

# VAJRAM VIVERA

GREEN LIVING REDEFINED

RERA No :



*Where luxury redefines the art of living, it's a lifestyle where design goes beyond aesthetics to become an expression of life itself, blending nature's beauty with modern elegance and sustainable comfort.*

A woman's face with her eyes closed, superimposed on a lush green forest background. The image has a soft, ethereal quality with a greenish tint. The woman's hair is dark and appears to be blowing in the wind. The forest background is dense with trees and foliage, creating a sense of being in nature.

## Living green, Living full

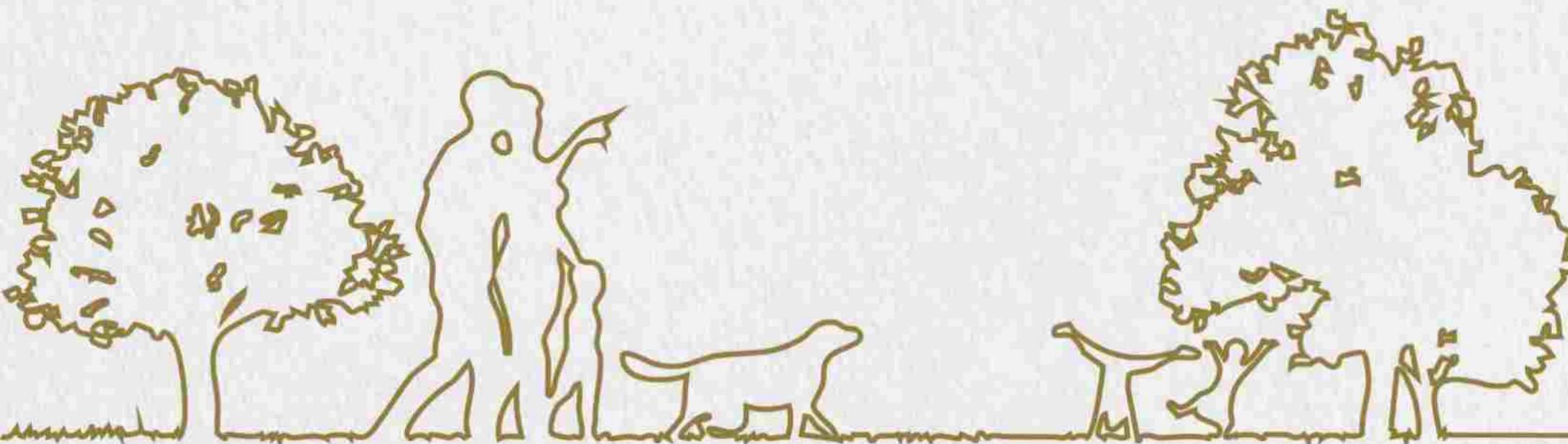
The word "Vivera" is derived from the Latin word "vivere, which means 'to live'." This concept embodies the essence of vibrant and fulfilling living, capturing the idea of not just existing but thriving in an environment that nourishes the mind, body, and soul. In the context of ultra-luxurious condominiums like Vajram Vivera, the name reflects the promise of a lifestyle where residents can truly live to the fullest. These spacious residences are designed with an emphasis on comfort, elegance, and sustainability, offering ample green spaces that bring nature into daily life. The abundance of amenities caters to a diverse range of interests, ensuring that every resident has the opportunity to pursue their passions, be it fitness, relaxation, or socializing with a vibrant community. Vajram Vivera is more than just a place to live; it is a sanctuary that enhances well-being and cultivates a deep sense of connection with the surrounding environment, allowing residents to live their best lives every day.



 VAJRAM

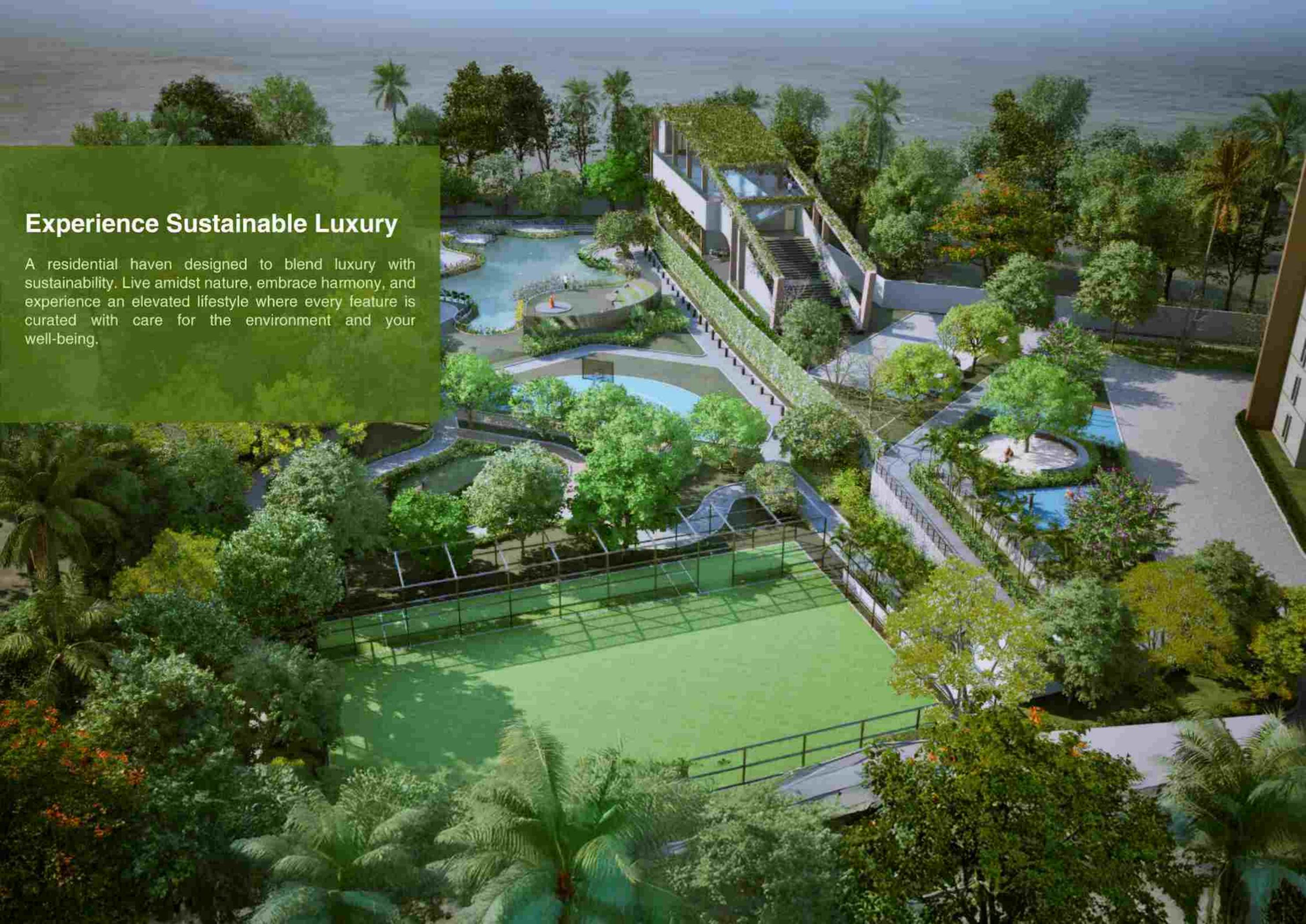
 VAJRAM

Vajram Vivera is a breathtaking 6.2-acre oasis, with more than 2.5 acres dedicated exclusively to world-class amenities, creating a dynamic and immersive atmosphere for all who call it home. This multi-generational sanctuary radiates jovial abundance, offering a beautifully crafted landscape that enhances the experience for every age group. For children, it is a joyful and playful wonderland designed to spark Imagination and inspire endless exploration. Teens will discover a vibrant arena that invites them to channel their youthful energy and unleash their creativity. Adults and mid-aged individuals are treated to a harmonious blend of relaxation and engagement, where they can effortlessly balance work and leisure. The landscape is meticulously designed to enrich the well-being of senior citizens, offering a serene and supportive environment tailored to their comfort and peace of mind. With a seamless blend of natural beauty and modern convenience, Vajram Vivera ensures that every resident can find their perfect space to unwind, connect, and truly thrive in a community that celebrates life at every stage.



