



Lawns

Zotra Lawns is the **first 4 Bedroom low rise residential development in RR Nagar**. We at Zotra are glad to be the first to offer this caliber of lifestyle – to a region of the city that has long deserved it.



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Artistic impression



DUAL-LEVEL HOMES

The Best of Both Worlds

Cars do not belong on a lawn, they are better off on a road or parked in a basement. This is the premise behind why we developed this project with a dual-level approach. As such, the entire 2.8 acre property is exclusively pedestrian only. Cars use a ramp at the entrance to access a basement. Your home is a mansion with room for the entire family – each floor is designed for a specific purpose.



Artistic impression

Pedestrian Experience

The upper-level is a pedestrian-only zone accessible through a dedicated gate. It is not possible for a motor vehicle to be on this level, making it extremely secure for children and elderly. The absence of vehicles has given us the freedom to create a community-centric space that is pivoted around human interaction and usability.



Outdoor Recreation
A landscaped recreational area, with outdoor amenities.



Privacy
A tree-line that runs around the periphery of the premises.



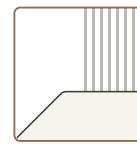
Central Promenade
Pedestrian walkways that emulate the experience of a park, not a road network.



Visual Experience
All walkways end in a garden, the visual experience is not interrupted by the abrupt end of a road or a bare compound wall.

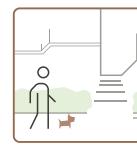


Promenade Experience



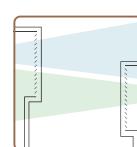
Contemporary Architecture

The homes possess an aesthetic that mirrors a modern architectural vocabulary prevalent in Germany and Switzerland. The design, however, is not overly minimalist, incorporating an earthy warm mix of locally sourced stone cladding, glass and wood.



Zero Redundant Barriers

The front yards of all the homes blend into the main walkways with the use of greenery to create separation and not permanent structures like walls, fences or gates. This creates a very inclusionary, community-driven vibe.



Privacy

To aid in privacy, homes that face each other have been staggered. Effectively staggering the windows.

