



TATTVAM

— LUXURY VILLA COMMUNITY —

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INSPIRED BY

Five Elements

Five Elements.



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

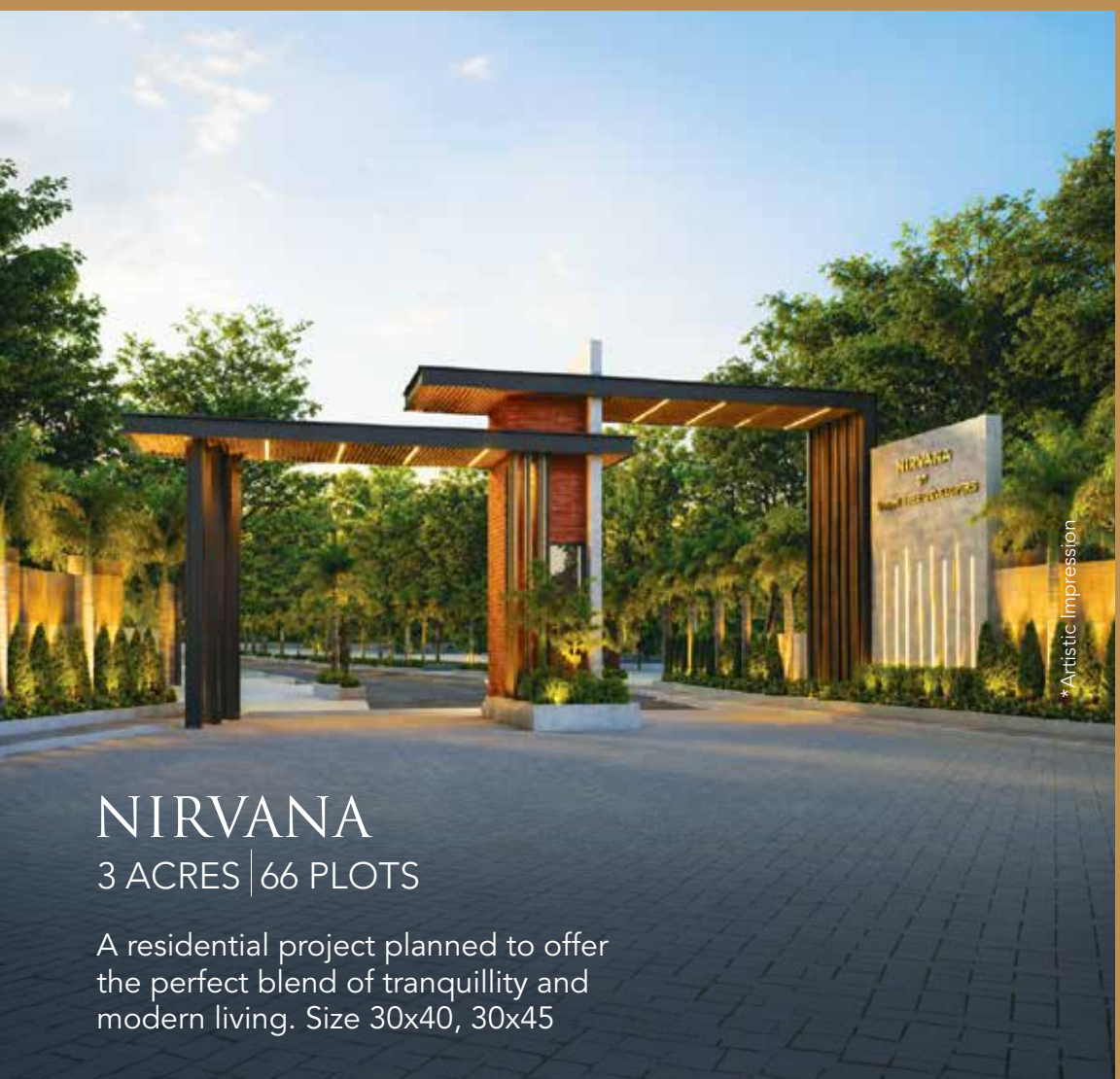
 **25+** ACRES
developed across Bengaluru



BODHI TREE

7.2 ACRES | 109 PLOTS

An exclusive plotted development where thoughtful design meets unmatched convenience. Sizes 30x40, 30x50.



NIRVANA

3 ACRES | 66 PLOTS

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



NAVILE FARMS

12 ACRES | FARM PLOTS

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

WHY TATTVAM

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

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

ACRES PLANNED

Hardware & IT park by KIADB

400+

COMPANIES

Land allocated tech, hardware

100+

OPERATIONAL

Already creating jobs & demand

250

ACRES RESIDENTIAL

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.

♦ **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.

♦ **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.