## Experience Sustainable Luxury

A residential haven designed to blend luxury with sustainability. Live amidst nature, embrace harmony, and experience an elevated lifestyle where every feature is curated with care for the environment and your well-being.



## Live Green

A sanctuary where home and nature entwine, where every leaf, bloom, and breath is nurtured. Here, our devotion to balance creates a living tapestry, allowing residents and the natural world to flourish together.



- 1.3 Acres of Natural Vegetation  
Supports groundwater recharge and purifies the air.
- Artificial Pond  
A serene oasis for ecological balance.
- Podium Vegetation  
Elevated green retreat spanning 0.4 acres



## Live Consciously

Every drop is a gift from nature, thoughtfully reclaimed and reused to its fullest potential. It's a win-win for both residents and the ecosystem.



### Efficient Water Conservation

- **27% Reduction in Water Usage**

Achieved with efficient fixtures.

- **100% Treated Water Utilization**

30% for flushing.

25% for landscaping.

45% for pond replenishment.

- **Rainwater Harvesting**

Recharge pits for sustainable water management.

- **RO Drinking Water**

Centralised RO System for Drinking Water

- **Smart Water Metering**

Ultrasonic sensors for accurate monitoring.

Leak notifications sent to smartphones.

- **Advanced Water Management**

Smart meters and water-saving fixtures.

Recharging dormant borewells with treated water.

55 KL of recycled water used daily for gardening in non-rainy seasons.



## Live Sustainably

A step toward tomorrow, today. Thoughtful measures to conserve energy, reduce costs, and provide smarter, more efficient living spaces.



### Energy Conservation

- **Energy-Efficient Lighting Fixtures**  
For all common areas.
- **Rooftop Solar Power**  
Generating energy for common areas with maintenance-free electricity.
- **Optimized Ventilation**  
Ample airflow with 7' doors and large windows.
- **Daylight Integration**  
Meeting IGBC requirements for natural light in all apartments.
- **Energy-Efficient Pumps and Motors**  
Reducing energy consumption.

### Modern Amenities

- **Home Automation**  
Control switches, automate routines, and operate appliances via a dedicated app.
- **EV Charging Points**  
One dedicated charging point per apartment for hassle-free convenience.
- **Performance Glass for Windows**  
Reducing heat entry while maintaining indoor comfort.



## Live in Harmony with Nature

Reconnect with the natural world. Thoughtfully designed landscapes and features ensure a harmonious coexistence with the environment.



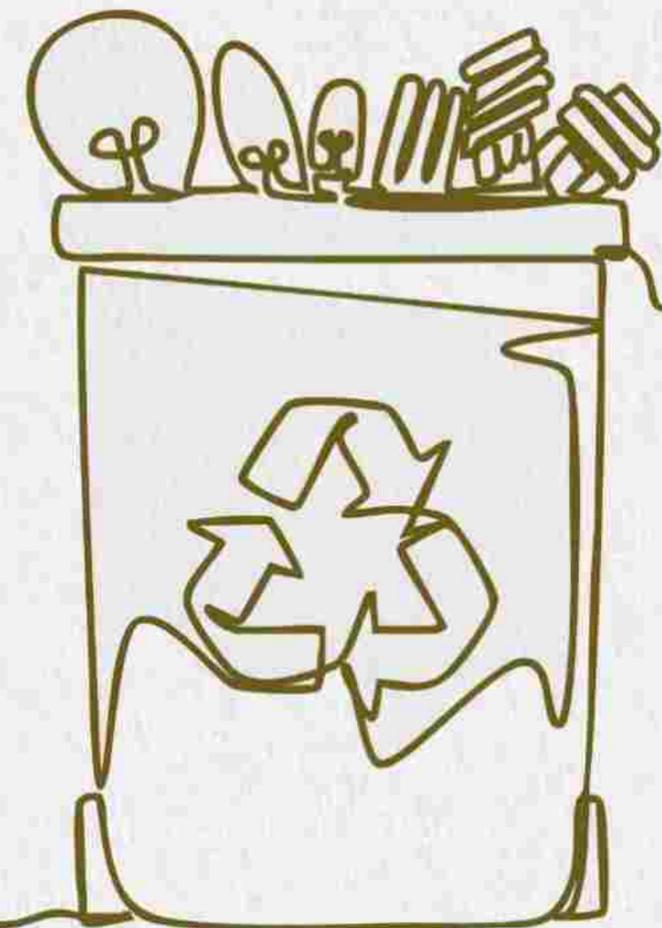
## Landscaping Features

- 1,080+ Native Trees  
Creating a lush, serene environment.
- 30% Soil Cover Retained  
Preserving the natural ecosystem.
- 68% Open Space  
Maintained with recycled water.
- Minimized Surface Heat  
Thoughtful design for a cooler environment.
- Topsoil Preservation  
Ensuring sustainable growth.

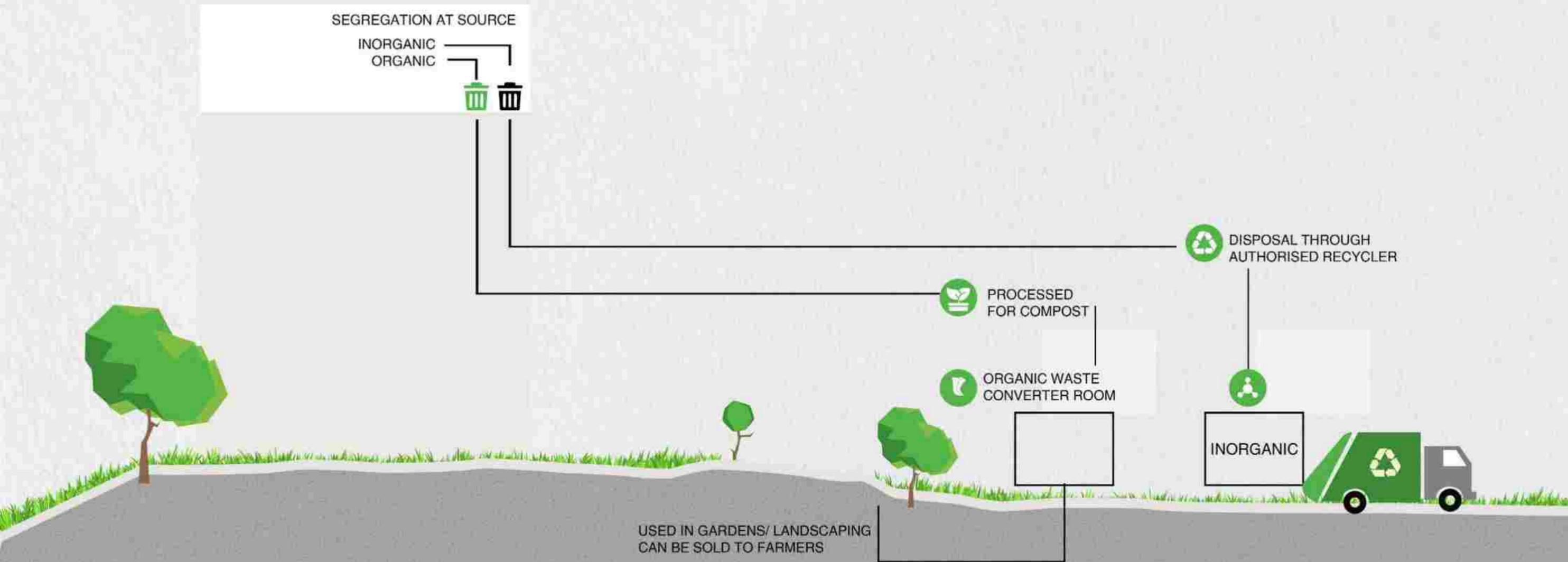


## Live Responsibly

A pledge to a cleaner, greener tomorrow. Sustainable waste management practices and eco-friendly certifications ensure you leave a positive footprint.



