



The Formist Group is the product of architects with big passion, coming together to redefine "the regular" in real-estate.

We're constantly questioning today's standards and it's this curiosity that enables us to conjure fresh ideas that create a sense of simplicity in everyday life.

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While we always cover the basics, we like to prioritise the hard-to-recognise needs of families or an individual that are not always on the forefront. This not only comes with the addition of nifty features and conveniences but with the use of optimum design and a commitment towards quality, to ensure that a space always performs at its best. It's this level of thoughtfulness that helps us create living and work spaces with distinct character and a balanced rhythm.

For the team at The Formist Group, the most important part of our business is to create backdrops that work well, so that our customers can focus on what matters the most.

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Praveen Bavadekar, Chief Formist.

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The Formist Group is spearheaded by **Praveen Bavadekar**, an architect who has earned a reputation for his design focused approach.

This is evident in his projects that have been delivered over the last two decades.



Centenary Museum for KLE Society



LMCCS Pune

Gangubai Hangal Gurukul





Awards and Recognitions

2004

- AplusD Spectrum award for recreational architecture building of the year. (Cafe Ajanta, Belgaum)
- AplusD Spectrum commendation award for the young architect of the year.

2006

- Young designers shortlist of Indian architect and builder magazine (Mats College interiors, Belgaum)

2012

- Young designers shortlist of Indian architect and builder magazine. (The Gangubai Hangal Gurukul at Hubballi)
- 22nd JK Architect of the Year commendation trophy for public building. (The Gangubai Hangal Gurukul at Hubballi)

2014

- A&D Cera commendation trophy for single residence. (The house with two Sheesham trees, Belgaum)
- NDTV Design and Architecture Awards, nominated for single residence. (The house with two Sheesham trees, Belgaum)
- Praveen Bavadekar was shortlisted as one among the top 100 architects in India by the magazine, Architecture and Interiors, India.
- Archidesign winners trophy for single residence. (The house with two Sheesham trees, Belgaum)

2016

- NDTV Design and Architecture Awards Jury's Special Commendation for Public space interiors (Centenary Museum for KLE Society)
- Zonal Winners in the category of Public spaces at the Indian Institute of Interior Designers Awards. (Centenary Museum for KLE Society)
- National Winners in the category of Public spaces at the Indian Institute of Interior Designers Awards. (Centenary Museum for KLE Society)
- Trends awards Special mention in the category of public spaces (Project , Centenary Museum for KLE Society)

2018

- NDTV Design and Architecture Awards, Winner for stacked student housing in group housing category.

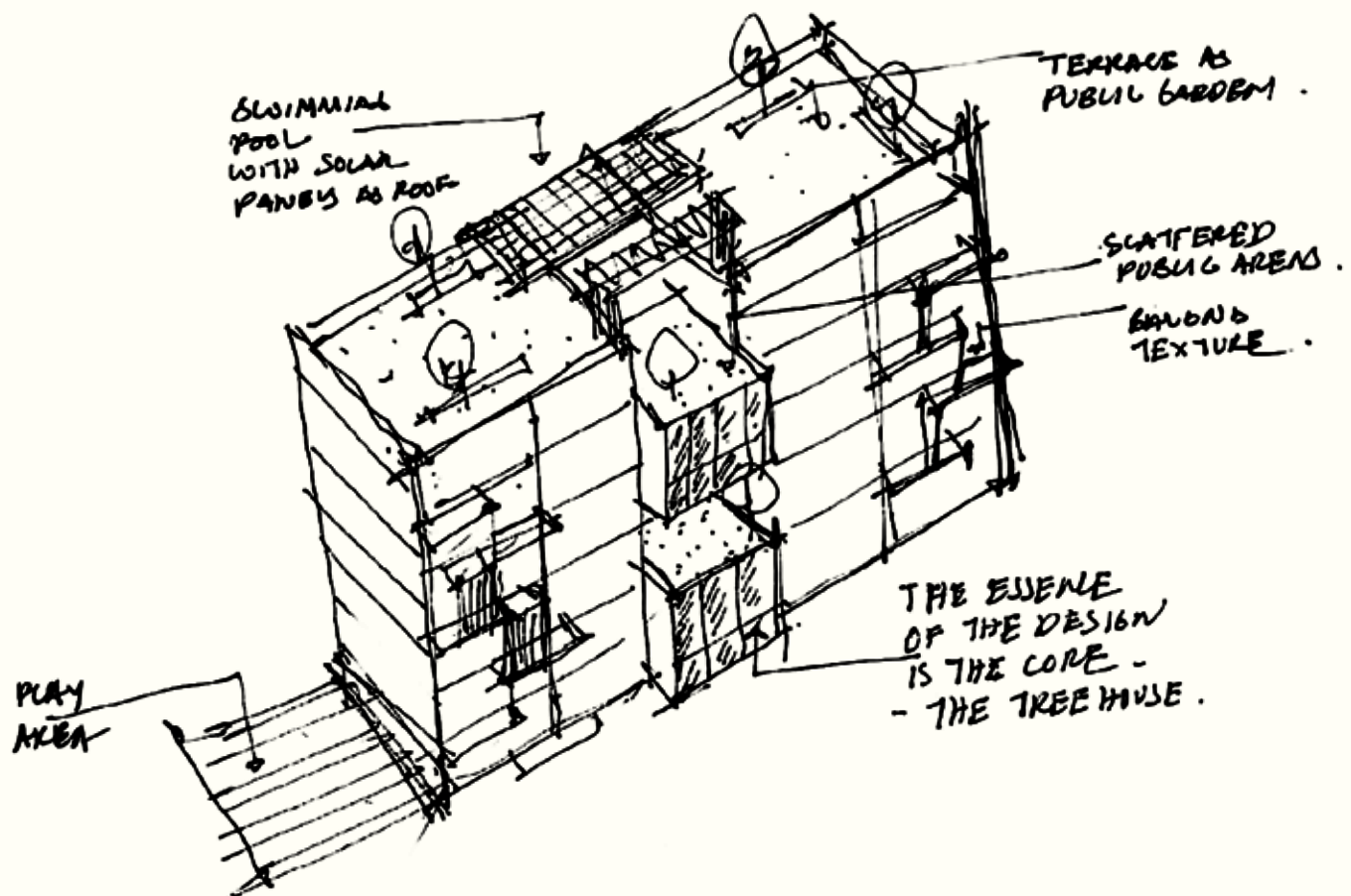
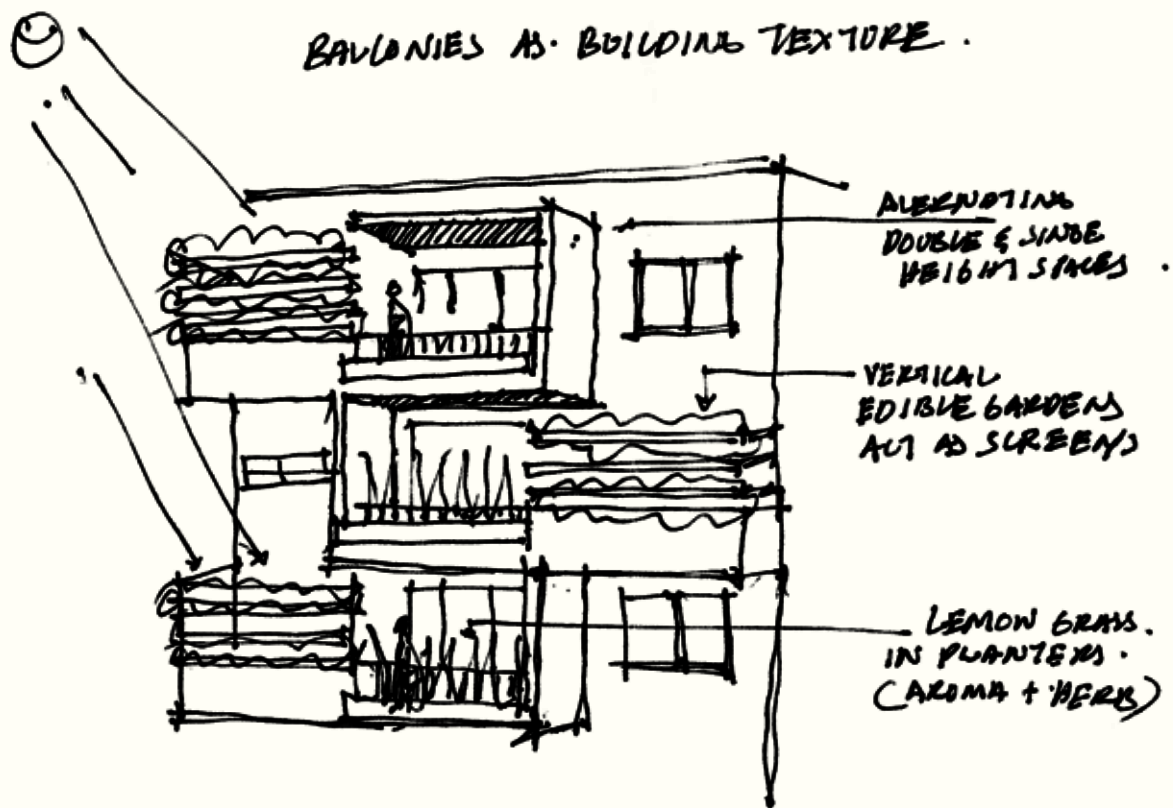


