



There is no place like home!



BINARY ESSENTIA

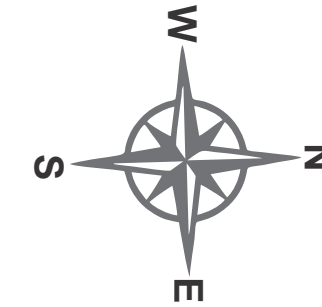
The modern Indian home comes in various avatars. We've explored it all when planning BINARY ESSENTIA.

We've got homes for independent, aspiring individuals as well as nuclear and joint families. The apartments in BINARY ESSENTIA range from 2 bedroom and 3 bedrooms.

LOVE WHERE YOU **LIVE!**



**ITS TIME TO
INVEST IN YOURSELF BY
INVESTING IN YOUR HOME**



MASTER PLAN

Presenting ESSENTIA, bespoke development by BINARY REALTY, a delectable lifestyle apartment complex. An impeccable complement of 4 stories of 72 exclusive units, with a selection of 2 & 3 bedroom apartments, spread over One acer of land space, Essentia offers profound living. Because dreams are meant to be lived. Hence, cementing your dream together, beautifying it to perfection with love, we present to you, Binary Essentia.

LEGENDS

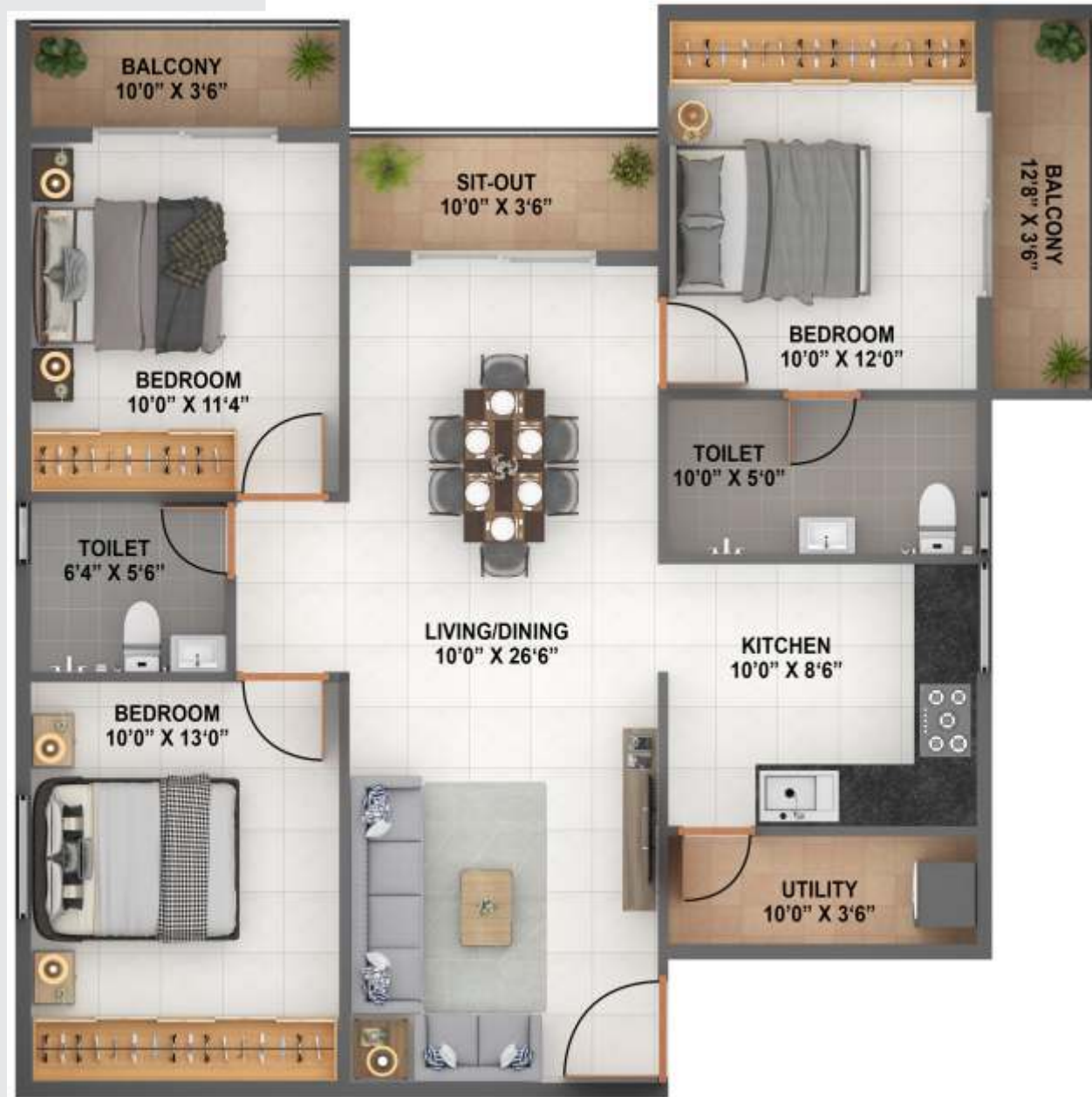
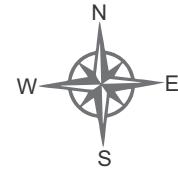
1. Cricket Practice Pitch
2. Half Basket Ball Court
3. Badminton Court
4. Children's Play Area
5. Climbing Wall
6. Outdoor Gym
7. Elders Seating
8. STP
9. Swimming Pool / Baby Pool
10. Transformer Yard

