



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.





RANKA ANKURA

78% OPEN SPACES

4.7 ACRE PLOT ON THE MAIN ROAD

410 APARTMENTS IN TOTAL

35+ ENRICHING AMENITIES

4 RESIDENTIAL TOWERS

20-21 FLOORS

Welcome home to
spacious 2, 3 and 4
BHK homes

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 Euroschool 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

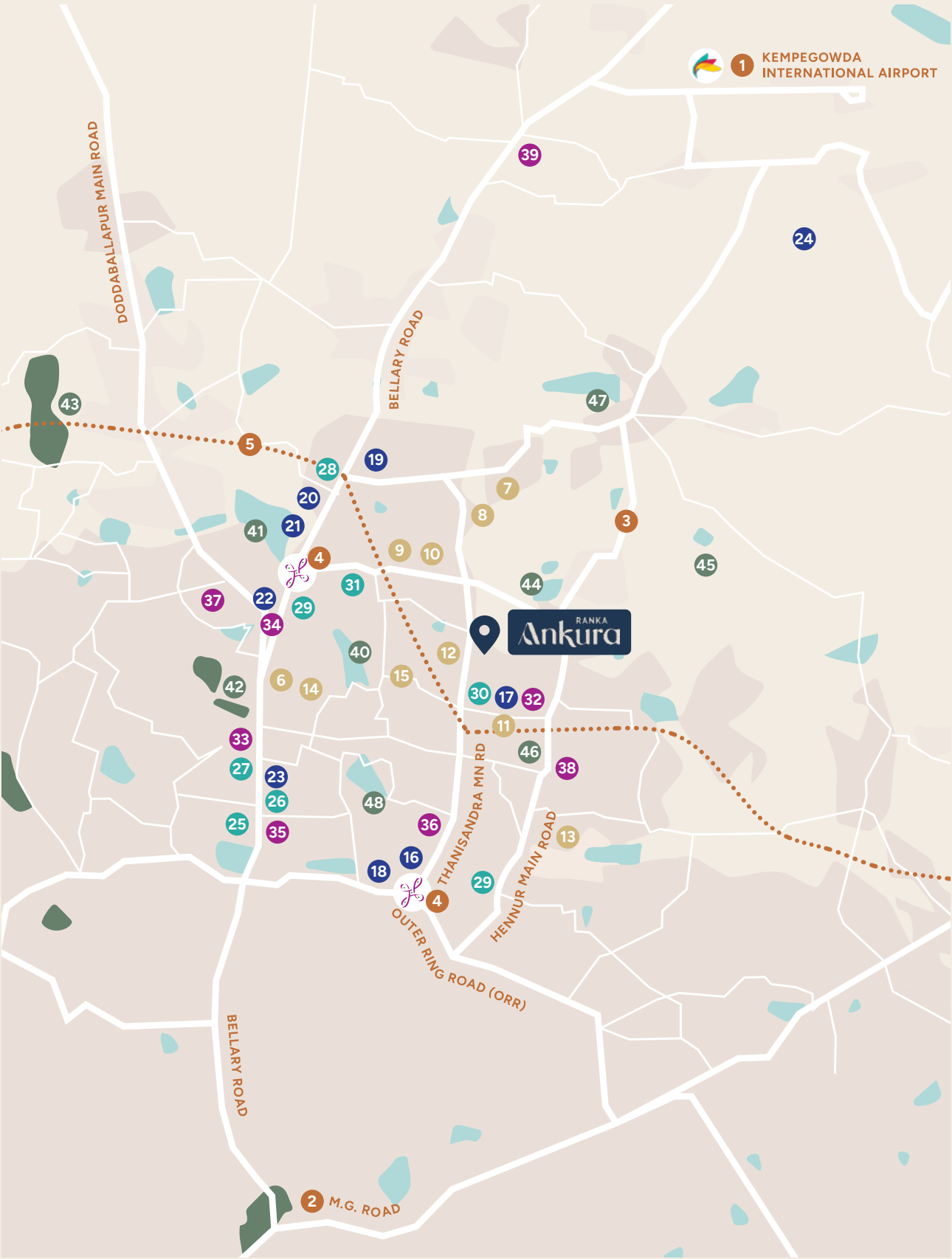
- 25 Aster CMI Hospital
- 26 Manipal Hospital
- 27 Motherhood
- 28 Cytecure Hospitals
- 29 Sparsh Hospital (Yelahanka / Hennur)
- 30 REGAL Kidney & Multispeciality Hospital
- 31 Sri Maruthi Hospital

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

- 40 Jakkur Lake
- 41 Yelahanka Lake
- 42 GKVK
- 43 Avalahalli State Forest
- 44 Kannur Lake
- 45 Hennur Bamboo Forest
- 46 XLR8 Indoor Sports Arena
- 47 Bagaluru Lake
- 48 Rachenahalli Lake



EXPLORE NATURE SPOTS

Try Mountain Biking at Avalahalli State Forest

Head out to GKVK for a long run or walk through the Botanical Gardens



ENJOY FINE DINING

Celebrate close to home at Exquisite Restaurants ranging from cafes, boutique eateries to fine dining.



