Svasthya Mandala

by Hatha Group

Hatha GROUP

Beating to the Rhythm of nature

Healthy Living • Sustainable • One with the surroundings

Building a Community of like-minded, health-concious residents!

About Us

HATHA GROUP

The Hatha group has a lineage of being an ethical, honest, transparent, committed, and reliable real estate developer with a keen eye on the environment and the impact their projects have on it.

With Over 15 Years

of experience in this space, the group continually strives to develop skills and expertise in sustainable and environmentally sensitive quality habitats that showcases health and well-being without sacrificing efficiency and use of technology.

The Founder & MD
KM Reddy

truly believes that the relationship established with one's clients is a lifelong, ever growing one. As a governing council member of BREDAI (Builders and Real Estate Developers Association of India), Mr. Reddy is actively involved with the body in developing methodologies to eliminate inefficiencies in the real estate space.

The JMD & CEO
Satish Kannan

believes in excellence as a way of life. With over 25 years of corporate experience in the US and Europe in the field of consulting and with private equites, he brings his global expertise to fore in meshing traditional methods with modern processes. Given how closely he himself resembles the demographic of the average buyer of these homes, Satish believes he can empathize with the needs of his buyers better than anyone else. He is able to appreciate what it is to be in their shoes.

Svasthya Mandala

A haven of peace and tranquillity amidst nature, offering holistic well-being and convenient amenities to nourish both body and soul.

A project curated to blend with nature.

A project Radiating A healthy Lifestyle.

A project established on sustainable, eco- friendly practices

Hatha GROUP

Master Plan

Svasthya Mandala - Villa Gated Community

LEGEND

1. Entry with Boom Barrier
2. Swale
3. Jogging Track
4. Fruit Garden Padipura
5. Bridge Walkway
6. Floating Mandapa
7. Collection Pond Kalyani
8. Multipurpose Lawn
9. Yoga Mandala
10. Biofiltration Pond
11. Pond view Plaza
12. Community Veg Garden
13. Compost Pit
14. Art & Learning Court
15. Multipurpose Lawn
16. Amphitheatre
17. Marketing Centre
18. Multipurpose Play Court; Half Basketball & Single Volleyball Court
20. Swimming Pool
21. Kids Pool
22. Party Deck
24. Club House/Badminton Court
25. Toddlers Park
26. Mound
27. Butterfly Garden
28. Sand Pit
29. Medicinal Trees Park
30. Play Ground
31. Play Area
32. Dogs Park
33. Bus Stop
34. Signage Water Feature

Amenities

Benefits the body and the soul

At Svasthya Mandala enjoy state of the art amenities that promote healthy living

Koi-Pond

Marketing-Centre

Amphitheatre

Art-Learning-Centre

Badminton

Bio

Kids-Pool

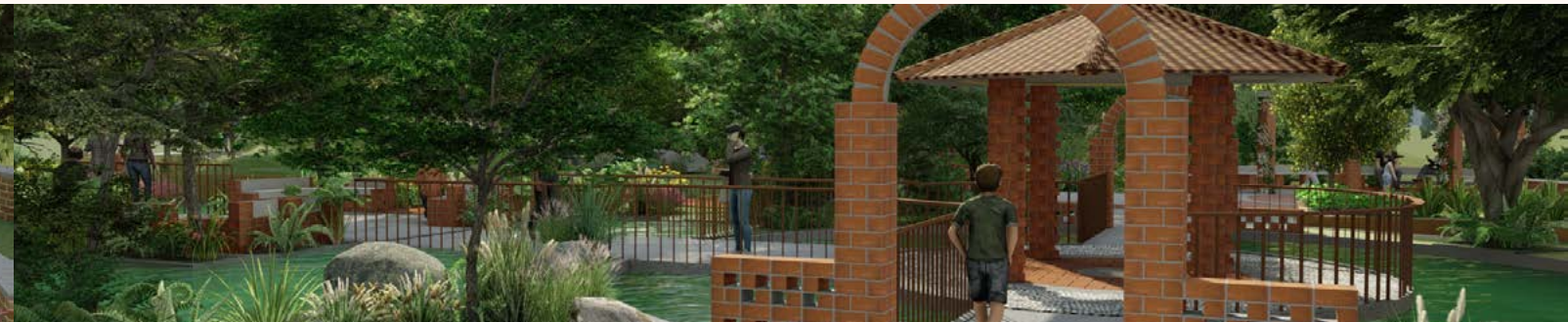Signage-water-feature

Table

Party-Dec

Play-area

Multipurpose-lawn

Multipurpose-play-court

Butter-fly-Garden

Club-House

Collection-Pond-Kalyani

Community-veg-garden

Mound

Multipurpose

Bridge-Walkway

Bus-stop

Gym

Half-Basket-ball-Single-Volleyball-Court

Rooftop-Swimming-Pool

Sand-Pit.

