

CC/OC PROJECT



SITARA

shining homes for bright futures
— By ARB Signature Infra —



*Happy Living Space That
Merge Totally With Nature*

Possession by

December
2028

A Project by AR Signature Infra

www.arsignature.in

Welcome To ARB SITARA

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Homes of happiness — that's what ARB Sitara brings you. Homes that offer and connect all the comforts of a city and yet stay away from the hustle and bustle, offering you a peaceful and serene living. With a refreshing landscape, elegant elevation, and a thoughtfully designed layout, this will be a home of great choice and preference.

Located in North Bangalore, one of the city's fastest-developing and high-growth areas, ARB Sitara is situated at: **3-A-1, Near Shell Office, KIADB, Huvinayakanahalli, Bengaluru.**

Present at a convenient location well connected to the city and major transport hubs — including the airport, metro stations, and social & recreational centers — through well-laid and wide roads. It is also in close proximity to IT hubs, reputed educational institutions, hospitals, and shopping malls, offering a hassle-free lifestyle full of joy and convenience.

The project is a premium mid-rise apartment complex set on 0.85 acres of land Parcel, comprising 1 Block with 7 Floors and 119 Flats. It comes with all necessary and statutory approvals, including RERA and Commencement Certificate.

Each apartment is thoughtfully planned and designed, available in 1, 2, and 3 BHK configurations in a range of spacious layouts. The block is surrounded by open spaces that offer total peace and privacy, with no common walls — ensuring maximum natural light and ventilation in every home. All units are built to high-quality specifications and include private parking.

With a well-integrated clubhouse and premium amenities, ARB Sitara offers a perfect blend of comfort and convenience. Enjoy the lush green landscapes, open spaces, and a serene water feature, along with outdoor facilities like badminton and basketball courts, a cricket pitch, and a dedicated children's play area.

With an excellent opportunity for both comfortable living and long-term investment, we assure you that ARB Sitara will be the place where you experience a happy, peaceful, and fulfilling life built on quality and care.

Social Amenities

Distance from important locations in Km.

Major Hubs

Manyata Tech Park ~10 km
KIADB Aerospace Park ~5 km
Bagalur KIADB Industrial Area ~3 km
Kirloskar Business Park ~12 km
Hebbal Junction / ORR ~12 km
Kempegowda International Airport (KIAL) ~13 km

Social / Recreational / Sporting

Padukone-Draavid Centre for Sports Excellence ~7 km
Decathlon Anubhava (Airport Road) ~8 km
Elements Mall (Thanisandra Road) ~10 km
Nandi Hills (Weekend Destination) ~25 km

Healthcare Facilities

Regal Hospital – Thanisandra ~9 km
Aster CMI Hospital – Hebbal ~12 km
Motherhood Hospital – Hebbal ~12 km
Manipal Hospital – Yelahanka ~11 km
Cratis Hospital – Kalyan Nagar ~13 km

Restaurants & Cafés

Byg Brewski Brewing Company (Airport Road) ~9 km
Empire Restaurant (Yelahanka) ~8 km
Third Wave Coffee / Starbucks ~10–12 km
Truffles, BBQ Nation, Chavadi – Within 10–12 km radius
Cafe Azure / Chai Point / McDonald's ~9–10 km

Transport Connectivity

Kempegowda International Airport – 25–30 mins drive
Thanisandra Main Road ~ 10 mins
Yelahanka Railway Station ~10 km
Proposed Blue Line (Airport Extension) – Near Bagalur Cross
Outer Ring Road – 12 km, connects major IT hubs

Shopping & Entertainment

Elements Mall – Thanisandra Main Road ~10 km
Esteem Mall – Hebbal ~12 km
Phoenix Mall of Asia – Hebbal ~13 km,
Reliance Smart / D-Mart – within 6–8 km radius

