

SIDDANTH AARTISAN

Off Kanakapura Road

Luxury Villa Plots

YOUR GATE WAY TO

The new world

RERA : PRM/KA/RERA/1270/305/PR/211122/005491

<https://rera.karnataka.gov.in/>



SIDDANTH
D E V E L O P E R S

In the current process of widespread globalisation, we at SIDDANTH understand that meeting our customer's requirements is essential for the success of our organisation. We can say that the years we've had in the past have been significant, and it's clear that we've worked hard to deliver our best performance in order to focus on customer satisfaction.

On behalf of the Board members, I would like to thank our valuable customers, supportive bankers, lifeline investors, adorable advisors, reliable dealers, and world-class suppliers. Besides, I would like to specially mention our employees' enthusiastic contribution to establishing our organisation. The one point I would like to make is that our leadership is a result of our employees. They have clearly made Siddanth one of the most outstanding organisations. We know our highly experienced engineers apply their specialised knowledge to reliably and efficiently produce high-quality products.

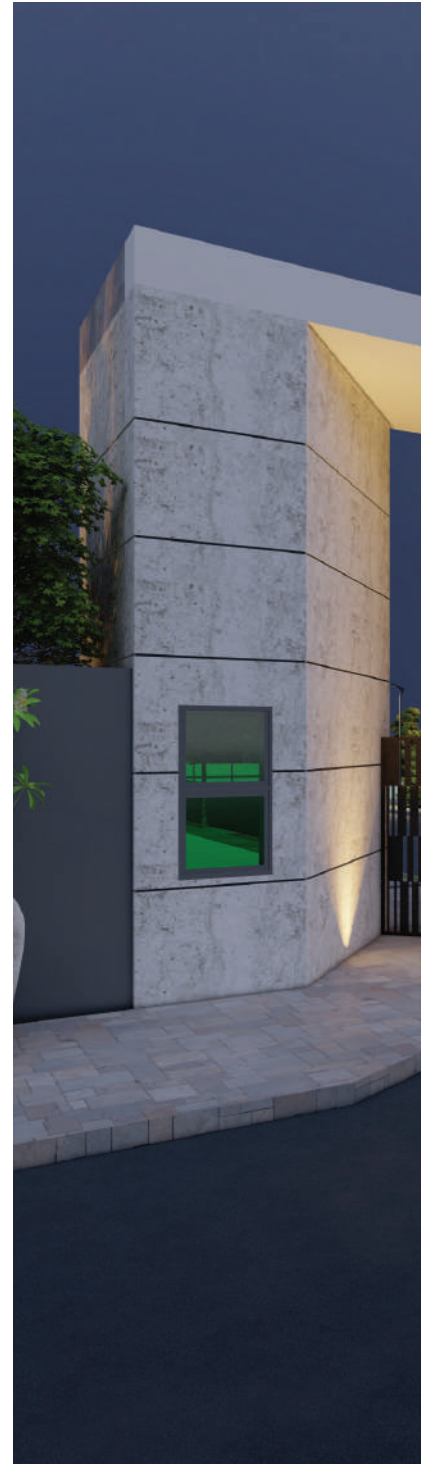
We are now in an ever-changing market environment. In such a situation, we firmly believe that “trust” is the key element in persuading customers to choose our quality product and fulfil their dream. We totally believe that “trust” can create a “Win-Win Situation” for a longer-deeper relationship.

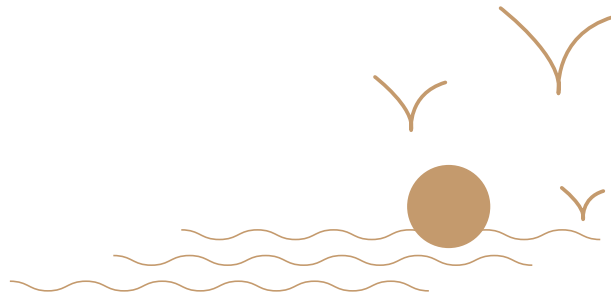
Our company was set with an aim to serve the real estate industry with superior quality products that are not just technologically advanced but are also priced right. We will make sure we continue our endless effort to serve our valuable customers.

In addition, we at SIDDANTH, intensively endeavour to environmental awareness to prevent climate changes and resource depletion. We are committed to the preservation of the environment we live in.

To summarise, we would like to thank all those who have contributed in the past to bring us here today with their relentless hard work and effort, again. Let's all continue to grow in the upcoming years together.

Yours sincerely
Pruthvi S Jain
Managing Director





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Siddanth Developers at a glance

We are an establishment committed to offering an all-in-one solution for every property and investment subject. Our overall exuberant experience and creativity serve everything a person could possibly want. We don't just lay the groundwork; we also focus on improving our clients' experiences by incorporating cutting-edge technologies into our projects.

