



MyScaai Bharat

Venture Of MySankalp DreamNest

Constructing Tech Luxury Homes &
Commercial Spaces



Table of Contents

About MyScaai Bharat

Mission and Vision

About Residential & Commercial Construction

Residential Construction

Commercial Construction

Why Choose MyScaai Bharat

Introduction To Farmhouse Construction

Key features & Highlights

Design and Architecture

Highlights Of MyScaai Bharat

On-going projects of MyScaai Bharat

About MyScaai Bharat

Welcome to MyScaai Bharat, where we believe in turning dreams into reality through innovative construction solutions. With a legacy of excellence and a vision for the future, we are committed to transforming lives

We highlight our commitment to delivering high-quality construction services that exceed client expectations. We also emphasize our dedication to innovation, sustainability, and customer satisfaction. Additionally, we introduce the various sections of the booklet, giving readers a glimpse of the valuable information they will find inside.

The introduction serves as a warm invitation to explore further and learn more about MyScaai Bharat's offerings and values. It sets the tone for the rest of the booklet, capturing the essence of our company's ethos and aspirations.



Mission and Vision



MISSION

At MyScaai Bharat, our mission is to redefine the construction industry by delivering innovative, sustainable, and high-quality solutions that enrich lives and communities.



VISION

Our vision at MyScaai Bharat is to be the leading force in revolutionizing the construction landscape, setting new standards of excellence and sustainability in every project we undertake.

Residential & Commercial Construction:

We specialize in providing comprehensive construction services for both residential and commercial projects. Our expertise covers a wide range of building types and sizes, from single-family homes to large-scale commercial developments. Here's an overview of the services we offer in residential and commercial construction:

- **Innovative Technology Integration:** We leverage cutting-edge construction technologies such as Building Information Modeling (BIM), prefabrication, and drone surveying to enhance project efficiency and accuracy.
- **Energy-Efficient Design:** Our construction projects prioritize energy efficiency through the use of sustainable building materials, passive design strategies, and renewable energy systems.
- **Smart Building Management Systems:** We integrate smart building management systems to optimize energy usage, enhance occupant comfort, and streamline maintenance operations.
- **Prefabrication and Modular Construction:** By utilizing prefabricated components and modular construction techniques, we minimize construction time, reduce waste, and improve project scalability.



Residential Construction

1

Custom Home Construction: We work closely with homeowners to bring their dream homes to life, offering custom home construction services tailored to their unique preferences, lifestyle, and budget.

2

Architectural Design: Our team of architects and designers collaborates with clients to create personalized architectural designs that reflect their vision and meet their functional requirements.

3

Interior Design and Renovation: We provide interior design services to enhance the aesthetic appeal and functionality of residential spaces, whether it's a new construction project or a renovation of an existing home.

4

Home Additions and Extensions: We specialize in building home additions and extensions to accommodate growing families or provide additional living space, seamlessly integrating new construction with the existing structure.



Commercial Construction

1

Innovative Planning: Business parks, IT parks, and commercial buildings require meticulous planning to ensure seamless operations and efficient utilization of space.

2

Sustainability at the Core: Our commitment to sustainability goes hand-in-hand with creating inspiring workspaces.

3

Client-Centric Approach: Our process is built on open communication and collaboration. We believe that your vision combined with our expertise results in the most outstanding outcomes.

4

End-to-End Solutions: From concept to completion, we provide comprehensive services that encompass architectural design, project management, construction, interior fit-outs, and technology integration.



Why Choose MyScaai Bharat

AT MYSCAAI BHARAT, WE ARE MORE THAN JUST BUILDERS – WE ARE PARTNERS IN YOUR JOURNEY TOWARDS A BRIGHTER FUTURE. JOIN US AND EXPERIENCE THE DIFFERENCE FOR YOURSELF.

- **One-stop solution:** We offer comprehensive construction services to meet all your needs under one roof.
- **Transparent pricing:** Our pricing is transparent, with no hidden costs or surprises.
- **Expert team:** Our team of professionals is highly skilled, experienced, and committed to delivering excellence.
- **Quality assurance:** We uphold the highest standards of quality and reliability in every project we undertake.
- **Innovation-driven:** We embrace innovation and technology to deliver cutting-edge solutions that set us apart from the competition.



