



 **THE FORMIST**
MANDALA





ABOUT FORMIST

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.

Happiness By Design

At Formist, we believe a home is more than just a place - it's a lifestyle. With design thinking at our core, we are reimagining how people live.

Every space we create blends smart design, sustainability, and community driven thinking - all to make daily life feel better, easier, and more connected.

When a home is built with intention, it doesn't just meet your needs - it lifts your everyday.

WHY MANDALA, YOU ASK?

Mandala is inspired by Indian tradition, Vastu Shastra which focuses on creating balanced and harmonious spaces. The design uses geometric patterns that represent order and symmetry. Each unit is designed with its own parametric layout to ensure privacy, natural light, and a peaceful atmosphere. By combining the symbolic meaning of the Mandala with Vastu principles and algorithmic designs, the project creates a serene and balanced living that blends tradition with modern living.

THE FORMIST
MANDALA



MANDALA INDEPARTMENT

At Mandala, our Indepartments are designed to feel open, private, and closely connected to nature.

Chessboard Patternology

The buildings are laid out as perfect squares in a grid, forming natural courtyards that bring in air, light, and calm. Surrounded by garden courtyards on three sides, every home offers a sense of seclusion without feeling closed in. Our expansive double height balconies give you your own outdoor space whether it's to soak in the sun or unwind under the stars.

These are not just well-designed apartments.
They are **INDEPARTMENTS** that give you space, peace, and privacy.



OUR VISION OF
THE MASTER PLAN

At Mandala, we believe greenery is not a zone - it's a way of living.

That is why the entire master plan is designed with green pockets, tree-lined paths, courtyards, and layered landscape zones flowing between homes, not around them.

From every room, balcony, or corridor - you don't just see buildings.

You see nature - and feel it.

Whether it's the central green spine, terrace gardens, private decks, or courtyards between towers, greenery is woven through the plan - ensuring light, air, and serenity from anywhere in your home.

Unlike traditional layouts, our parametrics allow us to **adapt form to intent**, ensuring that every square foot of the development breathes, responds, and connects.





Legend

- A. Main Entrance
- B. Building Blocks:
 - Block-A, Block-B & Block- C
- C. Private Garden
- D. Vertical Cores/
 - Entrance Lobby To Building Blocks
- E. Club House
 - i) Gym
 - ii) Indoor Games
 - iii) Banquet Hall
 - iv) Aerobics / Zumba Hall
 - v) Av Room
- F. Entry / Exit Ramp
- G. Future Development
- H. Driveway

Central Spine

1. Entrance Court
2. Band of Continuity
3. Tabletop Games
4. Community Plaza with Floor Games
5. Seating
6. Stage
7. Open Air Theatre
8. Social Plaza
9. Feature Wall/Activity wall
10. Spectator's Arena
11. Clock Tower
12. Banquet space
13. Game yard

Fitness Grid —————

14. Stride & Ride
15. Outdoor Gym
16. Reflexology
17. Multipurpose Court
 - i) Basketball court
 - ii) Badminton courts
 - iii) Pickleball court
18. Swing & Slide
19. Swimming Pool
20. Kids Pool

Landscape Grid —————

21. Guardian's Bay
22. Seating Bay
23. Pawscape
24. Senior Citizen Hub
25. Tree Orchard
26. Cobble Patio
27. Cultural Canopy
28. Rainwater Recharge Pit
29. Stepping Stone On Gravel Bed

Social Corner —————

30. Aroma Garden
31. Palm Garden
32. Red Cromotherapy Garden
33. Pink Cromotherapy Garden
34. Yellow Cromotherapy Garden
35. Spice Garden

UNRIVALLED CONNECTIVITY

The Mandala is situated in Hebbal, blending Bangalore's tranquil past with its dynamic future.

Residents can enjoy easy access to both the Central Business District & Kempegowda Airport, with a mere 30 minute commute.

Hebbal is a thriving neighbourhood, home to Manyata Tech Park, just 2.5 kms away, along with reputed Schools, Hospitals, Restaurants, and Shopping Centers.

There are two upcoming metro stations in the blue line at Hebbal and Kodigehalli ensuring seamless connectivity across the city within a 1 km radius.

Nestled between two of the city's major lifelines - Bellary Road and the Ring Road.