The house with two Sheesham trees

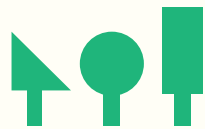
Stacked Student Housing







# THE TREEHOUSE



The Treehouse is a standalone tower of 8 floors with 7 flats per floor.

Besides providing cleanly designed, Vaastu compliant flats of 2 and 3 bedrooms each, the design strives to provide an active lifestyle that combines a closeness to nature and a general sense of well being.

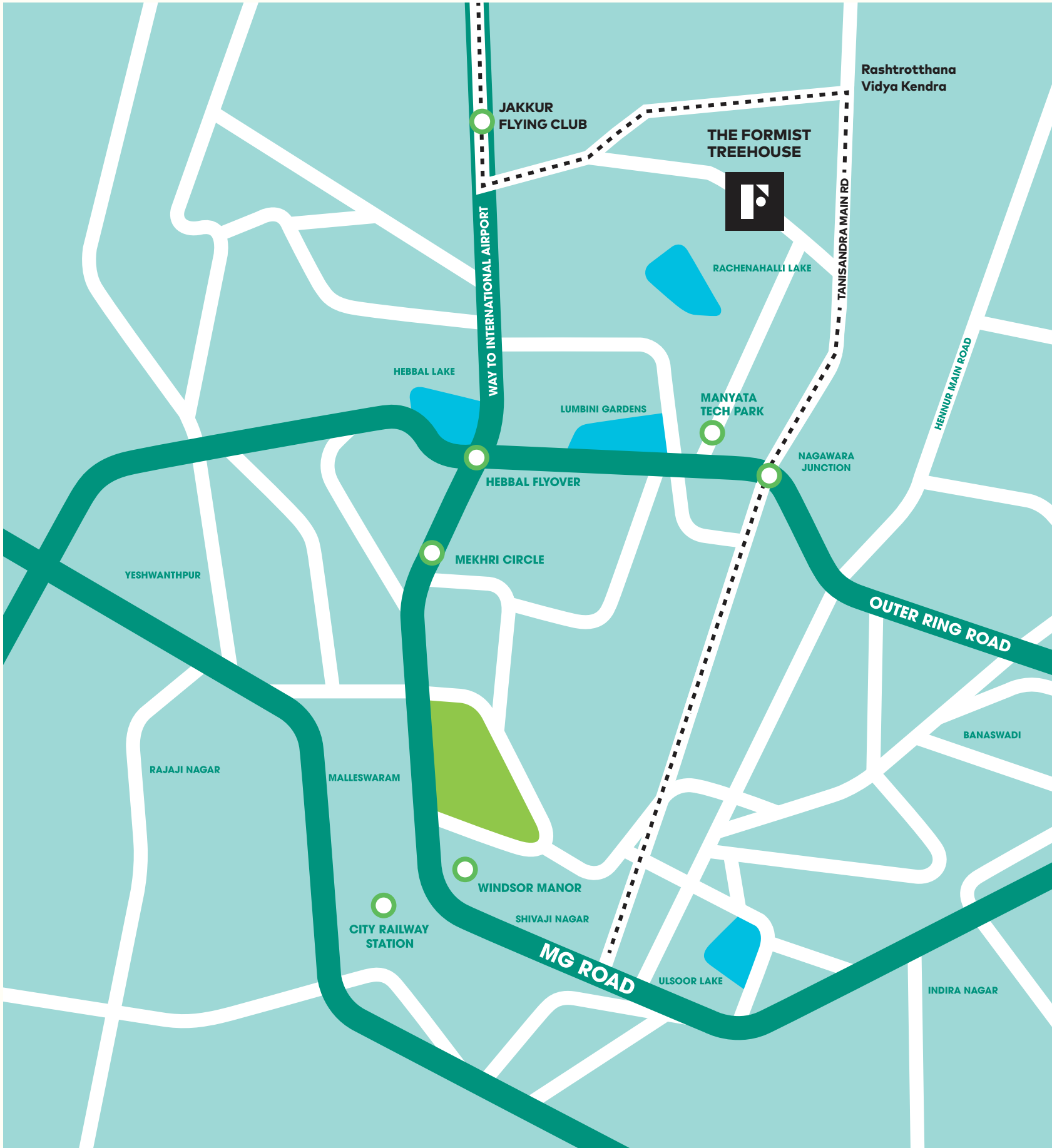
A unique feature of the architecture is the club. In this design, the club is deconstructed into various elements and all these elements are diffused across the centre of the building that we call, **De'Club**.