Dogs Park

Entry with Boom Barrier

Floating-Mandapa

Fruit-Gar-den-Padipura

Play-Ground

Pond-view-plaza

Compost-Pit

Conference

Toddlers-Park

Yoga-Mandala

Medicinal-Trees-Park

Hatha GROUP

As a community we are

Self-Reliant

Combatting water scarcity and pollution, Svasthya Mandala utilizes rainwater harvesting to provide residents with ample potable water.

Rainwater is channelled through bio-swales to onsite water bodies, undergoes advanced treatment & is distributed directly to taps & pipes throughout the estate. Your water needs are met sustainably within the community.

In recent times we are seeing the urban encroaching on the rural, the city expanding in all directions and people from all over descending upon rapidly growing geographies. This most definitely reflects the anticipation of economic growth. Amidst this euphoria, the pressure that this influx of population does to the infrastructure, especially since this is most often unplanned, showcases the inability that it has to handle the overload. Water, sewage, power, roads, accommodation, etc. all face a daunting task of coping. Most often one finds that natural resources are depleted to a point of no return. Sewage and drainage struggle to cope with volumes of discharge.

With this back-drop legislation is being formulated to see how developers must take responsibility for their layouts, properties, complexes, and gated communities. To be self-sufficient is the new mantra. However, unless planned and properly executed, the apparent efforts may be even more damaging to the environment. Proper water harvesting, use of appropriate construction material, efficient effluent treatment, all play a major role in sustainability and protection of the environment. Of these waste treatment is often neglected. Soak pits and septic tanks often leak or not cleaned on a timely basis and in the process contaminate precious ground water, thus making it unusable.

To treat and reuse sewage water on site with minimum sludge requires commitment and use of the right technology. It is all about recycling.

One such treatment process is found in setting up of a Packaged Sewage Treatment plant on site. Treat the sewage water on-site and reuse the treated water at the site. In this process sewage water is passed through Anaerobic and Aerobic chambers with continuous nitrification and denitrification. The sewage flows through the chambers because of gravity aided by air blowers. This process of treatment consumes low energy, less methane is generated and level of residual sludge is low. There is no foul odour or excessive processing noise. Sludge management is safe and has a low life-time cost.

To see this technology at work, visit the Svasthya Mandala project – A project that cares about the environment and the positive impact they have on it.

Revitalizing water resources through advanced
02 Waste Treatment

In Bengaluru, waste treatment neglects the environment, leading to pollution, disease and habitat destruction.

Svasthya Mandala's wastewater treatment system recycles all waste within the community. Odourless & noise-free, this anaerobic & non-mechanical process preserves the ecosystem.

ENJOY GOOD HEALTH. EXPERIENCE SUSTAINABLE LIVING.

The need to consider alternative ways of sourcing water is becoming critical. It is no longer a luxury. With the population rise, need for more water as industry grows, and the culture of lavish usage of water, ground water in water tables is fast depleting and in fact becoming scares. Global warming and change in climatic conditions are not giving the earth time to replenish its stock. Moreso, hard-topping roads and properties does not let water permeate to the table.

With the need for potable water ever rising, alternative sources of water need to be considered.

In tropical countries, the excess of rain can be used to its advantage. Rain-water harvesting is the answer. Not only will it offer water with a not so expensive initial setup cost, it will also help channelize water away from low lying areas, thus preventing flooding and danger to lives. The advantages of rainwater harvesting are numerous ranging from free source of water to reduction of flooding and erosion in and around apartments, time given to the earth to replenish itself.

Harvesting and collection of rainwater is an adequate strategy that can be used to address the problem of water crisis globally. The use of a rainwater harvesting system provides excellent merits for every community. This simple water conservation method can be a boost in areas where there is enough rainfall but not enough supply of groundwater. It will not only provide the most sustainable & efficient means of water management but also unlock the vista of several other economic activities leading to the Empowerment of people at the grass-root level.

This water conservation method is a simple & effective process with numerous benefits that can be easily practiced in individual homes, apartments, parks and across the world.
At Svasthya Mandala, bio-swales carry rainwater from the villas and common areas across the estate to two large water bodies in the property. This water is treated in a state-of-the-art water treatment plant, filtered, and softened to then be pumped back into your tapes and pipes. All the water you need is available right here.
Do visit our site and see the benefits of using these earth blocks in action.

