



ADARSH
SAVANA

Yelahanka Extension

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RERA No.: Phase 1:
PRM/KA/RERA/1250/303/PR/201001/003613

GIVE YOUR FUTURE SELF SOMETHING TO SMILE ABOUT

EXPERIENCE THE ADARSH LIFE AT



Now launching Phase 1B.



99 ACRES
gated community



44,000 SQ.FT.
clubhouse with 65+
lifestyle amenities



STATE OF ART INFRA
with well planned
network of roads



11 ACRES
of green landscapes



Located in **HIGH
GROWTH DEVELOPMENT**
corridor of IT &
Infrastructure

1ST PLOTTED DEVELOPMENT

by



*An elite gated community
to complement your fine lifestyle*

AN ECO-FRIENDLY

project with self-sustaining features.

A MAGNIFICENT ENTRANCE GATEWAY

with an asphalted 60 ft wide road,
paved pedestrian paths with trees/shrubs
on both sides

LED STREETLIGHTS

and other facilities like electricity line,
water connection, internet line,
sewage connection, and much more



SOCIAL INFRASTRUCTURE

MALLS & ENTERTAINMENT

Decathlon Anubhava, 15 min
RMZ Galleria Mall, 25 min
Esteem Mall, 23 min

RESTAURANTS

Angsana Spa & Resort, 20 min
Clarks Exotica, 15 min
Club Cabana, 15 min
Goldfinch Retreat, 09 min
McDonalds, 12 min
Adyar Anand Bhavan, 15 min

SCHOOLS / COLLEGES

Ryan International School, 18 min
Canadian International School, 22 min
Delhi Public School, 25 min
MVIT Engineering College, 12 min
Reva Institute of Technology, 25 min
Nagarjuna Degree College, 22 min

HOSPITALS

Manipal Hospital, 16 min
Cytecare, 20 min
Agarwal Hospital, 20 min
Bangalore Baptist Hospital, 32 min

It's all about the
LOCATION!

LEGEND

| | | | |
|--|------------------|--|----------------------------|
| | Schools/Colleges | | Resorts/Hotels |
| | Sports | | Restaurants |
| | Malls | | Airport/ Air Force Station |
| | Companies | | Hospitals |

Why is now the
RIGHT TIME TO INVEST IN NORTH BENGALURU?

North Bengaluru is at the cusp of an investment and infrastructure boom
With over a 100 billion worth of investment coming in, the region will experience a rapid employment and infrastructure surge



WHY INVEST IN LAND?



A plot offers you the freedom to build your home the way you want and when you want



Today's investment will transform into tomorrow's family heirloom



Non-volatile, unlike other asset classes



High appreciation potential



Secure and tangible investment

WHY INVEST WITH ADARSH?

Hassle-free documentation and clear titles

Assured 1 year maintenance

Trust committed to you

Quality that is built to last

Risk-free investment with good capital appreciation

FUTURE DEVELOPMENTS IN THE NORTH

1st Phase of 250 acres Aerocity, with high-tech Infrastructure

1.5 million sq.ft. IT Tech Park & Shopping Complex

12,000 acres land for BIAL IT Investment, attracting 55+ multinationals

Hyperloop Corridor between KIA and the city centre, covering 40 kms in about 10 minutes

Satellite Town, Ring Road & Peripheral Ring Road

Premium 8 lane National Highway

Devanahalli Business Park

Financial District

KIADB Park

Metro Connectivity

| PLOT | PLOT SIZE IN (ft) | PLOT SIZE IN (m) | TYPE |
|---|-------------------|------------------|----------|
|  | 30' X 40' | 9.14 X 12.19 | SAPPHIRE |
|  | 30' X 50' | 9.14 X 15.24 | RUBY |
|  | 40' X 60' | 12.19 X 18.28 | DIAMOND |
|  | 50' X 80' | 15.24 X 24.38 | PLATINUM |
|  | VARIOUS SIZES | | PREMIUM |
|  | SOLD OUT PLOTS | | |

THE
MASTER PLAN
of
YOUR FUTURE



AMENITIES

PARK 02

- Gathering zone
- Sand pit with climbing wall
- Elders relaxing zone
- Pet park
- Pegola with seater
- Reflexology pathway
- Palm court

PARK 03

- Children's play area
- Sand pit with climbing wall
- Elders chit chat zone
- Floral garden
- Pet park
- Multipurpose court
- Sand Volley ball