In addition to the central club, the balconies here are not just simple terraces but are treated as landscaped courtyards in the sky. Partially open, they incorporate vertical vegetable gardens that encourage growing your own food.

As an architectural concept, The Treehouse has seen years of development and fine tuning. We're thrilled to see this idea finally come to light.

**Praveen Bavadekar, Chief Formist.**

# Your Neighbourhood Srirampura, North Bengaluru.



Srirampura is placed off Thanisandra Road, an area in Bengaluru with rich heritage and a 500 year history.

A short drive away from **Manyata Tech Park** and **Hebbal**, the locale provides instant access to the Outer Ring Road, strategically linking major IT hubs in the city. Envisaged as a satellite town, the locality has been developed as one of the main business centres of Bengaluru. A 12000 acre **Information Technology Investment Region (IITR)** is coming up at

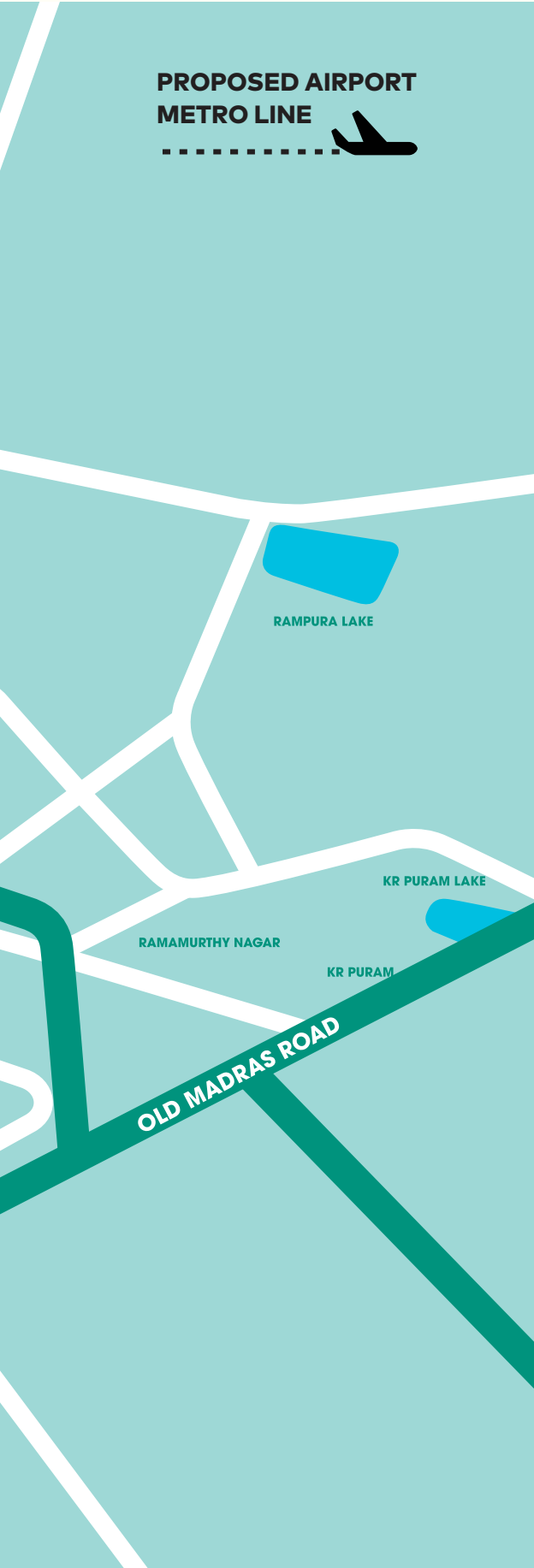
Devanahalli, which is in close proximity to Srirampura. This project has attracted renowned corporate and tech parks such as Manyata and MNCs like Infosys, Wipro, Cognizant, TCS, etc. Over 55 multinational IT companies have shown interest in IITR.

An Aerospace Park is being developed near Devanahalli on 252 acres. To boost the development of the locality, KSIIDC has proposed a commercial development on a 309 acre area. The major roads connecting Srirampura

are **Bellary Road, Dod Ballapur Road, Hebbal Flyover**.

A 6 lane elevated road between Hebbal and Yelahanka bypass to facilitate smooth traffic to and from Bengaluru International Airport. Yelahanka and Yeshwanthpur railway station are the nearest railway stations to The Treehouse.

The nearby **Elements Mall** is a recreational option for the Srirampura residents.



## AROUND YOU

### Schools

Vibgyor High Jakkur  
Kensri School  
Rashtrotthana Vidya Kendra  
Jain Heritage School  
Sindhi School  
Greenfield Public School  
DPS Bangalore Nort  
Vidyashilp Academy

