

**Total**Environment  
Land-Craft

Tangled  
up in Green

Doddaballapur Road



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Doddaballapur Rd

RERA No. : PRM/KA/RERA/1250/303/PR/080124/006538  
For more details, visit: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



## Disclaimer

All information provided here, including but not limited to drawings, visualisations, renderings, master plan, floor plans, trees, landscape, images, and other elements are only indicative and will likely change in the final, as-built development. Some information provided is inclusive of likely future developments. The visualisations and renderings provided here are general in nature and are indicative of the project at a mature stage, at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

An image is only as relevant as the value it communicates. An image brings a reality to our Homes that words cannot.

All visualisation in this brochure is representative of the proposed development.





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## Land-Craft

We set up Total Environment Land-Craft to create **carefully designed** and sensitively crafted **sustainable communities** that provide you with the opportunity to make an investment in a plot of land now and the flexibility to invest in the **construction of your home** a little later.

Our communities are designed using our principles of **People-Centred Design** - carefully balancing scale and intimacy with smaller sub-communities, **intense landscaping**, and plenty of amenities, always keeping you at the heart of the design process.

## Design Elements

Here are some key elements that you can expect when you purchase a plot for your home at Tangled up in Green

- a **Intimate Clusters**  
Our communities are designed with small intimate clusters with 12-24 homes in each cluster. This prevents traffic from driving through and makes each cluster safer for the elderly, children and pets and creates the opportunity for the families within the cluster to get to know each other better.
- b **Central Boulevard**  
At the heart of the community is a central boulevard with a Central Green flanked by roads on both sides. This boulevard runs from the entrance of the project through to the end of the property, providing a wonderful walking space.
- c **Tree Museum**  
Trees are some of the most beautiful creations of nature and, housed in the Central Green, is a Tree Museum celebrating each large tree with information about its history and background, benefits and other interesting facts.
- d **Cobbled Streets**  
Our streets are built with exquisite hand-crafted cobblestones which blend into the natural landscape, providing a sense of calm. These stones are far more durable and weather resistant when compared to regular tar roads and they also help to reduce the speed of the traffic without the requirement of painful speed-breakers. We lay these stones with significantly steeper cambers to avoid puddles during rains.
- e **Walking Paths**  
There is perhaps nothing more invigorating and inspiring than a walk in the woods, in the middle of nature. We create long walking paths throughout the community for you to explore and enjoy, amidst wonderful creatures such as birds, squirrels, butterflies and beetles.

Visualisation of the Streetscape at Tangled up in Green



## Design Elements

Here are some key elements that you can expect when you purchase a plot for your home at Tangled up in Green

e

### Cycling Tracks

Another wonderful way to experience nature is on a bicycle and we have planned cycling tracks running through the property for you to enjoy nature on a bicycle.

f

### Architectural Design

With the purchase of a plot of land from Total Environment Land-Craft, you secure complimentary access to our award-winning home designs as well as access to our interior design platform eDesign, through which you can custom design your home to meet your lifestyle and functional needs and aesthetic preferences.

g

### Construction and Interiors by Total Environment

As the owner of a plot in our community, you also get access to quality construction of your home including furniture, cabinetry & kitchens from Total Environment, along with Lifetime Maintenance support [for a fee]

h

### Property Management

Total Environment offers lifelong maintenance of the community for as long as you want us to be around. This maintenance, however, does not include anything within the plot if the home has not been built through Total Environment.

i

### Clubhouse

Our clubhouse and the facilities within are designed with the same authentic first principles approach and with the warmth and attention to detail as our homes, for you and your family to feel at home there. Facilities include a children's library, theatre, heated pool, multipurpose hall, gym, squash courts, badminton courts, tennis courts and many more.

Visualisation of the Driveway at Tangled up in Green







## The Property

Safe and walkable neighbourhoods

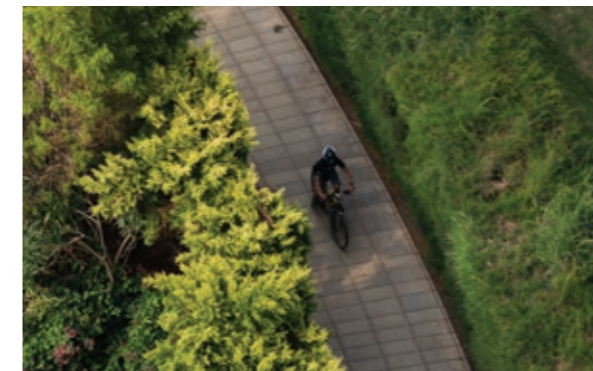
Eight acres of eucalyptus forest

Tree museum

Central boulevard with retention ponds

Tangled up in Green is a uniquely designed, sustainable community of plotted development by Total Environment located on Doddaballapur Main Road, next to Bangalore Satellite Town Ring Road (STRR).