CONNECTED BY METRO

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



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 Activity Lawn

QUIET NOOKS

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

GARDENS, PONDS & GREENARY

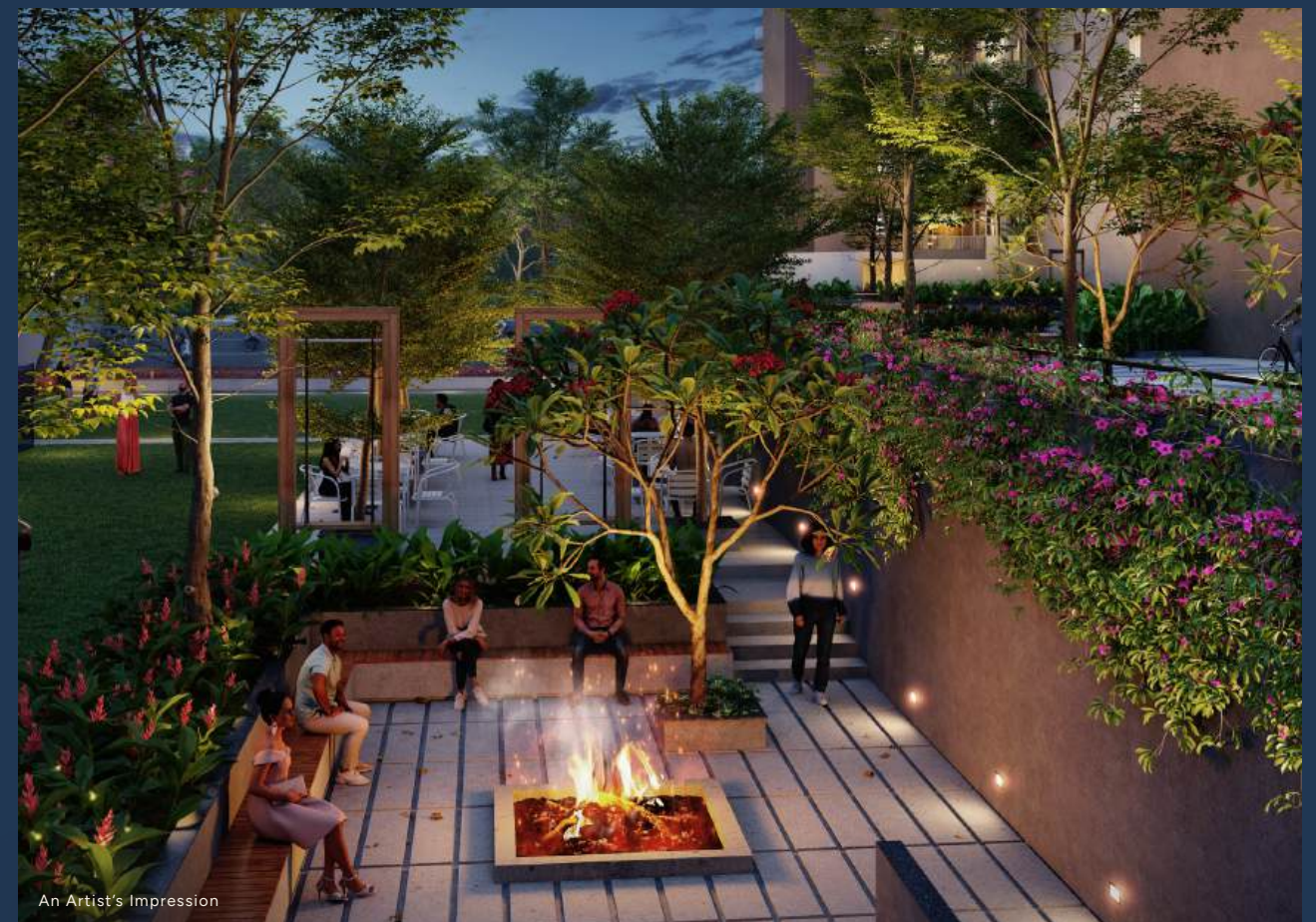
- 29 Central Park & Lagoon
- 30 Multipurpose Lawn
- 31 Picnic Grove
- 32 Aroma & Butterfly Gardens
- 33 Lotus Ponds
- 34 Pondsides Leisure Deck
- 35 Pet Park
- 36 Pebble Garden
- 37 Peripheral Planting

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.

