



VAISHNAVI
SERENE
Yelahanka, Bengaluru

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**THE FIRST
AND THE FASTEST**

Introducing Bengaluru's first community built using a pioneering technology.

WELCOME TO VAISHNAVI SERENE.
WELCOME TO THE FUTURE.





C. N. GOVINDARAJU
*Managing Director,
Vaishnavi Group*

NOTE FROM THE MANAGING DIRECTOR

We had a dream.

To build homes that will symbolize a new way of life.

To build homes where you will form a delightful connection with nature.

To build homes where you will experience a life above the ordinary without having to think twice about the price.

And to build homes you would take possession of very quickly.

Our dream demanded a revolution. One which we were glad to initiate.

We present to you Vaishnavi Serene.

Where homes are constructed using revolutionary off-site European precast technology which helps to deliver homes faster.

Where the homes offer you the concept of Compact Luxury with every resident getting a chance to experience a premium lifestyle at an optimal value.

Where your home offers you all you aspire for, without you having to exceed your limits.

Welcome to our dream – of creating a project that will serve as a benchmark for the way homes are built in the future.

Welcome to Vaishnavi Serene.



ARCHITECT SPEAKS

SURESH MARTHANDAN

*Principal Architect
Destination Designs*

Our approach to designing Vaishnavi Serene was to help the project reflect the serenity in its name. Considering the topography, the magnitude of the project and the location we arrived at an idea that would reflect the promise of serenity, while highlighting the natural strengths of the landscape. Vaishnavi Serene has the natural advantages of a tranquil location. The location itself was an inspiration to create a delightful residential experience that promotes harmony between homes and the lush green surroundings.

The homes are designed amidst tree lined avenues and gardens. The apartments offer extensive views; be it the intriguing views of the expansive swimming pool from the private balconies or the large courtyards in the midst of lush green settings. Residents thus have a constant visual connection with their natural environment augmented by extensive landscaping which sees the presence of native and naturalized trees and oxy zones where trees and shrubs have purifying properties.

Inspired to be a pedestrian friendly community, vehicular movement is restricted to the periphery, offering unhindered walkways throughout. In all here is a truly Serene experience.



TECHNOLOGY PARTNER SPEAKS

FAIZAL. E. KOTTIKOLLON

Chairman, KEF KATERRA

KEF Katterra is proud to partner with Vaishnavi Group in bringing Bangalore its first offsite precast technology manufactured homes with 'Vaishnavi Serene'.

KEF Katterra was involved with this project right from the stage it took shape on the drawing board. It was indeed a fabulous experience to have some of the finest designers and engineers work on this revolutionary project.

Our technology ensured that the vision of Vaishnavi Group and architect's ideas were seamlessly integrated to create the best residential experience.

Vaishnavi Serene is a truly pioneering venture which will redefine the way homes will be built in the future!

- Land area: 10 acres 33 guntas
- Location: Yelahanka (Adjacent to CRPF Campus)
- 896 Compact Luxury Homes
3-bedroom - 512 units | 2-bedroom - 300 units | 1-bedroom - 84 units
- G+4
- Over 60% open space
- Vaastu compliant homes

PROJECT HIGHLIGHTS

Bedroom type	No. of units	Unit facing	Carpet Area	Built-up area	Super built-up area
3	512	East and West	774 – 777 sq. ft.	866 – 911 sq. ft.	1060 – 1118 sq. ft.
2	300	East and West	644 – 648 sq. ft.	731 – 773 sq. ft.	900 – 950 sq. ft.
1	84	East	450 sq. ft.	518 sq. ft.	635 - 640 sq. ft.



This is an artistic impression and not a site photograph

Yelahanka is one of the few areas in Bengaluru to offer the old-world leafy charm of the city. Vaishnavi Serene is adjacent to the evergreen campus of CRPF. The surrounding areas complement this natural bounty with more green spaces.

For an innovative project like Vaishnavi Serene to be located amidst these splendid green zones is indeed a revolution, and a remarkable value addition to your lifestyle. Moreover, connectivity and accessibility blend seamlessly with the comfort factor, as the location conveniently places you just a minute off the main road.