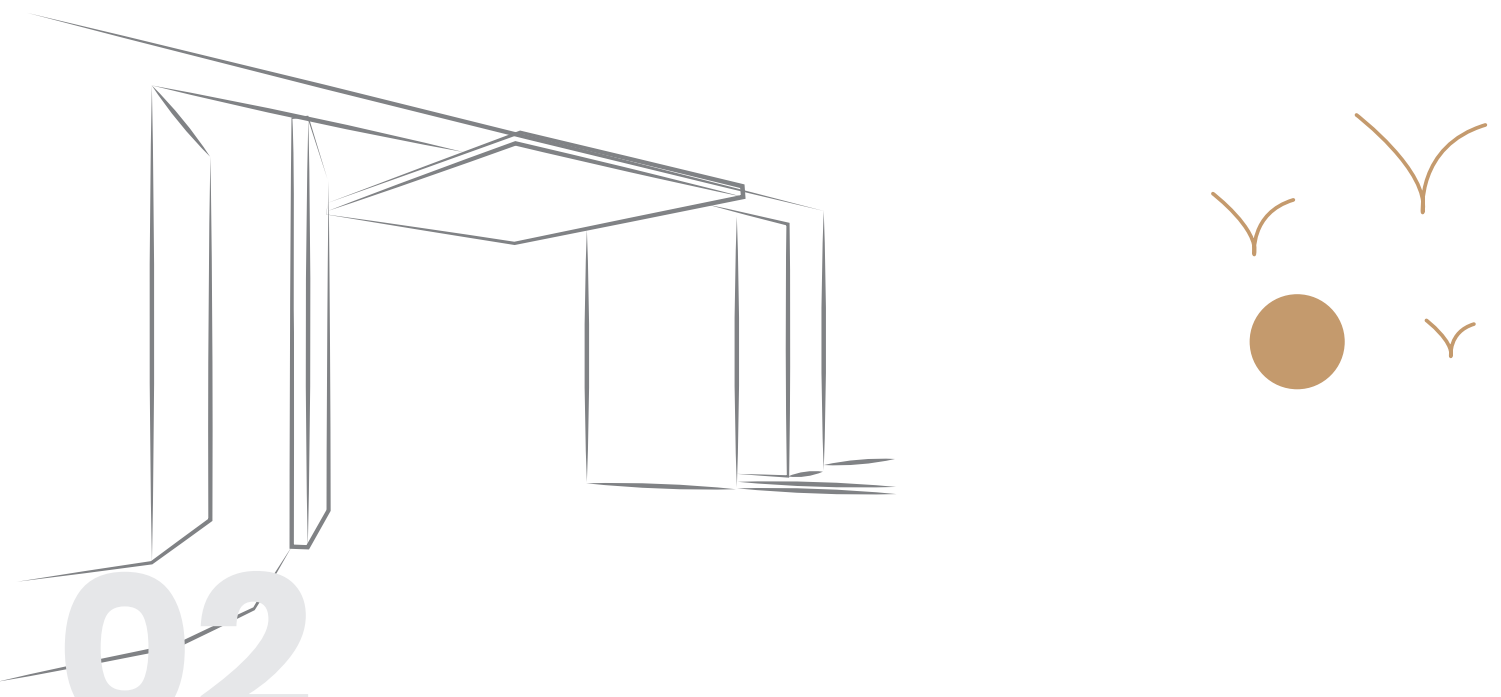
Bridging the gap between convenience and luxury, the Siddanth Developers foundation drives a purpose to redefine property and investment services. We are constantly striving to ensure that our service keeps improving our relationship with the customer. Our commitment offers a superior service experience by providing result-driven suggestions to our customers.

We understand your dreams, and we make them come true for you.

Our mission statement reflects our aspiration to create a positive and results-driven environment. We focus on the development of our customers while maintaining a long-term relationship with them. Our ethics and dedication envision offering superior customer service. We combine an entrepreneurial flair and bespoke service for a fast-growing organisation.

Engraving a **Revolutionalising** tale of becoming a leading name in the industry.

We are on the journey of becoming the leading developers in India. We consistently strive to provide employment for professionals and develop collaborative partnerships. As we expand, we will be committed to our principles to serve the company and our clients.



Our Values

At Siddanth Developers, we are committed to following the core values that permeate us in all our actions.

1

Integrity:

We are honest, transparent, and trustworthy in all our work and relationships.

2

Professionalism:

Every process of ours has a completely professional approach to maintain the highest standards of quality and result.

3

Respect and Trust:

We treat our clients and each other with dignity and respect at all times.

