

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

THE
GRAND
SYMPHONY
OF LIFE

 **VARNAM**

PHASE-1

APARTMENTS | ROW HOUSES | TOWN HOUSES

In Partnership with

MSR
REALTY

TATA HOUSING

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Image for representative purpose

THE GRAND SYMPHONY OF LIFE

VIRNAM
PHASE-1
APARTMENTS | ROW HOUSES | TOWN HOUSES

CARNATICA

NORTH BENGALURU

Where Urban Living Meets MELODIC HARMONY

Spread across a sprawling 135+ acres, Carnatica echoes the soulful rhythms of Karnataka's rich cultural heritage.

Inspired by its intricate structure, Carnatica encompasses a world of melodic and rhythmic lifestyle.

Blending timeless tradition and new-age architectural innovation into a symphony that redefines modern living.

Varnam Phase-I will follow the footsteps of the incredible success stories of Swaram and Raagam's plotted developments.



Experience the
SYMPHONY OF
VARNAM
PHASE-1
APARTMENTS | ROW HOUSES | TOWN HOUSES



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.

BENGALURU

A vibrant metropolis with a tune of its own

Bengaluru, celebrated as the 'Silicon Valley of India,' is where innovation dances in perfect harmony with tradition. A bustling metropolis, it is a vibrant symphony of progress, diversity, and timeless cultural rhythm—a city that beats to its own inspired tune.



Image for representative purpose



Image for representative purpose

DEVANAHALLI

The emerging investment destination

With its proximity to Kempegowda International Airport, North Bengaluru harmonizes accessibility, expansive landscapes brimming with potential.

Devanahalli, at the heart of this transformation, is evolving into a dynamic hub for industry, technology, and commerce.

Its promising real estate market and strategic location have propelled it into the spotlight, making it an upcoming real estate destination.

LOCATION IS THE KEY TO GREAT LIVING

Welcome to a world where connectivity isn't just a feature; it's a lyrical ode to an active and enriched lifestyle. This urban masterpiece is strategically linked to the heartbeat of education, healthcare, commerce, hospitality, and cinemas.

With accessibility to rail and metro ensuring a seamless connection, Varnam Phase-I isn't just a residential haven, it's a finely tuned neighborhood symphony.

Map Legends

- | | | | |
|--|-------------------------------------|--|--------------------------|
| | Entrance | | Resorts |
| | Metro Station | | Amusement Park |
| | Business Complex / Industrial Units | | Hotel |
| | Hospital | | Flying School |
| | Educational Institute / Schools | | Lake |
| | Airport Terminal | | Brewing |
| | Shopping Complex / Mall | | ITC Manufacturing Hub |
| | Sports Centre | | Fantasy Golf Resort |
| | Restaurants | | Prestige Tech Cloud Park |



Disclaimer: The information provided herein does not, and is not intended to, constitute legal advice; instead, it is for general informational purposes only. We expressly disclaim any liability, which may arise due to any decision taken by any person/s basis this hereof. Distance mentioned herein are indicative and approximate basis the specific route. You are advised to to check the same basis your own sources.



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.

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*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 GREAT CONNECTIVITY

◀ CONVENIENT TRAVEL

- Bellary Road: 2.4 Km
- Airport: 6.8 Km
- Devanahalli Railway Station: 14.2 Km

WHERE FUTURE FLOWS IN PERFECTLY

GROWTH DRIVERS ▶

- ITC Manufacturing Hub: 2.8 Km
- Prestige Tech Cloud Park: 3 Km
- KIADB Aerospace SEZ: 9.6 Km
- Shell India Markets Pvt Ltd: 10.8 Km



LIVE THE TUNES OF SHOPPING THERAPY

FOOD & SHOPPING ▶

- McDonald's: 2.5 Km
- Decathlon: 5.1 Km
- DMart: 13.2 Km
- RMZ Galleria Mall: 18 Km
- Phoenix Mall of Asia: 18 Km



FEEL THE RHYTHM OF GREAT HEALTH

◀ HOSPITALS

- Cyte Care Hospital: 13 Km
- MS Ramaiah, Brigade Orchard: 18 Km
- Sparsh Hospital: 19 Km
- Manipal Hospital: 20 Km
- Aster CMI Hospital: 22 Km



Images for representative purpose.

BEST IN LEARNING, COMPOSED FOR THE BEST

◀ EDUCATION

- Stonehill International School: 11.7 Km
- Ryan International School: 12.6 Km
- Canadian International: 13.6 Km
- Delhi Public School: 15 Km



Images for representative purpose.

