



LIKE A BUTTERFLY EMERGING FROM ITS COCOON,  
FIND YOUR PERFECT HOME AT SANJEEVINI.



# EMBRACE TRANSFORMATION



Corporate Office:  
**SANJEEVINI PROJECTS**  
No. 8, Narayanappa Garden, Whitefield, Bengaluru - 560066.

Site Address:  
Sy No.:144, Hoskote, Opp. to MVJ Medical College, Old Madras Road, Bengaluru - 562114.

+91 9886 872 444  
sales@sanjeevinigroups.com

sanjeevinigroups.com



Architects  
**FWD**  
architects  
info@fwdarchitects.com  
www.fwdarchitects.com

Interior Partner  
**LUXE**  
DESIGN STUDIO  
Mob : 8197691696  
info@luxedesignstudio.in  
www.luxedesignstudio.in

Member  
**CREDAI**  
BENGALURU

*Disclaimer: This is only conceptual presentation of project and not a legal offering.  
The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit,*

PRM/KA/RERA/1250/304/PR/170524/006887

2, 2.5 & 3 BHK LUXURY APARTMENTS

# 2 SANJEEVINI AARNA

STEP INTO THE WORLD OF SANJEEVINI GROUP

Sanjeevini Group has emerged as a prominent builder and developer in Whitefield, Bengaluru, leaving an indelible mark in the industry. Our steadfast dedication to core values has positioned us as the preferred choice for Bengaluru's forward-thinking community.

Since our establishment in 2010, Sanjeevini Group has maintained its status as a trusted name across commercial, residential, and hospitality sectors. With a broad portfolio of projects spanning Bengaluru, particularly focused in and around Bengaluru East, we continue to serve our clientele with excellence.

# TRANSFORM YOUR LIFESTYLE

ON-TIME  
DELIVERY

QUALITY  
CONSTRUCTIONS USING  
BRANDED MATERIALS

100% VASTU  
COMPLIANT



WELCOME TO



SANJEEVINI  
AARNA

WHERE ELEGANCE FLUTTERS AND LUXURY SOARS



# WATCH YOUR DREAMS TAKE FLIGHT

Sanjeevini Aarna is not just a place; it's an experience crafted with meticulous attention to detail, where every element is designed to evoke a sense of peace and luxury. Whether you're seeking a tranquil retreat or an elegant abode, Sanjeevini Aarna promises a lifestyle that transcends the ordinary.