At vivera, organic waste, post segregation at homes, is processed through an organic waste convertor. This compost can then be used for landscaping and for organic farming within the project

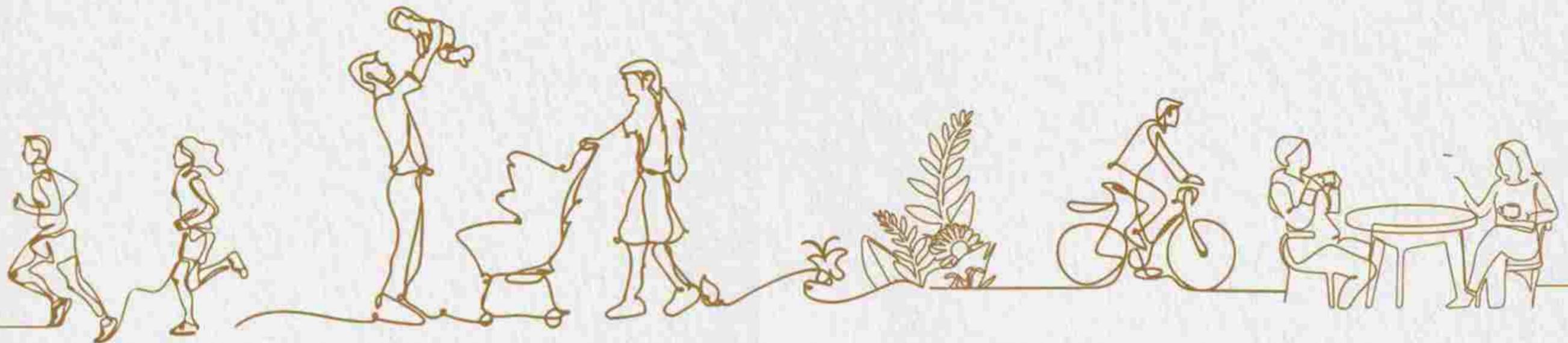


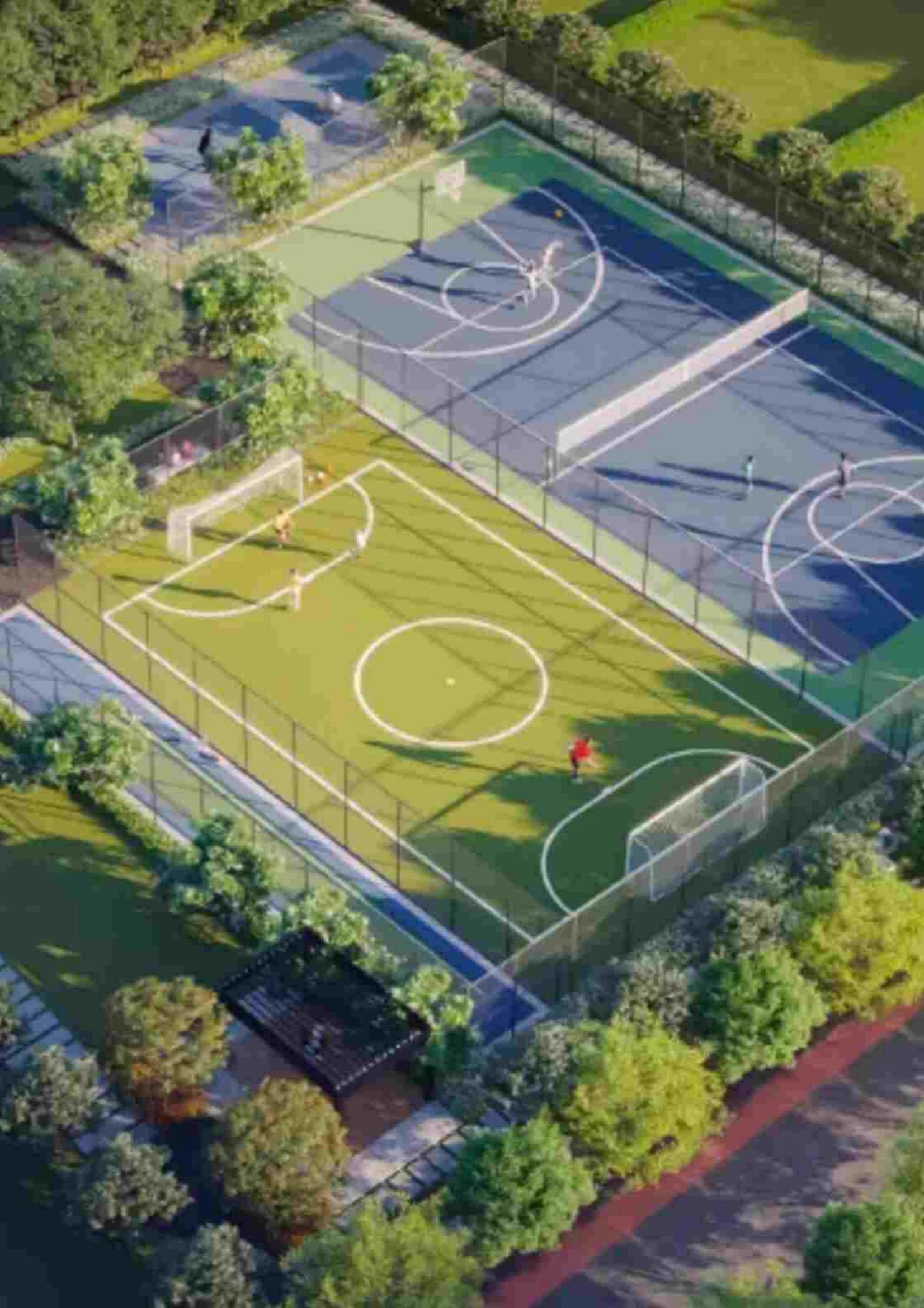
## Youthful Expression

The landscape at Vajram Vivera is a vibrant tapestry designed to ignite the youthful spirit of teens, creating a dynamic playground where boundless energy and creativity can flourish! Teens can engage in lively conversations and idea-sharing at the Discussion Pods or explore their passions and talents at the inviting Hobby Cabanas. The Open-Air Theatre provides a magical stage for captivating performances, encouraging artistic expression and sparking imagination.

For sports enthusiasts, the Multipurpose Court offers a versatile space for thrilling activities and friendly competition, ensuring endless moments of excitement. The Enchanting Garden serves as a serene oasis, perfect for reflection and inspiration, while the Reading Deck invites young minds to dive into fascinating stories and expand their horizons.

Fitness lovers will find their haven at the Street Workout Station, where energy transforms into strength and resilience. This thoughtfully designed landscape celebrates youthful exuberance, offering every teen a unique space to express themselves, grow, and thrive in an environment that nurtures their vibrancy and individuality.





## Jovial Abundance

Vajram Vivera is a multi-generational haven, thoughtfully designed to radiate joy and abundance for all. Children are inspired by a whimsical wonderland, while teens enjoy vibrant spaces to unleash their creativity. Adults can seamlessly balance work and relaxation, and seniors are embraced by a tranquil environment crafted for their comfort. With a perfect blend of natural beauty and modern amenities, Vajram Vivera ensures every resident finds their ideal sanctuary to unwind, connect, and thrive—celebrating life at every stage.



# Cohesive and Balanced Experience

Step into a realm of refined living, where every detail is thoughtfully designed to elevate your experience. The serene Entrance Water Pavilion welcomes you with a tranquil embrace of nature's beauty.

Connections come alive at the Community Barbecue and Culinary Court, where laughter and delightful aromas fill the air, creating an inviting atmosphere for all. Refined Co-working Spaces inspire creativity and collaboration, empowering you to pursue your passions, while the Outdoor Gym energizes your spirit.

The Island Pavilion and Open-Air Theatre provide vibrant spaces for cultural engagement, enriching community life. More than just a residence, this sanctuary intertwines everyday moments with elegance and purpose, inviting you to unwind and thrive in a community that celebrates connection and balance.

