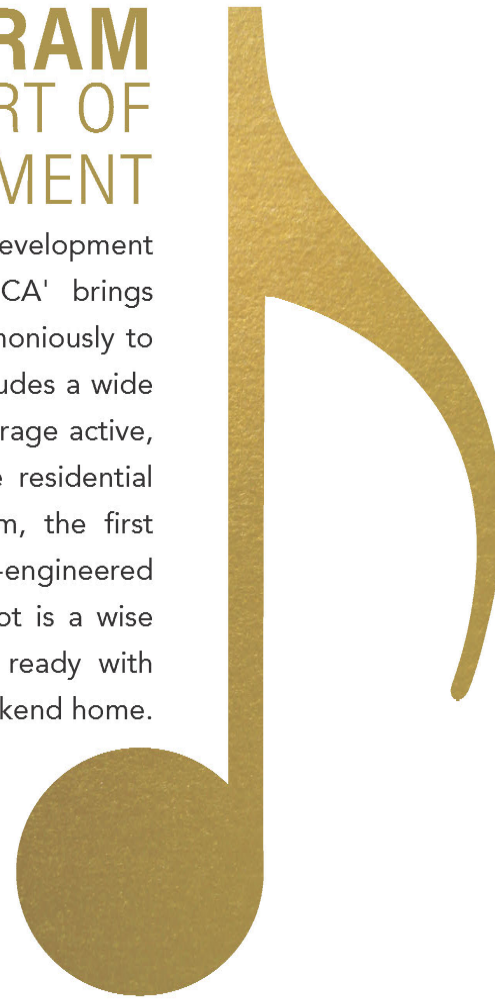


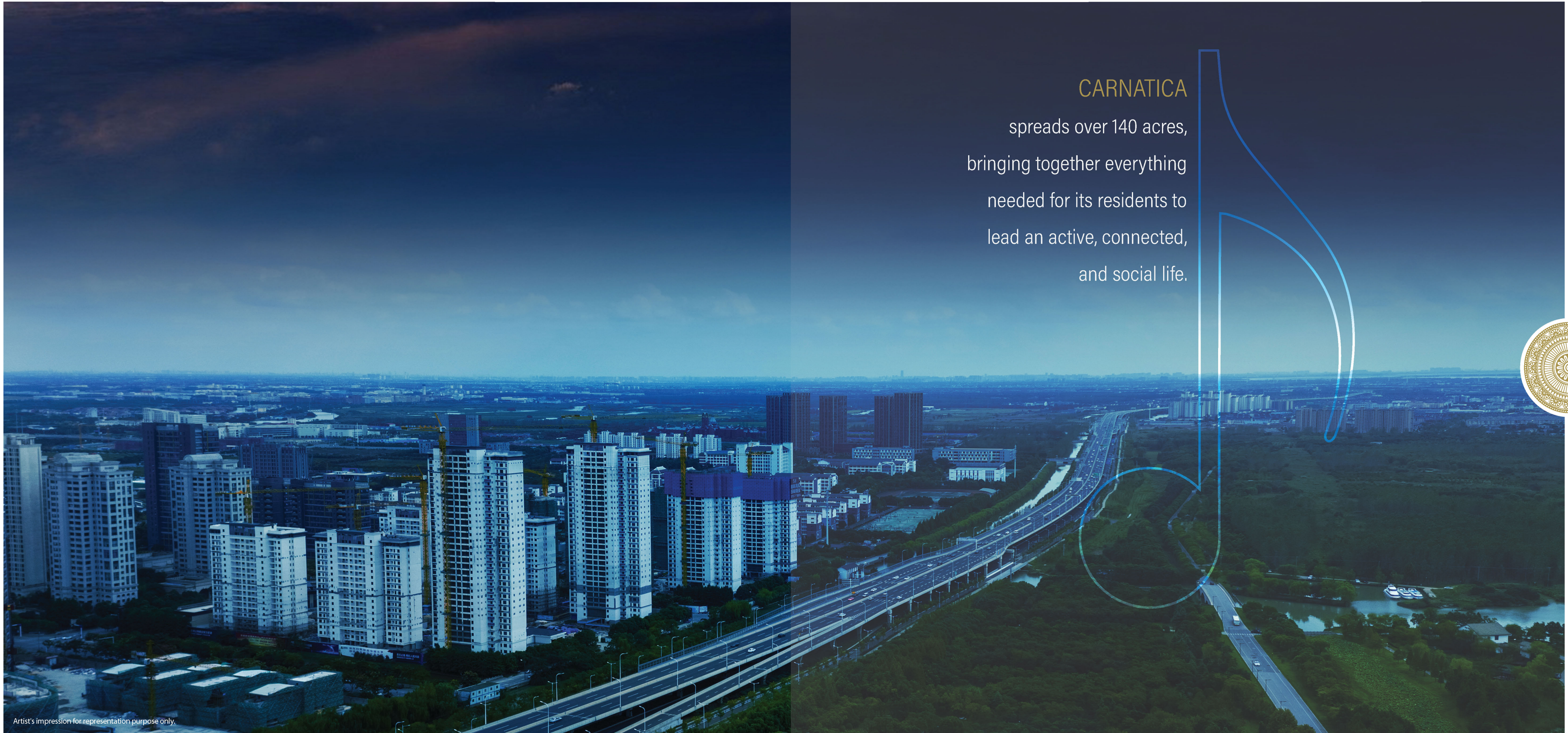


SW RAM
CARNATICA, NORTH BENGALURU

SWARAM THE HEART OF A MEGA DEVELOPMENT

Inspired by Carnatic music, the mega development in North Bengaluru called 'CARNATICA' brings together everything within its plan harmoniously to create a city in sync. The mega city includes a wide range of world-class amenities to encourage active, social and connected living, within the residential and commercial developments. Swaram, the first note of the grand plan, brings to you pre-engineered plots, as good as gold, where each plot is a wise investment for your loved ones. Also ready with everything you need to create your weekend home.





Artist's impression for representation purpose only.

CARNATICA

spreads over 140 acres,
bringing together everything
needed for its residents to
lead an active, connected,
and social life.



NORTH BENGALURU, THE NEXT BIG THING

North Bengaluru, the fastest developing part is increasingly being pursued by aspiring home buyers as well as businesses. Several recent studies show a heightened interest in the area from an investment perspective. The region's unique position makes it a prime spot today—access to the airport, availability of ample space for growth, proximity to rapidly upcoming technology parks, and ready connectivity.

GROWTH DRIVERS CARNATICA'S UNIQUE POSITION



2.4 Km
from NH7



Business
parks



Upcoming
campuses



Proposed Satellite
Ring Road connect



12000 acre
IT Region



Aerospace
park



Artist's impression for representation purpose only.