「 **224 UNITS**  
OF 2, 2.5 & 3 BHK WITH  
B+G+14 FLOORS 」

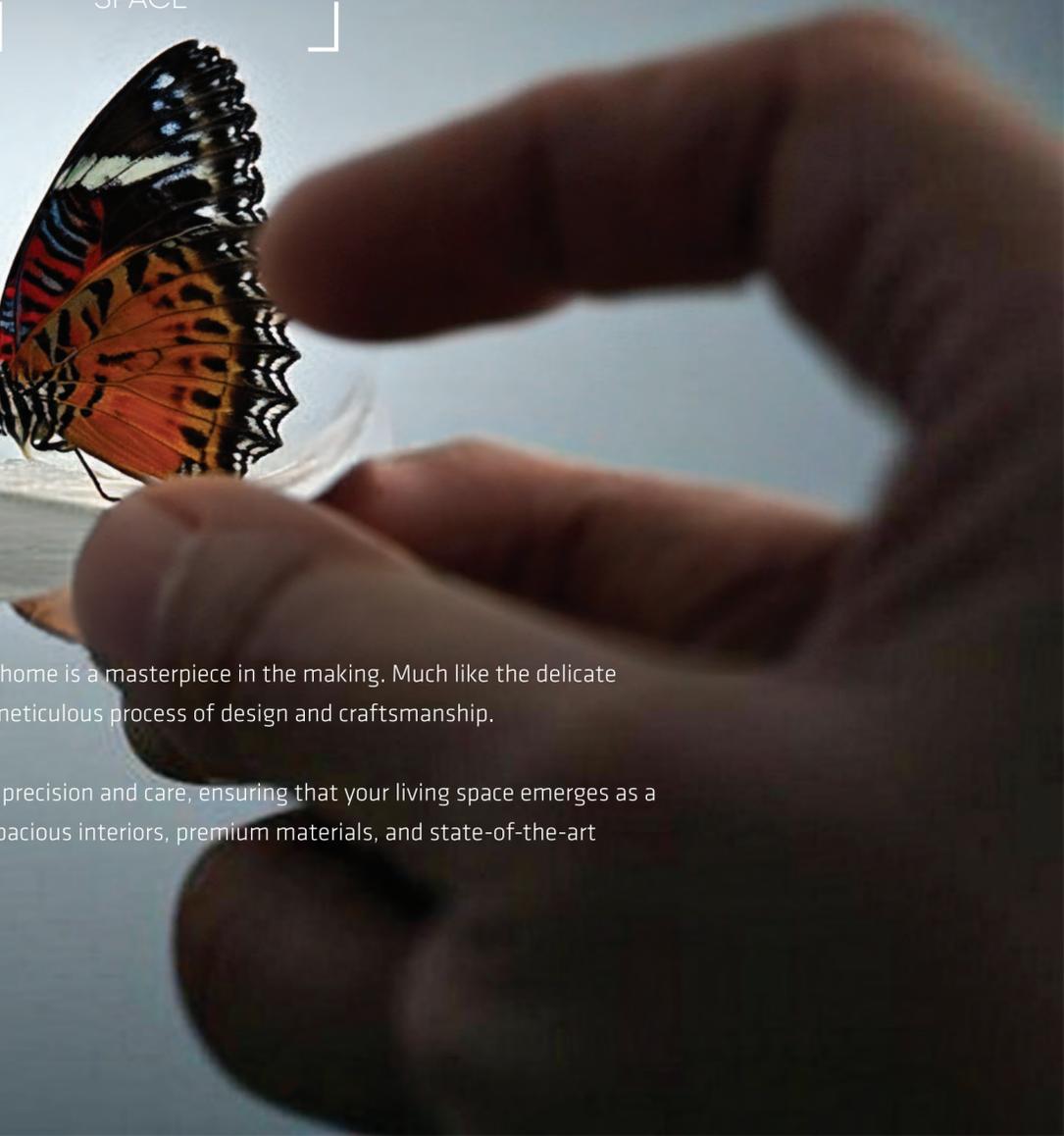
「 **2.375 ACRES**  
OF PROJECT SPACE 」

「 **75% OPEN**  
SPACE 」



# UNLOCK THE WINGS OF LUXURY

at Sanjeevini Aarna – where every home is a butterfly in the making



Step into Sanjeevini Aarna, where the essence of luxury takes flight, and every home is a masterpiece in the making. Much like the delicate transformation of a butterfly, each residence at Sanjeevini Aarna undergoes a meticulous process of design and craftsmanship.

From the initial blueprint to the finishing touches, we nurture every detail with precision and care, ensuring that your living space emerges as a symbol of grace and sophistication. The wings of luxury unfold in the form of spacious interiors, premium materials, and state-of-the-art amenities that elevate your everyday living experience.



SANJEEVINI  
AARNA



# EMBRACE A COCOON OF COMFORT

Nestled near the thriving town of Hoskote, Sanjeevini Aarna stands as a testament to a harmonious blend of serenity and sophistication. Sanjeevinin Aarna, derived from the Sanskrit word meaning "ocean" or "wave," symbolizes the fluidity and grace that defines this exceptional space.