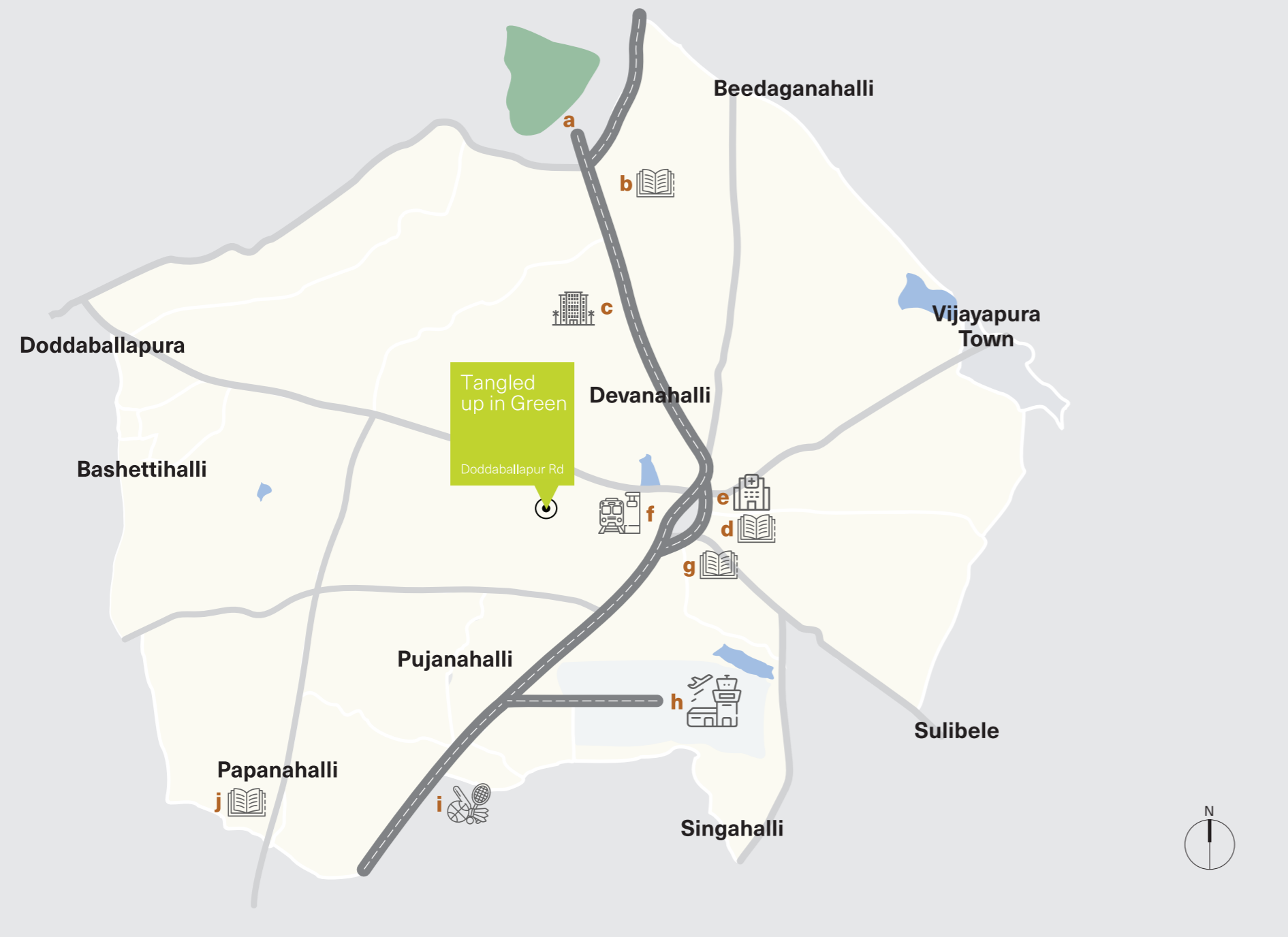
Designed uniquely, the Master Plan includes intimate clusters. Cul-de-sacs on internal roads make the neighbourhoods safer by avoiding thoroughfare traffic. A central boulevard runs throughout the project with tree museums and retention ponds, which connect the two ends of the preserved eucalyptus grove. The common area amenities will include jogging and cycling tracks, a dog park, an amphitheatre, an open playground, and more.



Cycling Tracks



The common streets are paved with exquisitely handcrafted natural cobblestones and lined with mature native trees on both sides.