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.



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.

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.





An Artist's Impression

View of The Central Park & Lagoon

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 or west, ensuring the optimal flow of positive energy
- Strategically placed rooms according to Vaastu principles, with a focus on the master bedroom and kitchen

Tower 1 & 2

20 FLOORS

Type 2

2 BEDROOMS, 2 BATHROOMS

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

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

Type 1

4 BEDROOM, 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 3

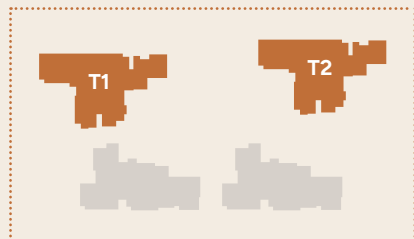
3 BEDROOMS, 3 BATHROOMS

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



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

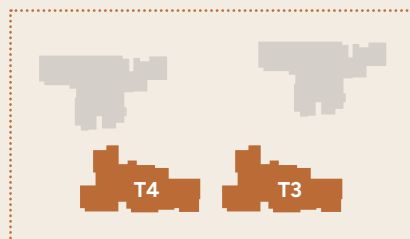
SBA - 1645 sft
 Carpet Area - 1060 sft
 Balcony Area - 121 sft



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	<ul style="list-style-type: none">Seismic Resistance RCC framed structureExternal Wall – 170 mm thick RCC walls, Ec Bc Dc Technology
WALL FINISHING	<ul style="list-style-type: none">Internal walls and ceilings are finished with Internal Emulsion Paint and Oil Bound Distemper for smooth and durable surfacesExternal walls are coated with weather coat, weather shield, or exterior emulsion paint to provide optimal protection against various weather conditions
FLOORING	<ul style="list-style-type: none">Vitrified Tiles in Living, Kitchen and BedroomsAnti-skid Vitrified Tiles for BalconiesVitrified Tiles in the Lobby
DOORS & WINDOWS	<ul style="list-style-type: none">Main doors are constructed with Beech Wood Frames and feature Wood Finish Veneer Flush Doors for an elegant appearanceMain Doors are 5 feet wide and include a vision panelOther doors utilise Hardwood Frames and are equipped with Laminated Flush DoorsWindows are fitted with UPVC frames and sliding shutters
KITCHEN	<ul style="list-style-type: none">Designed to accommodate a modular kitchenExcluding the countertop for personalized customization
TOILETS	<ul style="list-style-type: none">Flooring is finished with Anti-skid Vitrified TilesDado tiles from the floor up to a height of 7 feetGrid False Ceiling to be installed for a clean interior lookHigh-quality CP fittings from Jaquar or equivalent brandsEuropean Water Closets (EWC) and ceramic basins from Cera or equivalent brandsIncludes provisions for installing Geysers

ELECTRICAL	<ul style="list-style-type: none">Electrical wiring is concealed, using copper wires from Finolex, Havells, or similar quality brands, complemented with modular switchesAmple electrical points for lighting, fans, TVs, and air conditionersAir conditioner installation is provisioned in all bedroomsFor 2 BHK and 2.5 BHK units receive 4 KW KPTCL supply and 0.75 KW backup3 BHK units receive a 5 KW KPTCL supply and 1 KW backup4 BHK units are provided with 6 KW KPTCL supply and 1.25 KW backup100% DG backup for pumps, lifts, and common areas.
WATER SUPPLY	<ul style="list-style-type: none">Toilets feature concealed plumbing and a suspended drainage system beneath a false ceilingWater supply lines are constructed with CPVC for reliability and longevitySoil, drainage, and external lines utilize UPVC/PVCA Sewage Treatment Plant integrated for efficient waste managementProperty includes Rainwater Harvesting System
FIRE SAFETY	<ul style="list-style-type: none">All apartments come with sprinkler facilityEach tower is equipped with an external fire hydrant as part of the firefighting system
LIFTS	<ul style="list-style-type: none">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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**RANKA
GROUP**

**LASTING VALUES
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