WHERE LIFE SOUNDS BETTER WITH EVERY PASSING DAY

PROMINENT LOCALITIES ▶

- Yelahanka: 12.1 Km
- Sahakar Nagar: 19.2 Km
- Hebbal : 22.7 Km

TAKE A PLUNGE INTO THE MELODIC LIFE

PARKS, RESORTS & ENTERTAINMENT ▶

- Fantasy Golf Resort: 2.7 Km
- Goldfinch Retreat Bengaluru: 9.5 Km
- Marriot International: 8.5 Km
- Taj Bengaluru: 6.7 Km



Images for representative purpose.

Live Life
ON A HIGH NOTE

VARNAM

PHASE-1

ROW HOUSES | TOWN HOUSES



Introducing Row Houses | Town Houses

Like the ascending swaras of Carnatic music, Varnam harmonizes life's essentials to create a melody of perfect living. Each aspect—comfort, community, and convenience, comes together to compose a symphony that resonates with your dreams.

Varnam Row Houses and Town Houses are more than just residences; they are a celebration of art, culture, and thoughtful living. They stand as a bridge between the old and the new, inviting you to experience a lifestyle that is rooted in heritage yet unbounded by the possibilities of modernity.

An embodiment of timeless tradition and contemporary innovation, crafting a harmonious living experience that pays homage to the cultural richness of the past while embracing the conveniences of modern life.

