



# RANKA Ankura

WHERE LIFE TAKES ROOT



The meaning of 'Ankura'  
is to emerge from the earth,  
to sprout, blossom and grow

For those with  
big dreams  
and budding  
families

# Families need foundation. A space to flourish and to call their own

They need homes that are spacious sanctuaries of light and air.

An environment where every aspect of life is thoughtfully catered for.

This is the ethos of Ranka Ankura. To create a space where life's tales take root, bloom, and are passed down from one generation to the next.





Welcome home to  
spacious 2, 3 and 4  
BHK homes

78%  
OPEN  
SPACES

4.7  
ACRE PLOT  
ON THE MAIN  
ROAD

410  
APARTMENTS  
IN TOTAL

35+  
ENRICHING  
AMENITIES

4  
RESIDENTIAL TOWERS

20-21  
FLOORS

# Your Blossoming Neighbourhood

Thanisandra Main Road is a hub for great schools, malls, tech parks, healthcare and connectivity to the city, making it the ideal location for families and professionals.

## UNPARALLELED CONNECTIVITY

- 1 Kempegowda International Airport (25 mins)
- 2 MG Road (35 mins)
- 3 New Airport Road (10 mins)
- 4 Metro Stations (2025-26)
- 5 Peripheral Ring Road (2027-30)

## PRESTIGIOUS SCHOOLS WITHIN 15 MINS

- 6 Vidyashilp Academy
- 7 DPS Bangalore North
- 8 REVA University
- 9 NPS North
- 10 Euroscool North
- 11 Chaman Bhartiya School
- 12 Federal Public School
- 13 VIBGYOR High School
- 14 The HDFC School
- 15 Greenfield Public School

## LAND OF OPPORTUNITIES & TECH PARKS WITHIN 25 MINS

- 16 Manyata Tech Park
- 17 Bhartiya City IT Park
- 18 Karle Town Centre
- 19 Hinduja Ecopolis
- 20 NorthGate Office Park
- 21 Embassy Business Hub
- 22 RMZ Galleria
- 23 Kirloskar Business Park
- 24 KIADB IT Park