 Racquetball Courts	 Story Telling Lawn	 Clubhouse with Accent wall	 Discussion Pods Social Plaza
 Community Barbeque	 Community Dining	 Outdoor Yoga Lawn	 Multipurpose Lawn
 Pet Park	 Hobby Cabana	 Two Function Halls	 Yoga Room
 Steam Rooms	 Co-working space	 Lounge Area	 Mini Golf (putting)



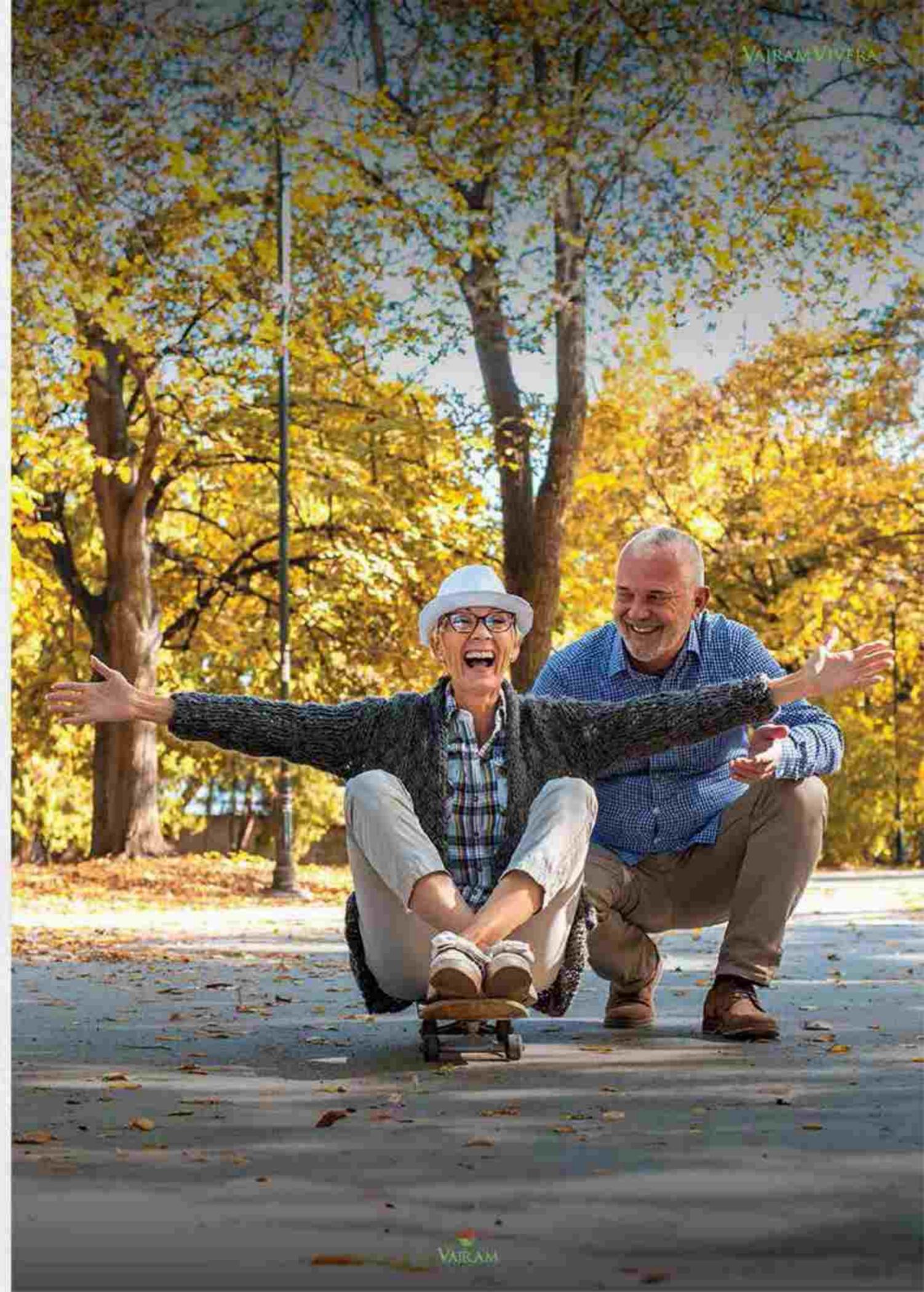
## Enriched Well-Being

Nestled amidst natural beauty, this haven is thoughtfully designed to elevate the well-being of seniors, creating a serene and supportive environment. The Senior Citizen Park offers a tranquil oasis for leisurely strolls and peaceful reflection, where the gentle rustle of leaves soothes the soul.

The Reflexology Path invites rejuvenation with each step, fostering a deep connection to the earth. For those seeking vitality, the Outdoor Gym and Outdoor Yoga Lawn provide invigorating spaces to cultivate strength and flexibility in harmony with nature.

Engage in friendly competition on the Mini Golf Course, perfect for connection and laughter, while the Versatile Multifunctional Lawns serve as inviting spaces for gatherings and celebrations. In this harmonious landscape, seniors thrive, embraced by a community that prioritizes their well-being and enriches their lives at every turn.

 <p>Parent's Bay</p>	 <p>Learning Garden</p>	 <p>Kid's Play area</p>	 <p>Toddler's Play area</p>
 <p>Interactive floor games</p>	 <p>Garden Pavilion</p>	 <p>Reading Deck</p>	





