB's of Indo-Asian / Legrand/HPL make.
- Modular switches of Schneider / Havells / Anchor make.

## Telecom



Provision for telephone points in living and master bed room.

## TV



Provision for television connection in Living and Master Bed room.

## Lifts



- 2 No's automatic lifts for each tower (1 Service Lift & 1 Passenger Lift of 15 Passenger capacities) of Schindler / Kone / Johnson make with auto rescue device.
- Granite/marble cladding entrance.

## Security System

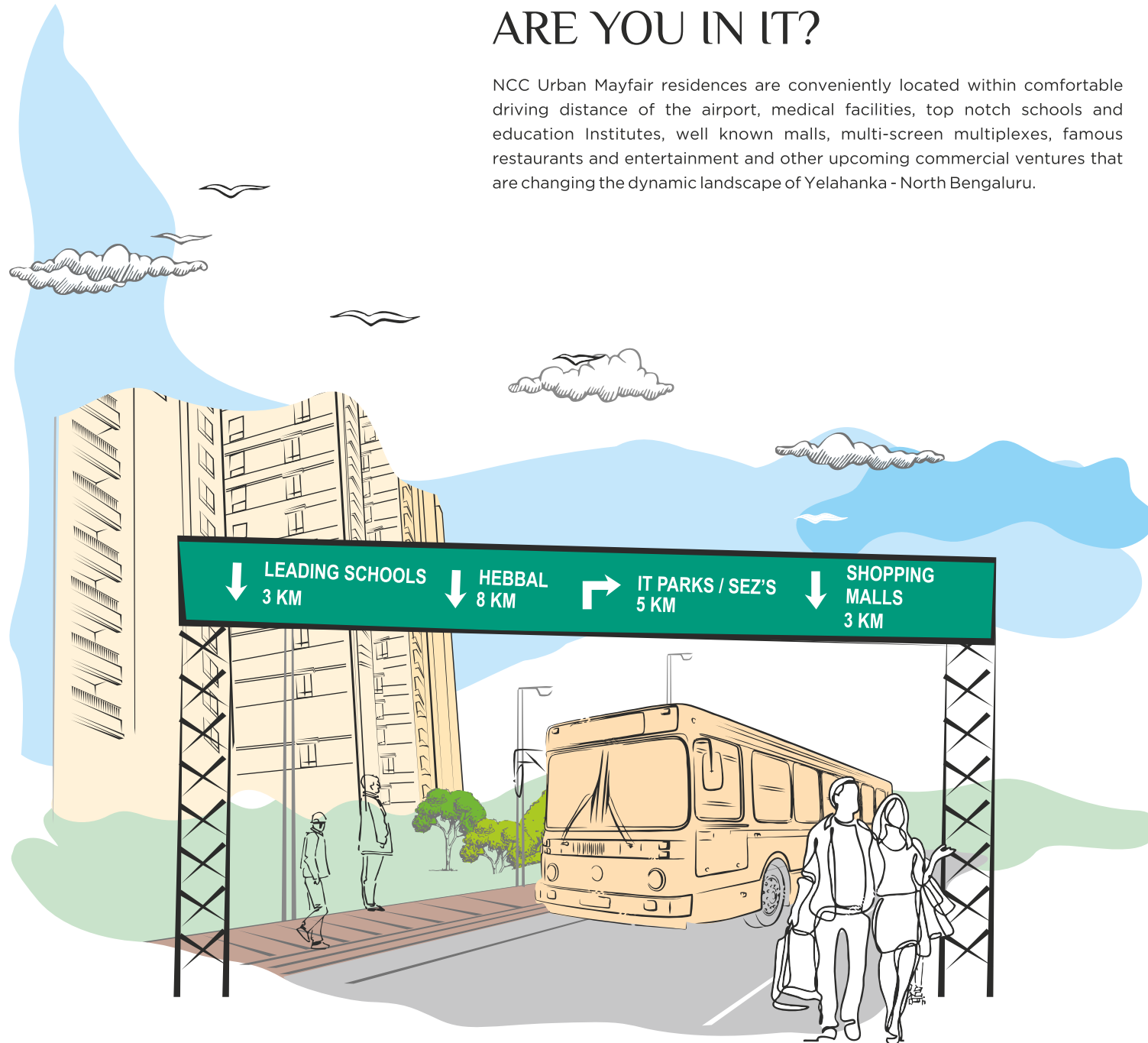


- Peripheral area equipped with CCTV cameras for surveillance.
- Intercom facility from entrance security to each flat.



# IT'S A WORLD OF SPACES IN ELITE DESTINATION. ARE YOU IN IT?

NCC Urban Mayfair residences are conveniently located within comfortable driving distance of the airport, medical facilities, top notch schools and education Institutes, well known malls, multi-screen multiplexes, famous restaurants and entertainment and other upcoming commercial ventures that are changing the dynamic landscape of Yelahanka - North Bengaluru.