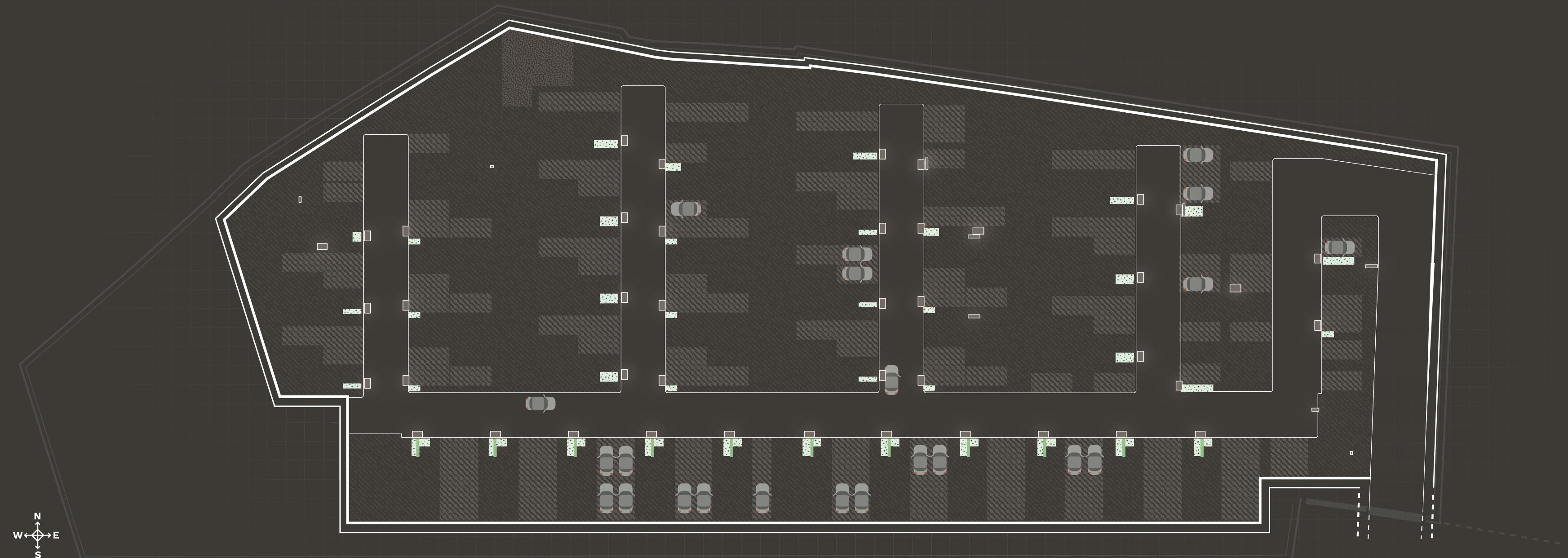


Efficient Planning

The walkways on the promenade level periodically open up into landscaped resting areas. This would not have been possible without taking the design decision to make all vehicular traffic enter the basement directly.

Basement Experience

The lower-level is accessible via a separate gate that leads directly to the basement ramps, shepherding cars directly underground. Residents can drive their cars under their respective homes and take a private lift directly into their houses. Or take the stairs and enter house from podium level.



Landscape
Small artificially landscaped area in the basement.



Natural Light
Cut outs spread across the basement ceiling brings in natural light from the upper level.



No Exposed Pipes
All plumbing has been laid in serviceable, underground conduits. There are no exposed pipes hanging from the ceiling, except the emergency water sprinklers in case of fire.

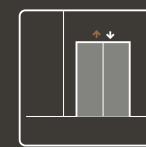


Car Park
Apartment-style basement car park with driveways leading to personal car parks.

Basement Experience



Artistic impression



Private Access

Every home has a private, access controlled entrance from the basement. Drive your car in and take a private lift up into your living room.