PARK 04

- Children's play on lawn
- Reflexology pathway
- Elders chit chat zone

PARK 05

- Mini golf putting
- Pavillion with seater below
- Cricket pitch
- Multipurpose court
- Meditation zone
- Multipurpose maidan
- Sand volley ball
- Skating rink
- Over head tank

PARK 07

- Children's play area on lawn
- Children's play area on epdm
- Floral garden
- Tree court- flowering trees
- Swing park
- Music and tampline park
- Shipwreck park
- Seating gallery
- Multipurpose lawn
- Repose zone
- Afforestation belt

PARK 08

- Unique tree court
- Palm court
- Rock garden
- Zen garden
- Afforestation Belt
- Maze garden
- Butterfly garden
- Fruit orchard
- Community kitchen garden
- Open air theatre
- Giant chess, ludo, snake&ladder, Hopscotch
- Tennis court
- Basketball court
- Sand volleyball court

CLUBHOUSE

- Multipurpose Hall
- Restaurent
- Four Indoor badminton court
- Gym and Yoga
- Health club
- Pool table
- Creche
- Salon
- Supermarket
- Table tennis & Indoor games
- Swimming pool
- Multipurpose gathering lawn
- Kids play area

It's crafted for
YOUR LIFESTYLE TODAY,
TO GROW AS AN INVESTMENT
Tomorrow.