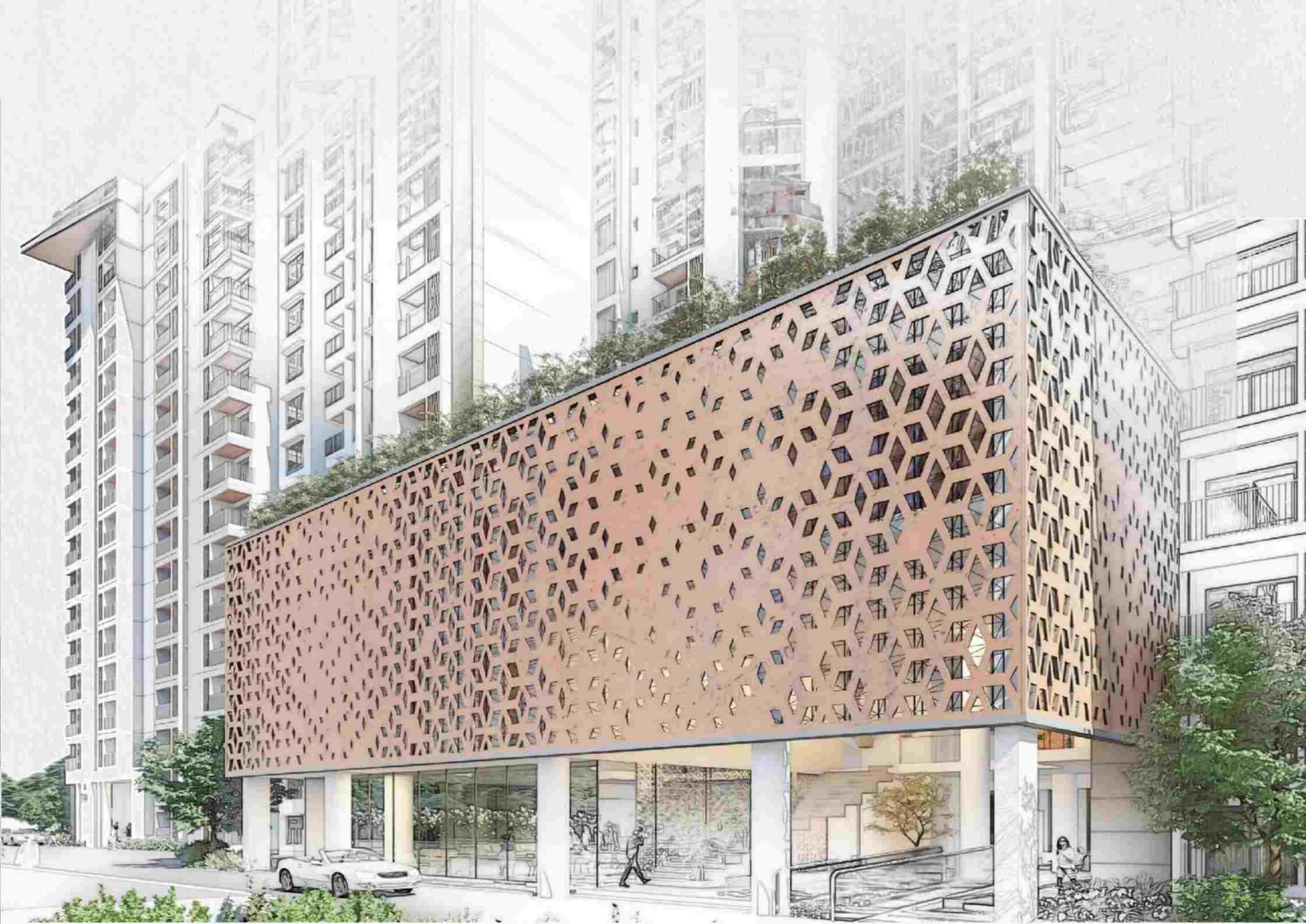
# Master Plan



## LEGEND

- |                        |                         |                            |                           |                 |
|------------------------|-------------------------|----------------------------|---------------------------|-----------------|
| 01 Entry/Exit          | 11 Sensory Garden       | 21 Co-Working Space        | 31 Garden Pavilion        | 41 Fitness Zone |
| 02 Security Cabin      | 12 Toddler's Play Area  | 22 Swing Court             | 32 Half Basket Ball Court | 42 Pet Park     |
| 03 Arrival Court       | 13 Parents' Bay Area    | 23 Community Barbeque      | 33 Multi-Purpose Lawn     | 43 Transformer  |
| 04 Water Fountain      | 14 Children's Play Area | 24 DG Yard                 | 34 Open Air Theatre       |                 |
| 05 Outdoor Lounge      | 15 Learning Garden      | 25 Gas Bank                | 35 Mini Lawn Mound        |                 |
| 06 Cycle Track         | 16 Story Telling Lawn   | 26 OWC                     | 36 Pond                   |                 |
| 07 Jogging Track       | 17 Pickle Ball          | 27 Multipurpose Play Court | 37 Island Viewing Deck    |                 |
| 08 Senior Citizen Park | 18 Discussion Pods      | 28 Cricket Net             | 38 Biophilic Lounge       |                 |
| 09 Lawn                | 19 Ubuntu Court         | 29 Wild Fruit Garden       | 39 Forest Bath.           |                 |
| 10 Reflexology Path    | 20 Outdoor Dining       | 30 Mini Golf               | 40 CA Land                |                 |





Vajram Vivera redefines luxury living with two exceptional clubhouses, offering residents expansive spaces to relax and rejuvenate. The first clubhouse, nestled within the building complex, welcomes you with a grand lounge featuring a chic café. It includes versatile dual-function halls with pantry access, badminton courts, and serene spaces for yoga and steam sessions. Residents can immerse themselves in the well-stocked libraries or unwind on the terrace with gazebos that overlook tranquil water features.

The second clubhouse offers a unique connection to nature with its two-level design. The top level hosts a magnificent swimming pool, while the lower level includes racquetball courts, co-working spaces, and sophisticated lounge areas, surrounded by lush greenery, this clubhouse seamlessly integrates with the landscape, providing breathtaking views and a tranquil atmosphere.

Together, those world-class clubhouses offer exceptional amenities that invite residents to relax, explore, and rejuvenate, ensuring a truly unparalleled living experience at Vajram Vivera.



# CLUB HOUSE - 1



**GROUND FLOOR**



**FIRST FLOOR**





# CLUB HOUSE - 1



## SECOND FLOOR



## THIRD FLOOR



Invite some friends and share the good times. Enjoy a barbecue, sip on fine wine, and savor a delicious dinner. Spend a leisurely weekend afternoon relaxing in the hammock, curled up with a book or two, or head to the clubhouse for a dip in the pool and a game of water polo. Here, you'll find the perfect spot to create cherished memories and unforgettable evenings.





# Typical Floor Plan

- |                  |              |
|------------------|--------------|
| CELESTE - C2     | CELESTE - C1 |
| CELESTE - D1     | CELESTE - B2 |
| CELESTE - D2     | CELESTE - B1 |
| CELESTE - A1     | CELESTE - A2 |
| BREEZE - E4 + F4 | BREEZE - E3  |
| BREEZE - E1 + F4 | BREEZE - E2  |
| AURA - C2        | AURA - C1    |
| AURA - D1        | AURA - B2    |
| AURA - D2        | AURA - B1    |
| AURA - A1        | AURA - A2    |



## AURA

**C2**  
(3 BHK - 1863)

**C1**  
(3 BHK - 1863)

**D1**  
(3 BHK - 1573)

**B2**  
(3 BHK - 1680)

**D2**  
(3 BHK - 1573)

**B1**  
(3 BHK - 1680)

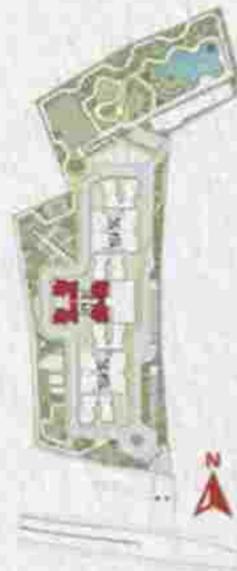
**A1**  
(3 BHK - 2069)

**A2**  
(3 BHK - 1863)





**BREEZE**



**CELESTE**

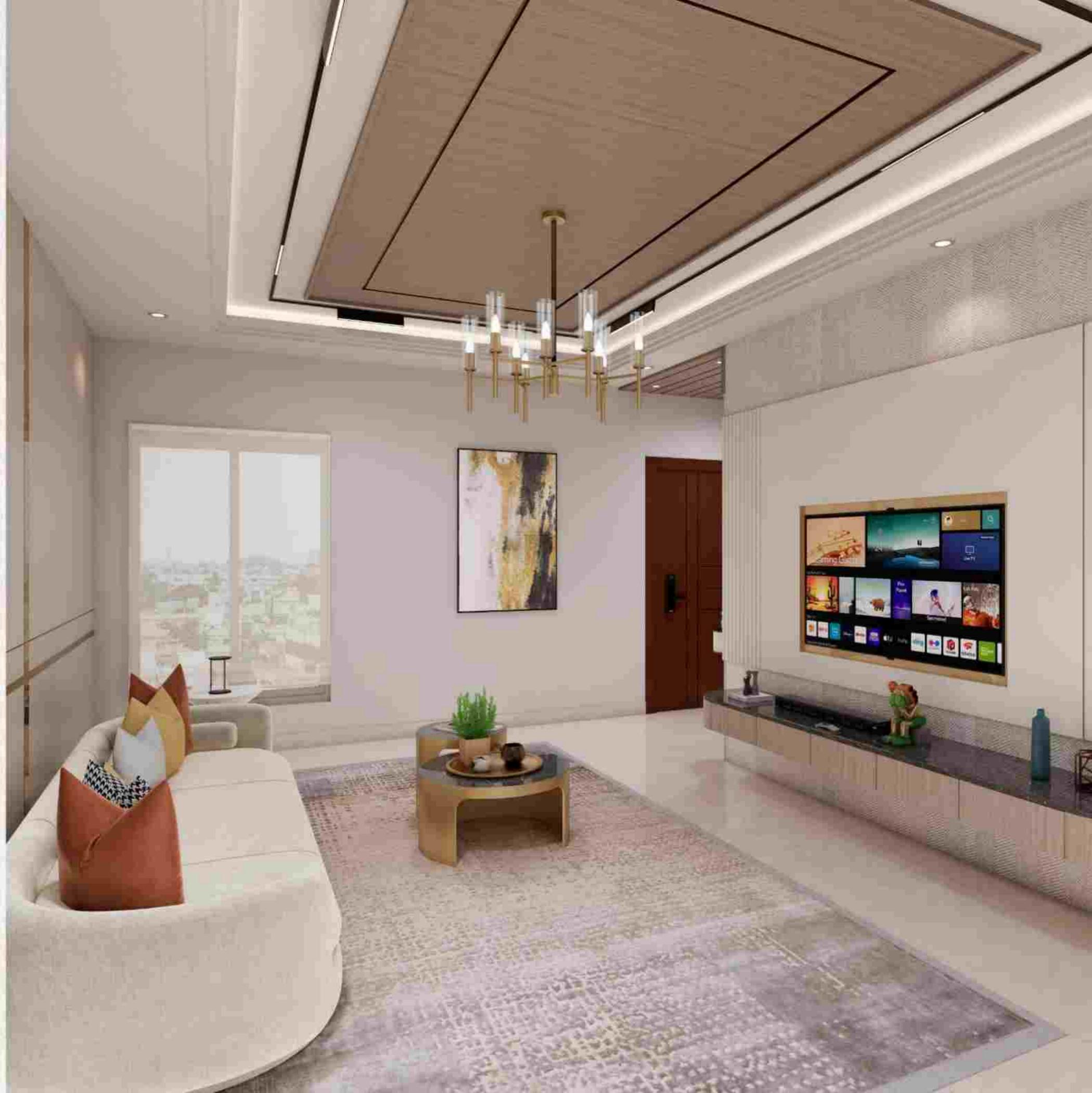


Vajram Viverra's luxurious apartments bring a new dimension to green living, blending exceptional design with spaciousness and elegance. These meticulously crafted 3 bedroom condominiums, ranging from 1,573 to 2,069 square feet, are designed to maximize natural ventilation and create seamless harmony between indoor and outdoor spaces, offering breathtaking views from every angle.