4

Innovation:

With our work, being creative and proactive in the solutions provided to clients.

5

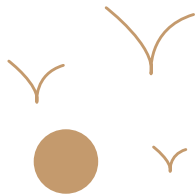
Passion:

We take pride in what we do, and we always look to make our work better and better.

Siddanth Aartisan

The Epicentre Of Luxury and Convenience

The elegantly designed residential community off Kanakapura Road offers a perfect realm of holistic living. As the name suggests, Siddanth Aartisan holds the craftsmanship of transforming your imagination into beautiful structures, bringing you the life that you desire.



Project synopsis



LAND AREA:

8 ACRES
30 GUNTAS



NUMBER OF PLOTS:

140
VILLA PLOTS



DIMENSIONS

30x40 - 1200 sq. ft.
30x50 - 1500 sq. ft.
Odd sites



LAYOUT PLAN

VASTU
COMPLIANT 100%

Approvals



RERA NUMBER

PRM/KA/RERA/1270/
305/PR/211122/005491



PLAN APPROVAL

BMRDA (Kanakapura Planning Authority)

**KPA/LAO/30/
2022-23/1082**



APPROVED BY

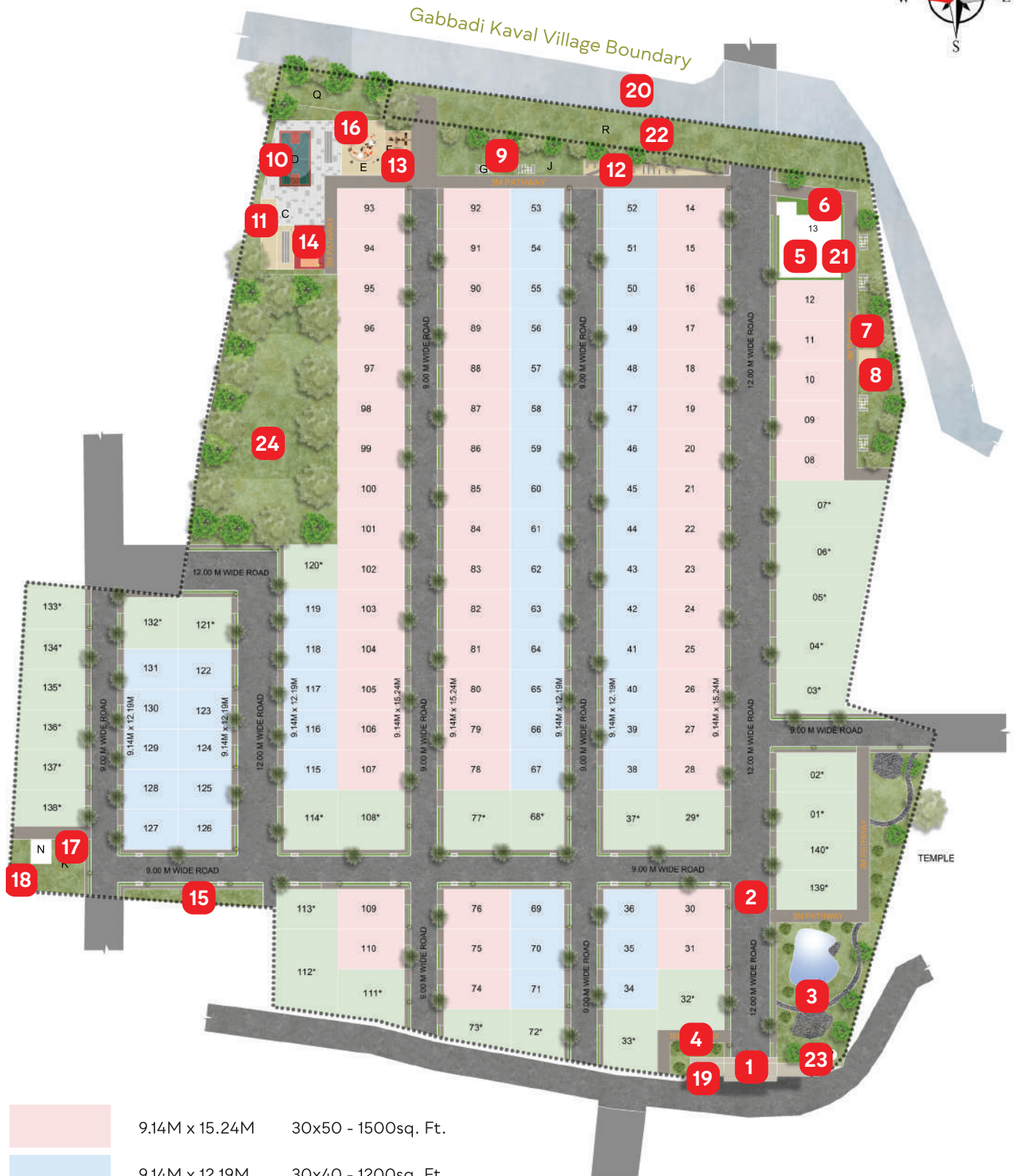
MAJOR FINANCIAL
INSTITUTIONS - BANKS



KATHA

E-KATHA

Master Plan



Legends

1. Entry/Exit
2. Access Road
3. Japanese Garden
4. Aroma Garden
5. Frolic Club
6. Swimming Pool
7. Mini Garden with Sitout
8. Open Yoga Deck
9. Herbal Garden
10. Multipurpose Court
11. Cricket Net Practice
12. Outdoor Gym



Artistic Impressions: Images are for illustrative and informational purposes only



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13. Kids Play area
14. Badminton Court
15. Butterfly Garden
16. Senior Citizen Kiosk
17. Shrub Garden
18. Overhead tank
19. Security Room
20. Water Stream
21. Terrace Lounge / Bbq
22. B Kharab
23. Transformer
24. Civic Amenities



Infrastructure

We at Siddanth Aartisan, focus on providing a beautiful, convenient, and practical environment, perfectly fitting for those who appreciate the beauty of a balanced lifestyle. Siddanth Aartisan touches on the common line of aesthetics and functionality with their magnificent service. We select our materials and design elements very carefully because we believe in crafting top-notch infrastructure. This helps us in elevating one of our major goals of adding value to every property and providing a seamless & stress-free living experience. With an infrastructure that is not only functional but also visually appealing and practical, we aim to elevate the value of every property we touch.

PEDESTRIAN INFRASTRUCTURE:

Pedestrians are a very important segment of a community. The infrastructure that we have designed ensures that pedestrians are separated from the busy vehicular roads, to ensure the safety of residents. To back up the transition of pedestrians with the vehicular road seamlessly, we have incorporated ramps to connect them. This will help the kids with skates, parents with prams, and in fact elderly residents in commuting easily.