- |  |  |
|--|--|
| 01 Entrance Portal with Security Cabin   | 18 Kids Play Area on Lawn 5-12 years   |
| 02 Entrance Water Feature                | 19 Herbal Garden                       |
| 03 Outdoor Party Spillover               | 20 Cricket Net Practice Pitch          |
| 04 Swing Park                            | 21 Feature wall with Seating Area      |
| 05 Pergola with Seating below            | 22 Elder's Seating Area                |
| 06 Elder's Zone Yoga & Meditation Deck   | 23 Jogging / Walking Track             |
| 07 Gazebo                                | 24 Busbay                              |
| 08 Reflexology Pathway                   | 25 Temple                              |
| 09 Outdoor Gym                           | 26 CLUBHOUSE with Total Centralised AC |
| 10 TOTLOT O Lawn 2-5years                | 27 Reception & Waiting Area            |
| 11 Sandpit with Climbing wall in TOT-LOT | 28 Party Hall                          |
| 12 Dribble Court                         | 29 Business Center                     |
| 13 Skating Rink                          | 30 Indoor Games                        |
| 14 Volley Ball Court                     | 31 Gym                                 |
| 15 Interactive Fountain with Sculpture   | 32 Creche                              |
| 16 Floral Garden                         | 33 Mini Theatre                        |
| 17 Amphitheatre with Stage               | 34 Swimming Pool                       |



# WHERE VISION MEETS TRANQUILITY

in a Masterpiece of Living.





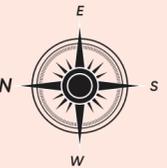
# FLOOR PLAN

Explore the artful design and thoughtful layout of Sanjeevini Aarna through our meticulously crafted floor plans. Each residence is a testament to functionality, elegance, and the essence of modern living. Our floor plans are not just diagrams; they are blueprints for a lifestyle that seamlessly blends practicality with luxury.

The well-appointed spaces cater to diverse preferences, ensuring that every corner of your home is a reflection of your unique taste and style. From the spacious living areas that encourage social gatherings to the cozy bedrooms designed for tranquility, each element is purposefully arranged to create a harmonious living experience.

## BLOCK - A

UNIT NO.	UNIT TYPE	FACING	CARPET AREA	BALCONY/ UTILITY AREA	COMMON AREA	SUPER BUILTUP AREA
A1	3BHK	EAST	1059 Sq.ft.	166 Sq.ft.	388 Sq.ft.	1680 Sq.ft.
A2	2BHK	EAST	742 Sq.ft.	82 Sq.ft.	263 Sq.ft.	1140 Sq.ft.
A3	2.5BHK	EAST	834 Sq.ft.	107 Sq.ft.	301 Sq.ft.	1300 Sq.ft.
A4	2.5BHK	WEST	834 Sq.ft.	104 Sq.ft.	298 Sq.ft.	1295 Sq.ft.
A5	2BHK	NORTH	733 Sq.ft.	86 Sq.ft.	262 Sq.ft.	1135 Sq.ft.
A6	2BHK	NORTH	733 Sq.ft.	86 Sq.ft.	262 Sq.ft.	1135 Sq.ft.
A7	3BHK	WEST	967 Sq.ft.	197 Sq.ft.	368 Sq.ft.	1595 Sq.ft.





# FLOOR PLAN

Embark on a journey within the carefully crafted masterplan of Sanjeevini Aarna, where visionary design converges seamlessly with the tranquility of thoughtful living. The masterplan unfolds as a testament to meticulous planning, offering a harmonious blend of open spaces, recreational facilities, and lush green landscapes. Every element is strategically placed to enhance your lifestyle, creating a symphony of functionality and aesthetic appeal.