A FABULOUS LOCATION

INDUSTRIES & IT PARKS:

- North Gate Office Park – 7.6 kms
- Ecopolis – 13.1 kms
- Manyata Embassy Business Park – 14.0 kms
- Doddabalapur Road Industrial Estate – 15.9 kms

COLLEGES

- Nagarjuna Pre University College – 2 kms
- BMS Institute of Technology – 2.2 kms
- Srishti Institute of Art, Design & Technology – 3.7 kms
- Seshadripuram First Grade College – 4.4 kms
- Sir M. Visvesvaraya Institute of Technology – 9.5 kms

SCHOOLS

- Nagarjuna Vidyanikethan – 220 mts
- Kendriya Vidyalaya CRPF – 1.7 kms
- Mallya Aditi International School – 3.9 kms
- National Public School – 4.5 kms
- Cambridge School – 5 kms

HOSPITALS

- Navachethana Hospital – 3.8 kms
- Omega Multispeciality Hospital – 4.5 kms
- Prolife Hospital – 8.5 kms
- Columbia Asia Hospital – 10 kms
- Aster CMI – 13.5 kms

(Source: Google Maps)



Source: Google Images

Yelahanka, Bengaluru
Image for representational purpose only



Signal free access to KIAL.



Proposed phase - II extension of Namma Metro to KIAL passes through Kogilu Cross (3 kms from Yelahanka)

(Source: Karnataka State Budget 2018 - Finance Department)



Proposed 8-lane Peripheral Ring Road for 116 kms connects Yelahanka with Tumkur Road, Hosur Road, Doddaballapur Road, Bellary Road, Old Madras Road and Sarjapur Road.

(Source: BDA Revised Master Plan for Bengaluru-2031: Volume 3)

THE CONNECTIVITY FACTOR



Proposed sub urban railway network of 160 kms connects Yelahanka with Banaswadi, Whitefield, KSR Bengaluru, Yeshwanthpur, Hebbal, etc.

(Source: Directorate of Urban Land Transport)



Proposed 1029-acre IT Park along with 900-acre Aerospace Park and 970-acre Hardware Park are about to be developed near Yelahanka.

(Source: BMRDA Structure Plan 2031)



Well-connected to all parts of Bengaluru.



Artistic impression of the location map.



INTERSPERSED WITH THOUGHTFUL GREEN SPACES

Welcome to a home like no other – one that has several pioneering credits to its name; and one that promises the city a residential revolution.

Welcome to Vaishnavi Serene.

- The first residential project in Bengaluru to be built using off-site European precast technology, where the construction is modular, enabling greater quality and faster delivery.
- The first project to introduce the concept of **Compact Luxury Homes** – a category made for Bengaluru of this day and age; homes where luxury is brought within the reach of aspiring segment.

PIONEERING A NEW WAY OF LIFE

- The first project to present you with a vast and innovative array of amenities designed to delight you every day.
- The first community to feature homes with an entirely new set of specifications, smart sizes, perfect Vaastu compliance at affordable prices in the sought-after suburb of Yelahanka.

With Vaishnavi Serene, we have broken many a myth in our pursuit of delivery and quality to bring you homes which are the first and fastest of their kind.



This is an artistic impression and not a site photograph.

Efficiently utilized space. Amenities that never cease to impress.
Comfort that offers you a refuge. Thoroughly affordable value.
And most importantly, uncompromising quality in every aspect
of construction.

A NEW CATEGORY OF LUXURY

Summed up in a phrase, Vaishnavi Serene presents you with a new category in the luxury home segment – **Compact Luxury Homes**. Intelligently designed around the needs and demands of an urban family, as well as being vastu compliant, Compact Luxury Homes ensure that you experience a delightful lifestyle that truly elevates your quality of life.



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The calming breeze that carries the fragrance of nature.

The chime of fountains that greet you as you enter the community.

Lush green landscape that offers your eyes a respite from urban bustle.

Splendidly designed community zones for friends and loved ones to gather and share their joy.

You'll feel like a poet.

Inspiration abounds in your home.

And serenity takes root in your heart.

INSPIRATION ABOUND IN YOUR HOME

Welcome home!

Amenities at Vaishnavi Serene have been visualized as not just facilities, but places where community life thrives.