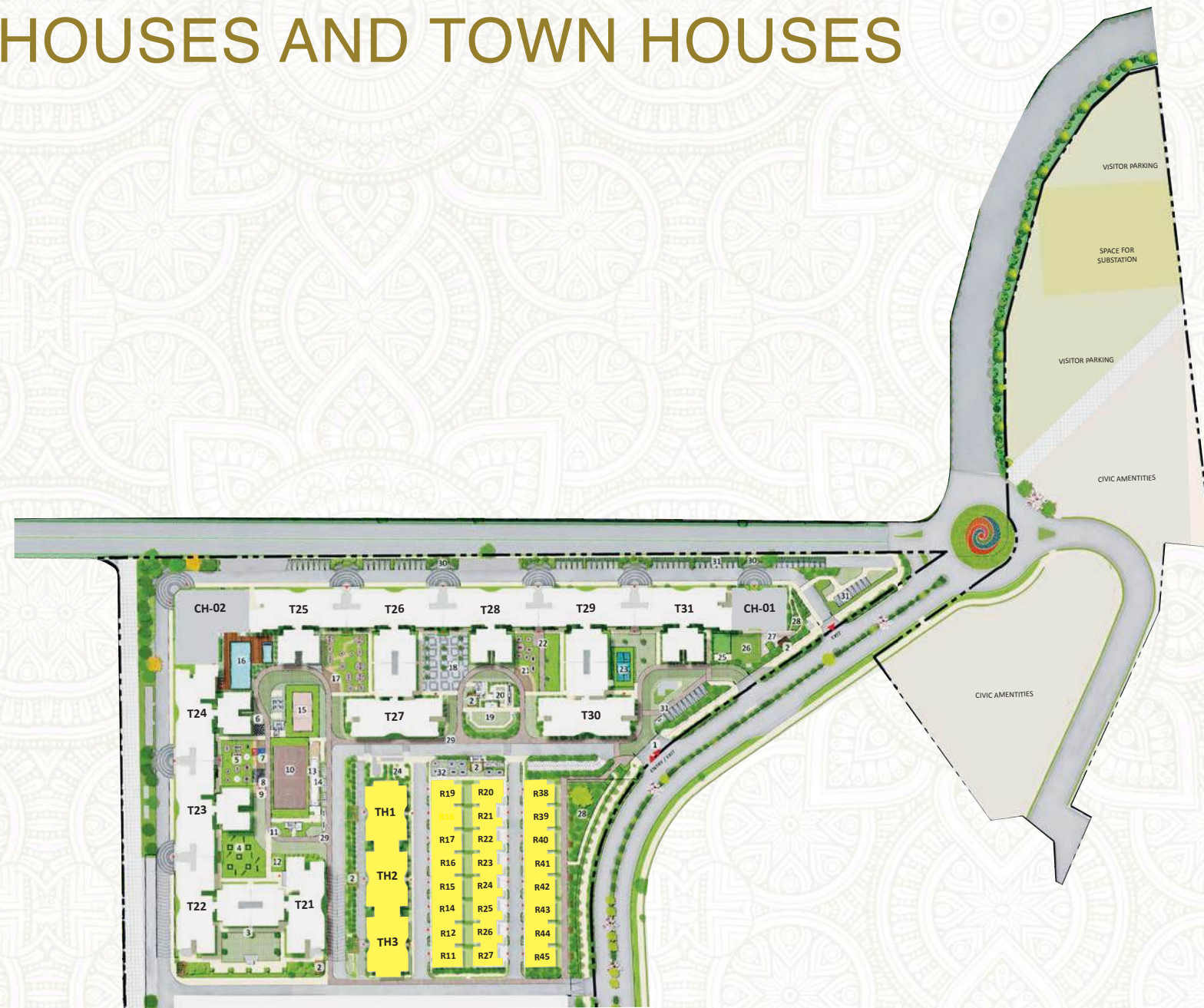
DESIGN PRINCIPLES THAT RESONATE

With eco-friendly practices at the core, the homes ensure harmony with nature for a greener tomorrow. An infusion of natural materials that foster warmth and an organic connection to the environment. Effortlessly blended with lush greenery, enriching the living experience like no other.



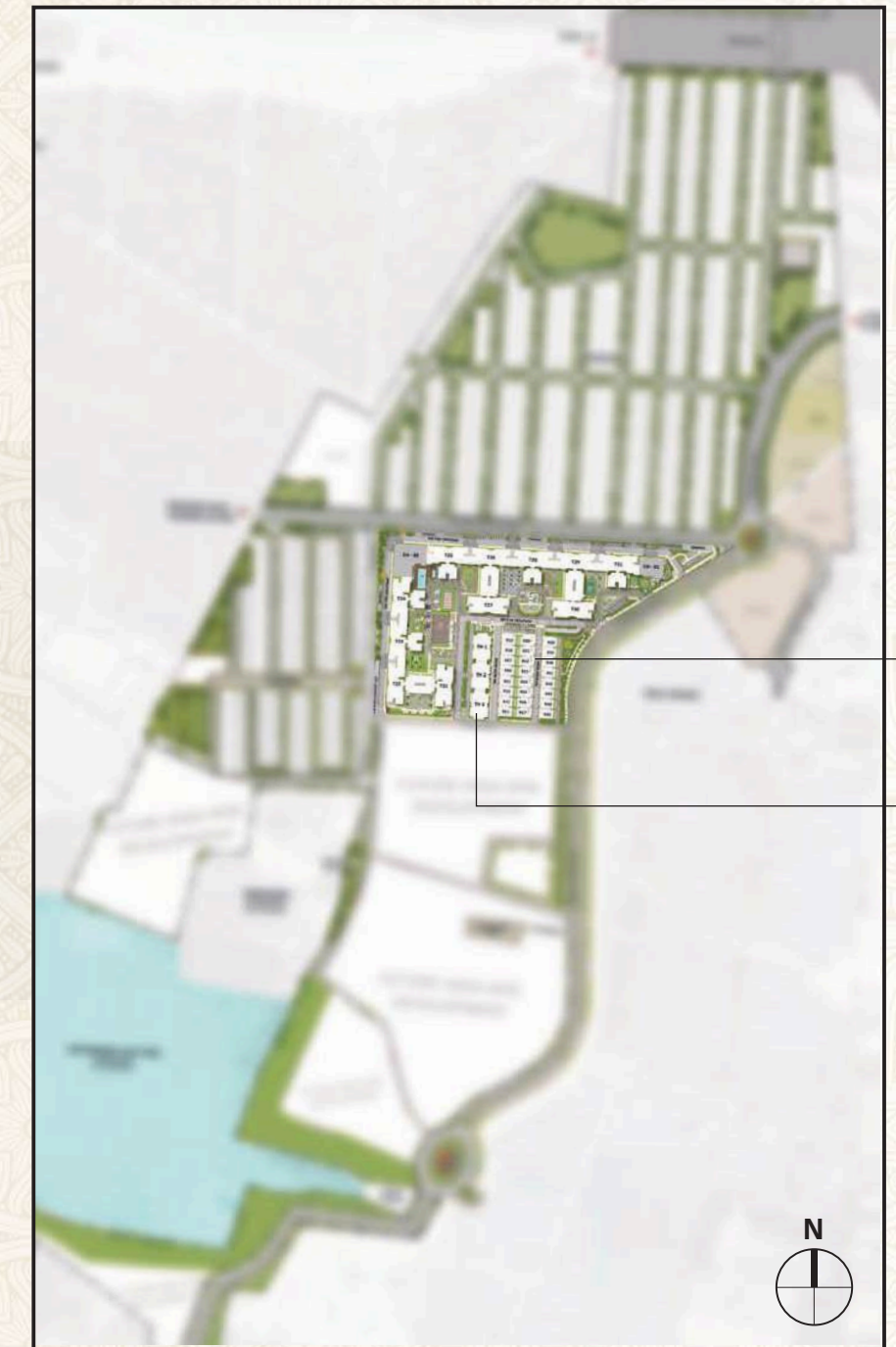
MASTER PLAN

ROW HOUSES AND TOWN HOUSES



PHASE - 1C BUILDING LEGEND

RH 11, 12, 14-27, 38-45 : Row Houses
 TH 01 - TH 03 : Town Houses



Row Houses (RH)
 Town House (TH)