## BLOCK - B

UNIT NO.	UNIT TYPE	FACING	CARPET AREA	BALCONY/ UTILITY AREA	COMMON AREA	SUPER BUILTUP AREA
B1	2.5BHK	EAST	834 Sq.ft.	107 Sq.ft.	301 Sq.ft.	1300 Sq.ft.
B2	2BHK	EAST	631 Sq.ft.	45 Sq.ft.	215 Sq.ft.	940 Sq.ft.
B3	2BHK	EAST	631 Sq.ft.	45 Sq.ft.	215 Sq.ft.	940 Sq.ft.
B4	3BHK	EAST	1041 Sq.ft.	107 Sq.ft.	361 Sq.ft.	1570 Sq.ft.
B5	3BHK	WEST	947 Sq.ft.	151 Sq.ft.	346 Sq.ft.	1505 Sq.ft.
B6	2.5BHK	WEST	834 Sq.ft.	105 Sq.ft.	298 Sq.ft.	1295 Sq.ft.
B7	2BHK	NORTH	631 Sq.ft.	43 Sq.ft.	217 Sq.ft.	940 Sq.ft.
B8	2BHK	NORTH	631 Sq.ft.	43 Sq.ft.	217 Sq.ft.	940 Sq.ft.
B9	2.5BHK	WEST	834 Sq.ft.	105 Sq.ft.	298 Sq.ft.	1295 Sq.ft.





**3 BHK**  
SBA : 1665 SQ.FT.  
FLAT NO. : A1  
2ND - 4TH FLOOR  
EAST FACING



**3 BHK**  
SBA : 1655 SQ.FT.  
FLAT NO. : A7  
1ST - 4TH FLOOR  
WEST FACING



**3 BHK**  
SBA : 1600 SQ.FT.  
FLAT NO. : A1  
FIRST FLOOR  
EAST FACING

2.5



**2.5 BHK**  
WEST FACING  
SBA: 1295 SQ FT  
FLAT NO. B6

**2 BHK**

NORTH FACING  
SBA: 1135 SQ FT  
FLAT NO. A5



**3 BHK**

EAST FACING  
SBA: 1680 SQ FT  
FLAT NO. A1



TYPICAL FLOOR PLAN: 5,6,7,8,9,10,11,12,13,14



# CRAFTING MOMENTS, BUILDING DREAMS:

Your Love Story Unfolds in Every Corner

940 SFT - 1140 SFT  
2 BHK

1295 SFT - 1300 SFT  
2.5 BHK

1505 SFT - 1680 SFT  
3 BHK

Step into the enchanting world of Sanjeevini Aarna, where every corner becomes a backdrop for your love story. Our thoughtfully designed spaces are not just rooms; they are canvases waiting to be painted with the hues of your shared moments.

Amidst the luxurious surroundings and carefully curated amenities, your journey together unfolds seamlessly. As you navigate through the cozy living spaces and envision the future in every room, Sanjeevini Aarna becomes the stage for your unique love story.



# LEISURE MEETS LUXURY

at Our Exquisite Clubhouse

Step into a world of sophistication, where every corner is designed to elevate your lifestyle. Whether you're unwinding in the lounge, staying active in the fitness center, or hosting memorable events in the multipurpose spaces, our clubhouse is a central point for creating cherished moments.



## TOTAL CENTRALIZED AC SYSTEM - CLUBHOUSE

- RECEPTION & WAITING AREA
- PARTY HALL
- BUSINESS CENTER
- INDOOR GAMES
- GYM
- CRECHE
- MINI THEATRE
- SWIMMING POOL



# DIVE INTO LUXURY

Indulge in the epitome of relaxation and luxury at Sanjeevini Aarna, where our exquisite swimming pool beckons you to a world of serenity and splendor. Immerse yourself in the crystal-clear waters and let the gentle ripples create a soothing symphony, providing a tranquil escape from the hustle and bustle of everyday life.