### Hospitals

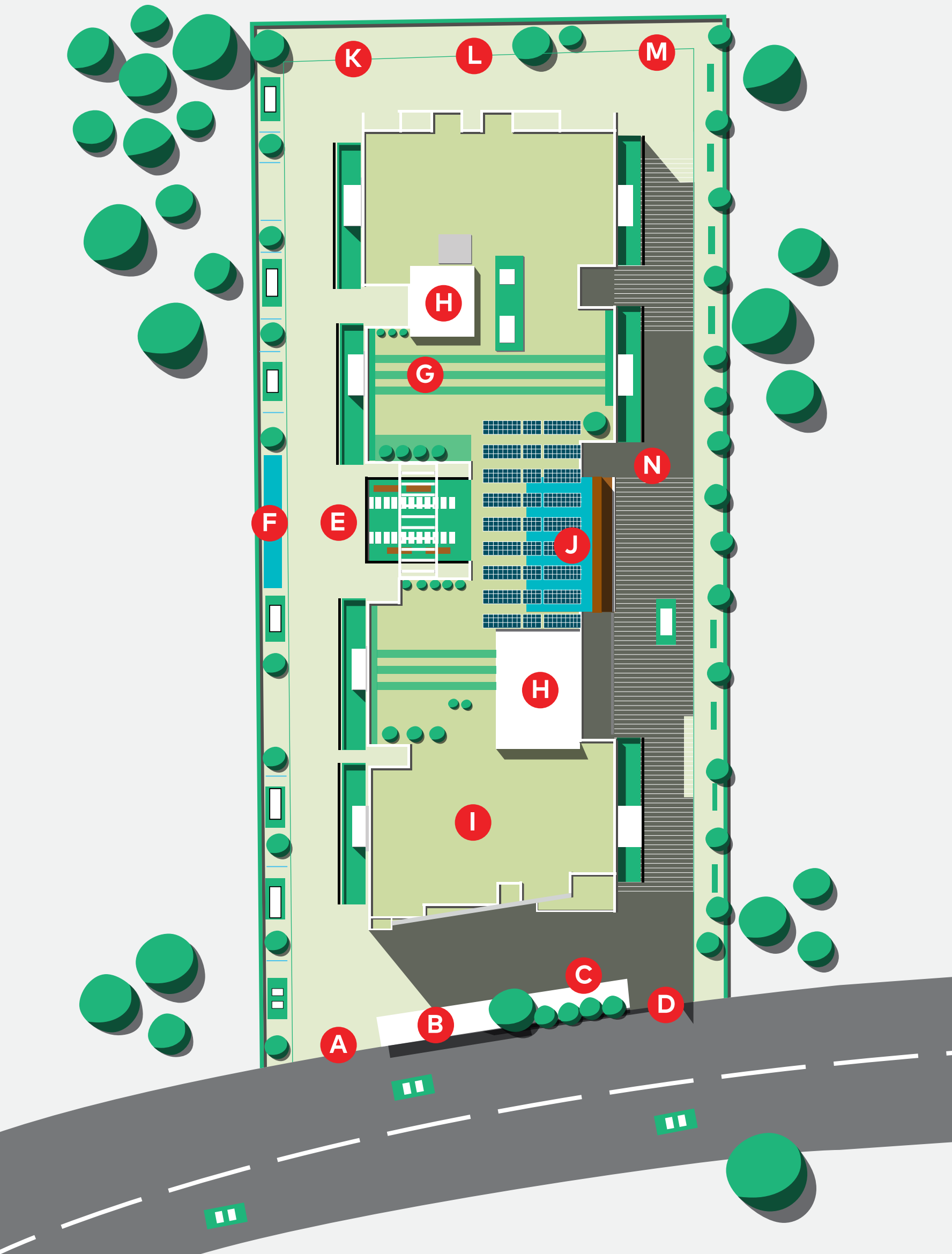
Aster CMI Hospital  
Motherhood Hospital Sahakara Nagar  
Regal Hospital  
Bangalore Baptist Hospital  
Columbia Asia Hospital

### Malls

Elements Mall  
RMZ Galleria

### Major destinations

Manyata Tech Park	3 km
Hebbal Flyover	6.6 km
Jakkur Aerodrome	3.6 km
Windsor Manor	12 km
MG Road	14 km
City Railway Station	16 km
International Airport	25 km
Yeshwantpur Rly Station	14 km
Mekhri Circle	10 km



