

**Total**Environment  
Homes

# Over the Rainbow

Nandi Hills



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Phase 01 : PRM/KA/RERA/1254/460/PR/240424/006832  
For more details, visit: [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

## Disclaimer

All information provided here, including but not limited to drawings, visualisations, renderings, master plan, floor plans, trees, landscape, images, and other elements are only indicative and will likely change in the final, as-built development. Some information provided is inclusive of likely future developments. The visualisations and renderings provided here are general in nature and are indicative of the project at a mature stage, at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

An image is only as relevant as the value it communicates. An image brings a reality to our homes that words cannot.

All photographic images in this brochure, unless otherwise specified, are actual photos taken at the property, the experience home, and at current or completed projects of Total Environment.









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## The Property

- Villa homes that blend into the hilly terrain
- Wide tree-lined driveways
- Well-curated amenities

**Over the Rainbow** is located at the foothills of the scenic Nandi Hills in Bengaluru. These earth-sheltered villa homes with large gardens and earthy exterior finishes, are set along the existing hilly terrain in a stepped form to blend into the natural landscape. The stepped arrangement maximises light and ventilation while facilitating unobstructed views.



Project entrance



The project includes our signature earth-sheltered villas with 3 bedrooms.





Over the Rainbow - Location map

Legend			
a	1.7 Km to Nandi One Trek Start Point	f	14 Km to Devanahalli Railway Station
b	3.5 Km to Gitanjali International School	g	15.7 Km to Akash International School
c	6.7 Km to JW Marriott	h	26 Km to Kempegowda International Airport
d	13 Km to Nandi Hills Sunrise / Sunset point	i	30 Km to Decathlon Anubhava
e	13 Km to New Manasa Hospital		