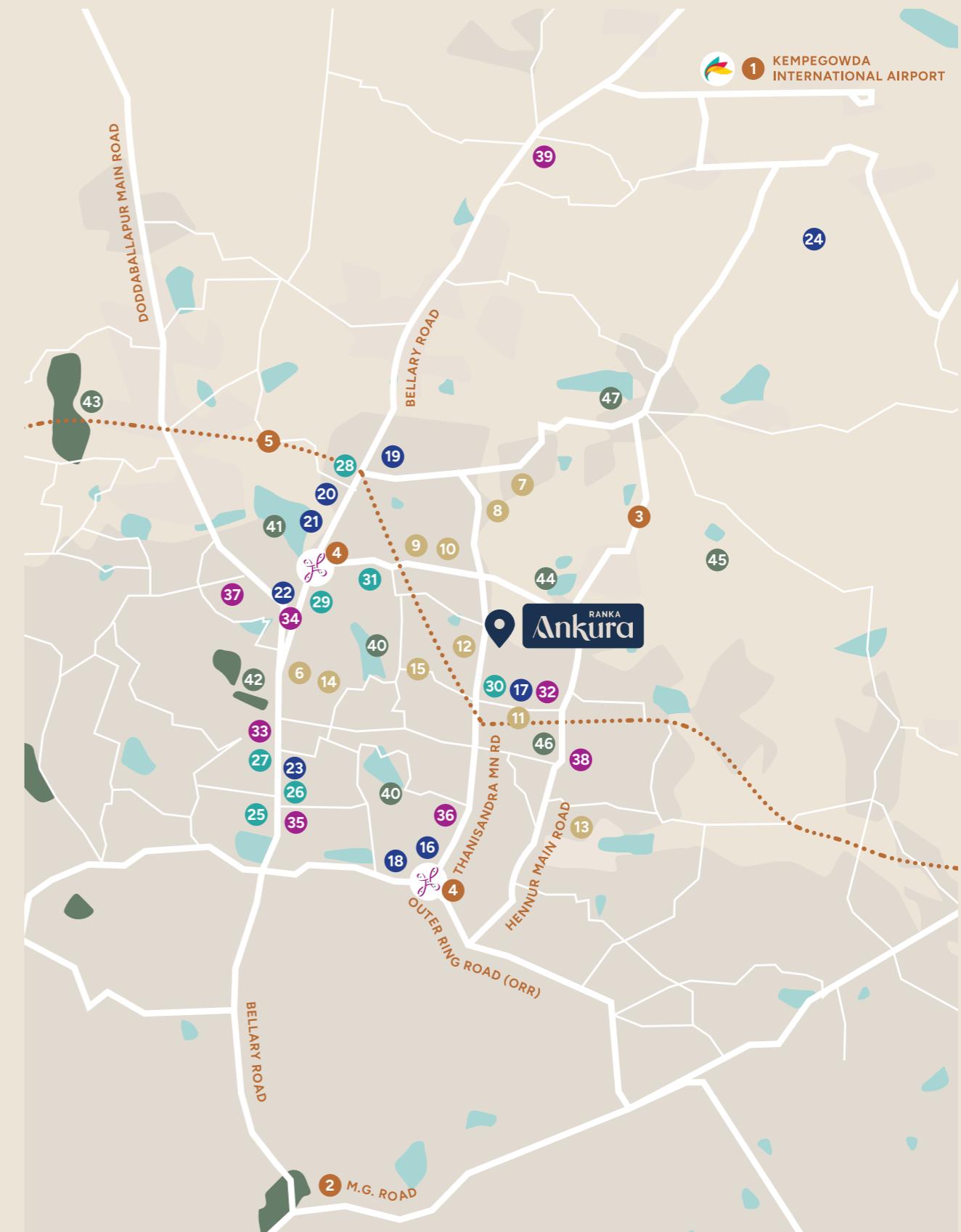
## HEALTHCARE WITHIN 20 MINS

- 25 Aster CMI Hospital
- 26 Manipal Hospital
- 27 Motherhood
- 28 Cytecare Hospitals
- 29 Sparsh Hospital Yelahanka
- 30 REGAL Kidney & Multispeciality Hospital
- 31 Sri Maruthi Hospital
- 40 Jakkur Lake
- 41 Yelahanka Lake
- 42 GVK
- 43 Avalahalli State Forest
- 44 Kannur Lake
- 45 Hennur Bamboo Forest
- 46 XLR8 Indoor Sports Arena
- 47 Bagaluru Lake
- 48 Rachenahalli Lake

## BEST OF ENTERTAINMENT

- 32 Bhartiya Mall of Bengaluru
- 33 Phoenix Mall of Asia
- 34 RMZ Galleria
- 35 Esteem Mall
- 36 Elements Mall
- 37 Garuda Mall
- 38 Decathlon
- 39 Forum 13° North (2025-26)

## CHASE NATURE & ADVENTURE



### EXPLORE NATURE SPOTS

Try Mountain Biking at Avalahalli State Forest  
Head out to GVK for a long run or walk through the Botanical Gardens



### ENJOY FINE DINING

Celebrate close to home at Exquisite Restaurants like Farmlore, Oia, Big Brewsky and Falak at The Leela Bharatiya City



### CONNECTED BY METRO

Just a 5 mins drive away from the closest Metro Rail Stations at Yelahanka Cross and Manyata

An Artist's Impression



# Master Plan & Amenities



## ESSENTIAL UTILITIES

- A** Gated Entry & Exit
- B** Ramp to Basement
- C** Ramp from Basement
- D** Outdoor Parking
- E** 8M Wide Fire Driveway

## CLUBHOUSE AMENITIES

- 1** Mini Movie Theatre
- 2** Multipurpose Gym
- 3** Party Halls
- 4** Badminton Court
- 5** Squash Court
- 6** Indoor Games Room
- 7** Steam Room

## OUTDOOR SPORTS & FITNESS

- 8** Tennis Court
- 9** Swimming Pool
- 10** Kid's Pool
- 11** Basketball Court
- 12** Table Tennis
- 13** Outdoor Exercise Station
- 14** Cricket Practice Pitch
- 15** Kid's Play Area

## COMMUNITY SPACES

- 16** Pool Deck
- 17** Amphitheatre
- 18** Community Gathering Courts
- 19** Elder's Corner
- 20** Bonfire Area
- 21** Guest Suites
- 22** Creche
- 23** Event Lawn Spaces

## QUIET NOOKS

- 24** Reading Court
- 25** Swing Seating
- 26** Seating Alcove
- 27** Pavillion Seating
- 28** Outdoor Co-working Space

## GARDENS, PONDS & GREENARY

- 29** Central Lagoon & Park
- 30** Multipurpose Lawn
- 31** Picnic Grove
- 32** Aroma & Butterfly Gardens
- 33** Lotus Ponds
- 34** Pondside Garden Deck
- 35** Pet Park
- 36** Peripheral Planting

# Designed with your entire family in mind



For the youngest, we've got grassy fields, jungle gyms and a variety of sports to explore. With top-tier schools just a stroll away, they'll find time to uncover new passions.