SITE MAP

- A

 Main Entrance
- B

 Security Room
- C

 Play Area
- D

 Exit
- E

 Entrance Porch
- F

 Water Body
- G

 Terrace Garden
- H

 Staircase & Lift
- I

 Open Terrace
- J

 Swimming Pool
- K

 DG Yard
- L

 Transformer
- M

 OWC
- N

 Way To Basement





Entrance to the Treehouse







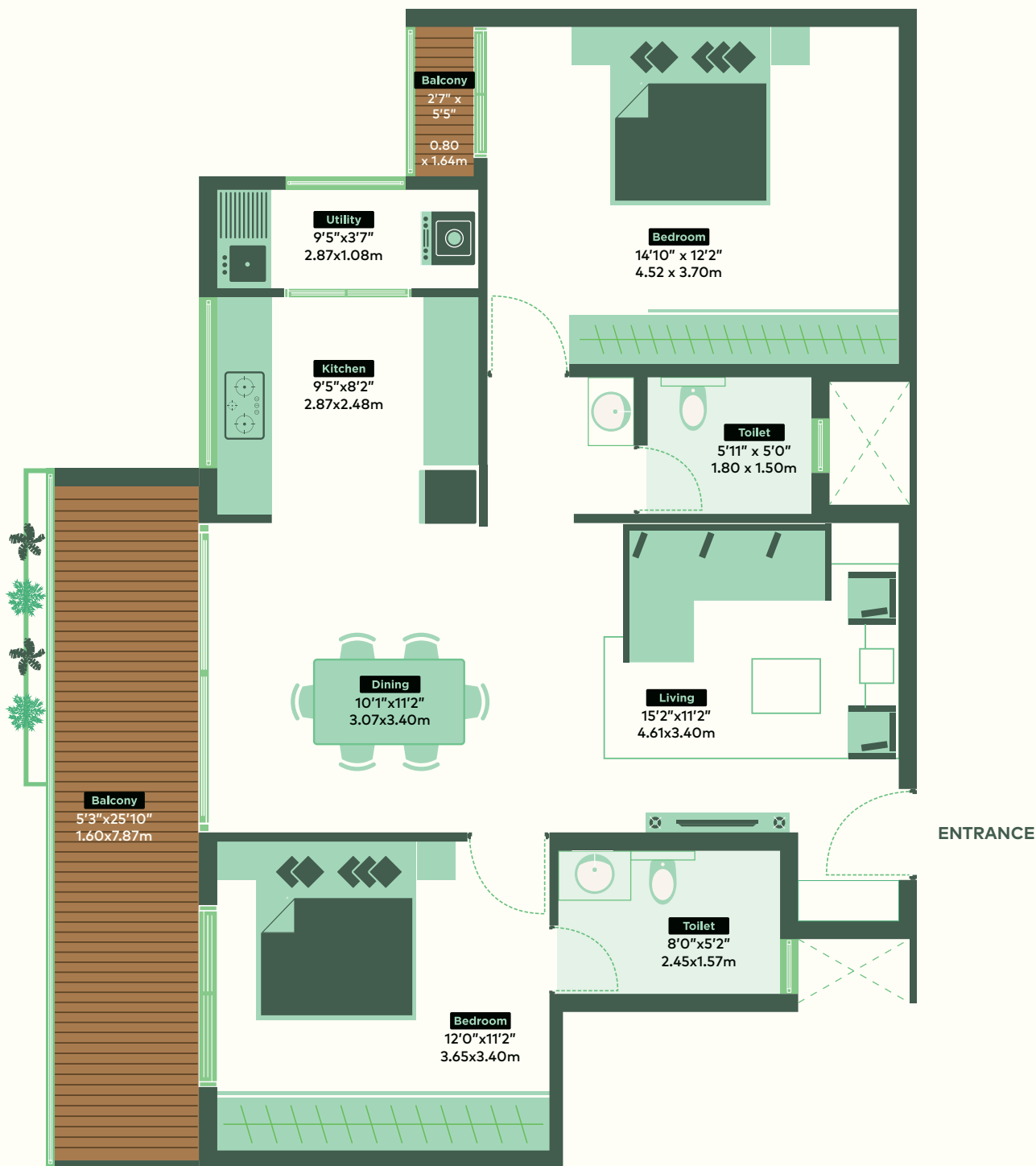




West View

UNIT PLAN	TYPE	SUPER BUILT UP AREA RANGE	CARPET AREA RANGE*
	2BHK	1372 SQ FT	844.76 SQ FT

\*EXCLUDING BALCONY

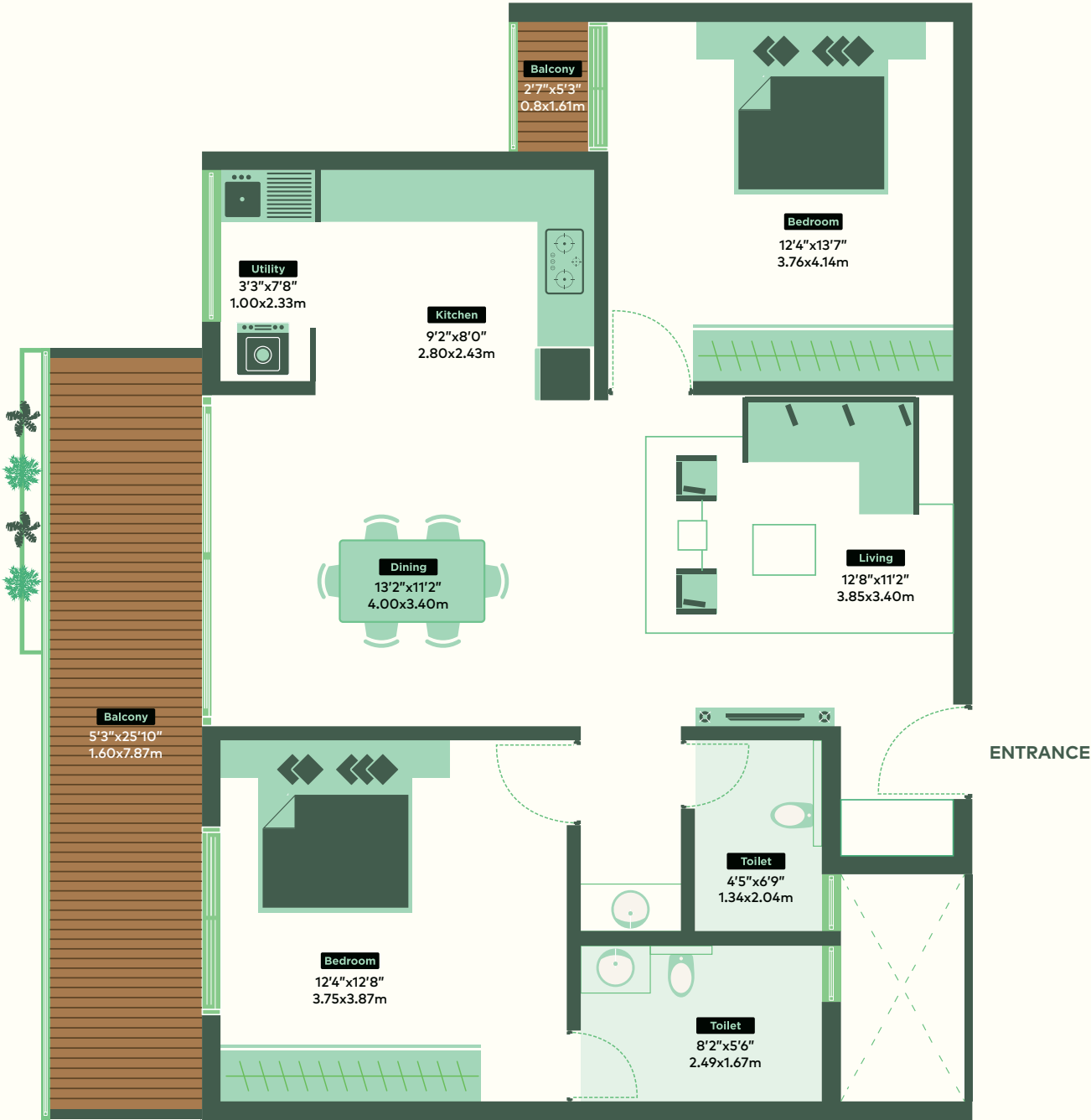


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UNIT PLAN	TYPE	SUPER BUILT UP AREA RANGE	CARPET AREA RANGE*
	2BHK	1386 SQ FT	848.63 SQ FT

\*EXCLUDING BALCONY



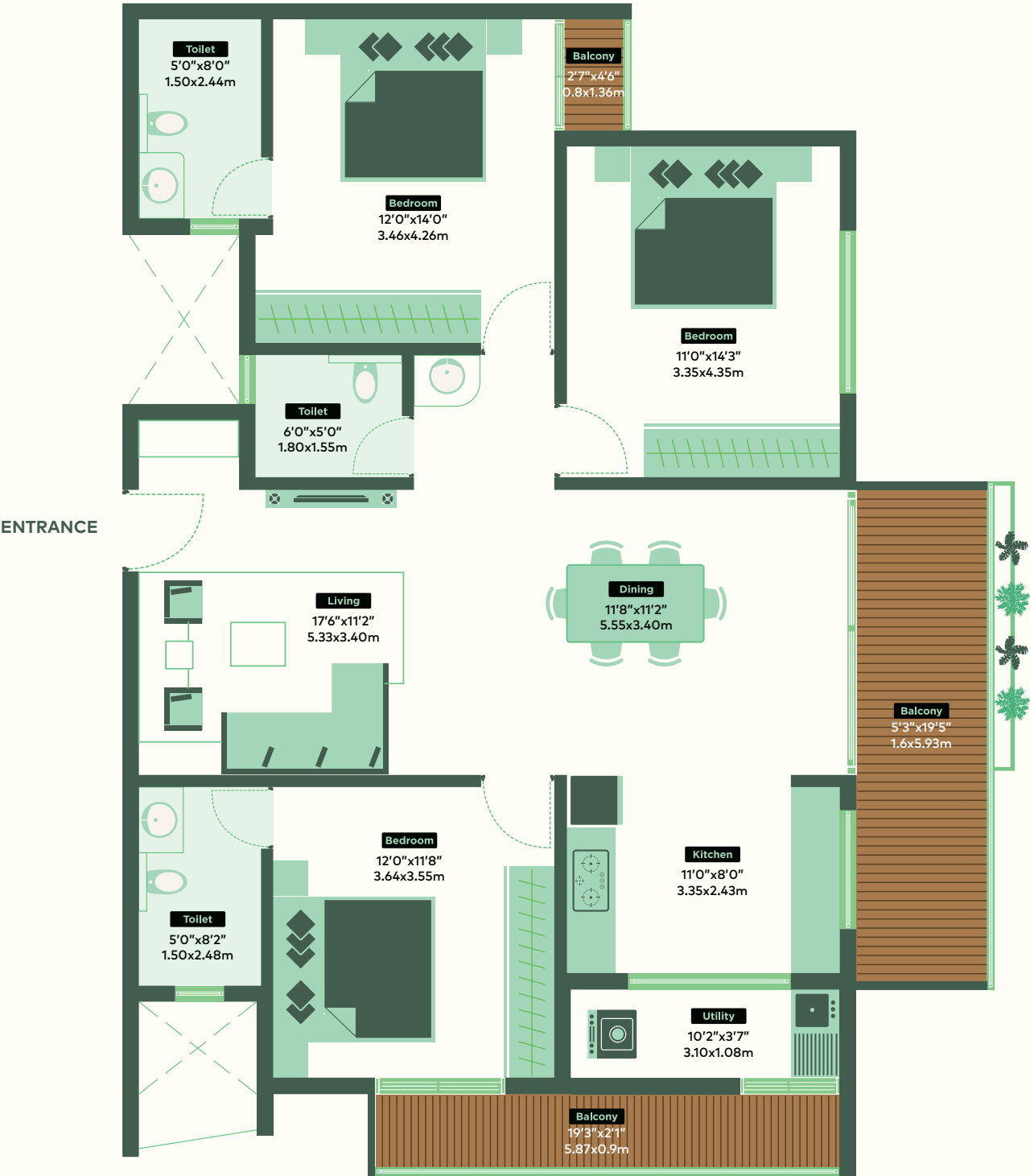
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UNIT PLAN	TYPE	SUPER BUILT UP AREA RANGE	CARPET AREA RANGE*
	3BHK	1772 SQ FT	1115.04 SQ FT

