VAISHNAVI RESIDENCES

MANAGED BY

Unitern

Money | Material | Management

TATTVAM

LUXURY VILLA COMMUNITY

ತತ್ವಂ

INSPIRED BY

Five Elements

PRM/KA/RERA/1251/472/PR/300625/007880

Five Elements.



PRM/KA/RERA/1251/472/PR/300625/007880

ABOUT THE DEVELOPER

VAISHNAVI RESIDENCES

Where Craft Meets Legacy

Where dreams meet design and luxury becomes a lifestyle.

Nestled in the heart of Bengaluru's thriving real estate landscape, Vaishnavi Residences is more than a development company, we are partners in crafting exceptional living spaces. From real estate and construction contracting to interiors and architecture, our multifaceted expertise ensures every project we undertake is nothing short of extraordinary.

10+ YEARS
of crafting homes

200+ FAMILIES
have called our projects home

100% RERA
Registered & Compliant

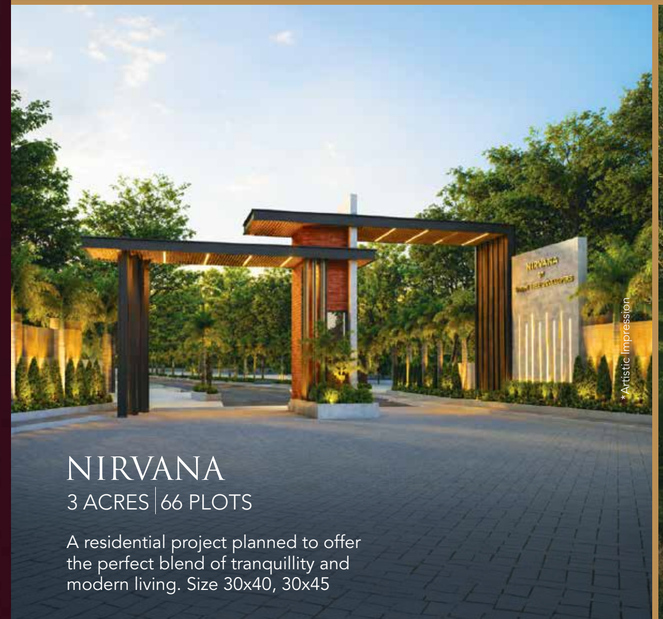
25+ ACRES
developed across Bengaluru



BODHII TREE
7.2 ACRES | 109 PLOTS

An exclusive plotted development where thoughtful design meets unmatched convenience. Sizes 30×40, 30x50.

*Artistic Impression



NIRVANA
3 ACRES | 66 PLOTS

A residential project planned to offer the perfect blend of tranquillity and modern living. Size 30x40, 30x45

*Artistic Impression



NAVILE FARMS
12 ACRES | FARM PLOTS

A serene, nature-inspired living experience with farm plots from 6 to 11 guntus

*Artistic Impression

THE PANCHA TATTVAS

Five elements. one home.

In Sanskrit philosophy, the Pancha Tattvas are the five fundamental elements of existence. Every dimension of a life fully lived rests on one of them. Tattvam is built around all five.

PROJECT AT A GLANCE

77
EXCLUSIVE VILLAS

4 BHK
G+2 LUXURY HOMES

4 ACRES
TOTAL DEVELOPMENT

30+
WORLD-CLASS AMENITIES





JAL

WATER

Flow & Abundance

A home that breathes prosperity: private gardens, vastu-aligned flow, your own pool option.



AKASHA

SPACE

Sky Above. No One Above You

In every apartment, someone lives above you. At Tattvam, the sky is your ceiling alone.



VAYU

AIR

Privacy & Open Space

No shared corridors.
No lift lobbies. No neighbours, on your ceiling. G+2, your terrace.