BASKETBALL COURT



MULTI-PLAY COURTS



MINI GOLF PUTTING



SKATING RINK



SAND VOLLEYBALL COURTS



TENNIS COURT



CRICKET PITCH



INDOOR GAMES AREA



BADMINTON COURTS



MULTI-PURPOSE HALL



FRUIT ORCHARD



MEDITATION PAVILIONS



CRECHE



PARTY LAWN

AMENITIES



SWIMMING POOL



GYM



THEMED GARDENS



MULTIPLE CONGREGATION SPACES



RESTAURANT



MULTI-PURPOSE LAWNS



COMMUNITY KITCHEN GARDEN



CHILDREN'S PLAY AREA



PET PARKS



SPA



OPEN AIR THEATERS

State Of The Art
INFRASTRUCTURE

**ECO FRIENDLY
PROJECT**

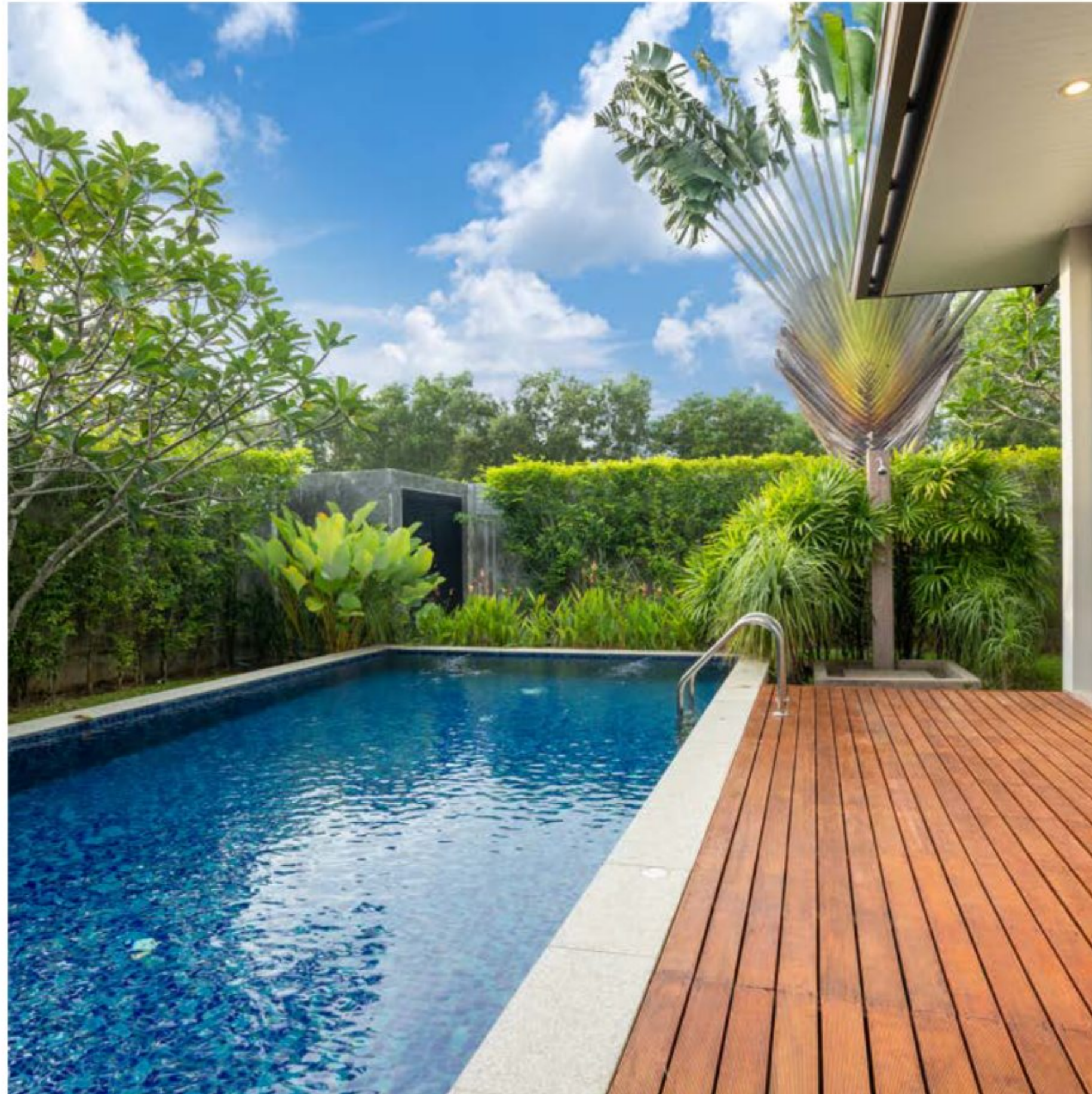
**ORGANIC
WASTE CONVERTER**

**UNDERGROUND
CABLING NETWORK**

**DRAINAGE
SYSTEM**

**SEWAGE
TREATMENT PLANT**

**DOUBLE-WALL
CORRUGATED
PIPE NETWORK**



THE
ADARSH
LIFE

The Adarsh Life. It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 34 years, Adarsh has delivered exceptional properties that offer the best of comfort and the finest of facilities. Across generations, old and new Bengalureans have come to love us for the fulfilling lifestyle our spaces provide, and for the one promise we never fail to uphold - The Adarsh Life.



**34 Years of
Experience**



**23+ Projects
completed**



**8,000 +
Happy Owners**



**10+ Awards
& Honorable
recognitions**



**19+ Million Sq.ft.
Transformed**



Sales Lounge: Adarsh Savana

Sy. No 100, Chapparkallu Main Road,
Hegganahalli, Devanahalli, Bengaluru - 562110.

+91 95134 99795 | enquiry@adarshdevelopers.com

www.adarshdevelopers.com   

A member of **CREDAI** BENGALURU

Rera No.: Phase 1: PRM/KA/RERA/1250/303/PR/201001/003613

For more details: www.rera.karnataka.gov.in



Project mortgaged to: Vistra ITCL (India) Limited as Debenture Trustee

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**New plots.
New opportunities.**

in North Bengaluru



A gated community
of **121 ACRES**



44,000 sq.ft.
CLUBHOUSE with 65+
lifestyle amenities



**STATE-OF-THE-ART
INFRASTRUCTURE**



12 ACRES of green
landscapes



Located in
**HIGH GROWTH
DEVELOPMENT
CORRIDOR**



An **ECO-FRIENDLY
PROJECT**



**A MAGNIFICANT
ENTRANCE
GATEWAY**

**An elite gated community
to complement your fine lifestyle.**



Artistic Impression

Amenities



Basketball Court



Badminton Courts



Multiple Congregation Spaces



Multi-play Courts



Multi-purpose Hall



Restaurant



Mini Golf Putting



Fruit Orchard



Multi-purpose Lawns



Skating Rink



Meditation Pavilions



Community Kitchen Garden



Sand Volleyball Courts



Creche



Children's Play Area



Tennis Court



Party Lawn



Pet Parks



Cricket Pitch



Swimming Pool



Spa



Indoor Games Area



Gym



Open Air Theaters



Themed Gardens

Location Map



Malls & Entertainment

| | |
|--------------------|--------|
| Decathlon Anubhava | 15 min |
| RM7 Galleria Mall | 25 min |
| Esteem Mall | 23 min |