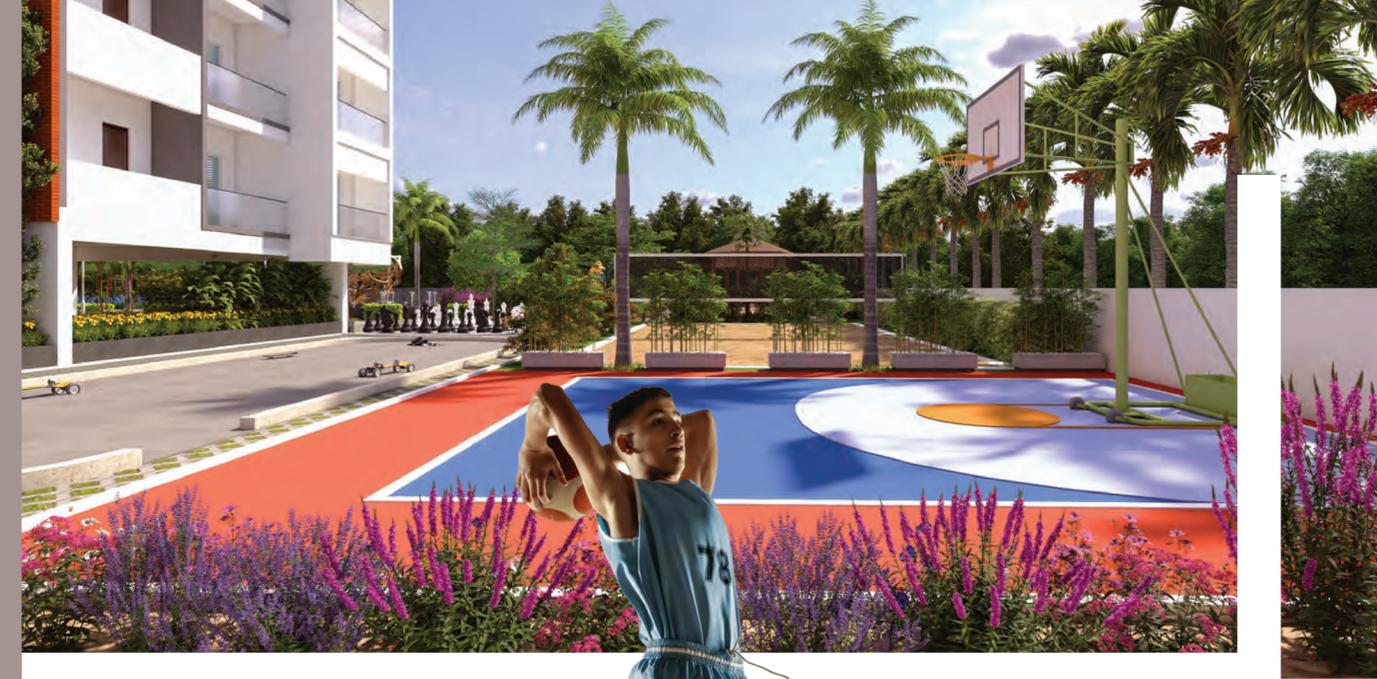




**PLAYGROUND OF JOY FOR  
EVERY CHILD'S IMAGINATION**



Sanjeevini Aarna is proud to present a dedicated Children's Play Area, designed to be a playground of joy where little imaginations take flight. With vibrant colors, safe play structures, and a nurturing environment, it's a space where laughter echoes, friendships bloom, and every slide becomes an adventure.