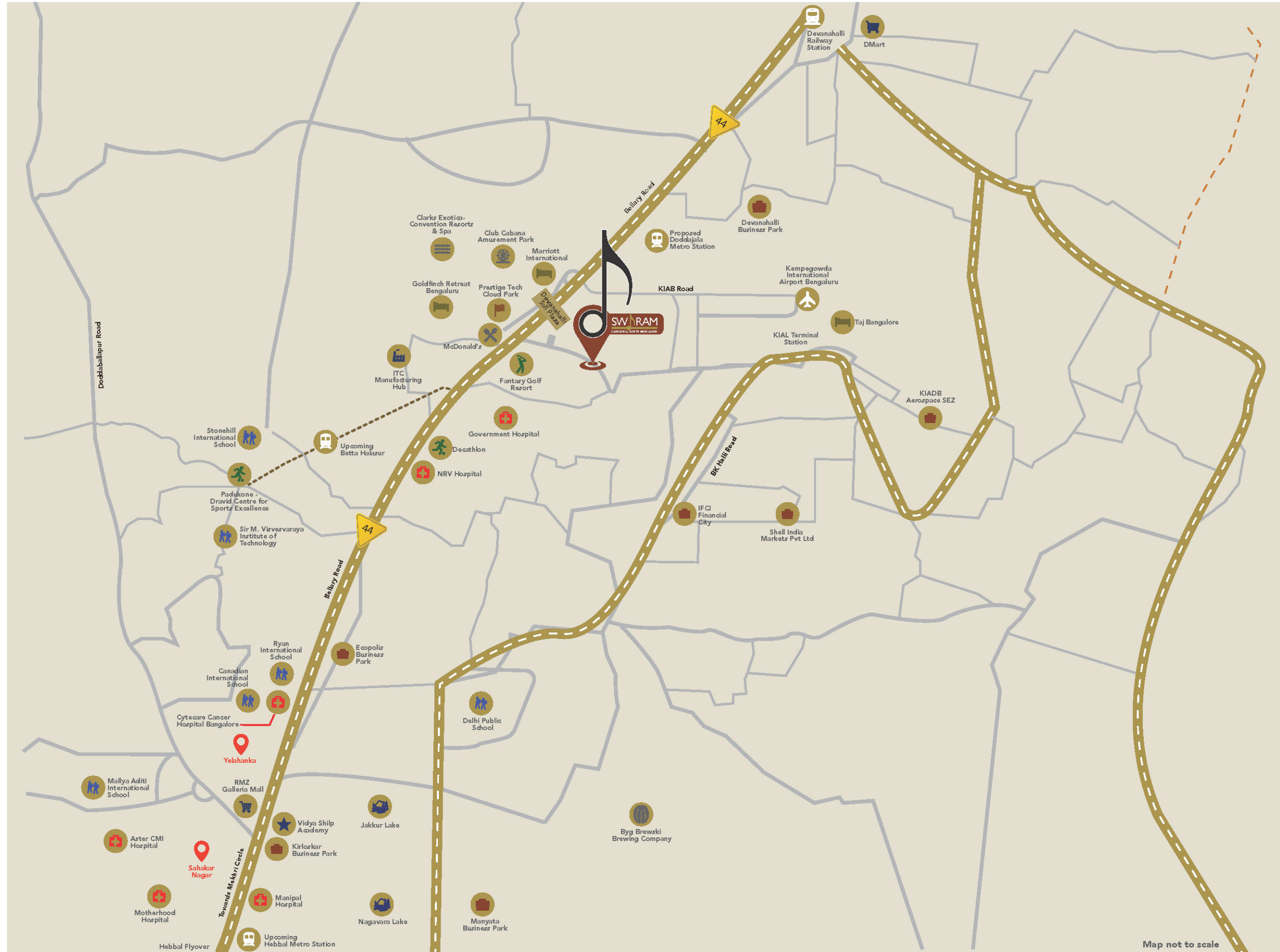
A SPOT WHERE A LOT IS HAPPENING

Dubbed to be the next big commercial hub, the region's real estate has appreciated in the last 4 years with an indicative appreciation of 46% (reliable sources). It is also where the ITIR will be creating multiple job opportunities in the coming future. The growth drivers of the area include business parks, IT parks, and establishments like the Aviation Academy. The socio-economic environment includes Manipal Hospital, Phoenix Market City, and a series of soon-to-come-up hotels like Oberoi, Trident, and Marriott. The proposed North-South connecting Green Line of Namma Metro also adds metro transit to the region's offering.



Artist's impression for representation purpose only.





LOCATION ADVANTAGES

It is a spot well connected to schools, hospitals, commercial complexes, hotels and cinemas. Connected by rail and metro, it is close to all things important for an active and social life. It's a fine neighbourhood closer to modern amenities and yet located in tranquil surroundings.



*Generic Information available in public media.

Map not to scale

CLOSE TO ALL THINGS IMPORTANT



CONVENIENT TRAVEL

- Airport – 6.8 Km
- Devanahalli Railway Station – 14.2 Km
- Bellary Road – 2.4 Km
- Devanahalli Toll Plaza – 7.4 Km
- Betta Halasuru Metro Station – 5.5 Km
- Doddajala Metro Station (Trumpet Jn.) – 5.7 Km



GROWTH DRIVERS

- ITC Manufacturing hub – 2.8 Km
- Prestige Tech Cloud Park – 3 Km
- KIADB Aerospace SEZ – 9.6 Km
- Shell India Markets Pvt Ltd – 10.8 Km
- Kirloskar Business Park – 22 Km
- Devanahalli Business Park – 14.2 Km
- Manyata Business Park – 23.5 Km
- IFCI Financial City – 8.5 Km
- Ecopolis Business Park – 10.2 Km



PROMINENT LOCALITIES

- Yelahanka – 12.1 Km
- Sahakar Nagar – 19.2 Km
- Hebbal Flyover – 22.7 Km



EDUCATION

- Stonehill International School – 11.7 Km
- Ryan International School – 12.6 Km
- Canadian International – 13.6 Km
- Delhi Public School – 15 Km
- Vidya Shilp Academy – 17.3 Km
- Mallya Aditi International School – 19 Km
- Sir M Visveswaraya Institute of Technology – 8.8 Km



HOSPITALS

- Government Hospital – 4.7 Km
- NRV Hospital – 5.9 Km
- Cytecure Hospital – 11.7 Km
- Motherhood Hospital – 18.4 Km
- Manipal Hospital – 21.4 Km
- Bangalore Baptist Hospital – 21 Km
- Aster CMI Hospital – 19.3 Km