Tangled up in Green - Location map

Legend

a	20 Km to Nandi Hills Sunrise / Sunset point	f	5 Km to Devanahalli Railway Station
b	15 Km to Gitanjali International School	g	8 Km to Akash International School
c	12 Km to JW Marriott	h	16 Km to Kempegowda International Airport
d	10 Km to Eurokids Devanahalli	i	17 Km to Decathlon Anubhava
e	5 Km to New Manasa Hospital	j	20 Km to Stonehill International School

Map not to scale

## The Location

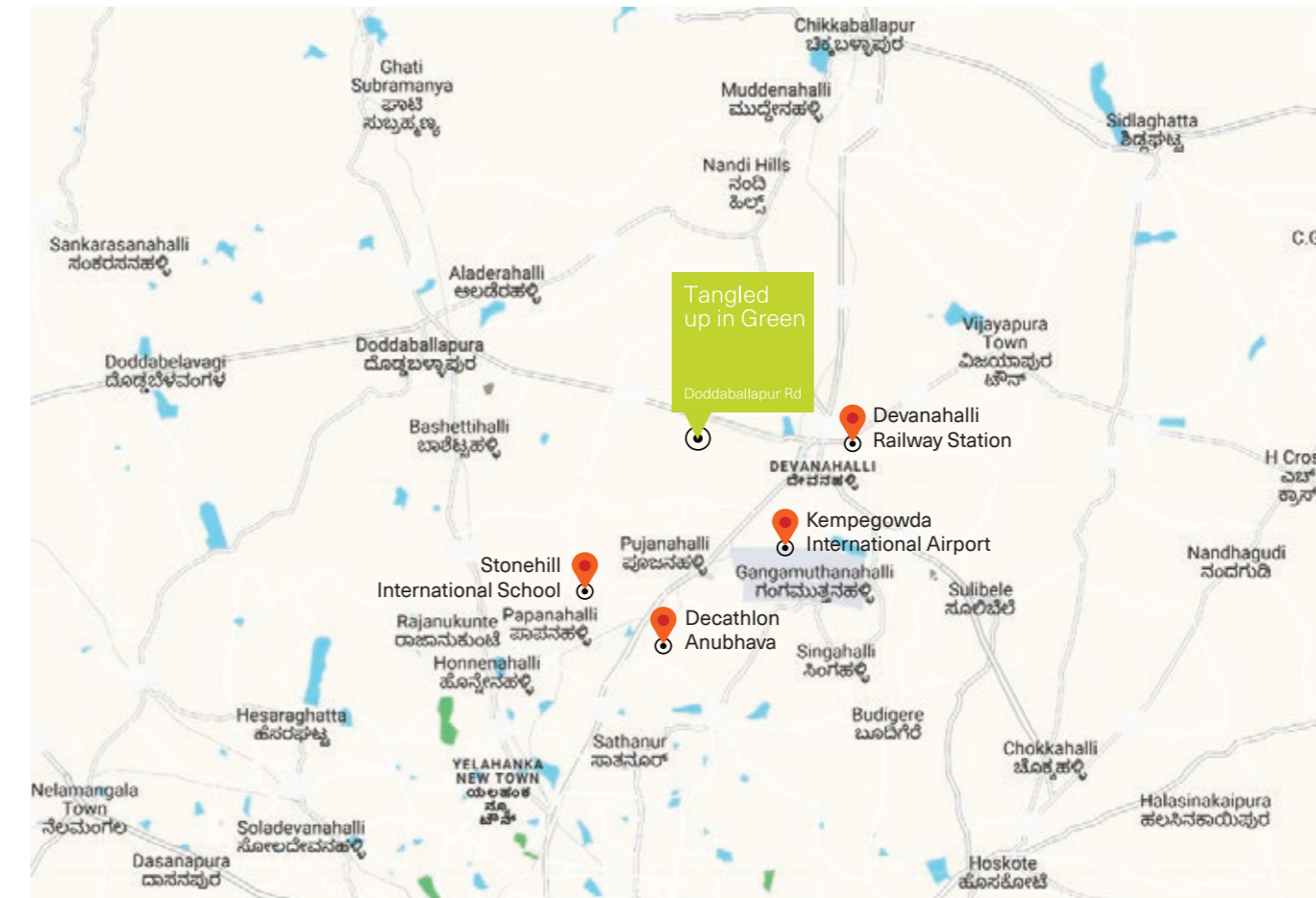
Located on Doddaballapur Road

10-minute drive to schools, malls, hotels and hospitals

Quick access to Kempegowda International Airport

Tangled up in Green is located in the north of Bengaluru. It is 16 km from Kempegowda International Airport.

The project is in the vicinity of reputable schools, multi speciality hospitals, commercial zones and upcoming IT parks.



Location Map

Against the backdrop of Bangalore's glorious weather, this burgeoning suburb is one of the most sought after destinations in the city.