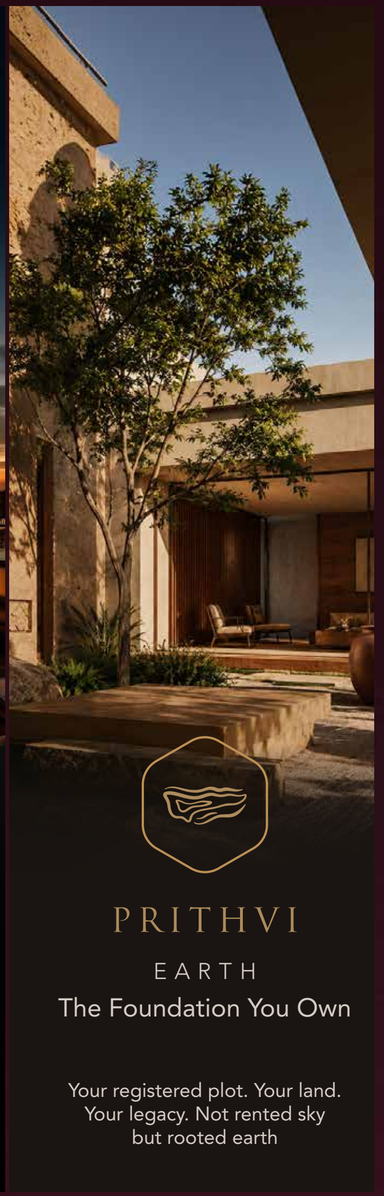


AGNI

FIRE

Energy & Personalisation

Choose your interiors.
Upgrade your kitchen.
Design your prayer room.
Your fire, your way.



PRITHVI

EARTH

The Foundation You Own

Your registered plot. Your land.
Your legacy. Not rented sky
but rooted earth

*Artistic Impression

LOCATION ADVANTAGE

BAGALUR, NORTH BENGALURU

the corridor of tomorrow

MAJOR LANDMARKS

10 MINS	UPCOMING VIDYANAGAR CROSS METRO
10 MINS	KIADB HARDWARE & IT PARK
20 MINS	KEMPEGOWDA INTERNATIONAL AIRPORT BENGALURU
20 MINS	AMAZON OFFICE (SATTVA HORIZON)
20 MINS	MANIPAL HOSPITAL (YELAHANKA)
25 MINS	PHOENIX MALL OF ASIA
25 MINS	BHARTIYA MALL OF BENGALURU

MAP LEGENDS

- MEDICAL CENTER
- ENTERTAINMENT & LEISURE
- TECH PARKS
- EDUCATIONAL INSTITUTION
- METRO
- AIRPORT
- FLYOVER



WHAT SURROUNDS YOU

TECH PARKS

Manyata tech park, KIADB Hardware & IT Park, Amazon Office (Sattva Horizon), Embassy Tech Hub

EDUCATION

Stonehill International School
Canadian International School
Delhi Public School

HEALTHCARE

Manipal Hospital Yelahanka
Aster CMI Hospital
Sparsh Hospital

SHOPPING & LEISURE

Phoenix Mall of Asia
The Galleria Mall

INVESTMENT OPPORTUNITY

THE BAGALUR GROWTH CORRIDOR

where tomorrow is being built

Bagalur sits at the centre of North Bengaluru's largest infrastructure boom anchored by the KIADB Aerospace SEZ, the Kempegowda International Airport expansion, and the Peripheral Ring Road.

KIADB HARDWARE & IT PARK ✦ 5 MINUTES AWAY

3,000	400+	100+	250
ACRES PLANNED	COMPANIES	OPERATIONAL	ACRES RESIDENTIAL
Hardware & IT park by KIADB	Land allocated tech, hardware	Already creating jobs & demand	Earmarked for live-work mix

✦ INFRASTRUCTURE PUSH

Bengaluru International Airport expansion, the upcoming Peripheral Ring Road, and proposed metro extensions are turning Bagalur into one of North Bengaluru's most accessible nodes.

✦ BUSINESS HUB

KIADB Aerospace SEZ, IT parks, and global majors like Boeing, Shell India, and Collins Aerospace have made Bagalur a magnet for employment translating to robust rental and resale demand.

✦ SOCIAL INFRASTRUCTURE

International schools, multi-speciality hospitals, malls and leisure hubs have already arrived. North Bengaluru is becoming a self-sufficient urban cluster perfect for end-users and investors alike.

✦ SMART CITY ADVANTAGE

Part of the Bengaluru Smart City vision sustainable infrastructure, integrated townships, advanced civic planning. The area is being shaped into a future-ready urban ecosystem.

LIFESTYLE & AMENITIES

30+ AMENITIES

for a life fully lived

Every corner of Tattvam is designed for the life you have earned. From wellness sanctuaries to recreation greens, every Tattva is expressed.