NPS School

Rechanahalli Lake



Canadian International School

The Galleria Mall

Phoenix Mall Of Asia

Kodigehalli Metro Station Upcoming

Sindh School

Aster CMI Hospital

Manipal Hospital

Hebbal Lake

Hebbal Metro Station Upcoming

Vidya Niketan School

Jain International School

Elements Mall

Nagawara Lake

HEBBAL FLYOVER

Kempapura Metro Station Upcoming

EMBASSY MANYATA TECH PARK

HEBBAL

MG ROAD

OUTER RING ROAD

MEKRI CIRCLE

Four Seasons Hotel

JAKKUR

THANISANDRA

The Formist Mandala

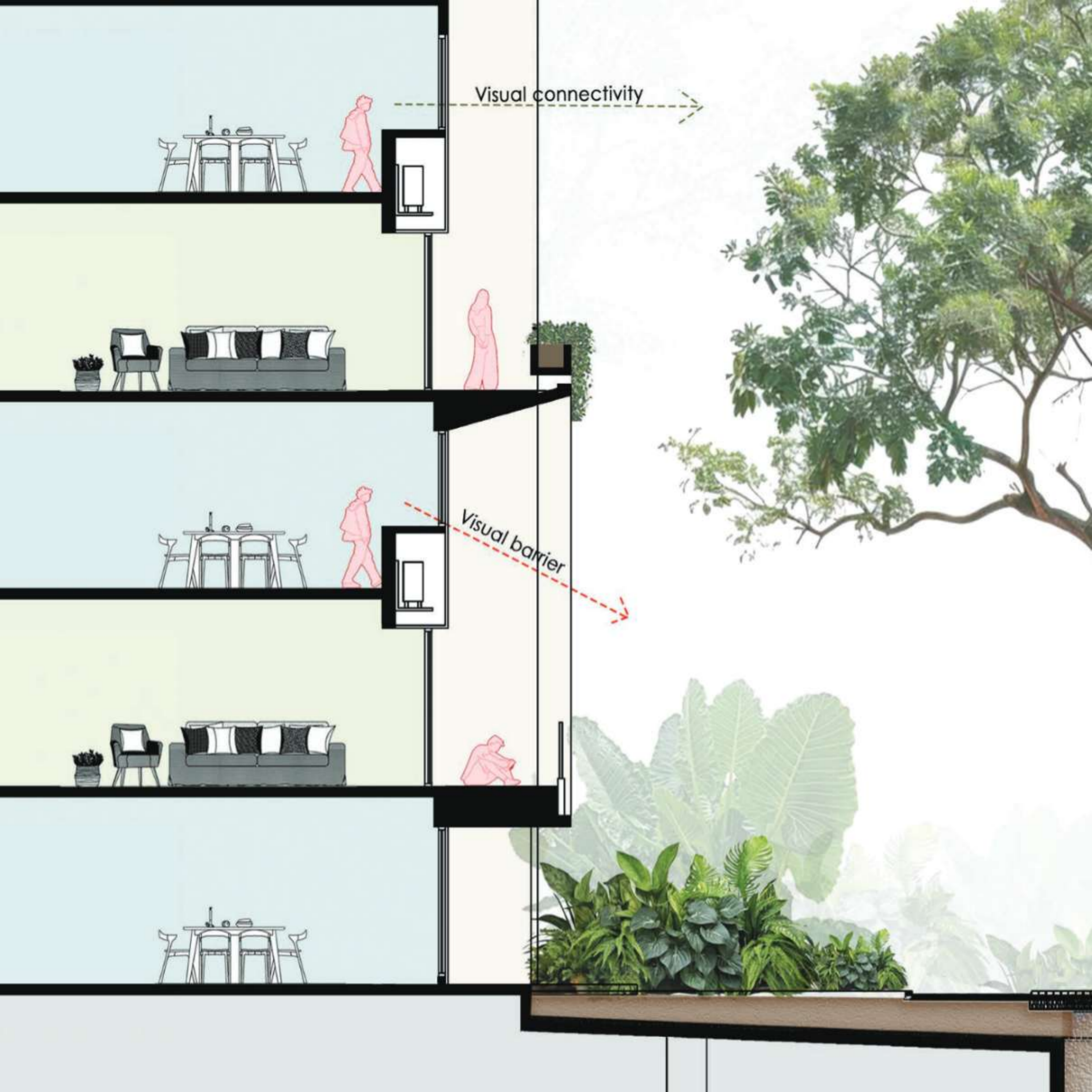
ARCHITECTURE

Fresh Air and Open Spaces

Our homes are designed for plentiful natural airflow. Living rooms and bedrooms have ventilations on both sides, so fresh air flows naturally. Our Independentments have double heighted balconies that open to serene garden courtyards on all three sides. Wide green pathways connect homes to gardens, play areas, and places to relax. Seamlessly blending indoor - outdoor living with courtyard views, while garden courtyards integrate greenery throughout.