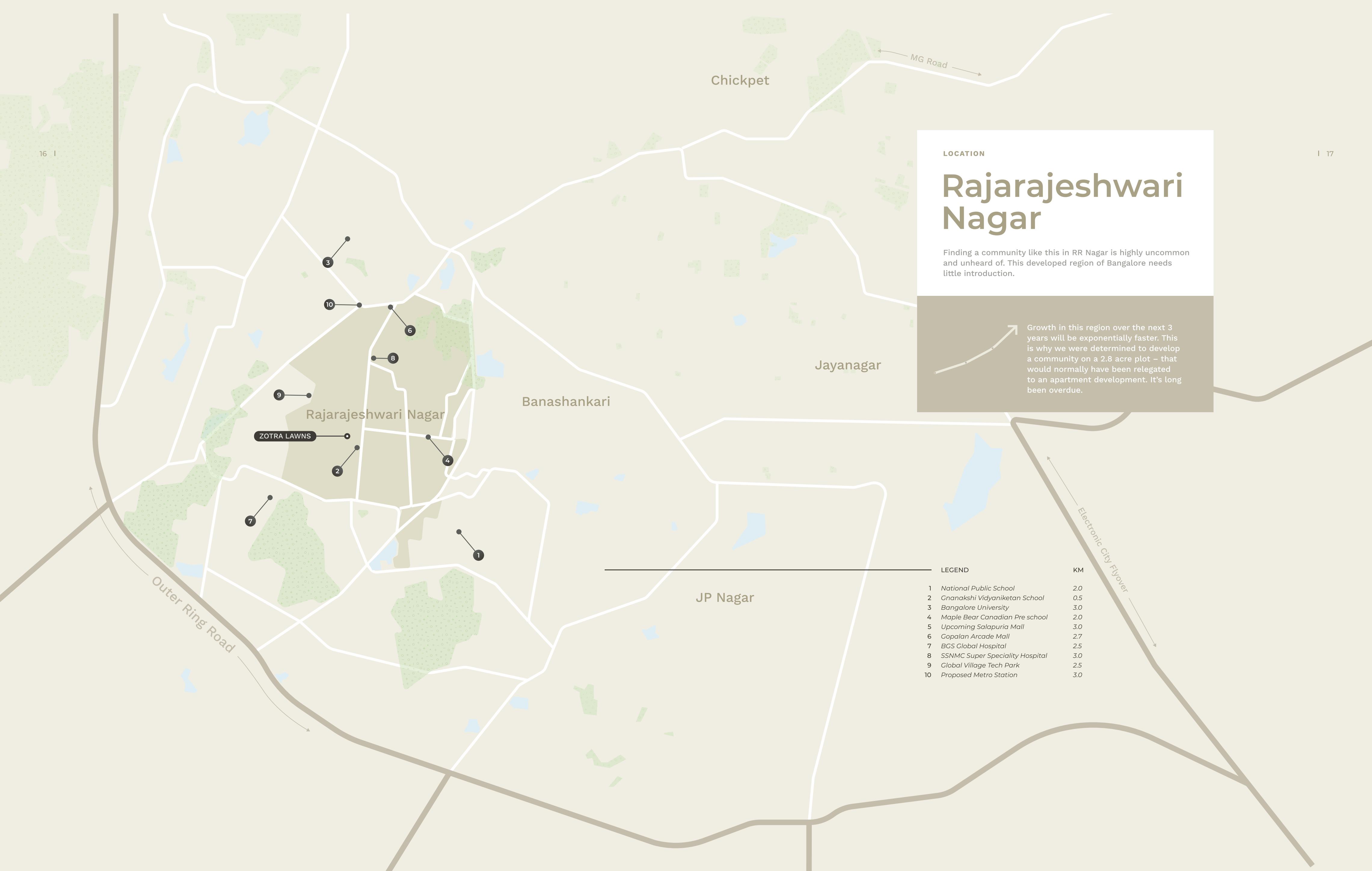
Water Outlets

Each home has a dedicated water outlet at the basement level for washing cars. There is also a sufficiently allocated space to be utilized for the washing of clothes.



Future Proof

Electric-car charging points controlled from within the home.





Artistic impression

The Clubhouse

Located at the far end of the premises, the clubhouse is spread across three floors. Comprising over 5500 sft of indoor facilities it looks onto a beautifully landscaped communal space filled with outdoor amenities.

OUTDOOR

Basketball court,
Children's play area,
outdoor gym



TERRACE

Multipurpose party
area open to sky

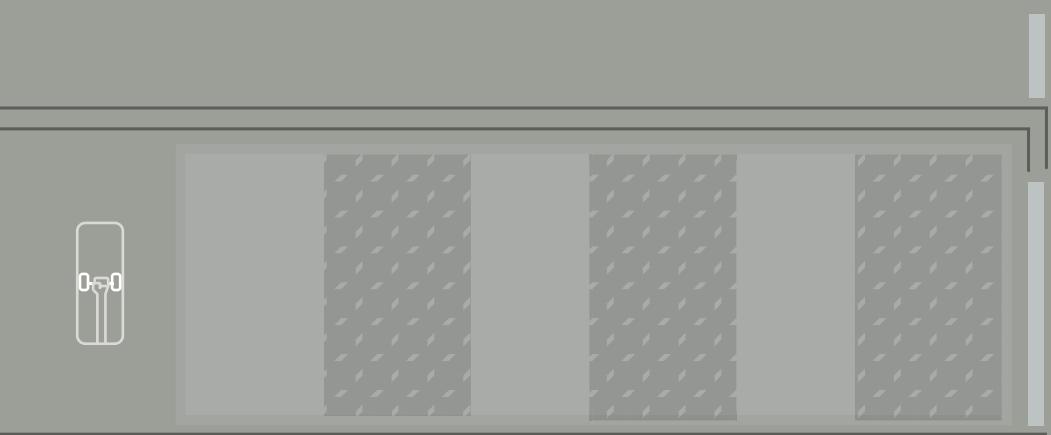
SECOND FLOOR

Gymnasium

OPTIMISED UDS The clubhouse has been planned with a great deal of efficiency. It only occupies 5% of the total Super Built Area of an average home. This translates to a greater component of usable carpet area in your home when compared to most other projects.