5 Pillars Of MyScaai Bharat

Smart Construction: By leveraging the latest technologies and construction methods, we ensure efficiency, precision, and sustainability in every project.



Smart Automation: Our intelligent automation systems that optimize energy usage, improve security, and enhance comfort in your home or office.



Smart Support: Discover our commitment to providing exceptional support and service, from project inception to completion and beyond.



Smart Amenities: Experience the luxury and convenience of our smart amenities, designed to enhance your everyday living experience.



Smart Interiors: Explore our interior design solutions, where functionality meets style to create spaces that inspire and delight.



Smart Construction



In-house team of architects, structural engineers, and civil engineers.

Future Tech homes with Unconditional Warranty and Support.

Earthquake Proof, Water Harvesting, Leakage Proof, Unique Structures, & Sound Proof.

Overall Construction material, planning, and execution as per your choice.

Smart Amenities



Infinity Swimming Pool.

Open To Sky (OTS) Concept with "Only Premium Materials"

Gym/Yoga Setup, Medical Room, Acupressure Path, etc.

Multipurpose Game Zone (Play Area) & Home theatre

Solar Panel to save Electricity Green Home Concept. 40% Glass & 60% walls, 70% Greenery

Smart Automation



App Controlled Villa

Security- Wall mounting, Gas leakage warning etc.

Automation of all the appliances.

Tech Enabled homes, Sensors-based lighting.

CCTV, Video Door locks, Fingerprint locking, SOS alarms.

Smart Interiors



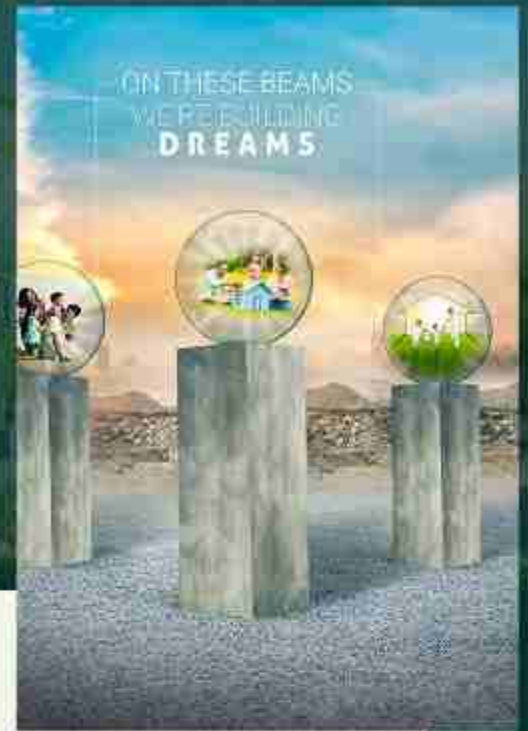
Custom-built furniture.

Smart Interiors Planning, Designing, and Execution.

Space-saving smart interiors.

Premium interiors material only.

Smart Support



PROPERTY SUPPORT- RENTAL, SALES, Maintenance ETC.

PERSONAL SUPPORT- Legal Services, Packers & Movers, Financial support, etc.

PROFESSIONAL SUPPORT

MISCELLANEOUS SUPPORT, APPLIANCE MAINTENANCE.

HOME SUPPORT – MAID, COOK, DRIVER, GROCERY ETC

INTRODUCTION TO FARMHOUSE CONSTRUCTION



Farmhouse Construction services, where we specialize in bringing your dream farmhouse to life.

Whether you envision a rustic retreat nestled in the countryside or a luxurious estate surrounded by vast landscapes, we have the expertise and dedication to turn your vision into reality.

Key Features of Farmhouse Construction

We pride ourselves on our commitment to excellence in construction. With years of experience in the industry, our team of skilled professionals brings a wealth of knowledge and expertise to every project.

From concept to completion, we strive to exceed expectations and deliver exceptional results.



Highlights

01

Customized Design:

- Tailored farmhouse designs to meet the specific needs and preferences of clients.
- Collaborative approach with clients and architects to create unique and functional designs.