Smart and Sustainable

Trees grow right from the basement level to provide shade and privacy. Rainwater is collected in the recharge pit and reused to save water. The design restricts vehicles to the basement, creating pedestrian - friendly upper floors with green pockets and communal spaces connected by a central green spine featuring gathering areas and shaded seating. Winding pathways connect homes with gardens, play areas, and relaxation spots, with 50% of space dedicated to biodiversity supporting open landscapes. A Net Zero living concept equipped with solar panel provisions stands as a smart and sustainable commitment to a greener future.



Visual connectivity

Visual barrier







*Double Heighted
Balcanies*

*Trees Between Houses
To ensure Maximum Privacy*

*Space
Between Walls*



*Alternative
Balconies*



THE SPINE

The heart of the design is the Central Spine, a continued amenities corridor that connects all the Indepartments. Like a spine holding the body together, this space flows through the project, anchoring Indepartments with shared experiences and serving as the connecting bond between individual living spaces and community areas. Lined with green pockets, pedestrian pathways, and wellness zones. From internal courtyards to small gardens, each space is thoughtfully stitched into this green network - fostering calm, connection, and conscious living.











COMMUNITY MEETS LIVING

INDIVIDUAL FLOOR PLAN



LEGENDS		
01	ENT. FOYER	5'9" x 5'0"
02	LIVING & DINING	11'8" x 30'2"
03	KITCHEN	11'8" x 10'4"
04	UTILITY	11'8" x 4'0"
05	COMMON TOILET	8'4" x 5'2"
06	SIT OUT	11'8" x 5'7"
07	PRIVATE GARDEN	22'0" x 11'0"
08	BEDROOM 01	11'8" x 14'3"
09	BEDROOM 01 TOILET	8'5" x 5'2"
10	BEDROOM 02	11'8" x 14'3"
11	MASTER BEDROOM	13'9" x 14'9"
12	M.BEDROOM TOILET	10'4" x 5'2"

TYPICAL 3BHK FLOOR PLAN

Structure & Walls

RCC Framed Structure | Structure with Concrete Block Wall | Shear Walls | Exposed Brick Wall

Flooring

Master Bedroom

Laminate Wooden Flooring

Foyer | Living | Dining | Bedroom | Kitchen

Vitrified Tiles

Toilets & Utility

Antiskid Vitrified Tiles

Balcony Deck

Antiskid Vitrified Tiles

Common Areas (Staircase, Corridor, Lift Lobby)

Granite

Doors

Buildstar - Prehung Engineering Doors

Door Hardware

Yale | Equivalent Hardware for all Doors

Main Door with Digital Lock

Windows

UPVC Fenesta / Equivalent

Kitchen

Sink Provision | Aqua Guard | Dishwasher

Chimney | Fridge | Hot & Cold water provision

Utility

Provision for Sink with Drainboard | Cold water

Toilets

Kohler | CP | Equivalent - Sanitary Fitting

Provision of geyser | Grid false ceiling

Large Capacity Lifts

Schindler | Kone

Electrical

Schindler / Equivalent

PolyCab / Equivalent - green wires

Living | Master Bedroom - 1 TV point

Living | All Bedroom - provision of AC

Generator Backup

1 KW Backup for each Flat

100% for common areas

Paintings & Finishes

External Wall - Apex Weather shield pint

Internal Wall - Tractor Emulsion | Premium

MS Grill: As per IS Code

(Premered & Painted)

Water Harvesting

Rain Water Harvesting as per

Statutory Approvals





THE FORMIST

TREEHOUSE

The Treehouse is an 8 - floor tower with 7 flats per floor, designed for an active lifestyle. Its unique clubhouse, De'Club is a vibrant community hub located in the building's center. The balconies feature landscaped courtyards with vertical vegetable gardens, promoting sustainability and self-sufficiency.





THE FORMIST
COVE

The Formist Cove, a cozy community of 33 villa plots set in lush tropical landscapes that reflect Belagavi's charm. When you own a plot, you can take advantage of a bespoke villa - building service. Customize your dream home through a simple modular process, breaking away from cookie - cutter designs.

At Formist Cove, you can create a villa that truly represents you. Enjoy an exclusive address that celebrates your individuality and experience the perfect blend of nature and personalized living.

TEAM MEMBERS



ARCHITECT



CRUTHI CONSULTANTS
CONSORTIUM (P) LTD

STRUCTURAL CONSULTANT



LANDSCAPE CONSULTANT



KUSUMA MUNIRAJU
KUSUMA ADVOCATES

LEGAL CONSULTANT



ADITHI
MEP CONSULTANTS PVT. LTD



JODIDAR
LATE HANUMANTHAPPA
FAMILY

PROMOTERS



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MARKETING PARTNER

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