\*EXCLUDING BALCONY

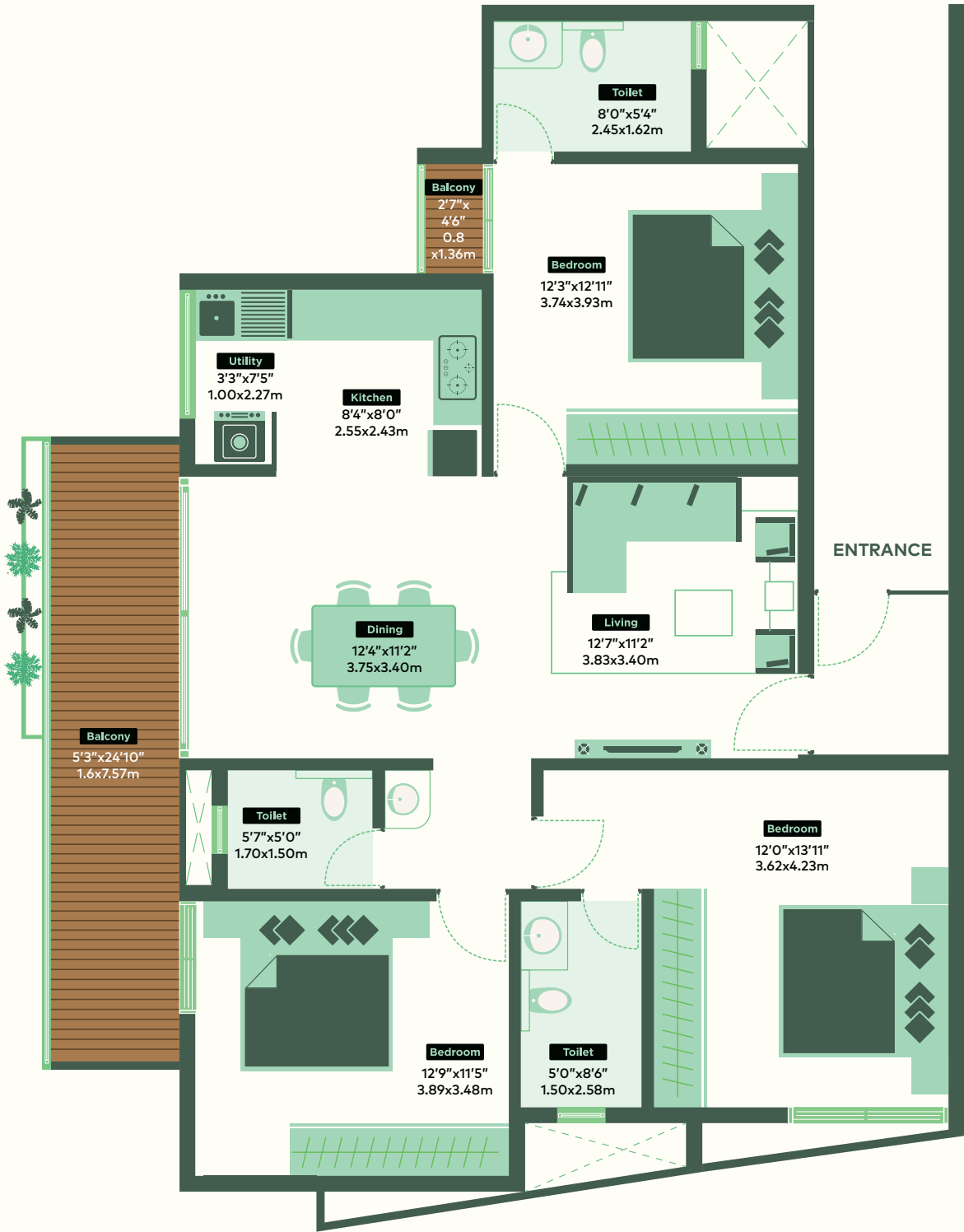


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UNIT PLAN	TYPE	SUPER BUILT UP AREA RANGE	CARPET AREA RANGE*
	3BHK	1638 SQ FT	1037.22 SQ FT