Nature's gift, our sustainable solution

03
Rainwater Harvesting

Water crisis is a pressing issue, with groundwater depletion & climate change exacerbating the situation. Rainwater harvesting offers a sustainable solution by utilizing excess rainwater.

Benefits include cost-effectiveness, flood prevention & environmental rejuvenation. Svasthya Mandala implements rainwater harvesting through bio-swales, treatment plants & distribution systems, ensuring ample water supply.

Use of Compressed Stabilised Earth Blocks (CSEB).

All our structures use CSEB blocks. The earth / soil is sourced from our estate and the CSEB blocks are produced on site with utmost quality control. This reduces our need for transportation of building material. These CSEB blocks dramatically reduces one's carbon footprint as it reduces our dependence on conventional cement blocks and clay bricks and moreover minimises our use of paints, putty, primers, and other harmful chemical components. Use of CSEB blocks enables thermal efficiency, insulation, and extended life.

Take control of your environment with

04

Temperature Controlled

Bricks

We exclusively use Compressed Stabilised Earth Blocks (CSEB) sourced from our estate, ensuring quality control and minimizing transportation.

CSEB blocks reduce carbon footprint, dependence on conventional materials, and harmful chemicals. Enjoy thermal efficiency, insulation, and extended durability.

GLOBAL WARMING IS AFFECTING EVERY WALK OF LIFE.

Water bodies across the park not only create an appealing environment but also ensure ambient temperatures across the estate.

PUSH BACK THE EFFECTS OF GLOBAL WARMING. EXPERIENCE SUSTAINABLE LIVING.

SPECIFICATIONS

1. Structure

Foundation	-	RCC Footing
Super Structure	-	RCC Framed structure
Walls	-	Compressed Stabilized Earth Blocks (CSEB)
Roof	-	Reinforced Cement Concrete

2. Finishes Flooring/Dadoing

Foyer Area, Formal Living, Dining, Family Living & Staircase (from Ground Floor to First Floor Only)	-	Jaisalmer Yellow Gold Marble
Powder Room	-	Vitrified tile
Master bedroom	-	Laminated Wooden flooring
Guest Bedrooms, Children's bedroom, Other Bedrooms & Kitchen	-	Superior Quality Vitrified Tiles
Master Bathroom	-	Vitrified/Ceramic tiles with full height dadoing
Other bathrooms	-	Vitrified/Ceramic Tiles with 7' height dadoing
Utility & Balconies	-	KOTA Stones
Open Terrace	-	Terracotta tiles
Kitchen Counter & Dadoing	-	Granite counter and dadoing up to 2' above the counter
Utility Dadoing	-	Polished Vitrified Tiles up to 2' height from the counter top
Car Parking flooring	-	Polka dot strip series vitrified tile/ Equivalent

3. Counters

Kitchen	-	Granite counter with single bowl stainless steel sink
Utility	-	Granite counter with single bowl stainless steel sink with drain board
Master Bathroom	-	Granite counter with wash basin
Other Bathrooms	-	Wall mounted wash basins

4. Doors & Windows

Main Door	-	7.5' high solid teakwood frame and door
Other doors	-	7' high wooden frames with flush (or) steel doors (or) equivalent
Windows	-	UPVC (or) aluminium (or) equivalent windows with clear glass and mosquito mesh.
Hardware's	-	Premium quality hardware fittings for all doors and windows.

5. Painting

Internal Walls & Ceiling	-	Premium emulsion on 3 walls in every room with the 4th wall in every room left as a CSEB Brick wall (no extra finish)
External Walls	-	CSEB finish with a transparent waterproof coating

6. Sanitary Fixtures & CP Fittings

Sanitary fixtures	-	Kohler/Duravit/ ROCA equivalent
CP Fittings	-	Kohler/TOTO/Grohe/ ROCA equivalent
Water Heating	-	Provision for connecting geysers/solar in all toilets except the powder room.