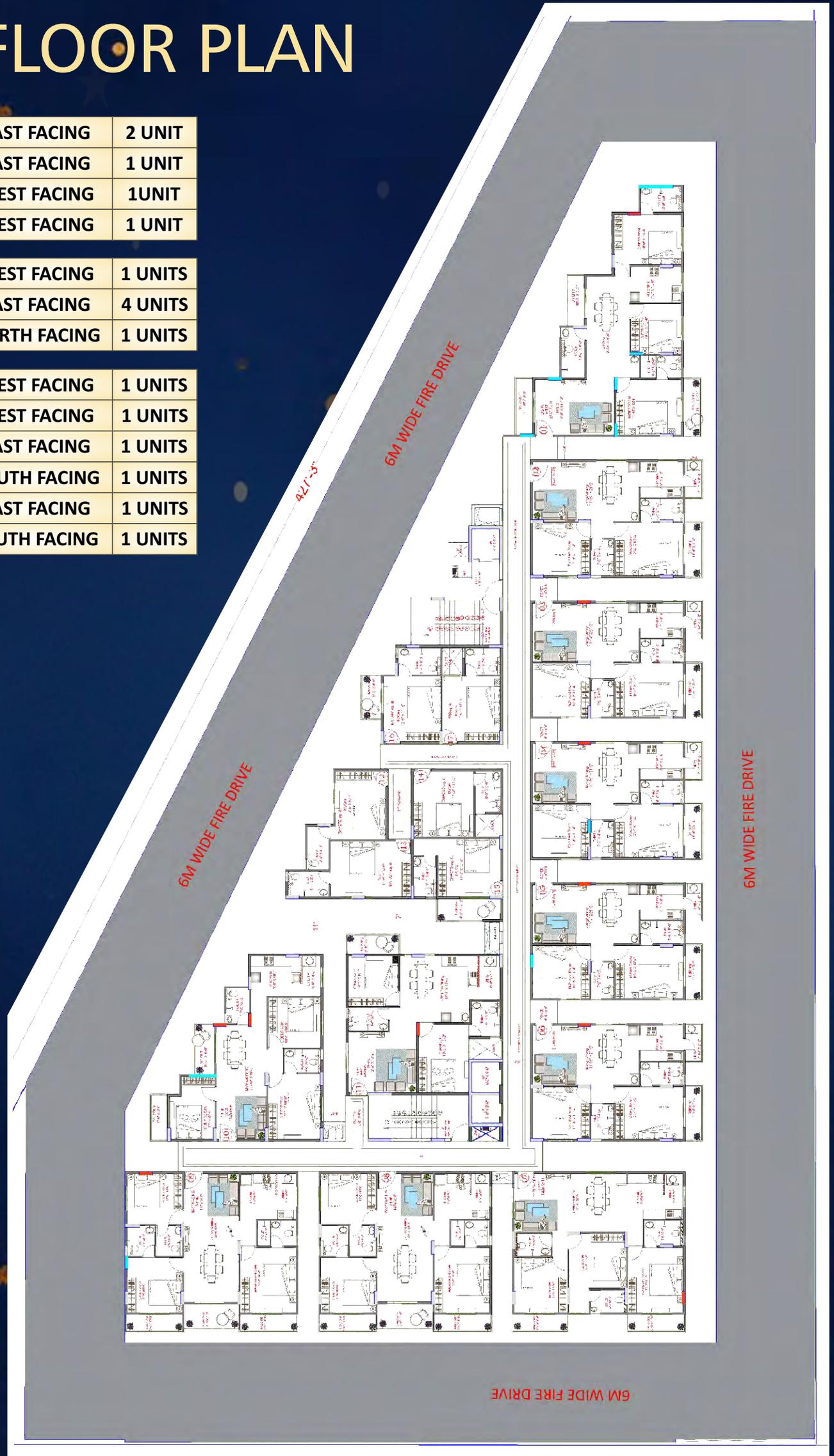
Healthcare Facilities

Delhi Public School (North) ~5 km
Reva University ~6 km
VIBGYOR High School (Yelahanka) ~8 km
Stonehill International School ~9 km
Canadian International School ~12 km
NMIT (Nitte Meenakshi Institute of Technology) ~7 km