PRITHVI
GROUNDED WELLNESS

- Meditation Area
- Yoga Pavilion
- Aerobics Studio
- Senior's Spread Area

JAL
FLOWING ABUNDANCE

- Swimming Pool
- Hydro-Pneumatic System
- Landscaped Park
- Palm Tree Boulevard

AGNI
ACTIVE ENERGY

- Indoor Games
- Fully-Equipped Gym
- Amphitheatre
- Conference Room

VAYU
OPEN RECREATION

- Cricket Pitch
- Tennis Court
- Badminton Court
- Outdoor Sports Turf

AKASHA
ELEVATED LIVING

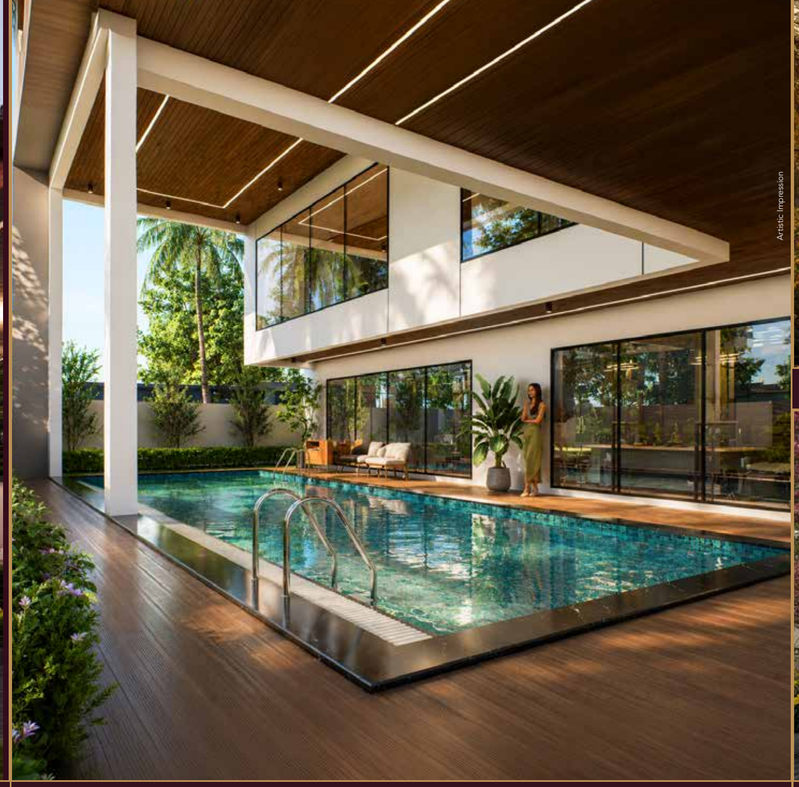
- Roof Top Cafe
- Kids Zone
- Multi-Purpose Hall
- EV Charging

Tattvam delivers over 30 thoughtfully designed amenities **clubhouse, fitness, recreation, wellness, family**, and more.

30+
AMENITIES



CLUBHOUSE



SWIMMING POOL



KIDS PLAY AREA



GARDEN AREA



INDOOR GYM



INDOOR GAMES



FOOTBALL TURF



TENNIS COURT

A 4 BHK THAT BREATHES

designed to last generations

THE TATTVAM VILLA

Three storeys of yours alone.

Each Tattvam villa stands on its own registered plot, with a G+2 form that gives every floor its own light, air, and identity. The ground welcomes you. The first holds your family. The second opens to your sky.

- **GROUND FLOOR**
  Living, dining, bedroom, kitchen, utility and parking for two cars.
- **FIRST FLOOR**
  Two master bedrooms with walk-in wardrobes, family lounge, balcony
- **SECOND FLOOR**
  Master bedroom with library nook + private terrace activity zone.
- **PRIVATE GARDEN**
  A landscaped pocket of nature wrapped around your home.
- **VASTU-ALIGNED**
  Every villa designed with traditional vastu principles.



Artistic Impression

THREE FACINGS ✦ THREE EXPRESSIONS

TYPE 1	TYPE 2	TYPE 3
EAST FACING	NORTH FACING	WEST FACING
2,620 SQFT	2,620 SQFT	2,620 SQFT
1,200 Sqft. plot	1,200 Sqft. plot	1,200 Sqft. plot