02

Premium Quality Materials:

- Use of high-quality materials sourced from reputable suppliers.
- Ensures durability, longevity, and aesthetic appeal of the farmhouse.

03

Innovative Designs:

- Our architects and designers are renowned for their innovative and creative approach to farmhouse design.

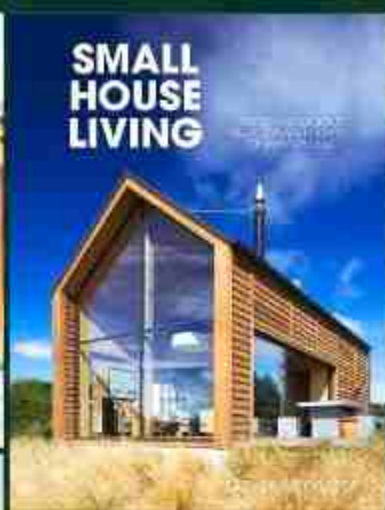
DESIGN AND ARCHITECTURE

Unparalleled Beauty and Functionality



- Contemporary architecture with a blend of natural elements.
- Open floor plans to maximize natural light and ventilation.
- Integration of green spaces and landscaping for a serene ambiance.
- Embrace the natural beauty of your surroundings by seamlessly integrating the farmhouse with the landscape.





CHARMING COTTAGES

A Cozy Retreat in Your Farmhouse

These standalone structures offer a warm and inviting space for relaxation, guest accommodations, or a private retreat within your farmhouse oasis.

Our team of architects and designers work closely with you to create custom cottage designs that perfectly align with your vision and lifestyle.

From traditional cottage styles to modern interpretations, we tailor the design to match your preferences and seamlessly integrate it into the surrounding landscape





PLANTING AND GREENERY

Captivating Serenity and Harmonious Beauty

We carefully select and plant a variety of trees, shrubs, and flowers that thrive in the local climate, providing a lush and vibrant backdrop to your farmhouse.

Whether you desire a colorful garden, a serene orchard, or a tranquil meadow, our expert team will bring your landscaping vision to life.

Create an enchanting and vibrant outdoor sanctuary with lush gardens. Our team designs and cultivates exquisite flower beds and garden spaces that burst with life and charm.

Indulge in the joy of growing your own food by incorporating edible gardens or orchards into your landscape design.



**One Stop
Solution**

Highlights

OF MYSCAAI BHARAT



- Premium Quality
- ONE Price
- On-Time Delivery
- ONE Team



**Price Lock
Facility**



**We believe in
transparency.
No hidden costs,
no surprises.**



**In-House Team,
No 3rd Party
Work**



**No complicated packages to
decipher - just a straightforward,
one-cost solution.**



ON-GOING PROJECTS OF MYSCAA BHARAT





DESIGN PROPOSALS

LOCATION

BTM LAYOUT

AREA

SITE AREA - 40'0" X 60'0" = 2400 SQ.FT
 GROUND FLOOR BUILT UP AREA - 2155 SQ.FT
 FIRST DUPLEX BUILT UP AREA - 4108 SQ.FT
 SECOND DUPLEX BUILT UP AREA - 4033 SQ.FT
 THIRD DUPLEX BUILT UP AREA - 4033 SQ.FT
 TERRACE AREA - 586 SQ.FT
 TOTAL SUPER BUILT UP AREA - 14915 SQFT



PROJECT 01

PLAN



- SMART HOME
- SUSTAINABILITY
- UNIQUE DESIGN
- SUPPORT
- AUTOMATION





DESIGN PROPOSALS

LOCATION

YELAHANKA

AREA

- SITE AREA - 40'0" X 60'0" = 2400 SQ.FT
- GROUND FLOOR BUILT UP AREA - 3800 SQ.FT
- FIRST DUPLEX BUILT UP AREA - 4050 SQ.FT
- SECOND DUPLEX BUILT UP AREA - 4050 SQ.FT
- THIRD DUPLEX BUILT UP AREA - 4135 SQ.FT
- TERRACE AREA - 510 SQ.FT
- TOTAL SUPER BUILT UP AREA - 16545 SQFT



PROJECT 02

PLAN



This is a south facing plot with 3 duplex homes designed for 3 brothers with all amenities including home theatre and swimming pool on the terrace area. Upon entering, the floor it opens into a spacious double height foyer that gives a feel of luxury.