**WHERE WINNING MOMENTS BEGIN** Unleash Your Sporting Spirit with Exceptional Sports Amenities

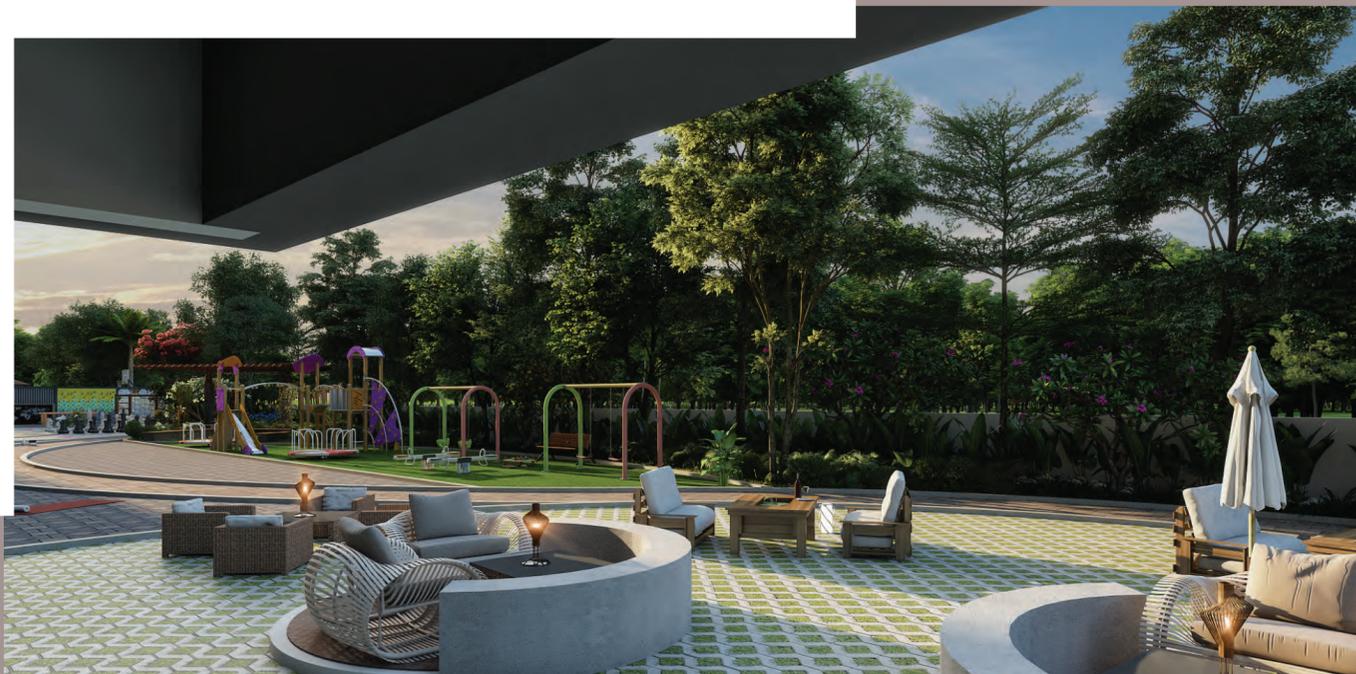
Sanjeevini Aarna invites you to embrace an active lifestyle with our exceptional sports amenities. From energizing workouts to spirited matches, discover the perfect arena to nurture your passion and celebrate the thrill of winning moments.



## WHERE ELDERS FIND TRANQUIL RETREATS

Sitouts Spark Conversations,  
and Chess Beckons Wisdom

Discover serenity at Sanjeevini Aarna, where we've crafted dedicated spaces for our cherished elders. The Elders Park offers a tranquil retreat, providing a peaceful environment for relaxation and contemplation. Our thoughtfully designed Sitout areas create inviting spaces for conversations, fostering a sense of community and connection among residents.





# SIT RELAX RECONNECT

Where Every Sitout Tells a Story of  
Tranquility and Togetherness

In the Sitout area of Sanjeevini Aarna, unwind amidst lush surroundings and let tranquility embrace you. These inviting spaces are designed not just for relaxation but to foster connections, creating moments of serenity and togetherness for a truly harmonious living experience.





# JOURNEY TO WELLNESS

Begins in Our Fitness Sanctuary

Step into the Fitness Sanctuary at Sanjeevini Aarna, where health and wellness take center stage. Our gym area is more than a room filled with equipment; it's a space crafted for sculpting dreams and building strength. Whether you're an avid fitness enthusiast or just embarking on your wellness journey, our state-of-the-art gym provides the perfect environment.

#### STRUCTURE

- RCC framed structure designed as per Seismic Zone II requirements, Anti-termite treatment will be done.

#### SUPER STRUCTURE: FRAMED STRUCTURE

- Internal Walls: 100mm / 4" Porotherm block.
- External Walls: 150mm / 6" Porotherm blocks.
- Roof Slab: Vibrated Reinforced cement concrete.
- Waterproof: Waterproofing in Terrace, Toilets, Balcony and Utility with CC Screed.
- Car parking: Covered Car parking.