As for you, imagine having your own space which enriches your body and mind. Where you can enjoy a cup of tea from your balcony overlooking lush landscapes, work from our outdoor co-working spaces or join a neighbour for a friendly game of squash.

For the elders, picture sunny spots with comfortable benches to soak up the morning light, blossoming herb gardens, and quiet nooks where a game of chess under the open sky becomes a fond routine.

# Balanced by three community zones



## The Quiet Quarters & Central Park

In our 'Quiet Quarters,' you'll find an oasis of calm, surrounded by greenery of the 'Central Park', ideal for residences and amenities like work pods and cozy nooks.



## The Clubhouse & Energy Hub

For those seeking excitement, 'The Clubhouse & Energy Hub' offers an array of high energy amenities ranging from sports, entertainment and events areas.

## The Gathering Zone

'Gathering Zone' serves as the heart of our community, a welcoming space for kids to play, elders to gather and for the community to interact with each other.





View of The Central Lagoon & Park

# Lives up to the legacy of true Bengaluru homes

Naturally ventilated common spaces, green views, and breezy homes complete with multiple spacious balconies.





## Beamless Floor and Ceiling Slabs

- Higher ceilings & cleaner look
- Supports future customisations as your requirements change with your family's needs

## Large, Spacious Rooms & Kitchen

- All units have similarly sized rooms regardless of whether it is a 2 BHK or 4 BHK

## Prioritises Sunlight & Ventilation

- Most homes have a minimum of 2 balconies. (1 for the living space, 1 for the master bedroom)
- 8ft wide windows in each room

## Durable RCC Outer Walls

- Strong, durable and long lasting
- High resistance to moisture and prevents seepages

## No Shared Walls for Increased Privacy

- Reduces noise and prevents transmitting sound from one apartment to another

## Earthy & Aesthetic Common Spaces

- The clubhouse, lift lobbies and corridors are designed with natural materials like stone, brick and concrete
- Well-lit apartment lobbies and corridors with plants and gentle landscaping

## Vaastu Compliant Design

- All homes face east, north, northeast or west, ensuring the optimal flow of positive energy
- Strategically placed rooms according to Vaastu principles, with a focus on the master bedroom, living room and kitchen

# Tower 1 & 2

20 FLOORS



## Type 1

4 BEDROOMS, 4 BATHROOMS

SBA - 2075 sft  
 Carpet Area - 1364 sft  
 Balcony Area - 129 sft

## Type 5

3 BEDROOMS, 3 BATHROOMS

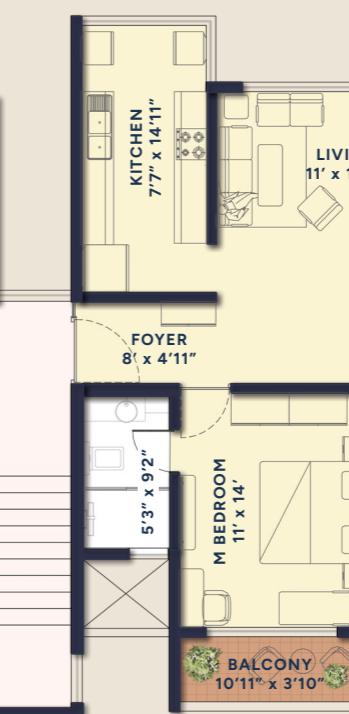
SBA - 1635 sft  
 Carpet Area - 1082 sft  
 Balcony Area - 95 sft



## Type 2

2 BEDROOMS, 2 BATHROOMS

SBA - 1285 sft  
 Carpet Area - 828 sft  
 Balcony Area - 95 sft



## Type 3

3 BEDROOMS, 3 BATHROOMS

SBA - 1685 sft  
 Carpet Area - 1070 sft  
 Balcony Area - 142 sft

## Type 4

3 BEDROOMS, 3 BATHROOMS

SBA - 1625 sft  
 Carpet Area - 1083 sft  
 Balcony Area - 87 sft

- 4B 4T Residences
- 3B 3T Residences
- 2B 2T Residences



# Tower 3 & 4

21 FLOORS

- 3B 3T Residences
- 3B 2T Residences
- 2B 2T Residences

## Type 1

3 BEDROOMS, 2 BATHROOMS

SBA - 1485 sft  
 Carpet Area - 976 sft  
 Balcony Area - 89 sft



## Type 2

3 BEDROOMS, 3 BATHROOMS

SBA - 1645 sft  
 Carpet Area - 1082 sft  
 Balcony Area - 98 sft



## Type 3

3 BEDROOMS, 3 BATHROOMS

SBA - 1645 sft  
 Carpet Area - 1060 sft  
 Balcony Area - 121 sft



## Type 5

3 BEDROOMS, 2 BATHROOMS

SBA - 1535 sft  
 Carpet Area - 1011 sft  
 Balcony Area - 91 sft



## Type 4

2 BEDROOMS, 2 BATHROOMS

SBA - 1285 sft  
 Carpet Area - 828 sft  
 Balcony Area - 95 sft



# Material & Construction Details

These features are thoughtfully chosen to ensure quality, comfort and safety.