- 
3 CAR GARAGE
- 
3 BEDROOMS
- 
3 BATH
- 
4 BALCONY





DESIGN PROPOSALS

LOCATION

SARIAPUR

AREA

- SITE AREA - 40'0" X 60'0" = 2400 SQ.FT
- GROUND FLOOR BUILT UP AREA - 2032 SQ.FT
- FIRST DUPLEX BUILT UP AREA - 3950 SQ.FT
- SECOND DUPLEX BUILT UP AREA - 3950 SQ.FT
- THIRD DUPLEX BUILT UP AREA - 323 SQ.FT
- TERRACE AREA - 455 SQ.FT
- TOTAL SUPER BUILT UP AREA - 14210 SQFT



PROJECT 03

PLAN



This is a south facing plot with 3 duplex homes designed for 3 brothers with all amenities including home theatre and swimming pool on the terrace area. Upon entering, the floor it opens into a spacious double height foyer that gives a feel of luxury.

- 3 CAR GARAGE
- 8 BEDROOMS
- 9 BATH
- 4 BALCONY



DESIGN PROPOSALS

LOCATION

DOLLAR'S COLONY

AREA

SITE AREA - 40'0" X 60'0" = 2400 SQ.FT
 GROUND FLOOR BUILT UP AREA - 3675 SQ.FT
 FIRST DUPLEX BUILT UP AREA - 3935 SQ.FT
 SECOND DUPLEX BUILT UP AREA - 3935 SQ.FT
 THIRD DUPLEX BUILT UP AREA - 4030 SQ.FT
 TERRACE AREA - 450 SQ.FT
 TOTAL SUPER BUILT UP AREA - 16025 SQFT



PROJECT 04

PLAN









SMART HOME SUSTAINABILITY UNIQUE DESIGN SUPPORT AUTOMATION

DESIGN PROPOSALS

LOCATION

YESWANTHPUR

AREA

SITE AREA - 40'0" X 60'0" = 2400 SQ.FT
GROUND FLOOR BUILT UP AREA - 2255 SQ.FT
FIRST DUPLEX BUILT UP AREA - 4208 SQ.FT
SECOND DUPLEX BUILT UP AREA - 4133 SQ.FT
THIRD DUPLEX BUILT UP AREA - 4133 SQ.FT
TERRACE AREA - 686 SQ.FT
TOTAL SUPER BUILT UP AREA - 15415 SQ.FT



PROJECT 05

PLAN



SMART HOME SUSTAINABILITY UNIQUE DESIGN SUPPORT AUTOMATION

DESIGN PROPOSALS

LOCATION

RAIKOTTAI

AREA

Ground floor Built up area - 1376.21 sq.ft

Total Super Built up area - 1376.21sqft

This project includes design of 2BHK, 3BHK cottages for Mr.Aditya.

We have designed with the concept of European style which includes Arch entrances, French windows, Sloped roof, wooden floors and decks.



PROJECT 06

PLAN



SMART HOME



SUSTAINABILITY



UNIQUE DESIGN



SUPPORT



AUTOMATION

Formal Gardens: European classic cottages often have well-maintained gardens with symmetrical designs, manicured hedges, and floral elements.

When designing or decorating a European classic cottage, attention to detail and a balance of elegance and rustic charm are key.

DESIGN PROPOSALS

LOCATION

MYSORE

AREA

Site area - 85'8" X 76'10 1/2"

SUPER BUILT UP AREA IN G.F : 3711.26 SFT

SUPER BUILT UP AREA IN F.F : 3711.26 SFT

SUPER BUILT UP AREA IN S.F : 2095.87 SFT

SUPER BUILT UP AREA IN T.T : 273.4 SFT

Total Super Built up area - 9791.79 sqft



PROJECT 07

PLAN



SMART HOME / SUSTAINABILITY / UNIQUE DESIGN / SUPPORT / AUTOMATION

The facade is adorned with high-quality cladding materials, such as stone, to impart a sense of luxury and timeless elegance. The color palette may include warm, earthy tones to complement the classic style. Well-manicured gardens, pathways, and strategic placement of trees enhance the outdoor ambiance. The landscaping complements the classic style and contributes to the overall luxurious feel.