Legend

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

Club House Amenities

Clubhouse 1

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

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 | |

SPECIFICATIONS

ROW HOUSES AND TOWN HOUSES

Structure

Reinforced concrete moment resisting frame, compliant to Seismic Zone II

Parking

Basement Floor

No. of Floors

Town House - 1 to 2 Basements + Ground + 3 Floors
Row House - Ground + 2 Floors

Flooring

Living & Dining Room, Foyer, Kitchen & Bedrooms

Vitrified Tiles

Master Bedroom & Balconies

Wooden looking Vitrified tiles

Toilets

Anti-skid Ceramic Tiles

Utility

Anti-skid Vitrified Tiles

Internal staircase for Duplex

Granite Treads & Risers

External Finish

External Elevation

MS Railing for balconies and Weather proof paint / Texture paint

Internal Finish

Walls

Acrylic Emulsion

Ceiling

Oil Bound Distemper Finish

Internal False Ceiling

Toilet

Grid Ceiling

Doors

Main Door

Engineered timber wood frame. Flush shutter with veneer on both sides & polish with hardware

Bedroom Door & Toilet Door

Engineered timber wood frame. Flush shutter with laminate finish on both sides along with hardware

Fire Staircase Door

Fire Doors as per Fire Norms

Utility / Balcony Door

UPVC Doors

Windows

All Rooms

UPVC Sliding Window with Provision for Mosquito Mesh

Balcony Railing

MS Railings

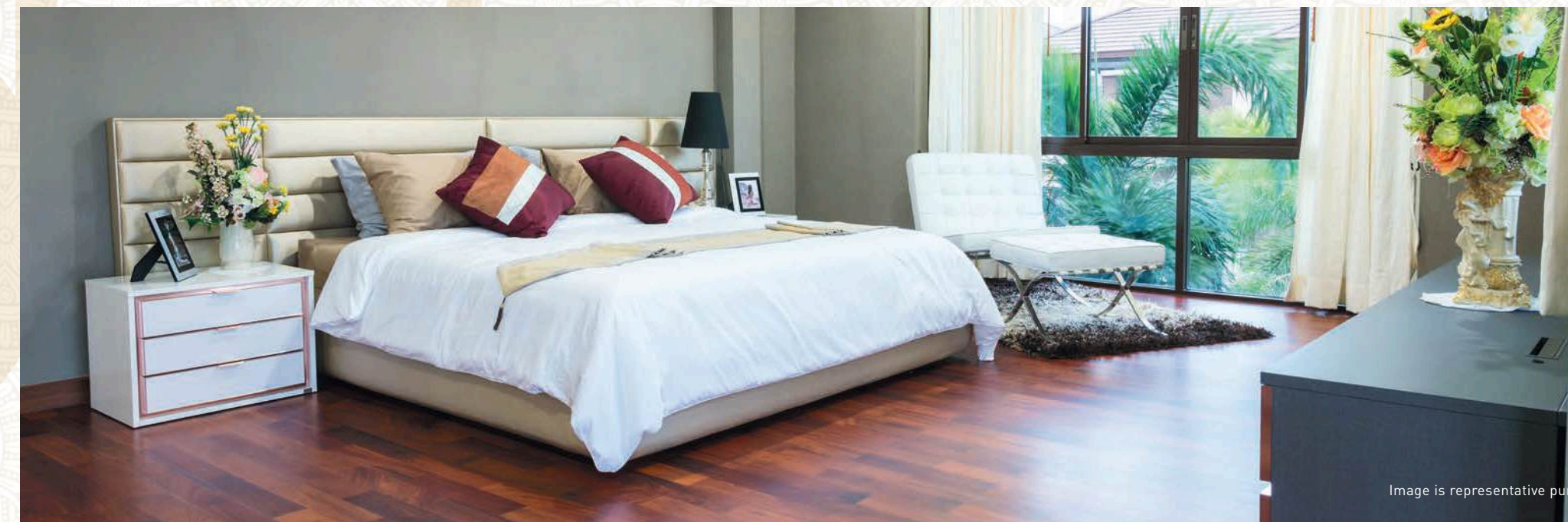
Security

External

CCTV in Lifts & Entrance Lobby

Lift

One Number of Passenger Lift for Town House



Experience the
SYMPHONY OF
VARNAM
PHASE-1
APARTMENTS

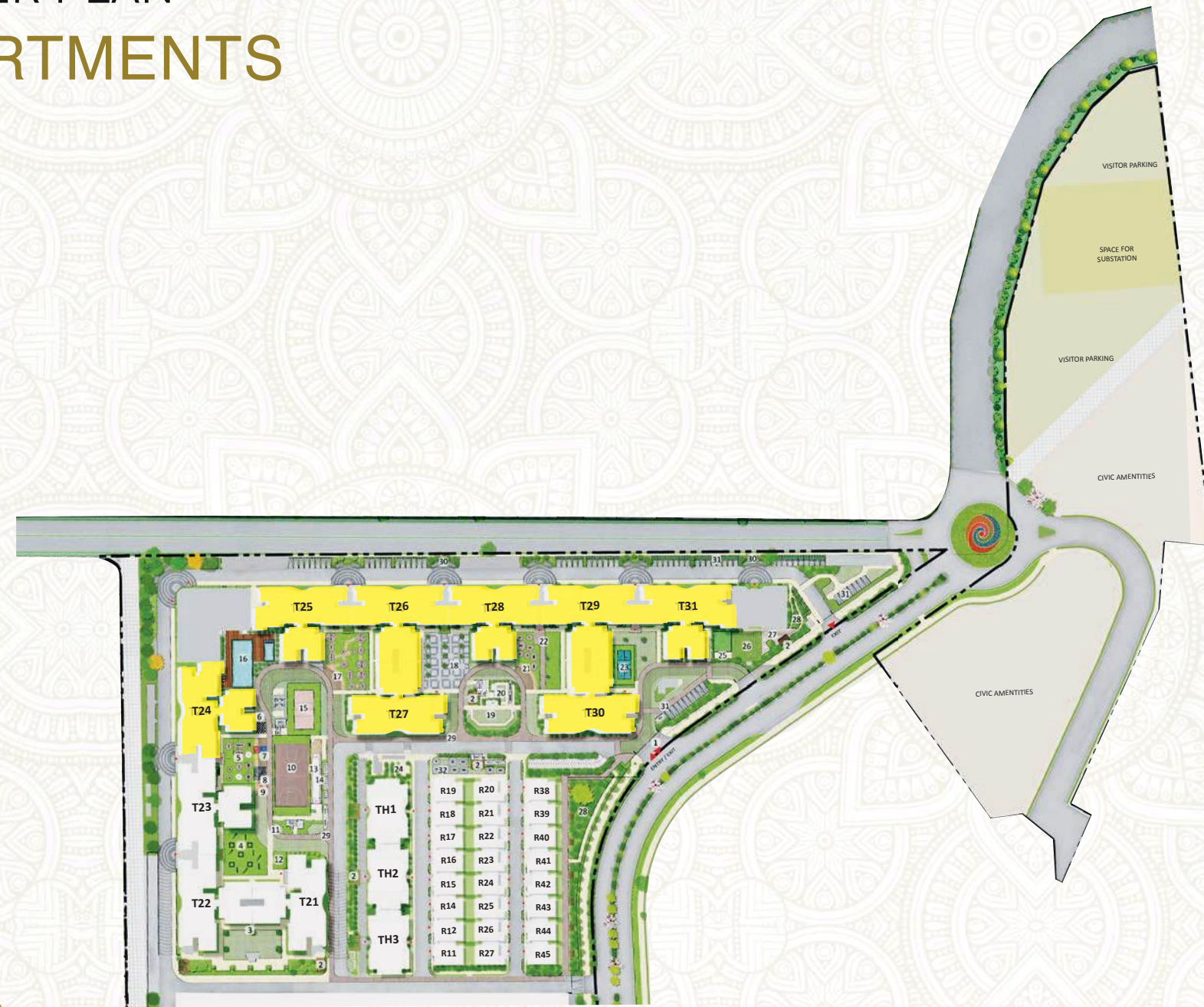


— Introducing —
Premium Apartments

Discover Varnam Phase-1, where luxury isn't just lived, it's composed. Set amidst a tranquil environment, Varnam Phase-1 is more than a residence. It's a lifestyle, where modern comfort meets timeless elegance.