Restaurants

| | |
|----------------------|--------|
| Angsana Spa & Resort | 20 min |
| Clarks Exotica | 15 min |
| Club Cabana | 15 min |
| Goldfinch Retreat | 09 min |
| McDonalds | 12 min |
| Adyar Anand Bhavan | 15 min |







Schools / Colleges

| | |
|-------------------------------|--------|
| Ryan International School | 18 min |
| Canadian International School | 22 min |
| Delhi Public School | 25 min |
| MVIT Engineering College | 12 min |
| Reva Institute of Technology | 25 min |
| Nagarjuna Degree College | 22 min |

Hospitals

| | |
|----------------------------|--------|
| Manipal Hospital | 16 min |
| Cytecancer | 20 min |
| Agarwal Hospital | 20 min |
| Bangalore Baptist Hospital | 32 min |

Master Plan

| Plot | Plot Size (Ft) | Plot Size In (M) | Type |
|---|----------------|------------------|----------|
|  | 30 x 40 | 9.14 x 12.19 | Sapphire |
|  | 30 x 50 | 9.14 x 15.24 | Ruby |
|  | 40 x 60 | 12.19 x 18.28 | Diamond |
|  | 50 x 80 | 15.24 x 24.38 | Platinum |
|  | Various sizes | | Premium |
|  | Sold out plots | | |



Park - 1

1. Elders' chit chat zone
2. Herbal garden
3. Meditation pavilion with seat
4. Reflexology pathway
5. Pet park

Park - 2

1. Gathering zone
2. Sand pit with climbing wall
3. Elders' relaxing zone
4. Pet park
5. Pergola with seater
6. Reflexology pathway
7. Palm court

Park - 3

1. Children's play area
2. Sand pit with climbing wall
3. Elders' chit chat zone
4. Floral garden
5. Pet park
6. Multipurpose court
7. Sand volleyball

Park - 4

1. Children's play on lawn
2. Reflexology pathway
3. Elders' chit chat zone

Park - 5

1. Mini golf putting
2. Pavillion with seater below
3. Cricket pitch
4. Multipurpose court
5. Meditation zone
6. Multipurpose maidan
7. Sand volleyball
8. Skating rink
9. Overhead tank

Park - 6

1. Gathering zone

Park - 7

1. Children's play area on lawn
2. Children's play area on EPDM
3. Floral garden
4. Tree court- flowering trees

5. Swing park

6. Music and trampoline park
7. Shipwreck park
8. Sealing gallery
9. Multipurpose lawn
10. Repose zone
11. Afforestation belt

Park - 8

1. Unique tree court
2. Palm court
3. Rock garden
4. Zen garden
5. Afforestation belt
6. Maze garden
7. Butterfly garden & fruit orchard
9. Community kitchen garden
10. Open air theatre
11. Giant chess, ludo, snake & ladder, hopscotch
12. Tennis court
13. Basketball court
14. Sand volleyball court

Why invest in land?



A plot offers you the freedom to build your home the way you want and when you want



Today's investment will transform into tomorrow's family heirloom



Non-volatile, unlike other asset classes



High appreciation potential



Secure and tangible investment

Why invest with Adarsh?

- Hassle-free documentation and clear titles
- Assured 1 year maintenance
- Trust committed to you
- Quality that is built to last
- Risk-free investment with good capital appreciation

Future developments in the north

- 1st Phase of 250 acres Aerocity, with high-tech Infrastructure
- 1.5 million sq.ft. IT Tech Park & Shopping Complex
- 12,000 acres land for BIAL IT Investment, attracting 55+ multinationals
- Hyperloop Corridor between KIA and the city centre, covering 40 kms in about 10 minutes
- Satellite Town, Ring Road & Peripheral Ring Road
- Premium 8 lane National Highway
- Devanahalli Business Park
- Financial District
- KIADB Park
- Metro Connectivity



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LIFE

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**35 Years of
Experience**



**23+ Projects
Completed**



**8,000 +
Happy
Customers**



**15+ Awards
& Honorable
Recognitions**



**19+ Million Sqft
Transformed**



Creating memories for a lifetime

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Project financed by Piramal & Edelweiss

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