#### PLASTERING

- All internal walls are with smooth Plastering / Single Coat.
- All external walls are with textured plastered finish / Two Coats.

#### PAINTING

- Interior Surface: Three coats of wall putty & one coat primer & two coats of paint.
- Asian Paints / Nerolac Paints / Equivalent Make.
- External walls in exterior emulsion paints one primer and Two Coats colour painting.

#### RAILING

- Balcony: 10mm Toughened Glass, with SS railing square groove Handrail 304 Grade Pipe, 16 Gauge & Glass Holder SS Fin Bracket with complete polishing & Fixing.

#### TOILET

- Wall Dado Tiles: Reputed branded ceramic glazed tiles 600 x 300 mm dado up to 7 feet height.
- Wall mounted commode with metro pole flush valves regular & wash basin white coloured in both toilet with Cera / Jaquar or equivalent make, Health faucet, Hot and Cold water mixer (Diverter) and pillar cock, provision for geysers point in all toilets, all CP fittings are chrome plated of Cera / Jaquar or equivalent make.
- Toilets Ceiling: Grid type false ceiling. Provision for Exhaust Fan.
- Toilet ventilators made of UPVC.

#### PLUMBING

- All water supply lines CPVC/PVC ashirvad or other reputed ISI Make, Sewage line wall of reputed make, all plumbing lines shall be pressure tested.

#### FLOORING

- 800x800 mm double charged Vitrified tiles of reputed brand for the living, dining, kitchen and bedrooms.
- Anti-Skid Ceramic tiles of reputed brand for the Balcony, Utility and Toilets flooring.



# ELEVATING LIVING STANDARDS

#### KITCHEN

- Provision for water purifier point in kitchen.
- Provision for washing machine in utility area.
- Provision for refrigerator, microwave/oven, mixer, and modular chimney.
- Provision for sink tap (Water inlet/outlet)
- Provision for exhaust fan.
- Provide stainless steel sink single bowl & Sink Tap (Standard Make).
- .

#### DOORS AND WINDOWS

- Main Door: 35mm thick flush door with both side Teak veneer & one side metal T-Patti with solid teak wood timber filler with standard make door fittings.
- Internal Doors: 35mm Thick harmony design HDF skin door with tubular core filler with standard make door fittings.
- Windows: 2.5 track UPVC windows with mosquito mesh Standard Make.

#### ELECTRICAL

- TV point in living room.
- Fire resistant electrical wires of Anchor / Havelles / Finolex or equivalent make.
- Elegant modular electrical switches of Legrand / Havelles / Anchor or equivalent make.
- One Miniature Circuit Breaker (MCB) based main distribution box for each flat.
- A/C sockets in Master bedroom & Living Room.
- Wi-Fi point provision - Living/Dining.
- Intercom point: Facility to all units connecting security.
- MDU (Multi Dwellings Units): Airtel, TATA SKY, JIO or equivalent for Dish (depend on location).

#### SECURITY SYSTEMS

- Compound wall of 6" height around the apartment complex.
- Round the clock (24/7) security with CCTV Surveillance.

#### GENERATOR BACKUP

- POWER / BACK UP GENERATOR BESCOM - POWER.
- DG Back up for each apartment up to 1 KVA for lighting circuits.

#### WATER

- 24 Hours uninterrupted water supply with sufficient source of bore well and corporation (on availability) water supply system.
- Synchronized with standard automatic system for Pump & amp, Motors.

Disclaimer: The Promoter reserves the right to make changes in the elevation, plans & amp; specification as deemed fit in the interest of quality and timely delivery and within permissible deviation of the BBMP approved plan and availability in market.

#### COMMON AREA FEATURES:

##### Lift:

Elevators of 8 passenger's, 15 passenger and stretcher compatible passenger and service lift will be provided as per requirement. Make: Kone, Johnson/ Equivalent.

##### Backup:

100% power backup for common amenities such as clubhouse, lifts WSP, STP & selected common area lighting.

##### Name Board:

Apartment owner name will be provided in ground floor along with post box.