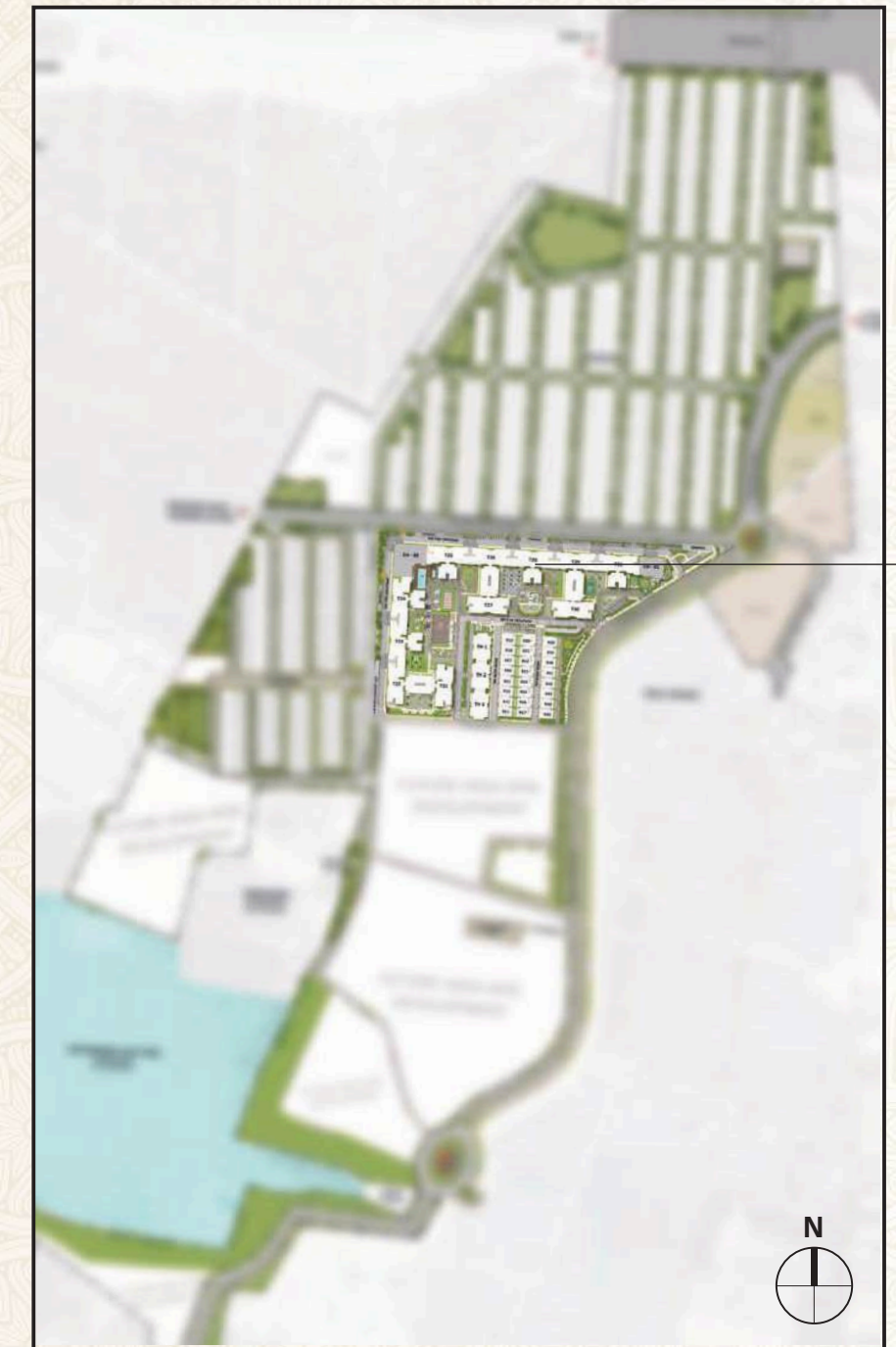
With expansive layouts, iconic architecture, and breathtaking views, every apartment is composed like a timeless raga. Just as music weaves together every note into a melody, Varnam embraces every shade of living—from the laughter of vibrant gatherings, to the warmth of family bonds, to the calm of solitary reflection.

MASTER PLAN APARTMENTS



PHASE - 1B & 1C BUILDING LEGEND

T 24 - T 31 : Apartments



Apartments

Legend

- | | | | |
|---|--------------------------------|--------------------------------|--------------------------------|
| 1. Entry / Exit | 11. Rock Climbing | 21. Elder's Gym | 30. Entry Feature With Seaters |
| 2. Pavilion With Seating | 12. Net Climbing | 22. Reflexology Pathway | 31. Visitors Car Parking |
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| 8. Snake And Ladder | 18. Tree Plaza | 28. Green Belt | |
| 9. Hopscotch | 19. Amphitheater | 29. Walking Trail | |
| 10. Multipurpose Court (Tennis / Basket Ball) | 20. Pet Park | | |

Club House Amenities

Clubhouse 1

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| 2. Convenience Store (Provision) | 6. Badminton Court |
| 3. Salon (Provision) | 7. Mini Theatre |
| 4. Indoor Games Arena | 8. Snooker, Pool Table, TT, Foos Ball |

