

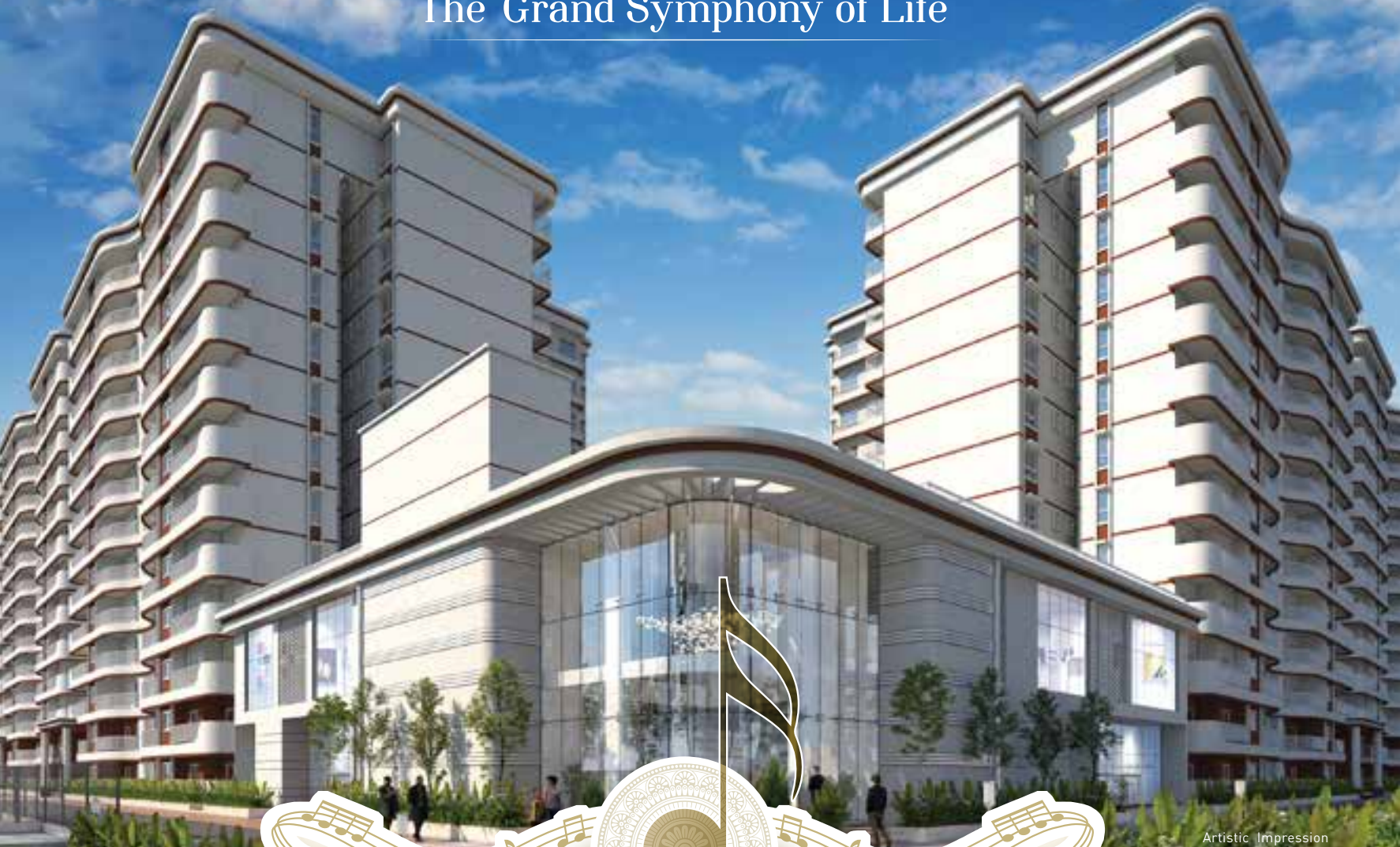
TATA HOUSING

PHASE 1A : PRM/KA/RERA/1250/303/PR/110825/007988
PHASE 1B : PRM/KA/RERA/1250/303/PR/110825/007989
PHASE 1C : PRM/KA/RERA/1250/303/PR/110825/007990
MORE DETAILS : WWW.RERA.KARNATAKA.GOV.IN