2 & 3 BHK

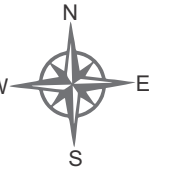
No. of Floors	G+3 Floors
No. of Flats	72 Flats
Parking	Stilt
Lifts	2 Lifts



LIVING INSIDE : UNIT PLANS



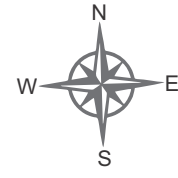
Flat No	001
Type	3 BHK
Facing	EAST
Carpet Area	987 Sft
SBA	1399 Sft



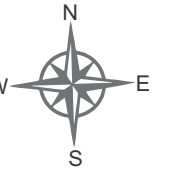
Flat No	002, 003
Type	2 BHK
Facing	EAST
Carpet Area	729 Sft
SBA	1035 Sft



LIVING INSIDE : UNIT PLANS



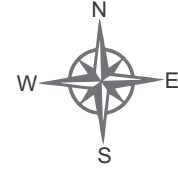
Flat No	006, 007
Type	2 BHK
Facing	EAST
Carpet Area	854 Sft
SBA	1203 Sft



Flat No	004,005,008,009
Type	3 BHK
Facing	EAST
Carpet Area	979 Sft
SBA	1383 Sft



LIVING INSIDE : UNIT PLANS



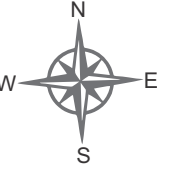
Flat No	010, 011
Type	2 BHK
Facing	NORTH
Carpet Area	735 Sft
SBA	1044 Sft



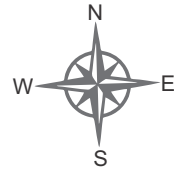
Flat No	014, 017
Type	2 BHK
Facing	WEST
Carpet Area	692 Sft
SBA	992 Sft



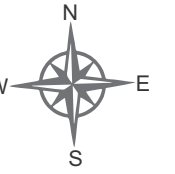
Flat No	012, 018
Type	3 BHK
Facing	NORTH
Carpet Area	1074 Sft
SBA	1507 Sft



LIVING INSIDE : UNIT PLANS



Flat No	013
Type	3 BHK
Facing	EAST
Carpet Area	1021 Sft
SBA	1444 Sft



Flat No	015, 016
Type	3 BHK
Facing	WEST
Carpet Area	1016 Sft
SBA	1433 Sft



EAT! PLAY! LIVE!