Gaming areas, banquet halls and lawns are designed to invigorate you and enhance the happiness you derive from your home.

And most importantly, contribute to your well-being and peace of mind.



This is an artistic impression and not a site photograph.

EXPERIENCE A RESORT LIKE AMBIENCE



Clubhouse

20,000 sq. ft.

Ground level: Banquet hall overlooking a party lawn with a soothing water curtain; provision for convenience store

First level: Indoor gym overlooking an expansive swimming pool; dedicated yoga & aerobics space

Second level: Indoor sports - 2 Badminton courts and Table tennis - 4 tables

Third level: 2 Pool tables and a dedicated space for children's indoor activities/games

AMENITIES

Outdoor

Welcoming water fountains at the gate

Tree-lined avenues

Outdoor sports: Tennis court, half basket ball court, beach volley ball and netted cricket practice pitch

Outdoor gym amidst trees

Tree plaza

Amphitheatre

Provision for weekend farmers' market

Parks, elders zone with foot reflexology areas, provision for outdoor barbeque areas, rain pavilions, and children play areas are the other amenities considered.



Precast technology is a welcome revolution in the construction industry. At a time when the urban homebuyer is concerned about project delivery, off-site precast technology arrives to stave off his doubts and fears.

THE PRECAST REVOLUTION

Vaishnavi Serene is the first residential project in Bengaluru using European off-site precast technology (where cast components are transported to the site and assembled), enabling greater quality and faster delivery. This enables:

- Superior quality
- Consistency in finish
- Faster delivery
- Seismic stability.



Image for representative purpose only

Vaishnavi Serene also witnesses the introduction of state-of-the-art factory manufactured and pre-tested toilet pods. This ensures:

- Consistency in quality of finish
- Speedy execution
- Elimination of plumbing related issues due to 'plug and play' module

STATE-OF-THE-ART TOILET PODS

The pods will be fully finished with all fittings and faucets in place which would then be dropped into each floor and connected with the main pipes.



This is an artistic impression and not a site photograph

KEF Kattera is the world's largest integrated facility dedicated to off-site construction, where building sections and components are manufactured in a factory environment. KEF Kattera utilizes a vertically integrated model, offering end-to-end building services from materials sourcing through design, manufacturing, installation, and project management,

TECHNOLOGY PARTNER

all delivered from its state-of-the-art off-site manufacturing facility – KEF Kattera at Krishnagiri.





THE PROMISE OF TRANQUILITY

The master plan of Vaishnavi Serene geometrically aligns the homes with the surrounding lush green landscape. The homes offer a garden view to the extensive landscaped areas, which is the focal point of Vaishnavi Serene.

Oriented along the north-south axis, the project ensures ample light during the day as the sun makes its course from the east to the west. The blocks have been amply spaced to allow for excellent circulation of air, amplified by tree cordons around the blocks.

THE MASTER PLAN

Key highlights

- Ecologically Responsive Design – with native and naturalized tree species and undisturbed open green spaces, that help people to connect with the nature effortlessly.
- Special 'OXY' zones - Trees and shrubs that have specific purifying properties.
- Wide variety of sports facilities like volleyball, basketball and tennis with standard field sizes.
- Promotes healthier living by provision of reflexology pathways, green gyms, jogging tracks and skating rink.
- Facilitates socialisation and community engagement through community greens, plazas, tree courts, flea market and organic vegetables market.
- Aims at letting children play and learn in safe outdoor spaces.



LEGEND

GENERAL:-

- 1 ARRIVAL PLAZA
- 2 DROP OFF AREA
- 3 RAMP
- 4 TRANSFORMER YARD

HEALTH AND FITNESS:-

- 5 TENNIS COURT
- 6 BASKETBALL HALFCOURT
- 7 VOLLEYBALL
- 8 OUTDOOR GYM
- 9 CRICKET PRACTICE NETS
- 10 FIVE-A-SIDE SOCCER
- 11 JOGGING TRACK