PARKS, RESORTS & ENTERTAINMENT

- Fantasy Golf Resort – 1.6 Km
- Goldfinch Retreat – 3.9 Km
- Club Cabana Amusement Park – 4.3 Km
- Marriott International – 5.2 Km
- Clarks Exotica Convention Resorts & Spa – 5.3 Km
- Jakkur Lake – 16.4 Km
- Padukone - David Centre for Sports Excellence – 13.3 Km
- Taj, Bengaluru – 7.8 Km



FOOD & SHOPPING

- McDonald's – 2.5 Km
- Decathlon – 5.1 Km
- DMart – 13.2 Km
- RMZ Galleria Mall – 14.6 Km
- BYG Brewski Brewing Company – 18.7 Km
- Upcoming Forum Shopping Mall – 2.3 Km



SW RAM

CARNATICA, NORTH BENGALURU

Like notes that set up the raga, Swaram, sets up the grand scheme of Carnatica. It's a world-class plotted development with its different plot sizes, plug N play electricity, wide roads, and energy-efficient lighting system. Swaram is ideal for a vacation home as much as it is a great investment to pass on to loved ones. Every plot of Swaram lets the residents make the most of the amenity-rich ecosystem.



Artist's impression for representation purpose only.



PLOT MASTER PLAN



LEGEND:

- 01 PATHWAY
- 02 STEPPED SEATING
- 03 TREE COURT
- 04 TENNIS COURT
- 05 HALF BASKETBALL COURT
- 06 CHILDREN PLAY AREA
- 07 OUTDOOR GYM WITH TREE COURT
- 08 SWIMMING POOL
- 09 CLUBHOUSE ENTRANCE PLAZA
- 10 ELDERS NOOK
- 11 GAZEBO
- 12 FESTIVE LAWN
- 13 SEATING PODS
- 14 COMMUNITY GARDEN
- 15 PET PARK
- 16 SERVICES
- 17 ENTRANCE PORTAL



IN THE HEART OF A MEGA DEVELOPMENT



AT A WELL-CONNECTED LOCATION



PLOTTED DEVELOPMENT



WELL CONNECTED TO ALL AMENITIES, INCLUDING THE PROPOSED CLUBHOUSE



PRE-ENGINEERED PLOTS WITH CONNECTED ELECTRICITY—WIDE ROADS WITH ENERGY-EFFICIENT STREET LIGHTING



COMES WITH THE TRUST OF TATA

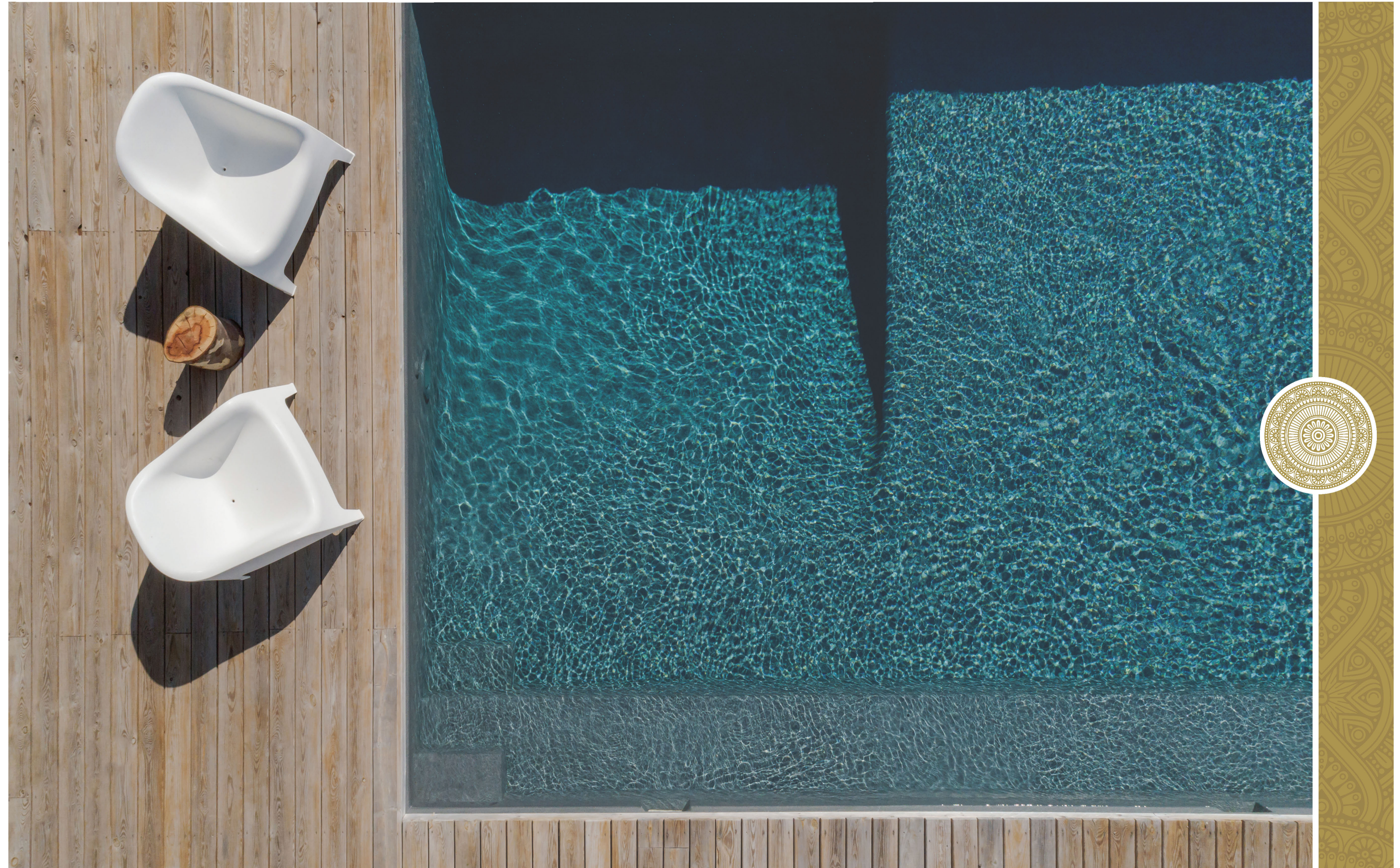
DIMENSIONS	
Plot Size (in sq.m.)	Plot Size (in sq.ft.)
108	1163
135	1453
180	1938
216	2125