## STRUCTURE

- Seismic Resistance RCC framed structure
- External Wall – 170 mm thick RCC walls, Ec Bc Dc Technology

## WALL FINISHING

- Internal walls and ceilings are finished with Oil Bound Distemper for a smooth and durable surface.
- External walls are coated with weather coat, weather shield, or exterior emulsion paint to provide optimal protection against various weather conditions.

## FLOORING

- Vitrified Tiles in Living, Kitchen and Bedrooms
- Anti-skid Vitrified Tiles for Balconies
- Vitrified Tiles in the Lobby

## DOORS & WINDOWS

- Main doors are constructed with Beech Wood Frames and feature Wood Finish Veneer Flush Doors for an elegant appearance
- Main Doors are 5 feet wide and include a vision panel
- Other doors utilise Hardwood Frames and are equipped with Laminated Flush Doors
- Windows are fitted with UPVC frames and sliding shutters

## KITCHEN

- Designed to accommodate a modular kitchen
- Excluding the countertop for personalized customization

## TOILETS

- Flooring is finished with Anti-skid Vitrified Tiles
- Dado tiles from the floor up to a height of 7 feet
- Grid False Ceiling to be installed for a clean interior look
- High-quality CP fittings from Jaquar or equivalent brands
- European Water Closets (EWC) and ceramic basins from Cera or equivalent brands
- Includes provisions for installing Geysers

## ELECTRICAL

- Electrical wiring is concealed, using copper wires from Finolex, Havells, or similar quality brands, complemented with modular switches
- Ample electrical points for lighting, fans, TVs, and air conditioners
- Air conditioner installation is provisioned in all bedrooms
- For 2 BHK and 2.5 BHK units receive 4 KW KPTCL supply and 0.75 KW DG backup
- 3 BHK units receive a 5 KW KPTCL supply and 1 KW DG backup
- 4 BHK units are provided with 6 KW KPTCL supply and 1.25 KW DG backup
- 100% DG backup for pumps, lifts, and common areas.

## WATER SUPPLY

- Toilets feature concealed plumbing and a suspended drainage system beneath a false ceiling
- Water supply lines are constructed with CPVC for reliability and longevity
- Soil, drainage, and external lines utilize UPVC/PVC
- A Sewage Treatment Plant integrated for efficient waste management
- Property includes Rainwater Harvesting System

## FIRE SAFETY

- All apartments come with sprinkler facility
- Each tower is equipped with an external fire hydrant as part of the firefighting system

## LIFTS

- Each tower is equipped with two 8-passenger lifts and one 13-passenger lift

# A Legacy of Trust

## WE ARE THE RANKA GROUP

Since 1978, the Ranka Group has been an integral part of Bengaluru's landscape, building a reputation on trust and quality.

Our success is reflected in the 4000 families who have chosen to join our community, with many residing in their homes for decades.

In fact, each of our directors live in one of our properties, ensuring that the high standards we promise our customers are the very ones we uphold ourselves.

## PROJECT PARTNERS

- Principal Architect | OS2 Architects
- Structural and MEP Consultants | Chetana Consultants
- Landscaping Architect | A V Associates
- Consulting Architect | V&ST Architects
- Legal Consultants | DSK Legal
- Branding | The Bold Creative

## LASTING VALUES THAT CREATE VALUED RELATIONSHIPS

To foster relationships that stand the test of time

Like a tree growing stronger each year, so does our bonds with our customers, suppliers, and peers.

To communicate and keep our customers smiling

Our customers are our family, and family deserves honest communication. We aim to keep the lines of dialogue open and our customers smiling, come rain or shine.

To choose quality of life over scale, every time

Our priority isn't to simply increase numbers, but to improve the quality of life of each and every customer.

To build homes that our families love

We strive to give our customers nothing less than what we'd wish for our loved ones. It's not just about creating houses; it's about building homes that are loved.

To be directly involved, every step of the way

Our directors are deeply entwined in every project, from the first sketches to the final brick, ensuring the legacy of Ranka is woven into every home.

To value trust, over accolades

Your trust is our highest honor, and we strive to live up to it, nurturing it with integrity and respect.



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