\*EXCLUDING BALCONY



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# De'Club

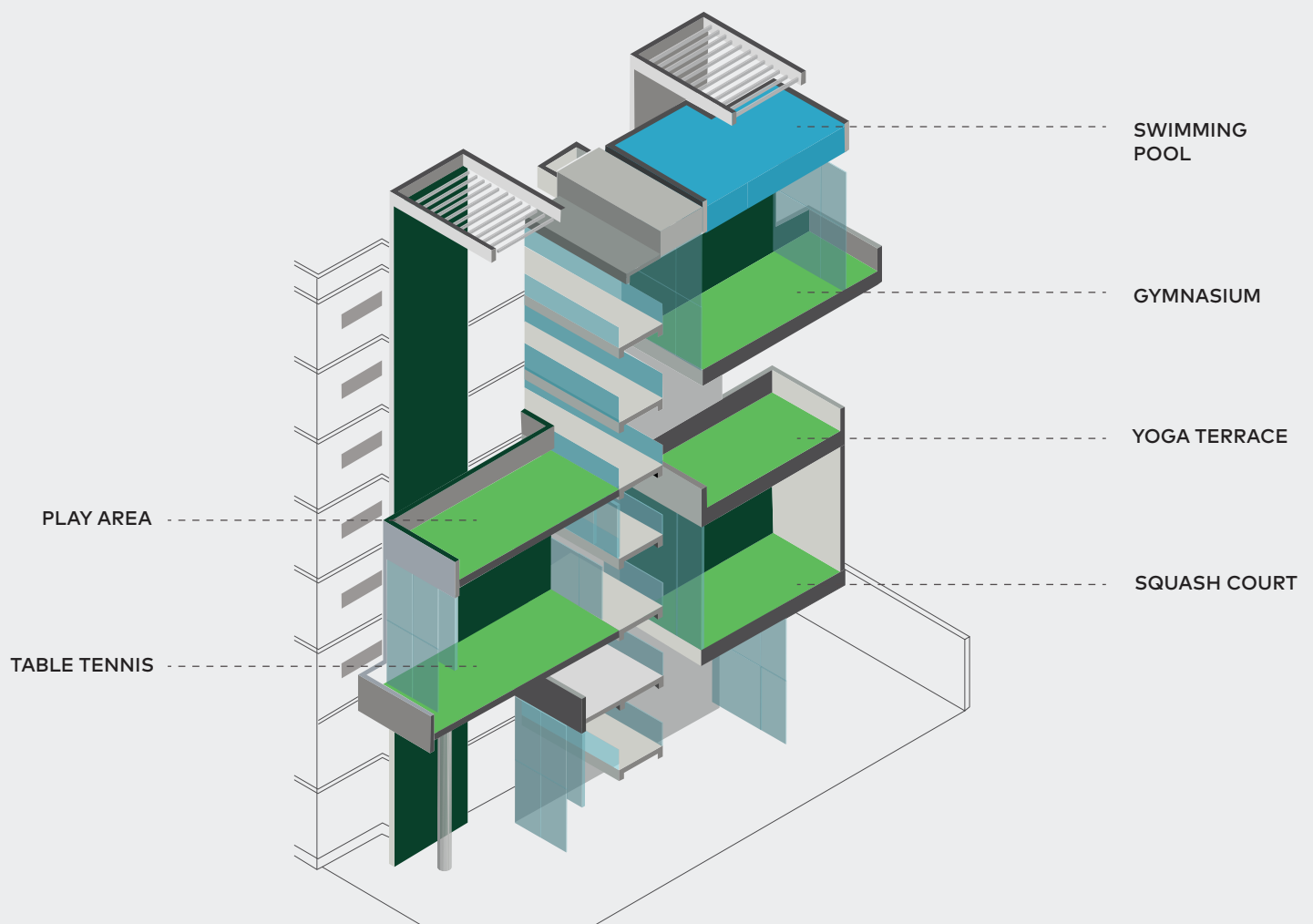
The deconstructed club, 'De'Club' is the defining aspect of The Treehouse and is a feature that makes this project unique.

It re-examines the traditional 'clubhouse' that is a mainstay in all new-age residential buildings and questions the way we interact with this space. While most clubhouses pack in a host of activities in a single area, they are generally cordoned off to a location that has limited visibility or restricting access and this results in lesser usage of the facility.

With De'Club concept, various amenities like the squash court, table tennis and billiards rooms, gymnasium, swimming

pool are all strong on each floor at the centre of the building. Every floor thus becomes a part of the club, while also serving as the main circulation area of the building. It acts as a social space that enlivens everyday life and can be compared to a city square, full of activities.

The amenities also become highlights of the interior public spaces while the openness and visibility creates an energetic dynamism when viewed from the outside.



# Edible Green

The project is designed to optimise natural light and ventilation to all habitable spaces.



## Landscaping

The common landscaping is to be edible and have fruit trees, vegetable patches & vegetable sapling growing areas.

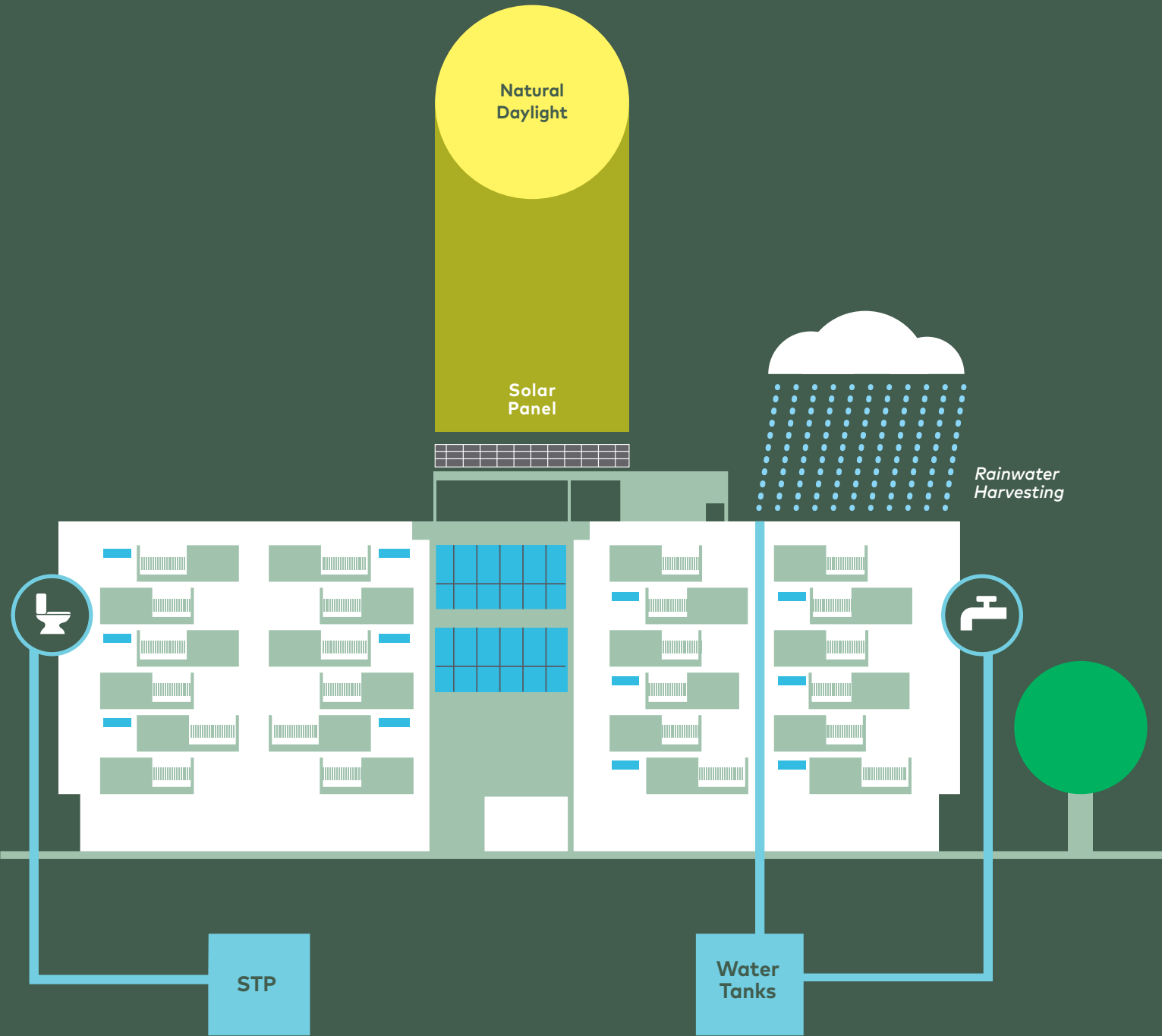
The rainwater generated by the roofs and paved areas will be collected and used for non potable purposes. It will also be harnessed to recharge the ground water.