DESIGN PROPOSALS

LOCATION

DEVANHALLI

AREA

Site area - 40'X 45' = 1800 SFT

BUILT UP AREA IN G.F : 1136.35 SFT

BUILT UP AREA IN F.F : 1415.8 SFT

BUILT UP AREA IN S.F : 1415.85 SFT

BUILT UP AREA IN T.T : 165.5 SFT

Total Super Built up area - 4133.45 sq.ft



PROJECT 08

PLAN



SMART HOME SUSTAINABILITY UNIQUE DESIGN SUPPORT AUTOMATION

The facade is adorned with high-quality cladding materials, such as stone, to impart a sense of luxury and timeless elegance. The color palette may include warm, earthy tones to complement the classic style. Well-manicured gardens, pathways, and strategic placement of trees enhance the outdoor ambiance. The landscaping complements the classic style and contributes to the overall luxurious feel.

DESIGN PROPOSALS

LOCATION

LEEPAKSHI

AREA

Site area	- 85' X 137' = 11645 sq.ft
Total floor Built up area	- 1082 sq.ft
Deck area	- 88 sq.ft
Roof Coverage area	- 1535 sq.ft



PROJECT 09

PLAN



CAR PARKING



BEDROOM



OPEN
SHOWER



DECK AND
STOUT



COURTYARD

This is an East facing cottage with a typical kerala style house generally referred as "Nalukettu". The use of wooden columns not only adds a touch of elegance but also promotes a connection with nature. Large wooden windows allow ample natural light to filter into the cottage.

DESIGN PROPOSALS

LOCATION

YELAHANKA

AREA

Site area - 41'10" X 59'10"	- 2040 sq.ft
Ground floor Built up area	- 1614 sq.ft
First floor Built up area	- 1614 sq.ft
First floor Balcony area	- 426 sq.ft
Second floor Built up area	- 1614 sq.ft
Second floor Balcony area	- 426 sq.ft
Terrace area	- 261.15 sq.ft

Total Super Built up area - 6381 sqft



PROJECT 10

PLAN



3 CAR GARAGE 2 BEDROOMS 1 BATH 8 BALCONY SKYLIGHT

This is a west facing adorned residence with the facade with warm-toned wooden panels, creating a natural and inviting appeal. The use of wood not only adds a touch of elegance but also promotes a connection with nature. Large windows with wooden frames allow ample natural light to filter into the living spaces.

DESIGN PROPOSALS

LOCATION

BANSHANKARI 6TH STAGE

AREA

Site area - 30'0" X 40'0" = 1200 sq.ft
Ground floor Built up area - 973.4 sq.ft
First floor Built up area - 973.4 sq.ft
Second floor Built up area - 973.4 sq.ft
Third floor Built up area - 772.0 sq.ft
Terrace area - 238.0 sq.ft

Total Super Built up area - 3930.2 sqft



PROJECT II

PLAN



SMART HOME SUSTAINABILITY UNIQUE DESIGN SUPPORT AUTOMATION

Upon entering, the first floor opens into a spacious foyer leading to the main living areas. The layout is designed for optimal space utilization and flow. The living room is strategically placed to take advantage of the western sunlight, creating a bright and welcoming atmosphere.

DESIGN PROPOSALS

LOCATION

VARTHUR

AREA

Site area - 30'0" X 40'0" = 1200 sq.ft
Ground floor Built up area - 1167 sq.ft
First floor Built up area - 1167 sq.ft
Second floor Built up area - 1167 sq.ft
Third floor Built up area - 1167 sq.ft
Terrace area - 702 sq.ft

Total Super Built up area - 5370 sqft



PROJECT 12

PLAN



3 CAR GARAGE 11 BEDROOMS 9 BATH 4 BALCONY

This is a North West facing corner plot with adorned residence with the facade with warm-toned shades, creating a balancing visual appeal. The use glass, metal and green spaces not only adds a touch of elegance and also emphasizing the structure. Large windows allow ample natural light to filter into the living spaces.