Map not to scale

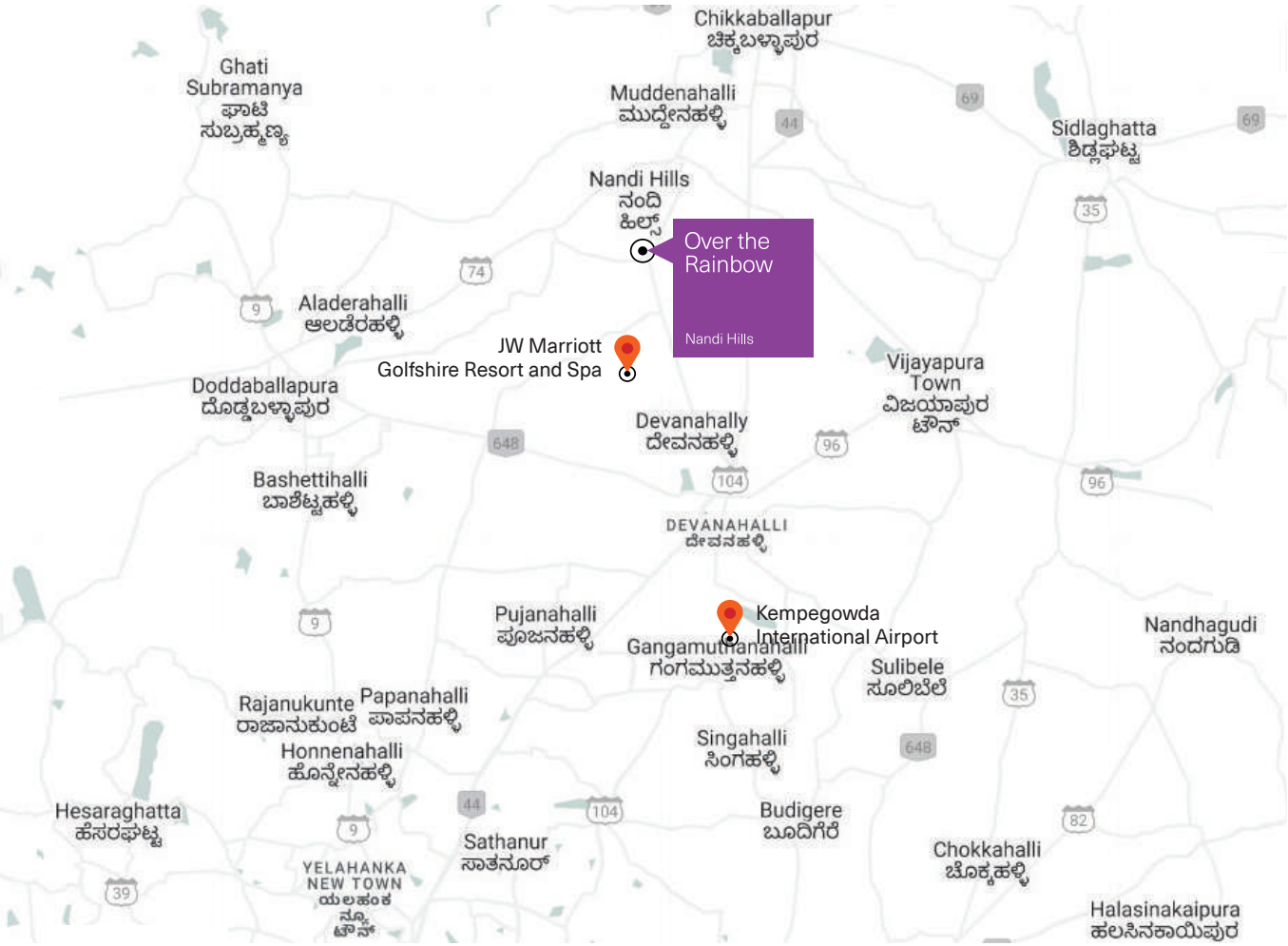
## The Location

Located on Nandi Hills main road

30 mins. drive to Kempegowda International Airport

12 mins. drive to JW Marriott Golfshire Resort and Spa

**Over the Rainbow** is located in the north of Bengaluru, right below Nandi Hills - an ancient hill fortress and a local tourist attraction. It is 26 km from Kempegowda International Airport. Reputable educational institutions in close proximity include Gitanjali International School, Akash International School, and Sha-Shib Aerospace Engineering Institute. Hospitals close by include Jeevan Hospital, Manasa Hospital and the CSI Hospital.



Location Map

Set against the backdrop of Nandi Hills, this serene land parcel is shaping into a sustainable and vibrant community.





## Project Overview

8.8 acres

Low density, pedestrian-friendly

Landscaped streets

The project has single storied earth-sheltered villas, located strategically to ensure uninterrupted views of the beautiful surroundings.

Each villa opens out to a green space equivalent to or larger than the villa itself.

Wide tree-lined driveways along the sloped terrain provide access to the villas.

Project Land Area  
8.8 acres (Phase 1)





## Master Plan

### Legend

A1 Villa Block 1	B Utilities
A2 Villa Block 2	C Park
A3 Villa Block 3	--- Site Boundary
A4 Villa Block 4	
A5 Villa Block 5	



## Master Plan

Stepped Villa Arrangement to maximise Light, Ventilation and Views

Wide Streets



Visualisation of the villa street at Over the Rainbow

### Wide Streets

The 12m wide streets have dedicated zones for tree planting and walking paths.

The master plan is subject to change and is only a general site plan. Some features, improvements, surfaces, trees and other elements will likely change in the final, as-built development.



## Amenities List

	Phase 1 Villas
Dense planting area	•
Kids play area	•
Pedestrian path / Jogging track	•
Site peripheral planting	•

## Utilities & Services

		Phase 1 Villas
Back-up Power	Backup power shall be provided to the common area lighting, pumps and motors. Generators shall be provided with acoustic enclosures and an automatic change-over switch	•
Rainwater Harvesting	Percolation pits shall be provided for rainwater harvesting	•
Sewage Treatment	Tertiary Sewage Treatment Plant (STP) shall be provided for the use of recycled water in landscaping and flushing system	•



Visualisation of V25 villa from Garden 1





## Home Types

- Villas
- 3 bedrooms
- 2 Gardens

Our Homes at **Over the Rainbow** feature our thoughtfully designed Villa, V25.

Saleable Area  
3,000 sq. ft.

Carpet Area  
1,992 sq. ft.

3 Bed

Phase 1  
(Villas)

### V25 Bedroom

- 1 Master bedroom
- 2 Garden 1 with deck

Left: Visualisation of the **Master Bedroom, Master Bathroom and Garden with Deck**  
This render depicts the fully furnished product (different from green, blue, and purple specifications)





V25 Home Office

- 1 Home Office
- 2 Living
- 3 Deck 3



V25 Living

- 1 Living
- 2 Garden 1
- 3 Garden 2



This view may not include every element, material, furniture and fixture shown in the visualisation. Please refer to the specifications section for more information.

Visualisation of Living with Garden on either side



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