* Clubhouse - To be developed as part of Swaram - Phase 2.
 * Legends numbered 1 to 7 and 10 to 16 are located in the park area.

RELAX AND REJUVENATE IN FINE COMPANY

A sprawling clubhouse, considers the social aspirations and the engagement needed for an active day and a socially connected lifestyle. Much like its name, Ragam, which shapes the mood of any rendition, the clubhouse too, aims to set the mood for a lifestyle of luxury and grand elegance.





SERENE
Lush green environments,
tree-lined walkways, water bodies
and grassy stretches.

SPORTY
Outdoor swimming pool,
Badminton court, indoor gymnasium,
games room.

SOCIAL
Clubhouse, party room, shared open
spaces.



A SERENE, SPORTY, AND SOCIAL SETTING

Enjoy tranquil stretches, sweat it out on
the sporting tracks and courts, spend
quality time with friends and neighbours
at the clubhouse.



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Residential Projects:

SOUTH INDIA

- The Promont, Bengaluru
- New Haven, Bengaluru
- Riva, Bengaluru
- Santorini, Chennai
- New Haven Ribbon Walk, Chennai
- Crescent Enclave, Chennai
- Tritvam, Kochi

WEST INDIA

- Serein, Mumbai
- Amantra, Mumbai
- Rio De Goa, Goa
- New Haven Boisar II, Near Mumbai
- New Haven Boisar II, Near Talegaon
- Prive, Lonavala
- New Haven Compact and Shubh Griha, Near Ahmedabad

EAST INDIA

- 88 East, Kolkata
- Avenida, Kolkata
- Ariana, Bhubaneswar

NORTH INDIA

- Eureka Park, Noida
- New Haven Bahadurgarh, Delhi NCR
- Myst, Kasauli
- Primanti, Gurugram
- Gurgaon Gateway, Gurugram
- La Vida, Gurugram

Commercial Projects:

- Intellion Park, Chennai
- Intellion Square, Mumbai
- Intellion Edge, Gurugram
- Trilium Avenue, Gurugram



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The company is recognized for its quality construction, ethical and transparent business practices, and high standards of maintenance of properties. The company develops every property only after concentrated and focused market research to determine consumer needs and then the project is designed and implemented according to consumer preferences.

TATA Housing today has partnered with internationally acclaimed architects and design consultants. Its projects are built to high quality specifications instantly making them landmarks.



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Swaram (Phase-I), developed by One Bangalore Luxury Projects LLP.

RERA No. PRM/KA/RERA/1250/303/PR/250222/004734. More Details: rera.karnataka.gov.in

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