DESIGN PROPOSALS

LOCATION:

VARTHUR

AREA

Site area - 24'0" X 33'0"	- 815 sq.ft
Ground floor Built up area	- 815 sq.ft
First floor Built up area	- 815 sq.ft
Second floor Built up area	- 815 sq.ft
Terrace area	- 96 sq.ft
Total Super Built up area - 2541 sqft	



PROJECT 13

PLAN



2 CAR GARAGE 4 BEDROOMS 5 BATH 2 BALCONY

This is a North facing corner plot with adorned residence with the facade with warm-toned shades, creating a balancing visual appeal. The use glass, metal and green spaces not only adds a touch of elegance and also emphasizing the structure. Large windows allow ample natural light to filter into the living spaces.

DESIGN PROPOSALS

LOCATION:

BELLARY

AREA

Site area - 73'11" X 437"

Ground floor Built up area - 2308.55 sq.ft

Second floor Built up area - 1390.06 sq.ft

Total Super Built up area - 3698.61 sqft



PROJECT 14



INTERIORS



An arch panel behind a TV unit in interior design can add a touch of elegance, sophistication, and architectural interest to the space.



Created vertical grooves on the wall behind the bed to add a sense of height to the room. These grooves can be evenly spaced or vary in width for a dynamic look.



DESIGN PROPOSAL



LOCATION

BANGALORE

AREA

SITE AREA - 78'9" X 60'6" = 4764.37 SQ.FT

BUILT UP AREA IN ALL FLOORS : 4215.57 SQ.FT

FLOORS - BASEMENT + GROUND + 8 FLOORS

2BHK AREA

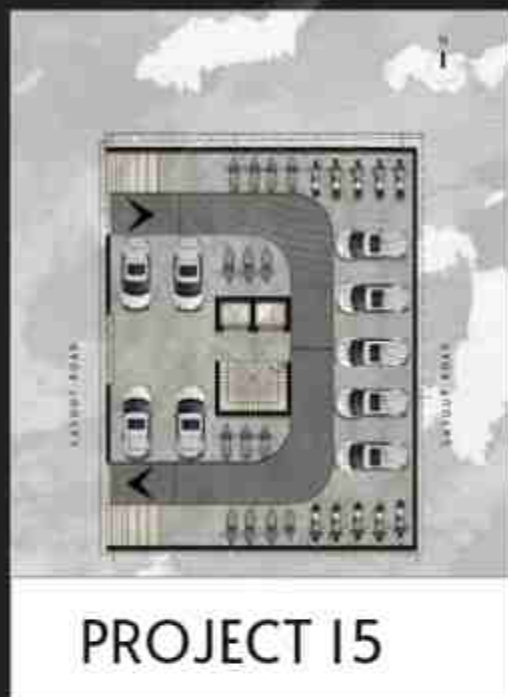
A - 917 SQ.FT

B - 972 SQ.FT

C - 945 SQ.FT

D - 960 SQ.FT

TOTAL SUPER BUILT UP AREA - 42155.7 SQ.FT



PLAN



Color palette that complements the west-facing orientation. Light and neutral colors is designed to reflect light and create a bright, airy atmosphere.