7. Railing

Staircase Railing	-	SS Baluster + Glass + SS Top Handrail
Balcony Railing	-	SS+Glass railing

8. Electrical

|		
Switches	-	Superior quality modular switches
Circuit Breakers	-	Earth Leakage Circuit Breakers (ELCBs) & Miniature Circuit Breakers (MCBs) provided for each circuit in the main distribution board
Service Cabling	-	TV - Living/Master Bedroom Wifi - Provision in each floor
Raw Power	-	6 KVA
Electrical Vehicle charger	-	Provision in Garage
Back - up Power	-	Available (central DG for the community upto 3 KVA)

9. PHE

Water Supply	-	Hydro Pneumatic system through WTP
Flushing	-	Treated water from STP
Plumbing	-	Concealed superior quality UPVC Pipes for water line and PVC pipes for waste & soil lines respectively

Hospitals Near By

Name	Distance	Time
Manipal Hospital	5.2 Kms	16 Mins
Cloud Nine Hospital	8.1 Kms	26 Mins
Svastha Hospital	4.3 Kms	13 Mins
Sathya Sai Baba Hospital	9.2 Kms	23 Mins
Motherhood Hospital	4.7 Kms	14 Mins
Vydehi Hospital	7.5 Kms	24 Mins
Silicon city Hospital	3.5 Kms	11 Mins
Suraksha Multispeciality Hospital	3.9 Kms	13 Mins
Miracle Hospital	8.3 Kms	24 Mins
Aaxis Hospital	7.9 Kms	22 Mins
Sahastra Hospital	4.8 Kms	20 Mins
Sankara Eye Hospital	10.4 Kms	29 Mins
True Life Hospitals	4.4 Kms	15 Mins
MTB Orthopedic Hospital	3.9 Kms	12 Mins
Vasan Eye care hospital	5.2 Kms	16 Mins
Femiint Health and Fertility	06 Kms	15 Mins

Malls Near By

Name	Distance	Time
Nexus Whitefield (The Forum Neighbourhood Mall)	4.6 km	10 Min
Virginia Mall	5.2 km	11 Min
Arya Hub Mall	6.3 km	14 Min
Ascendas Park Square Mall	8 km	16 Min
Nexus Shantiniketan mall	9.5 km	23 Min
Brookefield Mall	9.7 km	25 Min
Phoenix Marketcity	14 km	32 Min
VR mall, Bengaluru	14 km	32 Min
Orion Uptown Mall	15 km	30 Min
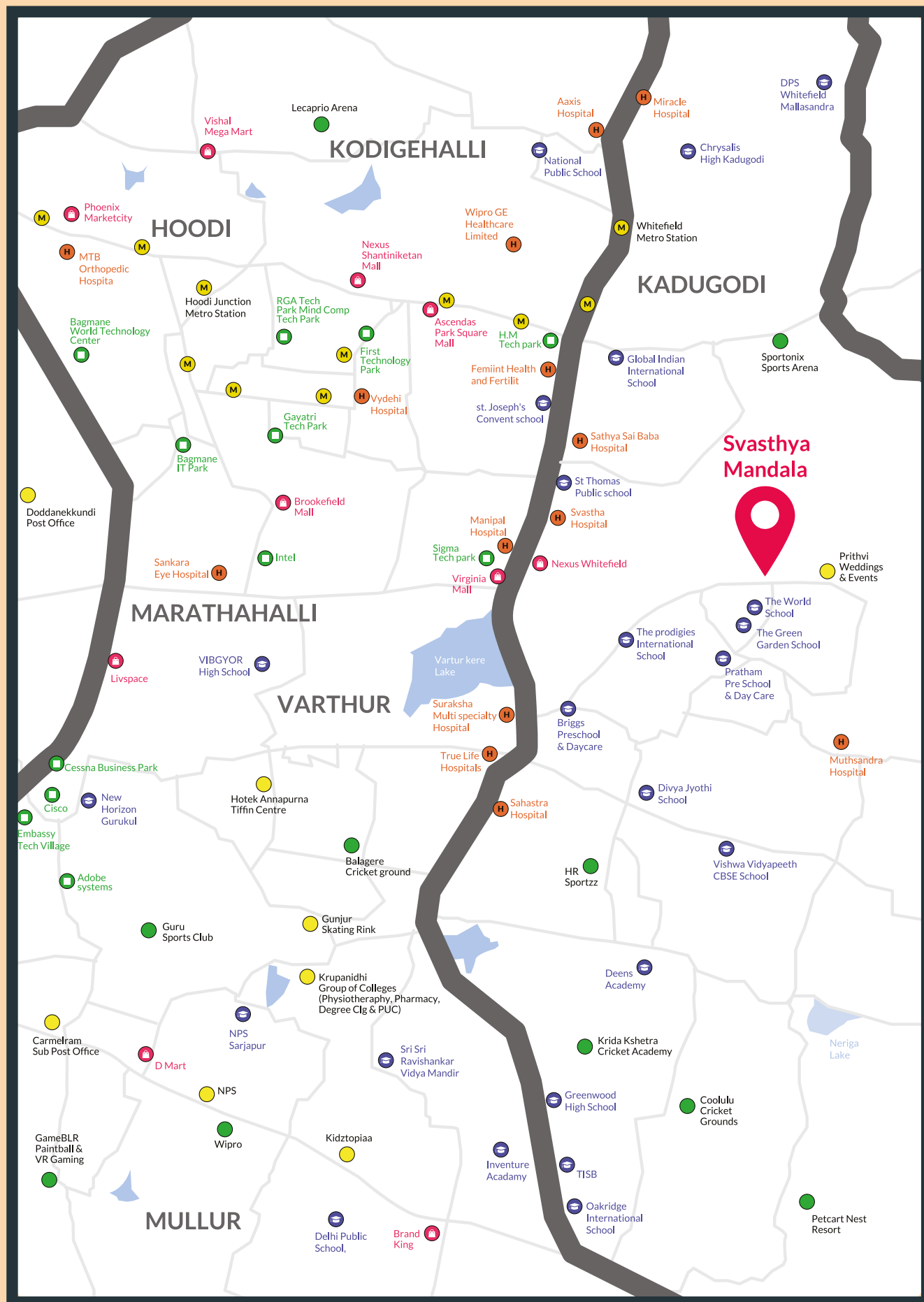
Schools Near By