**18 KM**  
International  
Airport





**LOCATION MAP**  
(Not to scale)

**LOCATION ADVANTAGES**

**HOSPITALS:**

- Aster CMI
- Columbia Asia
- Cytecare
- Navachetana

**MALLS:**

- Galleria Mall
- Vishal Mall
- Big Bazar
- Heritage
- Relience Supermarket
- Royalmart Supermarket
- More Mega Mart

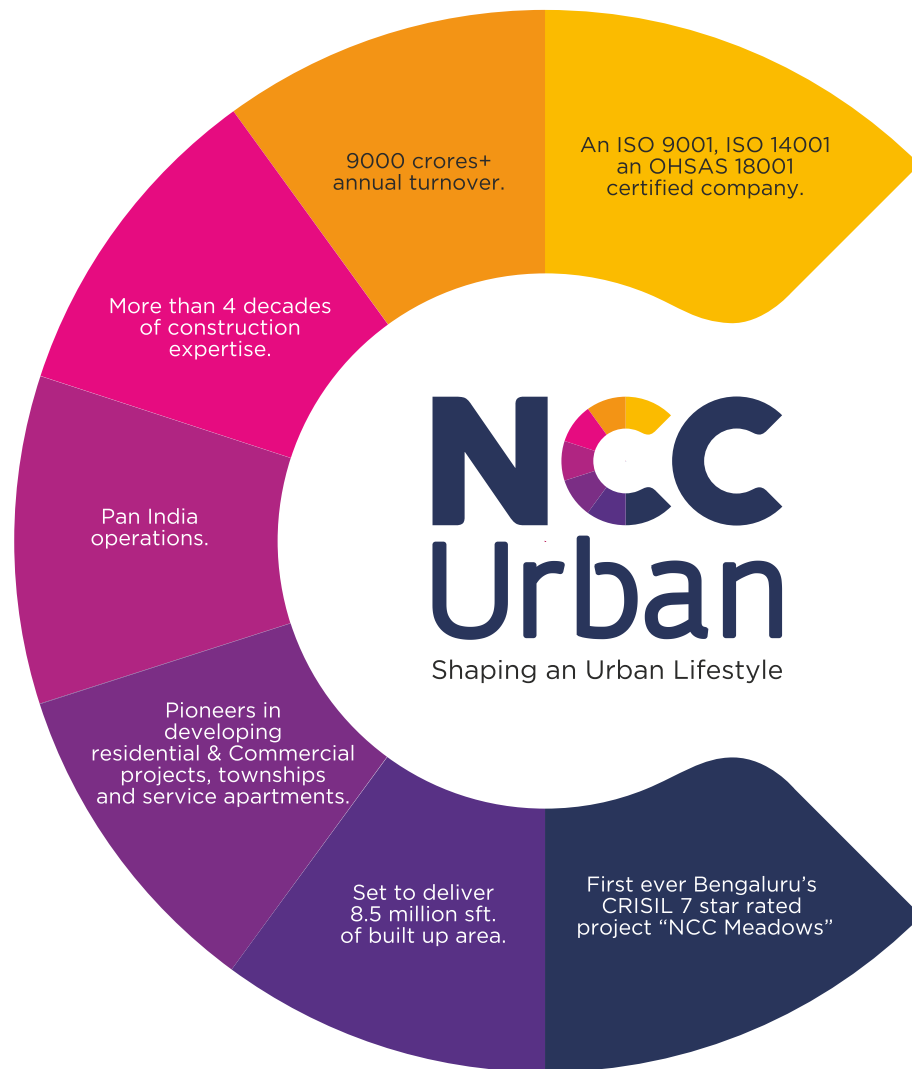
**SCHOOLS & COLLEGES**

- Canadian International School
- Vishwa Vidyapeeth
- Ryan International school
- Mallya Aditi International School
- Nagarjuna Vidyanikethan
- Nitte International School
- Ryan International School
- Presidency School
- Vidyashilp Academy
- Chrysalis High
- National Public School
- VIBGYOR
- BMSIT
- Nitte Engineering College
- MVIT

NCC URBAN



## THE DEVELOPER & ITS GROWING TRUST



NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes Equipped With a world class building techniques and state-of-the-art building infrastructure that is expertly commandeered by top-notch professionals.

NCC Urban Infrastructure's quality operations span across Residential and commercial complexes, townships, SEZs and serviced apartment complexes. The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi. Strict adherence to superior standards on time deliveries and transparent documentation has made preferred destination for individuals who are looking for quality living at affordable prices.

NCC Urban has inherited its experience and expertise from NCC Limited. Known for its excellence in the execution of Turn key projects, Industrial Buildings, Multistoried, Commercial structures, Townships, Roads, Bridges, Pipelines etc. and rated as growing Infrastructure Company in India with annual turn over nearly Rs. 9,000 crores.

40	27	5200+
Successful Years	Completed Projects	Happy Customers

5.3 million Sft  
Under Construction



## ONGOING PROJECTS

### BENGALURU



NCC Urban Mistywoods, Yelahanka



NCC Urban Green Province, Sarjapur Road



NCC Urban One, Narsingi



NCC Urban Gardenia, HITEC City

### CHENNAI



NCC Urban Temple Trees, Keelkattalai

### KOCHI



NCC Urban Senate, Kaloor

### RANCHI



NCC Khelgaon, Hotwar

## FEW COMPLETED PROJECTS

### BENGALURU



NCC Ivory Heights



Nagarjuna Meadows II



Nagarjuna Asterpark



Nagarjuna Maple Heights



Nagarjuna Premier

### HYDERABAD



Nagarjuna Residency



Nagarjuna Pearl Bay

### KOCHI



Nagarjuna Green Valley



Nagarjuna Laurel

### GUNTUR



NCC Park Square



## **NCC Urban Infrastructure Limited**

(Subsidiary of NCC Ltd.)

An ISO 9001, ISO 14001, OHSAS 18001 Company

**CIN: U45200TG2005PLC048375**

Corporate Office

**NCC Urban Infrastructure Limited**

NCC House, 7th Floor, Madhapur,  
Hyderabad - 500 081

Regional Office

**NCC Urban Infrastructure Limited**

NCC Urban Windsor, 3rd Floor, New Airport Road,  
Opp. Jakkur Aerodrome, Bengaluru - 560 064.

**BENGALURU | HYDERABAD | CHENNAI | KOCHI | GUNTUR | RANCHI**

Member  
**CREDAI**  
BENGALURU

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Note : this brochure is only a conceptual presentation of the project and not a legal offering. the promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.