Every element has been thoughtfully planned, from separate utility and drying areas for enhanced functionality to the fine details that elevate daily living. Most bedrooms are equipped with walk-in wardrobes, while expansive bay windows amplify the sense of space and connect interiors with the surrounding natural beauty.

The high-end specifications of these apartments set a new standard for sophistication and class. Vajram Viverra's Innovative designs focus on three core principles: exceptional ventilation, fostering a sense of community through interactive spaces, and maximizing greenspaces.

These homes are a testament to refined living, offering a perfect balance of sustainability and luxury truly embodying the essence of green living redefined.





**3 BHK - E1**

RERA Carpet Area - 1311 SQFT  
 Saleable Area - 1999 SQFT

**1 BHK - F1**

RERA Carpet Area - 238 SQFT  
 Saleable Area - 407 SQFT



**3 BHK - E4**

RERA Carpet Area - 1311 SQFT  
 Saleable Area - 1999 SQFT

**1 BHK - F4**

RERA Carpet Area - 238 SQFT  
 Saleable Area - 407 SQFT





### 3BHK

Tower 1 - A1; Tower 3 - C1 & C2

RERA Carpet Area	- 1360 SQFT
Balcony Area	- 103 SQFT
Saleable Area	- 2069 SQFT



### 3BHK

Tower 1 - A2, C1 & C2 ; Tower 3 - A1 & A2

RERA Carpet Area	- 1218 SQFT
Balcony Area	- 92.79 SQFT
Saleable Area	- 1863 SQFT





**3BHK**

Tower 1 - B1 & B2 ; Tower 2 - E2 & E3 ; Tower 3 - B1 & B2

RERA Carpet Area	- 1120 SQFT
Balcony Area	- 68.24 SQFT
Saleable Area	- 1680 SQFT



**3BHK**

Tower 1 - D1 & D2 ; Tower 3 - D1 & D2

RERA Carpet Area	- 1039 SQFT
Balcony Area	- 68.24 SQFT
Saleable Area	- 1573 SQFT





## Structure

- Two Basements + Ground Floor + 17 Upper Floors, compliance to seismic zone II.
- Walls – All the walls are RCC / Blockwork.



## Electricals

- BESCOM power supply – 3 BHK 5 KW & 3 + 1 BHK 7 KW (5 KW+ 2KW (EWS Unit)).
- Generator power backup – 1.5KW for 3BHK & 2KW for 3 + 1 BHK
- 100 % Power backup for common area.
- Superior quality modular switches from reputed brands.
- Television points in living and bedrooms.
- Telephone points in living and master bedroom.
- 1No Sensor light in toilets
- Intercom facility from security cabin to individual apartment.
- Electrical Provision for Split AC in living and bedrooms.
- EV charging points for four-wheeler for the apartment (Need clarification as per By law)
- Wifi enabled campus for common area (1 or 2 area)



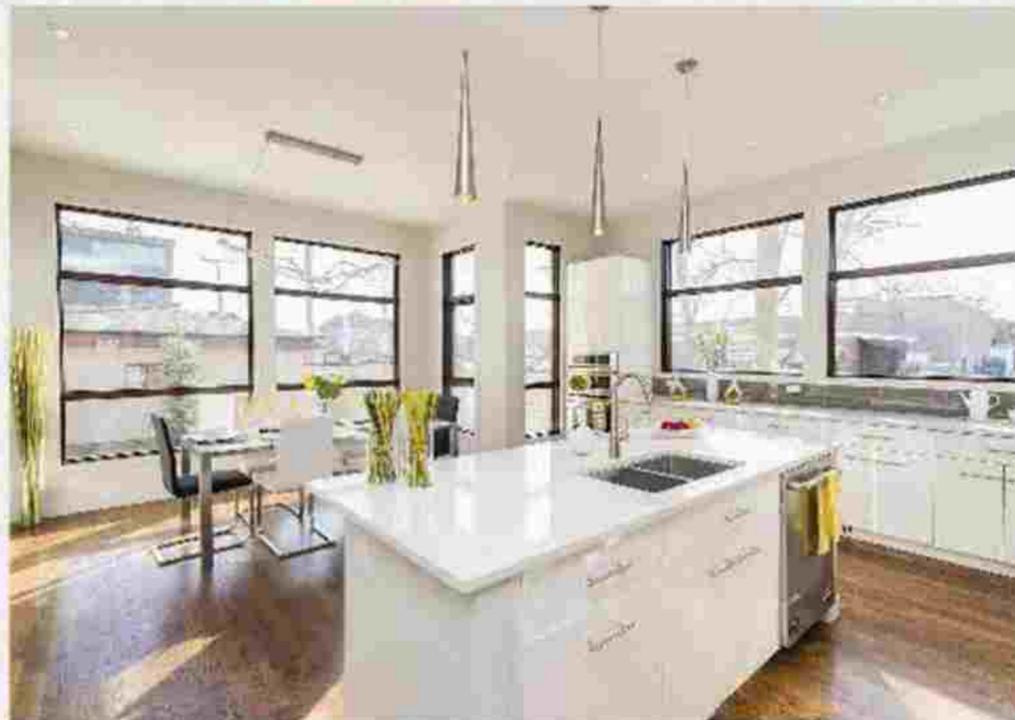
## Plumbing & Sanitary

- CP Fittings and sanitary wares from reputed brands.
- Water supply & drainage pipes from reputed brands.
- Hot & Cold water (wall mixers) taps in all Toilets wash basin & Utility. (IG)
- Centralized RO water in all the kitchens
- Water meters for the all the toilets & Kitchen



## Doors & Windows

- Main Door – 1.1m x 2.1m (3' 6" x 7') Engineered wood frame with veneer finish shutter with architrave.
- Internal Doors – 0.9m x 2.1m (3' x 7') doors using Engineered wood frame with Laminate finish shutter & architrave.
- Superior quality door hardware & accessories.
- Windows – 2.5 track UPVC sliding windows with Fiber Mosquito mesh shutter.



## Balcony & Utility Area

- Superior quality 200 X 1200 anti-skid ceramic tiles by leading brands.
- Glass with SS handrail in all balconies.
- Utility with parapet wall as per design
- Utility Sink (Single Bowl) with Granite Counter and 2 feet wall dado over the counter.



## Common Area

- Flooring – Granite / Vitrified Tile.
- Premium emulsion paint finish.
- Texture & Emulsion paint finish for external walls
- MS Handrail as per design.



## Foyer / Living / Dining / Bedrooms

- Superior quality 800 X 1600 vitrified tiles by leading brands.
- POP punning for the walls
- Premium Emulsion paint finish for walls & Ceiling.



## Kitchen

- Superior quality 800 X 1600 vitrified tiles Flooring by leading brands.
- Provision for chimney exhaust in kitchen
- Reticulated Gas system



## Toilets

- Superior quality 600 X 1200 ceramic tile wall dadoing up to false ceiling.
- Superior quality 600 X 600 anti-skid ceramic flooring.
- False ceiling using PVC grid panels.
- Shower Partition (with sliding door) for Master Bed Toilet.
- Vanity Counter for Toilets.
- Granite counter for Master bedroom wash basin.