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 | |

SPECIFICATIONS APARTMENT

Structure Reinforced concrete wall system, compliant to Seismic Zone II

Parking Basement Floor

No. of Floors 2 Basements + Ground + 10 to 12 Floors

Flooring
Living & Dining Room, Foyer, Kitchen & Bedrooms Vitrified Tiles

Master Bedroom & Balconies Wooden Looking Vitrified Tiles

Toilets Anti-skid Ceramic Tiles

Utility Anti-skid Vitrified Tiles

Internal staircase for Duplex Granite Treads & Risers

External Finish
External Elevation MS Railing for Balconies and Weather Proof Paint / Texture paint

Internal Finish
Walls Acrylic Emulsion
Ceiling Oil Bound Distemper Finish

Internal False Ceiling

Toilet

Grid Ceiling

Doors

Main Door

Engineered timber wood frame. Flush shutter with veneer on both sides & polish with hardware

Bedroom Door & Toilet Door

Engineered timber wood frame. Flush shutter with laminate finish on both sides along with hardware

Fire Staircase Door

Fire Doors as per Fire Norms

Utility / Balcony Door

UPVC Doors

Windows

All Rooms

UPVC Sliding Window with Provision for Mosquito Mesh

Balcony Railing

MS Railings

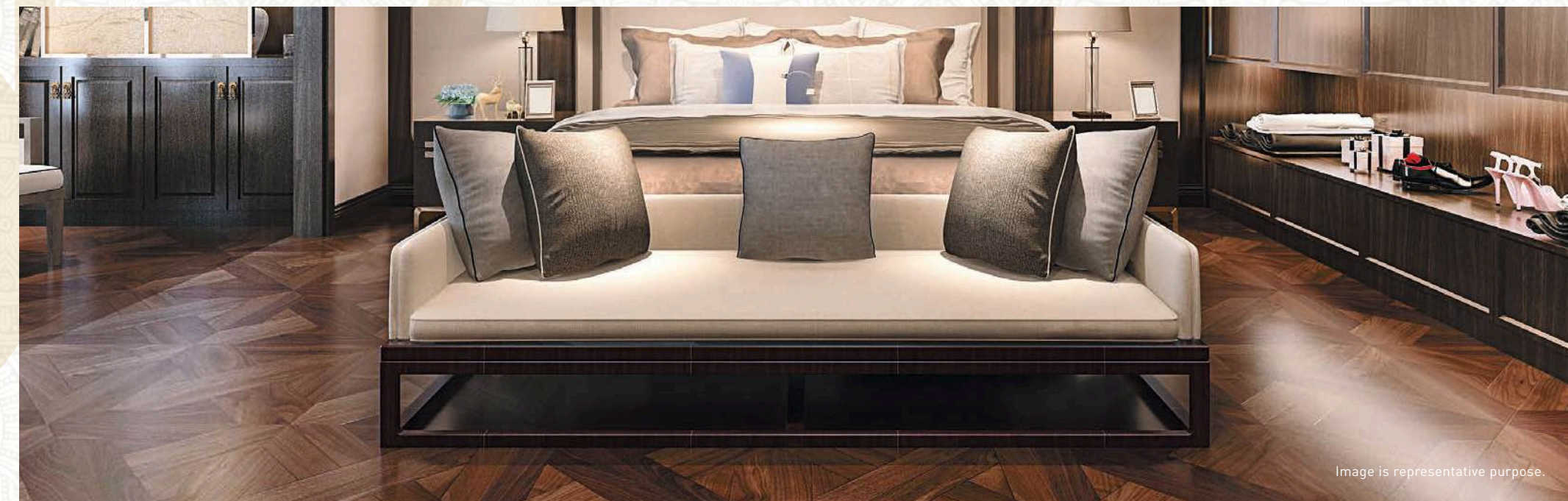
Security

External

CCTV in Lifts & Entrance Lobby

Lift

Two numbers of Passenger lifts & one number of service lift in each tower



CLUBHOUSE

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, this grand space orchestrates unforgettable moments and unparalleled experiences.



ENRICHING INDOOR INDULGENCES



Mini Theatre



Snooker Room

More Amenities

- Swimming Pool with Kids Pool
- Banquet halls
- Aerobics
- Open to sky party Terrace
- Launderette Room (Provision)
- Convenience store (Provision)
- Salon (Provision)
- Indoor Games Arena
- Indoor Kids play area
- Café (Provision)



Yoga Room



Table Tennis



Badminton Court



Gymnasium

ELEVATING OUTDOOR INDULGENCES



Outdoor Gymnasium



Pickle Ball Court

More Amenities

- Swimming pool
- Pavillion with seating
- Yoga lawn
- Musical garden
- Giant chess, LUDO, Snake & Ladder, Hop Scotch
- Multipurpose Court-Tennis/Basketball



Net Cricket Pitch



Pet Park



Kids' Play Area (6-10 years)

- Net Climbing
- Cricket Net practice
- Volleyball Court
- Tree Plaza
- Amphitheatre
- Elder's Gym
- Reflexology Pathway
- Kitchen / Community Garden
- Pathway /Jogging Track
- Green belt
- Dribble court
- Tot-lot play area
- Green Belt
- Rock Climbing Wall



Laundrette Room (Provision)



Convenience Store (Provision)



Salon (Provision)

EVERYDAY ESSENTIALS, ELEVATED

With provisions for laundry, chic retail,
and a salon that redefines self-care,
convenience never looked this stylish.