♦ **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

ABOUT THE VILLA

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
EAST FACING
2,620 SQFT
1,200 Sqft. plot

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

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

MASTER PLAN & LAYOUTS

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

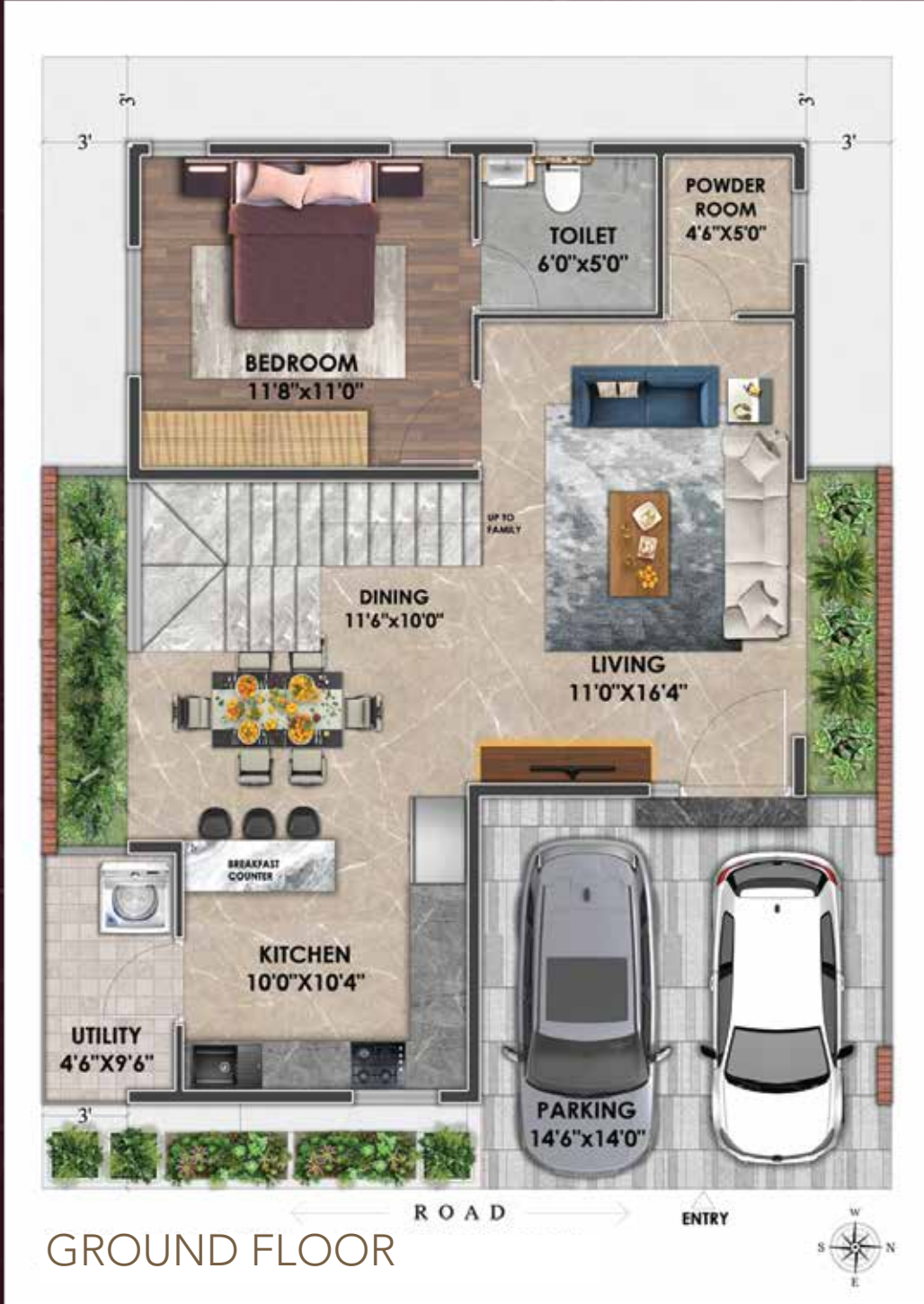


FLOOR PLANS

THREE FLOORS.
THREE EXPRESSIONS

TYPE 1:

EAST FACING 2620 Sqft
(Super Built-Up Area)



TYPE 2:

NORTH FACING 2620 Sqft
(Super Built-Up Area)



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 —



KOHLER





TATTVAM
LUXURY VILLA COMMUNITY

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SOME ADDRESSES
are earned

 BEML LAYOUT, BAGALUR, NORTH BENGALURU



— EXCLUSIVE SALES PARTNER —



MyEazyHomes



REAL ESTATE | HOME LOANS | INVESTMENTS

— FINDING HOMES MADE EASY —



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SCAN TO
VISIT OUR WEBSITE



TRUSTED ADVICE
TRANSPARENT DEALS



YOUR TRUST
OUR PRIORITY



THANK YOU FOR CONSIDERING US
for your dream home.