STREET LIGHT:

The street lights used all across the infrastructure are long-lasting LED-based lights that provide adequate visibility at night.

ROAD NETWORK:

Road networks can serve multiple purposes. The primary usage is providing vehicular and servicing connectivity to homes whereas at some places, it can also act as an alternate drainage system. The use of high-quality materials and practices is required for this to happen naturally and without compromising the road's structural integrity.

A dedicated paved pedestrian is provided for safe commuting. It has been separated from the vehicular road by providing a green perforated strip of grass -which from a sustainable perspective- permits water to percolate into the ground. This strip also acts as

SANITARY NETWORK:

The sanitary network is buried below ground level, with a 4-inch diameter pipe connecting each house to a mainline via 6 and 8-inch pipelines.

FEEDER PILLAR

SITE ENTRY

ELECTRICITY SYSTEM:

The underground electricity system has nearly invisible. Ground transformers, as compared to pole transformers, are more aesthetically pleasing and unobtrusive. This system provides an obstruction-free environment that is free of wire webs and bulky eyesores. Lampposts and trees will be the only tall structures visible.

COMMUNICATION NETWORK:

Every home will be served by an underground network of DWC pipes with a provision of carrying a includes pull chambers and cross ducts, which make the system future-proof. If new technology emerges, cables can be run through the pipes instead of digging up the roads.

WATER NETWORK:

The water network is a simple, maintenance-free gravity-flow system, rather than a pump system or hydropneumatic system that is expensive to maintain and prone to failure, with the same goal of longevity and low operating costs.

FLUSH WATER

LANDSCAPE WATER

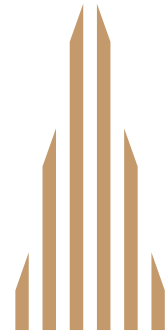
STORM DRAIN NETWORK:

The main aim of the Storm Drain network is to ensure that no house ever floods, even in the worst-case scenarios. We have designed a highly optimised stormwater system with a design tolerance of 50 to transport a fluid. So, instead of box or trench drains, we have used a Foam CorePipe, node, and link network. The network is fed by inlets placed at regular intervals along the roads. The entire system is gravity-based, making maintenance easy. This creek runs through the property and can be used to recharge rainwater.