FITNESS

- Swimming Pool
- Kids Play area
- Indoor games
- Outdoor workout area
- Well equipped gym
- Cricket practice net

OTHERS

- Senior citizen park
- Informal seating areas
- Multipurpose party hall
- Intercom



WATER CONSERVATION

- All landscape maintains through recycled water
- Water efficient fixtures
- Rain water harvesting
- Ground water recharge



SOLID WASTE MANAGEMENT

- Segregation at source
- Organic waste converter

BINARY



SERVICES

- SECURITY AND CC TV
- Sewage treatment PLANT

ENERGY CONSERVATION

- Energy efficient lights in common areas



CARPARKING PLAN



KEY SPECIFICATIONS

01 CIVIL

STRUCTURE

- R.C.C framed structure, designed as per relevant BIS codes for earth quake resistance and structurally efficient systems implemented.

WALLS

- External walls with 6" solid concrete blocks and internal walls with 4" solid concrete blocks

PLASTERING

- Sponge finish for external walls
- Smooth sponge finish for internal walls

LEGENDS

1. Cricket Practice Pitch
2. Half Basket Ball Court
3. Badminton Court
4. Children's Play Area
5. Climbing Wall
6. Outdoor Gym
7. Elders Seating
8. STP
9. Swimming Pool / Baby Pool
10. Transformer Yard

No. of Floors	G+3 Floors
No. of Flats	72 Flats
Parking	Basement
Lifts	2 Lifts

02 ARCHITECTURE

DOORS

- Main Door - Engineered wooden door. full width jamb (with architrave)
- Internal doors - Engineered wooden doors with laminate finish

WINDOWS

- UPVC sliding windows with mosquito mesh and MS safety grill

FLOORING

- Living, kitchen, dining and bedrooms : double charged vitrified tiles.

BATHROOM

- Floor : Antiskid ceramic tiles flooring
- Walls : Glazed ceramic tiles
- False ceiling : Grid false ceiling with PVC coated tiles and shadow channels.

PAINT

- External walls : Exterior grade emulsion
- Internal Walls : Emulsion over wall care putty

03 PLUMBING, ELECTRICAL & SERVICES

CP & SANITARY FITTINGS & FIXTURES

- Grohe or jaguar or equivalent make ISI CP and sanitary fittings.
- TOTO or equivalent soft close seat ccover EWC
- TOTO or equivalent monolithic one piece sink

ELECTRICAL

- Wipro switches or equivalent
- Fire resistant anchor or polycab or equivalent wires.

ELECTRICAL POINTS

- Provision of electrical points for refrigerator, chimney, washing machine with 2 additional plug points.
- TV & Telephone point in living room and master bedrooms.
- Electrical point for geyser & exhasut fan in toilets.
- AC point for living room and master bedrooms

GRID POWER AND BACKUP POWER

- EB power : 3 KW
- DG power backup : 1 KW
- Common areas : 100% backup for lighting, lifts and utilities.

ELEVATOR

- 6/8 Passenger capacity elevator of reputed make.

BINARY ESSENTIA



PROXIMITY	
MUTHANALLUR CROSS	3.5 KM
DECATHLON/RGA TECH PARK	08 KM
WIPRO SEZ	08 KM
WIPRO CORPORATE OFFICE	10 KM
ELECTRONIC CITY	08 KM
TOTAL MALL	11 KM
ECO SPACE	13 KM
WHITE FIELD	14 KM
ITPL	17 KM
MARATHALLI	15 KM
HSR LAYOUT	16 KM
SILK BOARD	18 KM
MG ROAD	25 KM

EVERY ESSENTIAL IS AROUND ESSENTIA!



BINARY ESSENTIA

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Near Gopasandra Gate Muthanallur Post,
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RERA:PRM/KA/RERA/1251/308/PR/210323/005813