FOR CHILDREN:-

- 12 KID'S POOL
- 13 NANNY'S CORNER
- 14 CHILDREN'S PLAY AREA (2. NOS)
- 15 COGNITIVE PLAY AREAS
- 16 SKATING RINK

FOR THE COMMUNITY:-

- 17 SWIMMING POOL
- 18 COMMUNITY/FESTIVE LAWNS
- 19 AMPHITHEATRE
- 20 YOGA LAWNS
- 21 OUTDOOR PARTY SPACE
- 22 TREE PLAZA (GATHERING SPACE)
- 23 VEGETABLE/HERBAL GARDEN
- 24 FLEA MARKET PLACE/SANTHE
- 25 LEISURE PAVILIONS

FOR SENIOR CITIZENS:-

- 26 REFLEXOLOGY PATHWAY
- 27 YOGA/MEDITATION ZONE
- 28 CENTRAL PLAZA

This is an artistic impression of the master plan. Not to scale.

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Yelahanka, Bengaluru
MASTER PLAN

LANDSCAPED WITH THE MANY HUES OF NATURE



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3 BEDROOM - TYPICAL UNIT

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ISOMETRIC VIEWS



Carpet area		Built-up area		Super built-up area	
Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.
71.94 - 72.23	774 - 777	80.42- 84.61	866 - 911	98.48 - 103.87	1060 - 1118

1 Sq. mt = 10.764 Sq. ft.

2 BEDROOM - TYPICAL UNIT



Carpet area		Built-up area		Super built-up area	
Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.
59.86 - 60.16	644 - 648	67.94 - 71.79	731 - 773	83.61 - 88.26	900 - 950

1 Sq. mt = 10.764 Sq. ft.

1 BEDROOM - TYPICAL UNIT



Carpet area		Built-up area		Super built-up area	
Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.	Sq. mt.	Sq. ft.
41.80	450	48.14 - 48.40	518 - 521	58.99 - 59.46	635 - 640

1 Sq. mt = 10.764 Sq. ft.

VIBRANT OUTDOORS MAKE FOR WARM INTERIORS



STRUCTURE

All elements of structure are designed for earthquake resistance compliant to SEISMIC ZONE-II

MASONRY WALLS

Exterior walls & internal - RCC precast

PLASTERING /RENDERING

Internal walls & Ceiling: Finished with emulsion paint

External walls: Finished with exterior emulsion paint

PROJECT SPECIFICATIONS

DOORS & WINDOWS

Main door: Engineered wooden door frame with polished skin shutters

Internal door: Engineered wooden door frame with laminated shutter

Toilet door: Engineered wooden door frame with laminated shutter

Window: 2.5 track UPVC sliding glazed shutters on two tracks and provision for mosquito mesh shutter

FLOORING

Combination of tiles and granite for staircase in common area.

Vitrified tile flooring in living, dining, all bedrooms, kitchen and passages leading to bedrooms. Antiskid ceramic tile flooring in utility, toilet and balconies.



This is an artistic impression and not a site photograph

TOILET

Master bedroom toilet: EWC (Hindware or equivalent). Wash basin, provision for geyser and exhaust fan. CBR/common toilet: EWC (Hindware or equivalent). Wash basin fixed to wall, provision for geyser and exhaust fan. CP fittings: Jaguar or equivalent.

KITCHEN

Single bowl stainless steel kitchen sink with granite kitchen platform. Ceramic tile dado up to 2' height above kitchen platform with provision for aqua guard and chimney. Ceramic tile dado upto 4' height in utility.

PROJECT SPECIFICATIONS

OTHERS

Provision for washing machine/dishwasher point in utility. Provision for cable TV in living and master bedroom. Provision for telephone in living. Provision for AC point in master bedroom. Automatic reputed make lifts with ARD, powder coated car interiors.

ELECTRICAL

Power supply: 2 KW for 1-bedroom, 3 KW for 2-bedroom & 4 KW for 3-bedroom apartments. Power back-up: 0.5 KVA for 1 BHK , 1KVA for 2BHK & 3BHK each apartment & 100% back-up for common services. Switch plates: Anchor Roma or equivalent. Internal wiring: Concealed copper FRLS wires in PVC conduits.



DESIGNED TO BE IN HARMONY WITH NATURE





20
Years

VAISHNAVI
SERENE
Yelahanka, Bengaluru

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RERA REGISTRATION NUMBER: PRM/KA/RERA/1251/309/PR/180905/001990