## Lifts

- 2 – Passenger lifts for each tower.
- 1 – Service lift for each tower.



Established in 2009, Vajram Group is a Bengaluru-based Real Estate company on a constant upward trajectory. Our commitment to excellence shines through meticulous designs & impeccable delivery. We believe in enduring quality, earning trust from countless satisfied clients who've witnessed our dedication in reshaping residential and commercial properties.

With a strong track record, we firmly hold our place in the industry, following legal statutory and offering competitive prices. Our pursuit of cutting-edge engineering and timely completion has led to prime land identification in evolving areas. Implementing top-tier standards, we're recognized as an industry premier by esteemed clients. Transforming Bengaluru locations, we've delivered 3 million sq ft and plan 7 million more by 2025. Consistently upholding design, quality, and punctual delivery, our operations are guided by transparency, which stands as evidence of our enduring value and unwavering determination.

<b>DELIVERED</b> 25 Lakh SQFT	<b>Vajram Tiara</b> 4.5 Acres, 265 units 8 Lakh sft	<b>Vajram Elina</b> 1 acre, 87 units 1 lakh sft	<b>Vajram Essenza</b> 1.5 acres, 142 units 2 lakh sft	<b>Vajram Esteva</b> 2.5 acres, 108 units 3 lakh sft	<b>Vajram Orchid</b> 8 acres, 84 villas 2 lakh sft	<b>Vajram Newtown</b> 3 acres, 272 units 4.5 lakh sft
<b>UPCOMING</b> 22 Lakh SQFT	<b>Vajram Amarante</b> 7 acres, 462 units 10 lakh sft	<b>Vajram Vivera</b> 5 acres, 384 units 7 lakh sft	<b>Vajram 95 South</b> 1 acre, 30 units 0.75 lakh sft	<b>Vajram Newtown 2.0</b> 3 acres, 272 units 4.5 lakh sft		
<b>DELIVERED</b> 06 Lakh SQFT	<b>Vajram Complex</b> 1 lakh sft	<b>Vajram Esteva</b> 2 Lakh Sft	<b>Vajram Onyx</b> 2.5 Lakh sft	<b>Vajram Kyraid</b> 0.50 Lakh sft		
<b>UPCOMING</b> 08 Lakh SQFT	<b>Vajram Ornate</b> 5 lakh sft	<b>Vajram Tiara</b> 1 lakh sft	<b>Vajram Newtown</b> 1 Lakh sft	<b>Vajram Luxor</b> 2 Lakh sft		

## Awards and Accolades



2019

Common Floor Award  
Most Enterprising  
CEO



2020

Realty Conclave &  
Excellence Award  
**Vajram Tiara**  
Best Residential  
Project South India



2021

Times Business Awards  
The Best Emerging  
Developer 2021  
**Vajram Group**

Times Business Awards  
The Most Admitted  
Residential Project  
**Vajram Newtown**



2019

Common Floor Award  
Best Luxury  
Condominium  
**Vajram Tiara**



2020

Realty Conclave &  
Excellence Award  
**Vajram Esteva**  
Mixed Use Project



2021

Times Business Awards  
The Best Emerging  
Developer 2021  
**Vajram Group**



2021

**Vajram Tiara**  
Best Architecture  
(GABA)



2022

Times Business Awards  
**Best Enterprising  
CEO**  
of the Year



2023

Times Business Awards  
Best Residential Project  
of the Year  
**Vajram Newtown**

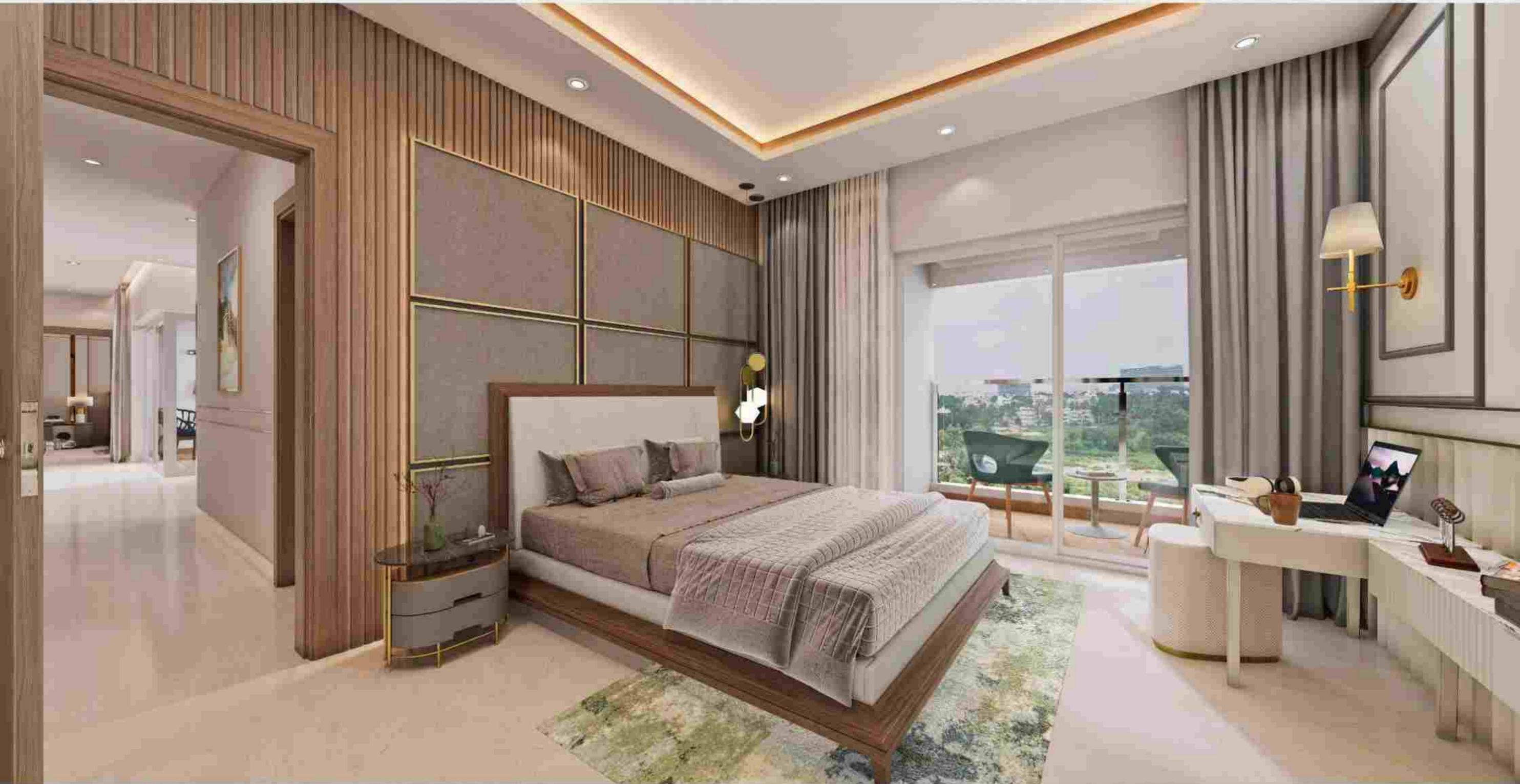


Vajram Group is a distinguished leader in the real estate construction industry, renowned for our unwavering commitment to excellence and innovation. Our success is built on strategic partnerships with carefully selected experts, including visionary design firms, seasoned consultants, top-tier suppliers, and specialized quality control experts. Each partner is chosen for their expertise and alignment with our core values, ensuring that every project is meticulously planned, executed, and held to the highest standards of quality.