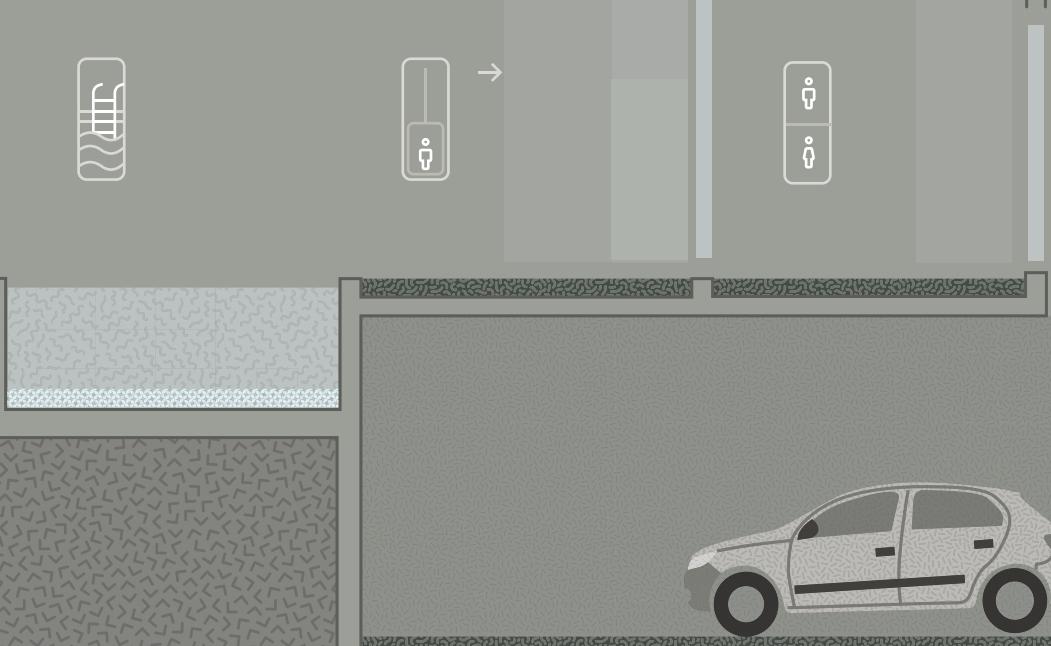
FIRST FLOOR

Indoor games and
squash court



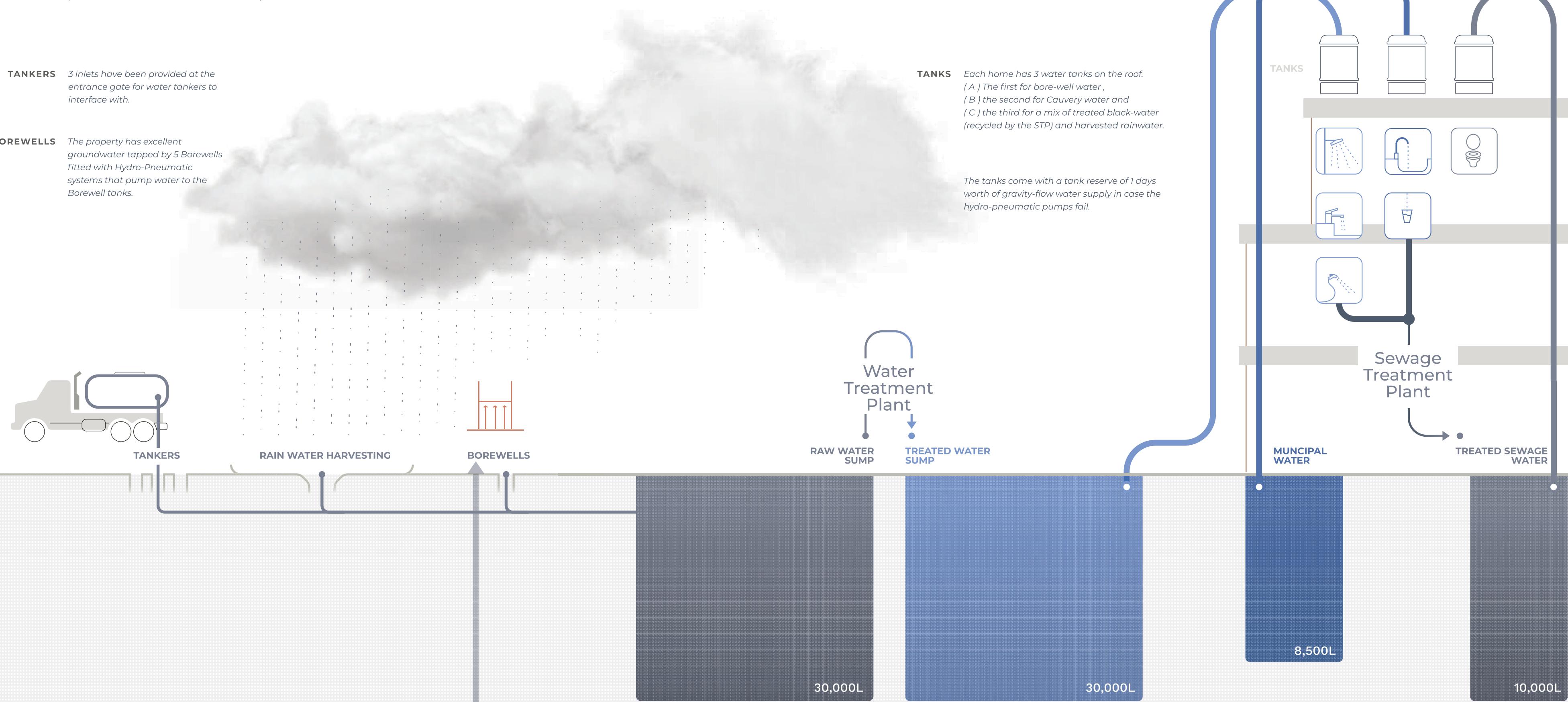
GROUND FLOOR

Clubhouse has a
covered pool looking
out into the lawn



Water System

Water is a very valuable resource in Bangalore, managing it is something we have put a lot of energy behind. The water management system at Lawns is designed to make the most of all available sources of water, with efficient fail-safes put in place to account for a minimal disruption in service.



Safety & Security

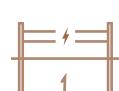
The main benefit of residing in a community of this kind is the peace that comes with knowing that safety is has been built-in to the project.



Fire sprinklers in the basement.



Fire suppression water outlets all across the upper level.



High compound walls and electrical fencing.