A SYMPHONY in Sustainability

Life in Varnam Phase I is designed to harmonize luxury with environmental responsibility. Every detail has been meticulously planned to reduce the ecological footprints while enhancing the quality of life for residents.

AT THE HEART OF WATER CONSERVATION

Thoughtful water conservation measures have been seamlessly integrated to ensure sustainable living. Rainwater from terraces is channelled into rooftop collection tanks, for domestic purposes. Recharge pits are strategically placed across the premises plus utilizing recycled water for flushing and gardening. Additionally, low-flow sanitary fixtures and aerator-equipped CP fittings minimize water consumption, while solar water heating systems further reduce energy use.



ENERGY EFFICIENCY AND RENEWABLE POWER

Energy-efficient LED lighting illuminates all common areas. Solar PV cells contribute to renewable power with modern design. Additionally, electric vehicle charging point promote green mobility.*



WASTE MANAGEMENT

Solid waste management is a priority, segregating biodegradable and recyclable materials. Bio-degradable waste will be processed in an organic waste converter, and recyclables are responsibly handled. This ensures minimal landfill impact.

Images for representative purpose.
*As per statutory norms.

SMART VENTILATION SOLUTIONS

The basement ventilation system is intelligently controlled through logic panels, with energy-efficient VFD-equipped fans that also reduce noise pollution. Natural ventilation is prioritized, reducing the need for mechanical fans. A ductless jet fan system has been employed to optimize ceiling height and minimize power use, while CO sensors in the parking area monitor air quality and regulate fan operation efficiently. Staircases and lift lobbies benefit from natural ventilation, ensuring comfort and air quality throughout the premises.

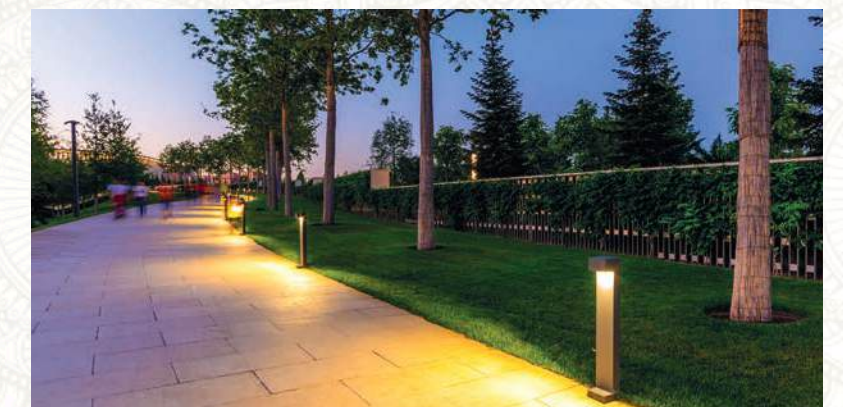


STATE-OF-THE-ART FIRE SAFETY SYSTEMS

Fire safety systems prioritize both effectiveness and environmental consciousness. Intelligent addressable fire detection is integrated into the clubhouse, and water-based suppression systems replace harmful agents.

LIGHTING THE WAY TO SAVINGS

Landscape and driveway lighting operates on timer-based controls, eliminating manual operation and optimizing energy savings. Smart systems ensure that beauty and functionality coexist seamlessly in every corner of the property.



Images for representative purpose

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.

GROWING FOOTPRINTS UNDER CONSTRUCTION

RESIDENTIAL PROJECTS

COMMERCIAL PROJECTS

-  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
-  2.69 lakhs Sq. M Area Delivered



-  9.4 lakhs Sq.ft. Developed and Operational Assets
-  3.6 lakhs Sq.ft. Commercial Assets Under Development
-  9.4 lakhs Sq.ft. Projects Developed & Handed Over
-  89% of the Completed Portfolio Leased as of Q1 FY 2025-26
-  50% Tenants in Fortune 500, ~50+ Global Tenants & Indian Majors
-  24.6 LSF FY30 Projected Development (New Construction)



CARNOTICA

NORTH BENGALURU

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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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