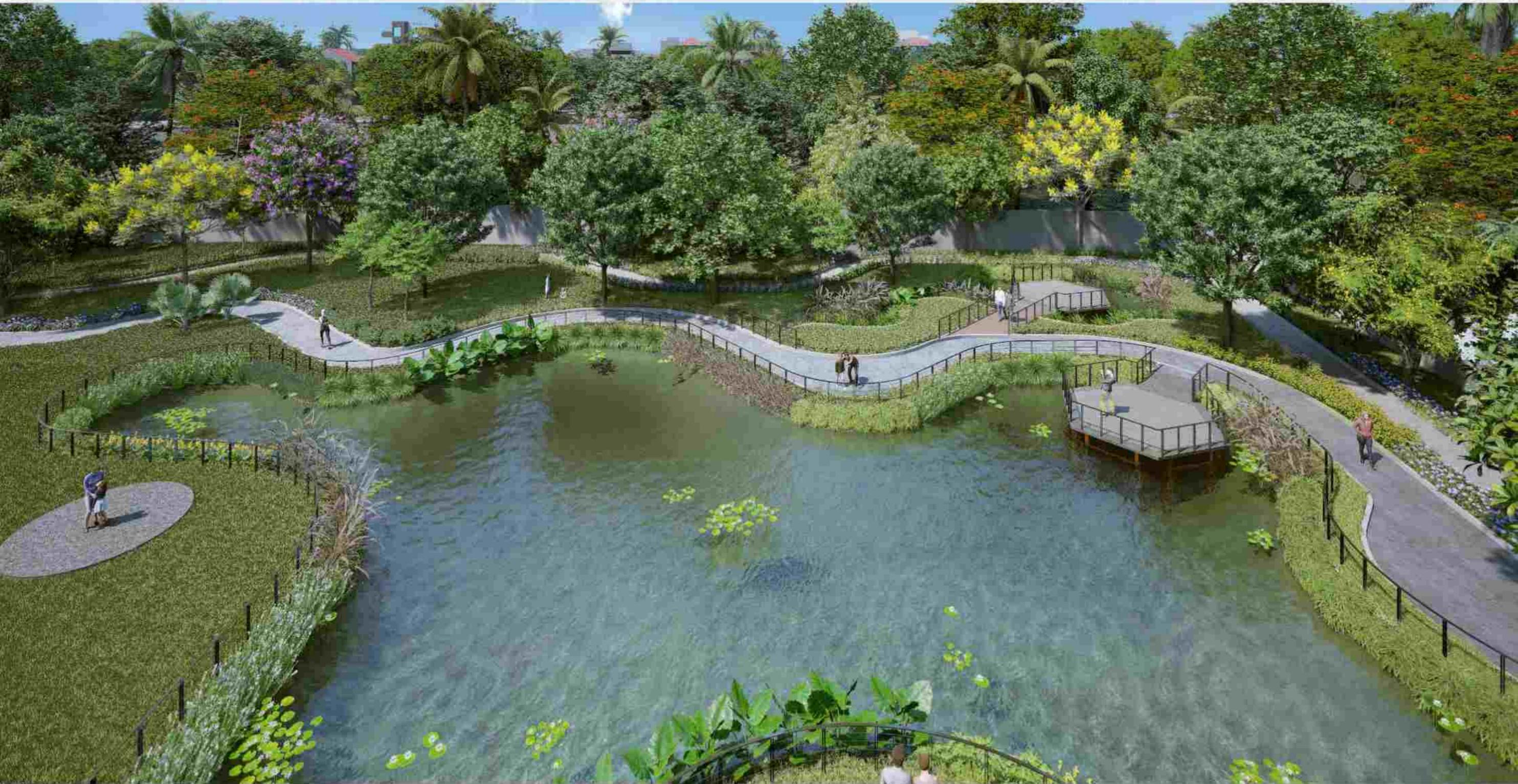
By collaborating with the best in the industry, Vajram Group consistently delivers projects that set new benchmarks in construction. From innovative design to the finest materials and rigorous quality inspections, we create spaces that are not just buildings but enduring legacies of craftsmanship and excellence.



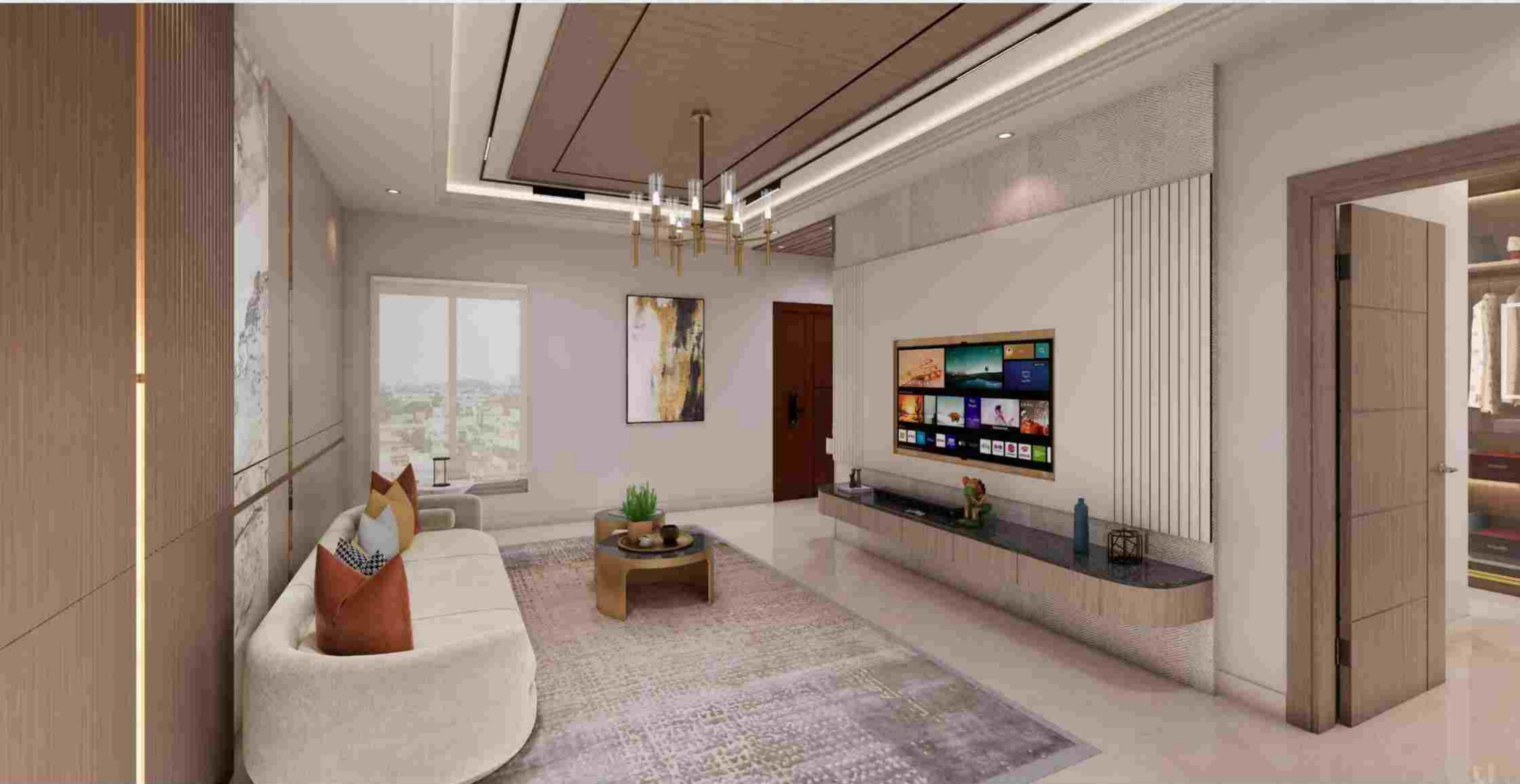
*Light. Air. Energy. A home that speaks in nature's purest language.*



*A home where the wind hums lullabies, the sun paints your mornings, and the earth holds you in its quiet embrace.*



*Not just a home—an ecosystem. Not just technology—an evolution.*



*A home where dawn spills gold across the walls, and the night tucks you in with moonlit serenity.*



*Like a love letter to the planet, your home embraces the earth with every sunrise*





**Disclaimer:** Information in this brochure, about the project are very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be at the time of completion and presently they are illustrations and demonstrations of the concept of the development. The furniture and fixtures, artifacts, kitchen ware, crockery and cutlery, light fittings are being shown only to give our esteemed customers the gauge and idea of how they could furnish the apartment in our project. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the company's sales team prior to concluding any decision for buying in Vajram Vivera. Site images shown in brochure are computer generated rendered images which are artists' impression\* and are for general information purpose only. The contents of this brochure should not be treated as any kind of offer by the company