##### Lift Fascia:

Granite cladding.

##### Lobby:

Granite/Marble flooring/vitrified tiles.

##### Corridor:

Rocker finishing vitrified tiles standard make.

##### Staircase Floor:

Bull nosing step tiles (Rubber Mould) standard make.

##### Staircase Handrail:

MS Handrail with enamel paint in all floors.

##### Terrace Floor:

Roof cooling tiles / Equipment of tiles standard make.

##### Basement Floor:

VDF Concrete of 100mm thick with smooth finish over PCC

#### OUTDOOR FEATURES:

##### Water Storage:

Centralised UG sump with (min. requirement as per water test report)

##### Rainwater Harvesting:

Rainwater harvesting Pit in basement. (Rainwater catchment system)

##### STP:

Centralised Sewage Treatment Plant standard made as per design.

##### Intercom:

Intercom will be provided for all flats and reception.

##### Safety:

- CCTV surveillance cameras will be provided all around the building at Pivotaz locations in ground level.
- Fire Fighting System as per approved drawings.

##### Walkway:

Walkway spaces well-defined as per landscape design intent.

##### Security:

Provision for 24\*7 Integrated Security.

##### Compound Wall:

Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent.

##### Landscape:

Suitable landscape at appropriate places in the project as per design intent.

##### Driveway:

Convex mirror for safe turning in driveway in/out

##### Water Softener Plant:

Standard make as per design.





# SEAMLESS URBAN LIVING REDEFINED

As the sun sets, Sanjeevini Aarna transforms into a breathtaking spectacle of modern architecture and urban sophistication. The sleek lines of our buildings come alive with warm, inviting glows, casting a tranquil ambiance that invites you to unwind and relax.

# LOCATION MEETS TRANQUILITY

for Your Ideal Home.

Discover your sanctuary at Sanjeevini Aarna, perfectly situated near the charm of Hoskote and Old Madras Road—a location that seamlessly blends convenience with tranquility. Sanjeevini Aarna, where the allure of Old Madras Road meets the serenity of Hoskote, offering residents a harmonious setting to call home.

## SCHOOLS

VIBGYOR  
NATIONAL PUBLIC SCHOOL  
CHRYSALIS  
JAIN HERITAGE INTL. SCHOOL  
CHAITHANYA SCHOOL  
MVJ MEDICAL COLLEGE  
CAPSTONE HIGH CBSE SCHOOL  
SRIRAM GLOBAL SCHOOL  
NEW BALDWIN SCHOOL

## OFFICES

TATA ELXSI  
BEARYS GLOBAL RESEARCH  
SIEMENS LIMITED  
GRIND WELL  
GR TECH PARK  
ITPL  
UNILVER  
KIADB  
NOVO NORDISK  
TESCO  
TCS  
ACCENTURE  
I-GATE  
L&T  
UTC AEROSPACE SYSTEMS  
SAP  
RMZ

## HOSPITALS

AXIS HOSPITAL  
SATHYA SAI HOSPITAL  
VYDEHI HOSPITAL  
MANIPAL HOSPITAL  
MIRACLE HOSPITAL  
NARAYANA MULTISPECIALTY  
MVJ HOSPITAL  
SILICON CITY HOSPITAL  
OVUM HOSPITAL

## SHOPPING MALLS

SBR INOX  
ORION UPTOWN  
PARK SQUARE MALL  
FORUM VALUE MALL  
INORBIT MALL  
VR MALL  
PHOENIX MALL

## HOTELS

SHERATON 4 POINTS  
TAJ VIVANTA  
THE DEN  
JW MARIOT HOTEL  
FAT CHEF  
HOLIDAY IN  
MAINLAND CHINA  
GINGER HOTEL  
ZURI



- EDUCATIONAL INSTITUTIONS
- MALLS
- HOSPITALS
- TECH PARKS & IT COMPANIES
- HOTELS
- SPORTS CENTRE
- POLICE STATION
- LANDMARKS
- INDUSTRIES
- METRO LINE