77 VILLAS, INTIMATELY SPACED

every plot. registered

MASTER PLAN

- 77 VILLAS
- 4 ACRES
- BEML LAYOUT
- BAGALUR ROAD

AMENITIES INDEX

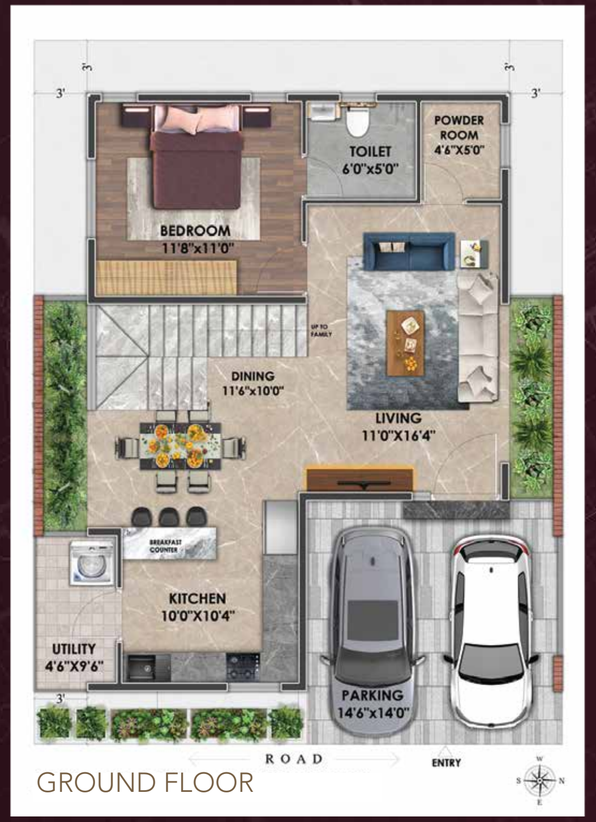
1. MULTI-PURPOSE BANQUET HALL
2. DINING
3. GYM
4. AEROBICS
5. INDOOR GAMES
6. YOGA ROOM
7. TABLE TENNIS
8. SWIMMING POOL
9. BILLIARDS
10. CARD ROOM
11. BADMINTON COURT
12. MAKEUP STUDIO
13. ROOF TOP CAFE
14. CONFERENCE ROOM
15. EV CHARGING STATIONS
16. VISITORS PARKING
17. OUTDOOR SPORTS TURF
18. SAND BOWLS
19. KIDS ZONE
20. TENNIS COURT
21. OUTDOOR GYM
22. BASKET BALL - QUARTER
23. HYDRO PNEUMATIC WATER SUPPLY SYSTEM
24. CRICKET PITCH
25. AMPHITHEATRE
26. SENIOR'S SPREAD AREA
27. TEMPLE
28. MEDITATION AREA
29. PARK
30. PALM TREE BOULEVARD



THREE FLOORS.
THREE EXPRESSIONS

TYPE 1:

EAST FACING 2620 Sqft
(Super Built-Up Area)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE 2:

NORTH FACING 2620 Sqft
(Super Built-Up Area)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE 3:

WEST FACING 2620 Sqft
(Super Built-Up Area)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

BUILT TO BE INHERITED

every detail. intentional

✦ STRUCTURE

RCC framed structure designed for seismic resistance Solid blades (6) for external & Internal walls. Fe 550 1M7 steel Anti-termite treatment under foundation and along external perimeter.

✦ BEDROOMS

Wooden flooring HDF for all bedrooms with matching skirting.

✦ KITCHEN

Glassy granite counter top and themed the up to 2 above counter. Designer SS single bowl matte finish sink (Franke)

✦ PLUMBING & HARDWARE

CP fittings-Kohler in toilet, utility & kitchen. Astral & Ashirvad CPVC water lines, UPVC sewer lines. Locks Yale/Godrej. Glass panels 5mm clear (Saint Gobain). MS grills.

✦ PAINTING

Interiors: putty with Asian Paints Royale Emulsions. Exteriors: Asian Paints Apex or JSW Halo.

✦ BEDROOMS

Wooden flooring HDF for all bedrooms with matching skirting.

✦ LIVING & DINING

Lapotra finish vitrified tiles 1200×1800 mm. Skirting: matching floor tiles upto 4" height.

✦ TOILETS

600×600/300×600 anti-skid ceramic tiles, walls and floor. Wall-mounted EWC with flush tank-Kohler or equivalent. Wash basin and CP Fittings-Kohler or equivalent.

✦ DOORS & WINDOWS

Main doors: teakwood frame with designer solid shutters laminated with veneer and polished. Bedroom: solid flush doors. Toilet: flush doors Aluminium domal window sections.

✦ ELECTRICAL

Copper wiring in PVC concealed conduits-Havells/KEI/RR Kabel. Switches: Legrand or equivalent. Ready-to-use AC conduits in living, dining & bedrooms 100% power backup for all villas.

✦ BUILDING SAFETY

Anti-termite treatment, lightning arresters, fire safety per code, secure CCTV monitored gated community, advanced 3-tier security (Across Project).

TRUSTED BRANDS

HAVELLS · KOHLER · Godrej · SAINT-GOBAIN · FRANKE · KEI Wires & Cables · asianpaints · RR KÄBEL · MS · ASTRAL PIPES · ashirvad · Yale

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LUXURY VILLA COMMUNITY

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SOME ADDRESSES *are earned*

BEML LAYOUT, BAGALUR, NORTH BENGALURU