Specification

Structure

- Solid block masonry
- Fabrication - MS make
- Sand - M Sand
- Cement - 43/53 grade OPC (ACC/Ramco/Dalmia)
- Steel - TMT (F- 550/500)
- Arch, OHT, STP - RCC - M20/25 PCC - MIO
- Kerb stones, paved pathway and English saucer drain
- Roads - subgrade, subbase, base, and surface coating

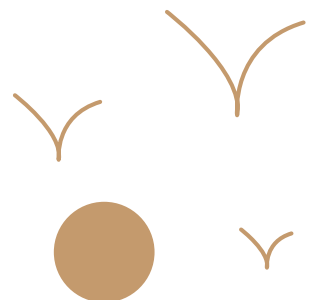


Plumbing and water supply

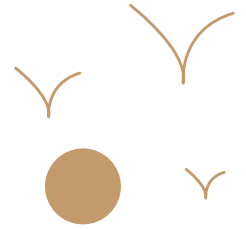
- All water supply lines will be in UPVC.
- Sewerage and Drainage lines will be in DWC.
- Domestic water supply with adequate water storage in overhead tank.
- OHT 75000 Litres
- Water supply statutory approvals will be provided by us.

Electrical

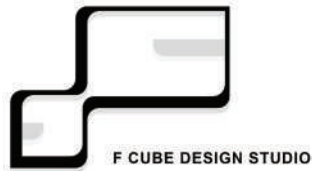
- Besom Power Supply Will be provided
- Up to 1200 Sq. ft. - 3 KVA
- Above 1200 Sq. ft. up to 2400 Sq. ft. - 4 KW
- Above 2400 Sq. ft. up to 4000 Sq. ft. - 6 KW
- Underground cabling and communication network will be provided
- Street light will be provided
- Feeder Pillar and piping upto each plot with service connection for cabling during service.



Our Partners



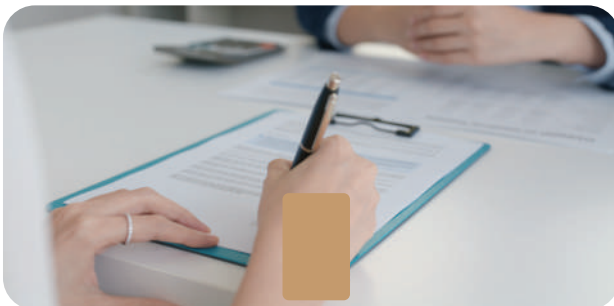
Architect:



MEP consultants:



Strategic Partner:



Legal Partner:

TRIALBASE[®]
ADVOCATES

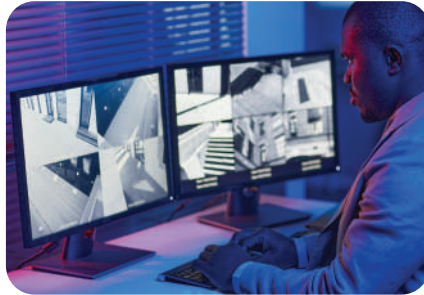
Project Management
Company:



USP



CCTV camera
(Entry and Exit)



Security room



Underground electrical
and communication cables



Kerb walkway



Underground
sewage system



Secured community
development



Rain water
harvesting



Park



Centralised
overhead tank



Primary Sewage
treatment plant



Underground piped
water supply to each plot



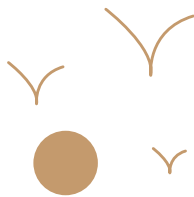
Led street light

Frolic Club

A place to unwind and embrace the moment cheerfully.

Welcome to the Frolic club of the Siddanth Aartisan community!

Take a membership in the private club and be a member of a community focused club that brings people together to enjoy recreational activities, socialise, and have fun.



Amenities

G+2 Floor, 7600 Sq.Ft

With a wide range of offerings, the Frolic club offers an array of amenities for all its members.



Party hall:
Celebrate in style,
make your event special.



Library and Reading room:
Connect with literature to
explore new worlds.



Meditation and Yoga room:
Indulge in serenity and
mindfulness.



Barbeque area:
Fire up the grill, savour the flavours with
your loved ones.



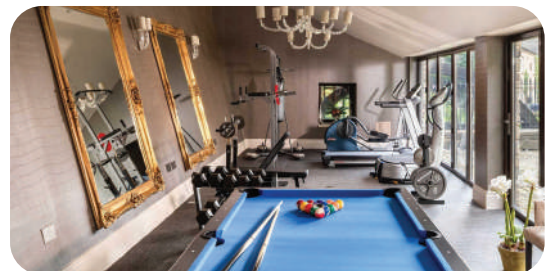
Swimming pool and Toddler pool:
Find your oasis, and
splash into relaxation.



Open lounge:
Relax, unwind, and recharge.



Small Cafeteria area:
Treat your taste buds with some
tantalising foods.



Gymnasium and Games area:
A fitness centre and games area to get
your game on with friends and family.

Why?

invest in

Siddanth Developers -Aartisan?