VRNAM

PHASE - 1
APARTMENTS | ROW HOUSES | TOWN HOUSES

The Grand Symphony of Life



Artistic Impression

In Partnership with



CARNATICA
NORTH BENGALURU
135+acre Township

EXPERIENCE THE
SYMPHONY OF
VARNAM
PHASE-1



Artistic Impression



Artistic Impression



Artistic Impression

— Presenting —
PREMIUM APARTMENTS | ROW HOUSES | TOWN HOUSES

Discover Varnam Phase-I, where luxury isn't just lived, it's composed. Set amidst a tranquil environment, Varnam's ensemble of apartments, row houses and town houses reflect a lifestyle, where modern comfort meets timeless elegance.

Each home is blended with opulence and practicality. With spacious layouts, striking architecture, and sweeping views, every space feels like a finely tuned symphony. From lively gatherings and warm family moments to serene spaces for quiet reflection. Every chapter of your life plays in perfect harmony out here.

LOCATION IS THE KEY TO GREAT LIVING

Map Legends

Entrance

Metro Station

Business Complex / Industrial Units

Hospital

Educational Institute / Schools

Airport Terminal

Shopping Complex/Mall

Sports Centre

Restaurants

Resorts

Amusement Park

Hotel

Flying School

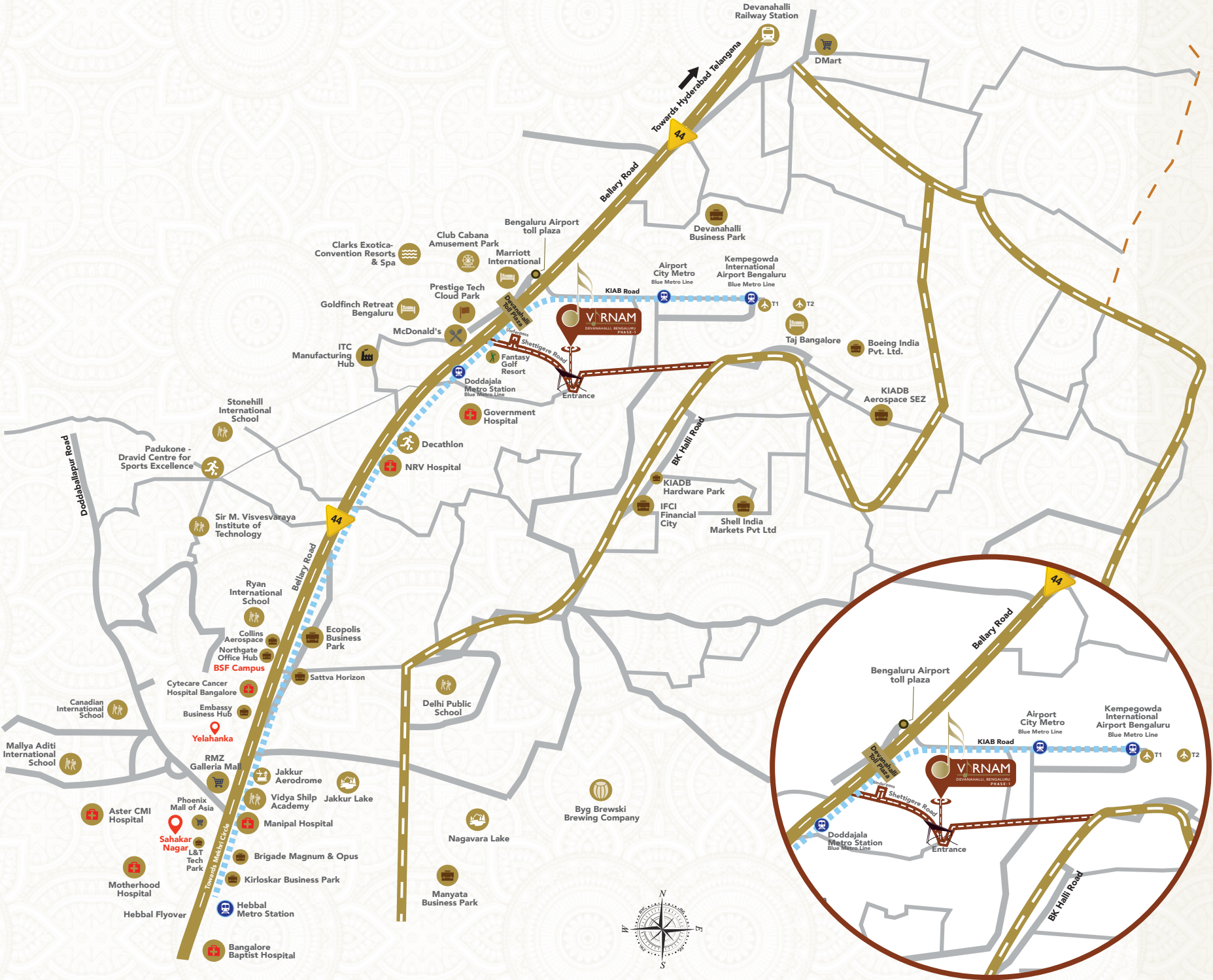
Lake

Brewing

ITC Manufacturing Hub

Fantasy Golf Resort

Prestige Tech Cloud Park



A SYMPHONY OF GREAT CONNECTIVITY

CONVENIENT TRAVEL

- Bellary Road: 2.4 Km
- Airport: 6.8 Km

EDUCATION

- Stonehill International School: 11.7 Km
- Ryan International School: 12.6 Km

GROWTH DRIVERS

- ITC Manufacturing Hub: 2.8 Km
- Prestige Tech Cloud Park: 3 Km

PROMINENT LOCALITIES

- Yelahanka: 12.1 Km
- Sahakar Nagar: 19.2 Km

PARKS, RESORTS & ENTERTAINMENT

- Fantasy Golf Resort: 2.7 Km
- Taj Bengaluru: 6.7 Km

FOOD & SHOPPING

- McDonald's: 2.5 Km
- Decathlon: 5.1 Km
- RMZ Galleria: 19 Km
- Phoenix Mall: 19 Km

HOSPITALS