Waste water will be treated using modern technology and will be used for landscaping and flushing systems in the toilets.



## De'Club

The club spaces also have landscaped terraces at various levels that increase the connect with nature.





# Flower Garden



- 

Marigold
- 

Impatiens
- 

Petunia
- 

Phlox
- 

Alyssum
- 

Daisy
- 

Geranium

## Balcony Gardens

The balconies are extensions of the living areas that come with customisable features. They can also be transformed into vertical, organic vegetable gardens.










Residents will be encouraged to grow edible landscapes that also shield the balconies and interior areas from harsh sunlight.

If you choose not to opt for this feature, louvred screens can be opted for, that will provide similar relief.

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# Herb Garden



								
Chilli	Lemon Grass	Spinach	Parsley	Rosemary	Ajwain	Fenu-greek	Tomato	Tulsi
	<b>ENVIRONMENTAL BENEFITS</b> Fragrant leaves  Mosquito repellent		<b>ENVIRONMENTAL BENEFITS</b> Fragrant leaves  Mosquito repellent		<b>ENVIRONMENTAL BENEFITS</b> Used for home medicines  Mosquito repellent			<b>ENVIRONMENTAL BENEFITS</b> Attracts birds
	<b>HEALTH BENEFITS</b> Prevention of skin cancer  Treats Insomnia Cures Fever and infections  Reduces aches and prevents Rheumatism  Aromatherapy		<b>HEALTH BENEFITS</b> Prevention of skin cancer  Treats Insomnia Cures Fever and infections  Reduces aches and prevents Rheumatism  Aromatherapy		<b>HEALTH BENEFITS</b> Alleviates cold and cough  Used to reduce nasal congestion  Concoction is used to treat asthma and bronchitis.  Helps in digestion  Used in cooking and flavouring of dishes.			<b>HEALTH BENEFITS</b> Cures fever  Treats asthma Prevents heart diseases  Reduces stress Mouth freshener & dental care Prevents kidney stones Relieves headache Eye & skin care

# Fruit Orchard



<b>Water Apple</b> <b>ENVIRONMENTAL BENEFITS</b> Attracts birds  <b>HEALTH BENEFITS</b> Controls Diabetes  Aids in Digestion  Reduces Toxicity  Cholesterol and Heart Healthy  Boosts Immunity	<b>Star fruit</b> <b>ENVIRONMENTAL BENEFITS</b> Used for wasteland restoration  <b>HEALTH BENEFITS</b> Low-calorie fruits  Good amount of dietary fiber  Rich in Vitamin C4  Rich in antioxidant5  Rich in B-complex vitamins	<b>Indian plum</b> <b>ENVIRONMENTAL BENEFITS</b> Fragrant flowers and leaves  <b>HEALTH BENEFITS</b> Excellent source of vitamin C  Natural antioxidant  Improves immunity  Counters inflammation  Prevents cholesterol  Good for bone health	<b>Lemon</b> <b>ENVIRONMENTAL BENEFITS</b> Attracts birds & bees  <b>HEALTH BENEFITS</b> Treats indigestion  Treats fever  Dental Care  Hair & skin care  Weight loss  Soothes respiratory disorders	<b>Barbados cherry</b> <b>ENVIRONMENTAL BENEFITS</b> Attracts birds & bees  <b>HEALTH BENEFITS</b> Manages diabetes  High level of antioxidants  Highest content of Vitamin C  Improves metabolism  Rich source of potassium  Boosts immunity & heart health	<b>Aloe vera</b> <b>ENVIRONMENTAL BENEFITS</b> Attracts birds & bees  <b>HEALTH BENEFITS</b> Improves digestion  Boosts immunity  Inhibits cancerous growth  Skin & hair care  Reduces Arthritis pain  Heals wounds  Lowers cholesterol
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Balcony Garden









Rooftop Pool





# SPECIFICATIONS

## STRUCTURE & WALLS

Seismic Zone II compliant RCC Framed Structure with Concrete Block Masonry

## FLOORING

### Master BR

Laminate wooden flooring

### Living|Dining|BR|Foyer|Kitchen

Vitrified Tiles

### Toilets & Utility

Anti-skid ceramic tiles

### Balcony Deck

Ceramic tiles

### Common Areas (staircase, corridor)

natural stone, granite, kota, jaisalmer, tandoor.

### Common Areas (reception lobby, society room, all amenity areas)

Vitrified tiles

## DOORS

Prehung masonite engineered doors

## DOOR HARDWARE

Brush finish Hardware for all doors

## WINDOWS UPVC Sliding Windows

## KITCHEN & UTILITY

Granite platform with stainless steel sink; Dado 2'0" above platform; Provision for water heater, water purifier, microwave, washing machine and dishwasher in utility.

## TOILETS

Jaquar/equivalent C.P. Fittings; Hindware or equivalent Sanitary Ware. Ceramic Tile Dado upto 7'0" ht

## LARGE CAPACITY LIFTS

8 passenger lift  
13 passenger/service of reputed make

## ELECTRICAL

Anchor Roma/Havells/equivalent switches & wires; 1 TV, 1 Telephone point in Bedrooms and Living Room; 1 AC point in Master Bedroom

## GENERATOR BACKUP

100% for common areas

## PAINTING & FINISHES

Weatherproof paint for external walls; Emulsion for internal walls; Enamel for MS Grill

## WATER HARVESTING

Rain Water Harvesting as per Statutory Approvals

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# PARTNERS & DESIGNERS

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**ARCHITECTURE**

Kulkarni Consultants, Bengaluru.  
Thirdspace Architecture Studio, Belgaum.

**ARCHITECTURAL RENDERING**

Sparrow Interactive Pvt Ltd, New Delhi.

**LANDSPACE ARCHITECT**

Eco Inscape, Bengaluru.

**BRAND & COMMUNICATION DESIGN**

ASDS (Ajay Shah Design Studio), Mumbai.

# CONTACT

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