FIRST FLOOR PLAN

3BHK	1476	EAST FACING	2 UNIT
3BHK	1430	EAST FACING	1 UNIT
3BHK	1552	WEST FACING	1UNIT
3BHK	1268	WEST FACING	1 UNIT
2BHK	1200	WEST FACING	1 UNITS
2BHK	1098	EAST FACING	4 UNITS
2BHK	1065	NORTH FACING	1 UNITS
STUDIO	347	WEST FACING	1 UNITS
STUDIO	288	WEST FACING	1 UNITS
STUDIO	300	EAST FACING	1 UNITS
STUDIO	272	SOUTH FACING	1 UNITS
STUDIO	327	EAST FACING	1 UNITS
STUDIO	375	SOUTH FACING	1 UNITS



TYPICAL FLOOR PLAN

3BHK	1616	EAST FACING	1 UNITS
3BHK	1538	EAST FACING	1 UNITS
3BHK	1477	EAST FACING	1 UNITS
3BHK	1320	WEST FACING	1 UNITS
3BHK	1682	WEST FACING	1 UNITS

2BHK	1200	WEST FACING	1 UNIT
2BHK	1136	EAST FACING	4 UNITS
2BHK	1103	NORTH FACING	1 UNIT

STUDIO	360	WEST FACING	1 UNIT
STUDIO	288	WEST FACING	1 UNIT
STUDIO	300	EAST FACING	1 UNIT
STUDIO	364	SOUTH FACING	1 UNIT
STUDIO	327	EAST FACING	1 UNIT
STUDIO	375	SOUTH FACING	1 UNIT



Specifications

STRUCTURE	R.C.C. framed structure with M-25 grade concrete and Fe 500 grade TMT steel, designed as per relevant BIS codes for earthquake resistance (Seismic Zone-II).
WALLS	External walls with 6" solid concrete blocks and internal walls with 4" solid concrete blocks.
PLASTERING	Sponge finish for external walls and smooth putty finish for internal walls.
DOORS	Main Door: Teak wood frame with designer panelled main door shutter. Other Doors: Sal wood frames with molded skin shutters. High-quality tower bolts, safety latch, and door stoppers.
WINDOWS	UPVC windows with clear glass and safety grills.
FLOORING	600x600 mm double charge vitrified tiles flooring with 3" skirting for all rooms. 12"x12" anti-skid ceramic tiles for balconies and toilets.
KITCHEN	30 mm thick granite countertop with stainless steel sink. Glazed tiles dado up to 2'-0" height above the platform. Provision for chimney and exhaust fan.
KITCHEN	12"x12" anti-skid ceramic tiles for flooring and glazed tiles dado up to 7'-0". Jaquar/Hindware CP fittings and sanitary fixtures. Concealed flush tank and master control cock.
PLUMBING	Astral Flow Guard CPVC plumbing system for internal and UPVC for external piping.
ELECTRIFICATION	Concealed copper wiring with Panasonic/Equivalent modular switches. Adequate power points for lights, fan, and geyser. 2 & 3 kW power supply for 1, 2, and 3 BHK flats. Fire-retardant (low-smoke) wires for safety (ISI certified brands). Provision for TV, telephone, and data points in living and master bedroom. Air conditioner point in the master bedroom and all other bedrooms.
COMMUNICATION	Intercom, telephone, broadband, and DTH points in the living room.
PAINTING	Internal walls: Premium plastic emulsion paint over Birla Care wall putty. External walls: Weather-proof ACE paint. Doors: Enamel paint and polish finish.
WATER SUPPLY	Adequate water supply through B.W.S.S.B. and borewell.
COMMON AREAS	8-passenger capacity KONE or equivalent automatic lift. Granite flooring in lobbies and common areas. Safety standard staircase railing.
SECURITY	24/7 security with CCTV surveillance for common areas and all entry/exit points.
GENERATOR	1 KVA power backup for each flat and common areas.