Investing in Bangalore can be valuable. One such locality, which is rapidly growing and holds a good appreciation ROI value within Bangalore, is the Kanakapura Road. With the intent to provide our customers with the best, Siddhanth Developers is introducing Siddanth Aartisan. Being the true reflection of excellence, we will make sure this project brings a good appreciation in terms of capital to our clients.

Strong economic growth: Siddanth Aartisan is located in the rapidly growing economic hub of the city, South Bangalore. With the infrastructural push of residential and commercial plans, Kanakapura road holds high ROIs. With all this culminating, Siddanth Aartisan is an elevating project that holds the odds of bringing a revolutionising drift in both the investment sector and the lifestyles of people.

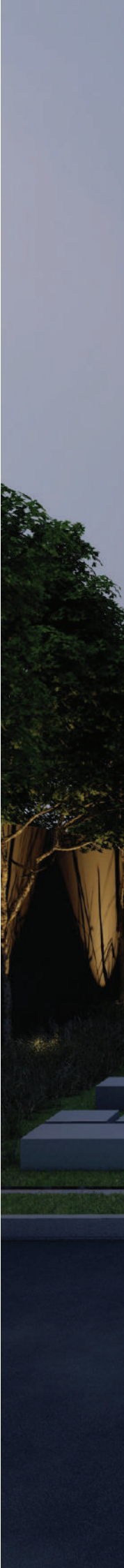
Balanced Lifestyle: Surrounded by natural beauty and peaceful neighbourhoods, Siddanth Aartisan is a perfect blend of city convenience and suburban charm. By investing in Siddanth Aartisan, one can experience the true essence of balanced living. With spiritual places like Art of Living, and Pyramid Valley, one can savour the tranquillity of peace and nature at the same place.

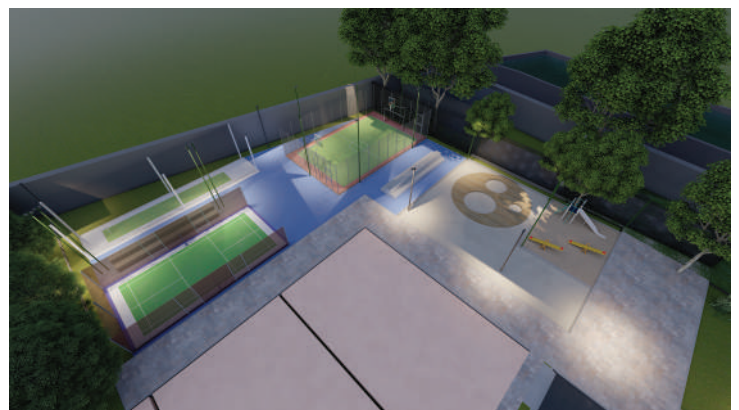
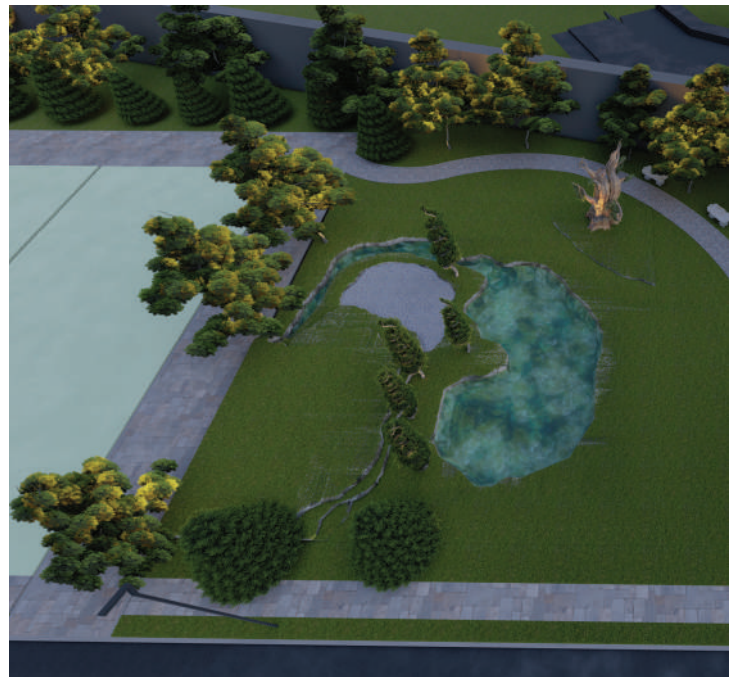
Social infrastructure: The area is well-equipped with all the necessary civic offerings like IT hubs, Educational Institutions, and Hospitals. With social offerings like Shopping centres, Recreational facilities, Siddanth Aartisan is a self-sustaining neighbourhood.