SMART HOME



SUSTAINABILITY



UNIQUE DESIGN



SUPPORT



AUTOMATION

DESIGN PROPOSALS

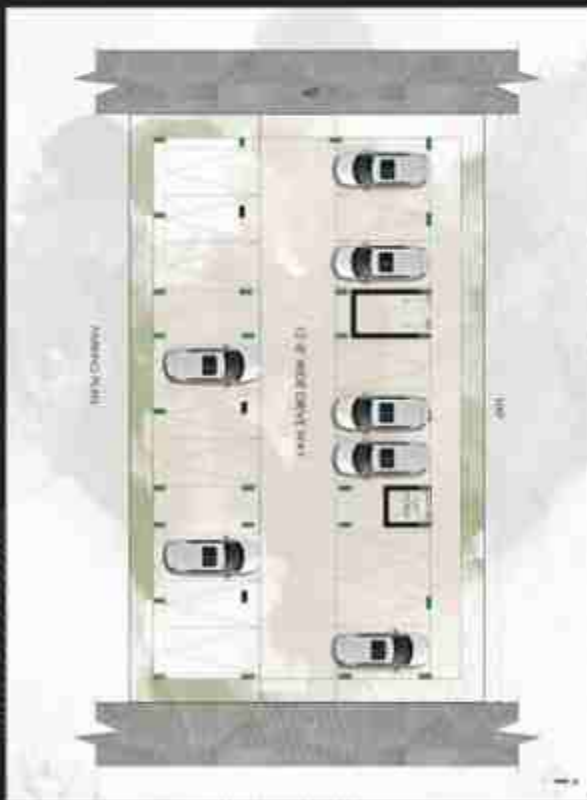
LOCATION

BELLARY

AREA

Ground Floor Builtup Area :1745.4 sft
First Floor Builtup Area :1664.3 sft
Terrace Floor Builtup Area:541.89 sft
TOTAL AREA: 3951.6 sft

PROJECT 16



GROUND FLOOR



FIRST FLOOR



DESIGN PROPOSALS

LOCATION

BELLARY

AREA

Ground Floor Builtup Area :1745.4 sft

First Floor Builtup Area :1664.3 sft

Terrace Floor Builtup Area:541.89 sft

TOTAL AREA: 3951.6 sft

SITE AREA = 40'X60' = 2400 SFT

PROJECT 17



GROUND FLOOR



FIRST FLOOR



DESIGN PROPOSALS

LOCATION

BELLARY

AREA

Ground Floor Area = 1612.77 SQ.FT

First Floor Area = 1612.77 SQ.FT

Second Floor Area = 1612.77 SQ.FT

Third Floor Area = 876.94 SQ.FT

Total Area = 5715.25 SQ.FT



PROJECT 18

PLAN



GROUND FLOOR



FIRST FLOOR

DESIGN PROPOSALS

LOCATION

BELLARY

AREA

Ground Floor Builtup Area :1745.4 sft
First Floor Builtup Area :1664.3 sft
Terrace Floor Builtup Area:541.89 sft
TOTAL AREA: 3951.6 sft

PROJECT 19



The Team & Presence



Sankalp Singh Solanki
(MD & CEO)

A SEASONED ENTREPRENEUR WITH OVER A DECADE OF EXPERIENCE ACROSS IT, CONSULTING, AYURVEDA, AND REAL ESTATE CONSTRUCTION. HIS PASSION LIES IN REVOLUTIONIZING CONSTRUCTION, AIMING TO STREAMLINE THE INDUSTRY AND SOLVE ITS CHALLENGES.



Priyanka Upadhyay Solanki
(DIRECTOR)



Arun Rudraksha
(COO)



Harmeet Kaur
(PRINCIPAL ARCHITECT)



Vijay Kumar
(PROJECT EXECUTION HEAD)

Our Presence



WORLD TRADE CENTRE, 22ND FLOOR,
ORION MALL



UB CITY, 15TH FLOOR VITTAL
MALLYA ROAD



AYYAPPAN - DU TOWERS
MIG 3, KHB COLONY, PARVATHI
NAGAR MAIN ROAD, BALLARI - 583103



**MyScaai
Bharat**

Venture Of MySankalp DreamNest

Thank you!

OTHER VENTURES



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Bhopal : +91 88189-91234

WEBSITE

www.myscaai.com

ON GOING PROJECT LOCATIONS

-Bengaluru -Mysore -Bellary -Krishnagiri

-Bhopal -Gwalior -Indore -Nagpur -Lepakshi

ADDRESSES



Bangalore

- UB City, Bangalore
- World Trade Center, Bangalore



Bhopal

H.N 46, Aranyavali, BEHIND
ASHIMA MALL, Bhopal



Ballary

AYYAPPAN - DU TOWERS, MIG 3, KHB COLONY,
PARVATHI NAGAR MAIN ROAD,
BALLARI - 583103



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