- Cyte Care Hospital: 13 Km
- MS Ramaiah at Brigade Orchard: 18 Km
- Sparsh Hospital: 19 Km

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Image for representative purpose



METRO*

Rail Network

Connectivity through upcoming Bengaluru Metro Blue Line, Doddajala Metro Station.



BSRP*

(Bengaluru Suburban Rail Project)

Devanahalli also enjoys connectivity to Bengaluru city through Suburban Rail project.



STRR*

(Satellite Town Ring Road)

The Satellite Town Ring Road (STRR) will enhance Devanahalli's connectivity to Bengaluru and its key hubs, reducing travel time and decongesting traffic. A much needed boost for rapid real estate growth of the area in near future

STRATEGIC LANDMARKS AROUND PROJECT



HI-TECH DEFENCE* and SPACE PARK:

Hi-Tech Aerospace and Defence Park is being constructed in phases adjacent to Bengaluru International Airport in Devanahalli for aerospace and defence companies.



AIRPORT CITY*:

Bengaluru Airport City, spanning 463 acres is currently under construction near Kempegowda International Airport in Devanahalli.



ITIR* (Information Technology Investment Region):

ITIR is one of the largest infrastructure projects in Karnataka's history.

All Images are for Representative Purpose only.

*Disclaimer : The infrastructure facilities described herein are based on publicly available information. The Developer is not accountable for these facilities, which may be modified or updated at any time. Customers should perform their own due diligence regarding these facilities. The developer disclaims any responsibility or liability for the infrastructure facilities mentioned.

A SYMPHONY OF LUXURY AND LEISURE

The two magnificent clubhouses are your gateway to a life of indulgence, connection, and inspiration.

Every moment here feels like the crescendo of a beautifully composed masterpiece.