Connectivity: Siddanth Aartisan, located off Kanakapura Road is well-connected to other parts of the city. The area has good infrastructure, with:

- Metro connectivity
- Well-paved roads
- Important Highways passing through the area

This makes it an ideal location for professionals working in different parts of Bangalore, as it offers easy access to their workplaces.

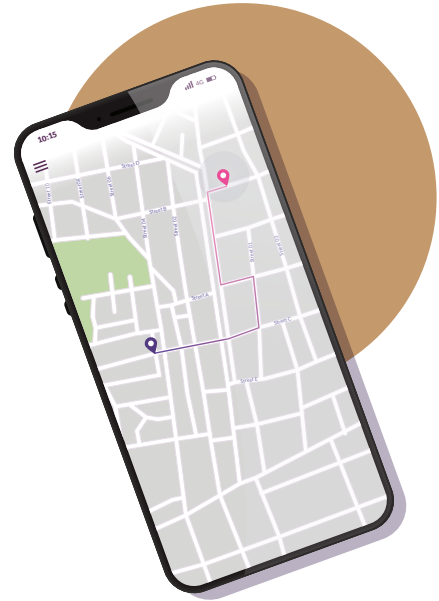




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Proximity and Connectivity

Located in the green suburb region of the city, **Project Aartisan** has excellent connectivity to the foremost parts of the city. The **Nice Road Corridor** provides easier and faster connectivity to the other major parts of Bengaluru.



Proximity

Super Markets

Fresh signature – 34 min
D Mart.– 36 min
Royal mart Super Market – 37 min
Metro Cash and Carry – 41 min

Hospitals

Dr. Chandramasagar hospital - 10min
Manipal – 35 min
BGS – 45 min
Apollo- 51 min

Malls

The Arcade at Brigade – 25 Minutes
Mantri Mall – 40 Minutes
Forum Mall – 45 Minutes

Spiritual Place

Pyramid Valley International – 1 Min
Suvarnamukhi Ashram – 15 Min
Art Of living – 24 Min
Krishna Leela Theme Park – 41 Min

Schools

Edify School – 18 Min
Sri Ravishankar Vidya Mandir – 25 min
The Valley School – 33 Minutes
Delhi Public School – 41 Min
Kumaran School – 43 Min

Colleges

Jain University – 18 Min
Dayanandasagar college of engineering – 26Min
APS college of engineering – 28 Min
RV College of engineering – 35 Min
KSIT – 38 Min

Connectivity

Super Markets

Nice Road – 33 Min
Tata silk Metro station – 34 Min
Banashankari, JP Nagar & Jayanagar – 36 min
Bannerghata Road – 40 min
Mysore Road – 53 min

IT Hubs

Sattva Global Teck Park – 53 Min
Kalyani Magnum Tech Park – 55 Min
E City (Hub of Tech Parks) – 59 Min
IBC Knowledge Park – 65 Min

Recreational places

Prani - the pet sanctuary – 22 min
Innovative Film City – 28 min
Thottikallu falls – 30 Min
Wonderla - 36 min
Bannerghatta national park – 41 min
Turahalli forest – 42 min