## Project Overview

Tangled up in Green is a plotted development made the Total Environment way. It has been created for people who share our passion for design, quality, and craftsmanship.

It features complimentary access to our award-winning home designs as well as access to our interior design platform eDesign, through which you can custom design your home to meet your lifestyle and functional needs, and aesthetic preferences. The project also offers access to quality construction of your home, including furniture, cabinetry, and kitchens from Total Environment, along with lifetime maintenance support [for a fee].

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### Unit sizes available

30'x60', 35'x60', 40'x60', 45'x60', 40'x80',  
45'x80', 50'x100' and special sizes

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# Master Plan



## Master Plan

### Legend

A1 Plot Configuration 30' x 60'	C1 Club House	D7 Services/Utilities/Transformer yard
A2 Plot Configuration 35' x 60'	C2 Commercial	Bicycle track
A3 Plot Configuration 40' x 60'	D1 The Central Green	Pedestrian Walkway
A4 Plot Configuration 45' x 60'	D2 The Club Greens and Play-courts	Cobblestone Roadway
A5 Plot Configuration 40' x 80'	D3 Children's Park	
A6 Plot Configuration 45' x 80'	D4 Kid's Play / Tot lots / Neighbourhood Park	
A7 Plot Configuration 50' x 100'	D5 Pet Park / Neighbourhood Park	
A8 Plot Configuration Irregular plots	D6 Civic Amenities / Nature Park	

\*Road Alignment is subjective and tentative to change

Note: Some landscape features, such as the water body indicated here, are for representation only. The actual location and size may vary at the time of design.

The master plan is subject to change and is only a general site plan. Some features, improvements, surfaces, trees and other elements will likely change in the final, as-built development.

## Amenities

Jogging track	•	Eucalyptus grove	•
Cycling track	•	Dog park	•
Reflexology path	•	Stepped seats / Amphitheatre	•
Meditation / yoga / seating deck	•	Open playground	•
Kid's play area	•		

## Specifications

### SITE DEVELOPMENT

Roads / Pavements	Roads built with hand-crafted cobblestones, pedestrian pathways in precast concrete flagstones
Boundary Walls	Boundary walls in masonry or concrete to a height of 1.8m
Lighting	Street lighting with LED lights on MS poles
Landscaping	Combination of trees, shrubs and creepers based on the theme of the project
Irrigation	Sprinklers and a drip irrigation system for landscaped areas

### UTILITIES

Power Supply	Power connection of 4 kVA for each plot of upto 2,500 sq.ft. and 5kVA for plots larger than 2,500 sq.ft.
Water Supply and Storage	Water supply shall be through a combination of overhead storage with gravity distribution and hydropneumatic pump system
Rainwater Harvesting	Percolation pits shall be provided at regular intervals within the storm water drainage system
Sewage Treatment	A tertiary sewage treatment plant shall be provided with separate plumbing for use of re-cycled water in landscaping

Note: All specifications above are subject to change and decisions taken from time to time by the promoters shall be final and binding.



# Terms and Conditions for Building and Construction

## Building Height

Plinth at 1' [0.3m] from the natural ground level.

Maximum height of structure of the unit 31' [9.45m].

Boundary wall on the side 5.9' [1.8m].

Maximum height of any structure / element on the terrace including water tanks / staircase headroom etc.: 12 m.

Any structure above 6.4m to be offset from front setback by 2.4m.

## Home Construction

Only natural materials to be used on the exterior of the building [brick, stone, concrete, wood, corten steel].

No plaster or paint to be used on the exterior of the building.

A maximum of 5% of the external wall shall be permitted to be plastered, and all such walls must be painted in either white or grey paint.

Windows to be in wood or aluminium only. No PVC windows permitted.

Only clear glass to be used for all windows, French windows and any other fenestration. No tinted, coloured or reflective glass shall be permitted.

No plumbing down-take pipes to be visible from the street.

No temporary structures or solar panels to be visible from the street.

A maximum of 2 [Two] Dwelling Units shall be permitted on one plot.

The boundary wall & gate cannot be changed and the gate position cannot be changed.

No enclosed car garage shall be permitted to extend into the setback areas.

No trees to be cut without approval from Total Environment.

No Borewells shall be permitted.

## Design and Construction

Architects and Contractors must be registered with TE before they are permitted to take up any work.

Construction timings shall be restricted to 9:00 am to 6:00 pm only.

No materials shall be allowed to be stored outside the individual plots. All materials must be stored within the plot.

Housekeeping Policy to be adhered to.





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Total Environment Building  
Systems Pvt Ltd

**To book an exclusive tour**  
of our plots, mail us at  
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or call **+91 99000 78000**

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