Amenities



Major Hubs

- Swimming Pool (Separate areas for Adults and Toddlers)
- Solar Water Heater in the Master Bedroom
- Fitness Center



Safety & Security

- 24/7 Security
- CCTV Surveillance
- Intercom Facility



Sustainability

- Rainwater Harvesting
- Sewage Treatment Plant (STP)



Convenience

- Lift (2 Nos)
- Generator Backup
- Ample Car Parking
- 100% Vastu-Compliant Design



Family & Leisure

- Kids Play Area
- Family Entertainment Zone



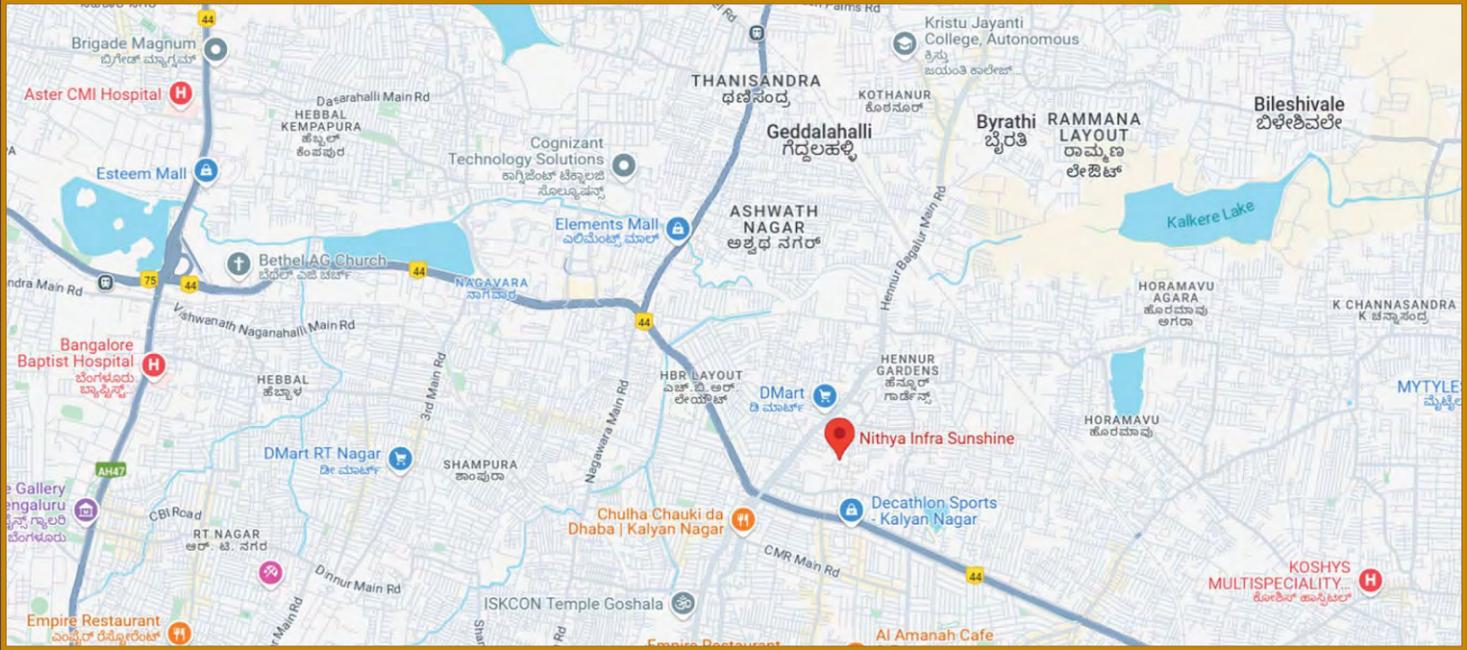
Connectivity

- Retail Shops
- Excellent Road Connectivity
- Restaurants

**COME IN &
MAKE YOURSELF
AT HOME**



Location



Site Address
3-A-1, Near Shell
Office, KIADB,
Huvinayakanahalli,
Bengaluru,
Karnataka 562149

Project By
AR Signature
#102/1, B Narayanapura,
Marathahalli Outer Ring Road,
Bengaluru - 560016.