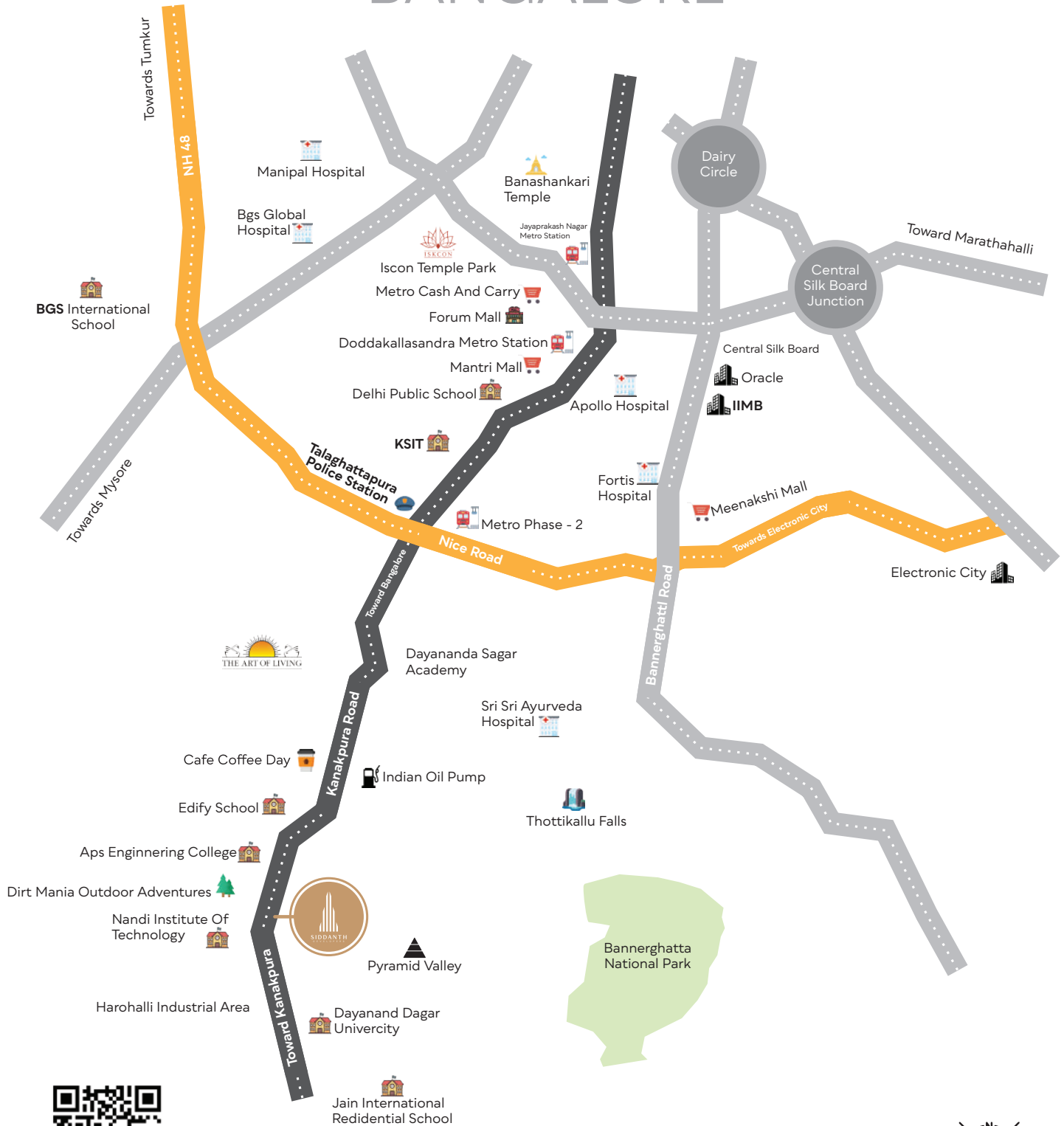
Industries

Saint Gobin – 14 Min
A O Smith – 15 Min
Stove Kraft – 16 Min
Toyota Kirloskar Motor – 26 Min

NOTE
Estimated time is in non-peak hours subject to any road works, driver and the vehicles used.
Reference – Google maps

Location Map

BANGALORE



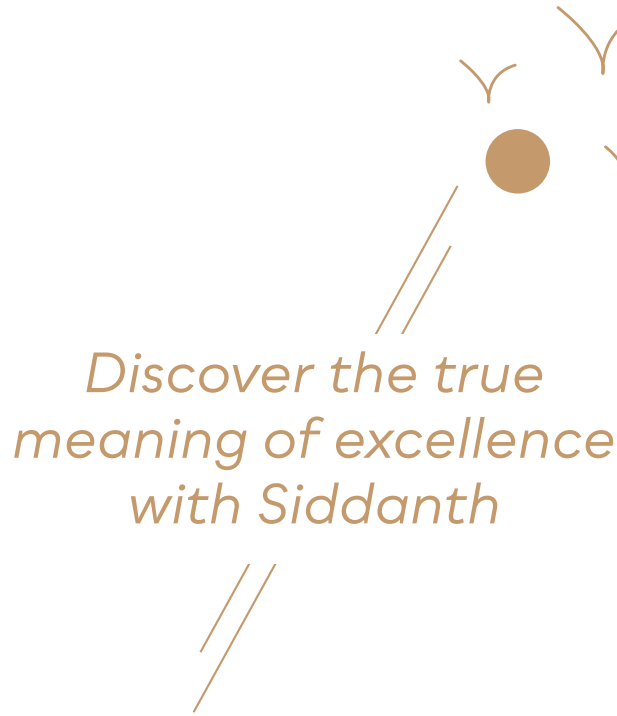
Scan For Property Map Route



Location Coordinates - 12°42'10.9"N 77°29'28.3"E

Source - Google Maps

*Distance and timeliness (shortest) are tentative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.




*Discover the true
meaning of excellence
with Siddanth*

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 **enquiry@siddanthdevelopers.com**

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Site address – Sy no 90/18, 90/44, 97/2, 90/42, 96/2, 97/1 of Hoskote Village, Harohalli Hobli, Kanakapura Taluk, Ramanagara– 562159.



www.siddanthaartisan.com

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