Designed to complement your lifestyle, these grand spaces orchestrate unforgettable moments and unparalleled experiences.



ENRICHING INDOOR
INDULGENCES



Mini Theatre



Snooker Room



Yoga Room



Table Tennis



Badminton Court



Gymnasium

All Images are for Representative Purpose only.

ELEVATING OUTDOOR
INDULGENCES



Open Area Gymnasium

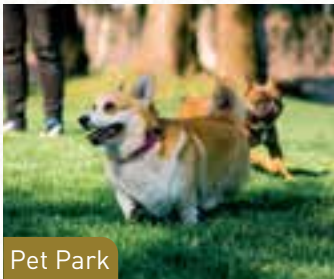


Pickle Ball Court

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Net Cricket Pitch



Pet Park

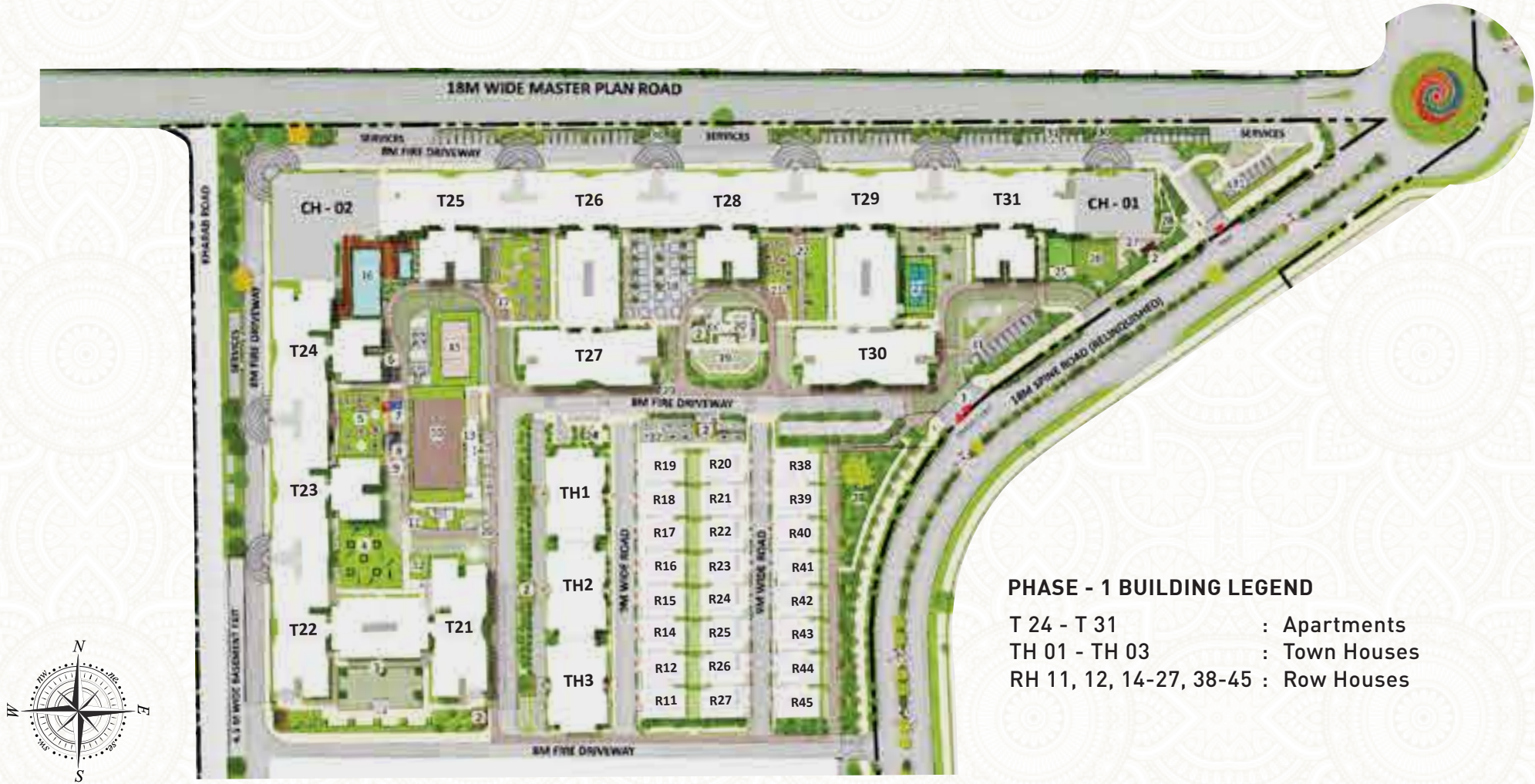


Kids' Play Area (6-10 years)