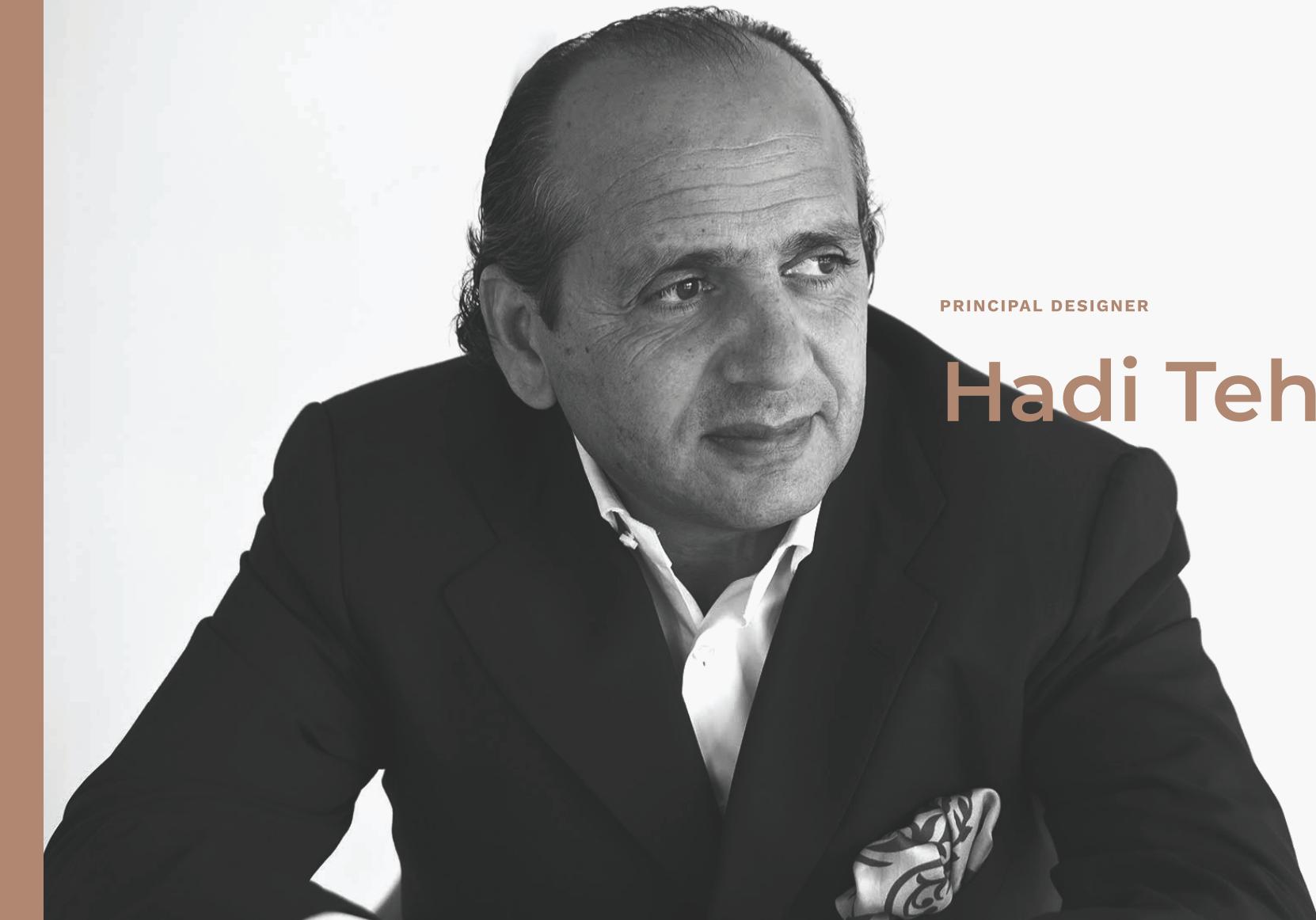


CCTV camera coverage all round as well as across the common areas of the community.



App based visitor management system. Controlled access to the lift from basement.

PRINCIPAL DESIGNER



Hadi Teherani

Hadi Teherani is an award-winning German architect and designer based in Hamburg, Germany. His style is recognisable by its unique blend of simplicity, openness and moderation. The Bangalore chapter of his firm has spearheaded the design of this community.

This blend of world-renowned pedigree and an awareness of the local nuances expected in an Indian home has resulted in a product unlike any in the region. He has designed many landmark projects across Europe and Asia.

LANDSCAPE DESIGNERS

Zoras

MECHANICAL ELECTRICAL & PLUMBING

Tirumala Associates

STRUCTURAL CONSULTANTS

Visda

Notes



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