Rock Climbing Wall

MASTER PLAN



PHASE - 1 BUILDING LEGEND
T 24 - T 31 : Apartments
TH 01 - TH 03 : Town Houses
RH 11, 12, 14-27, 38-45 : Row Houses



Legend

- | | | |
|---|--------------------------------|--------------------------------|
| 1. Entry / Exit | 11. Rock Climbing | 22. Reflexology Pathway |
| 2. Pavilion With Seating | 12. Net Climbing | 23. Pickle Ball Court |
| 3. Yoga Lawn | 13. Cricket Net Practice | 24. Kitchen / Community Garden |
| 4. Musical Garden | 14. Cycle Parking | 25. Dribble Court |
| 5. Kid's Play 3-6 Years | 15. Volleyball Court | 26. Tot-Lot Play Area |
| 6. Giant Chess | 16. Swimming Pool & Kid's Pool | 27. Outdoor Seating |
| 7. Ludo | 17. Kid's Play 6-10 Years | 28. Green Belt |
| 8. Snake And Ladder | 18. Tree Plaza | 29. Walking Trail |
| 9. Hopscotch | 19. Amphitheater | 30. Entry Feature With Seaters |
| 10. Multipurpose Court (Tennis / Basket Ball) | 20. Pet Park | 31. Visitors Car Parking |
| | 21. Elder's Gym | 32. Outdoor Gym |

Club House Amenities

Clubhouse 1

- | | |
|----------------------------------|---|
| 1. Launderette Room (Provision) | 6. Badminton Court |
| 2. Convenience Store (Provision) | 7. Mini Theatre |
| 3. Salon (Provision) | 8. Snooker, Pool Table, Table Tennis, Foos Ball |
| 4. Indoor Games Arena | |
| 5. Indoor Kids Play Area | |

Clubhouse 2

- | | |
|---------------------------------|------------------------------|
| 1. Café (Provision) | 5. Yoga Room |
| 2. Banquet Halls | 6. Aerobics |
| 3. Swimming Pool with Kids Pool | 7. Open to Sky Party Terrace |
| 4. Gymnasium | |

TATA

A NAME YOU CAN TRUST

Envisioned by Jamshedji Tata in 1868, the Tata group is a worldwide entity rooted in India.

Operating across six continents, we aim to provide a 360-degree living experience, built on the pillars of leadership, trust, and creating enduring value.

-  Since 1984
-  34 Projects Delivered
-  More Than 23,075 Happy Customers
-  35+ Years of Building Trust
-  Over 100 Awards Won
-  Over 6.3 lakhs Sq. M Under Development
-  26.90 lakhs Sq. Mtrs. Area Delivered



RESIDENTIAL PROJECTS

GROWING FOOTPRINTS UNDER CONSTRUCTION

COMMERCIAL PROJECTS

-  9.4 Mn. Sq. Ft. of Developed and Operational Assets
-  3.6 Mn. Sq. Ft. of Commercial Assets Under Development
-  24.6 Mn. Sq. Ft. Projected FY'30 Potential Development
-  89% of Completed Portfolio Leased as of Q1 FY 2025–26
-  50% Tenants in Fortune 500, ~50+ Global Tenants & Indian Majors
-  243 LSF FY30 Projected (New Construction)



TATA HOUSING

www.tatahousing.com

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One Bangalore Luxury Projects LLP, Chikhjala to Shettigere Road, Off Airport Road, Village Akkalenahalli – Mallenahalli, Bengaluru 562 157, Karnataka.

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