Name	Distance	Time
Delhi Public School	13 km	29 Min
National Public School	7.9 km	23 Min
Oakridge International school	10 km	26 Min
Inventure Acadamy	9.2 km	24 Min
TISB	9.9 km	25 Min
Greenwood High school	9.2 km	24 Min
Global Indian International School	8.8 km	24 Min
The prodigies International School	1.9 km	5 Min
Little Elly	1.6 km	4 Min
The World school	600 m	2 Min
The Green Garden school	650 m	2 Min
Pratham International school	2.4 km	7 Min
Hello Kids	1.7 km	5 Min
Pratham Pre School and Day Care	2.9 km	9 Min
Briggs Preschool And Daycare	3.4 km	10 Min
Spring Board International Pre school	3.2 km	10 Min
Kidz & Kidz Pre School and Day Care	3.2 km	10 Min
Abhyuday International Preschool	3.3 km	10 Min
Milestone - The first step preschool day-care	3.5 km	11 Min
Kidzee Whitefield	4.7 km	16 Min
Carmel Terasa school	4.6 km	16 Min
Inventure Pre school	4.3 km	13 Min
Greenwood High Pre-school	5 km	16 Min
VIVERO International Preschool & Child Care_	4.4 km	14 Min
St Thomas Public school	4.2 km	13 Min
The Bangalore School	4.3 km	14 Min
Vibgyor Rise and Root school	3.9 km	13 Min
KLAY Preschool and DayCare	4.5 km	14 Min
KSVK PU School	3.9 km	9 Min
Jnana samskruti Public school	3.5 km	9 Min
St. Joseph's Convent School	5.5 km	14 Min
Bachpan Play School	2.5 km	6 Min
Deens Academy	6.6 km	19 Min
Vagdevi Vilas College	5.8 km	17 Min
The Foundation school	4.6 km	14 Min
Chrysalis High School	5.5 km	18 Min
K.K International school	4.1 km	11 Min
Deeksha, Whitefield	5.2 km	14 Min

Schools Near By

Name	Distance	Time
Shrunga International School & College	11 km	24 Min
Silver Oaks International school	13 km	28 Min
New Horizon Gurukul	12 km	34 Min
Gear Innovative International school	12 km	35 Min
Harvest International	13 km	38 Min

IT Parks Near By

Name	Distance	Time
H.M Tech park	5.6 km	11 Min
Sigma Tech park	5.3 km	12 Min
TPL	7.7 km	16 Min
Gayatri Tech Park	7.1 km	18 Min
Kalyani Tech Park	9.6 km	23 Min
First Technology Park	8.5 km	17 Min
Intel	8.7 km	20 Min
Cisco	12 km	29 Min
Cessna Business Park	21 km	27 Min
Bagmane IT Park	9.6 km	23 Min
Embassy Tech Village	12 km	31 Min
Eco Space	14 km	32 Min
Prestige Tech Park	12 km	28 Min
Walmart Global Technology Services	13 km	30 Min
Oracle India	12 km	29 Min
RGA Tech Park Mind Comp Tech Park	15 km	33 Min
1.P Morgan Chase	12 km	28 Min
Adobe systems	13 km	30 Min
Bagmane World Technology Center	16 km	34 Min

The Villa

Designed to bring in the natural atmosphere – clean fresh air, natural light.

Research in design and layout has been undertaken to ensure that each villa brings in the nature that it is surrounded by.
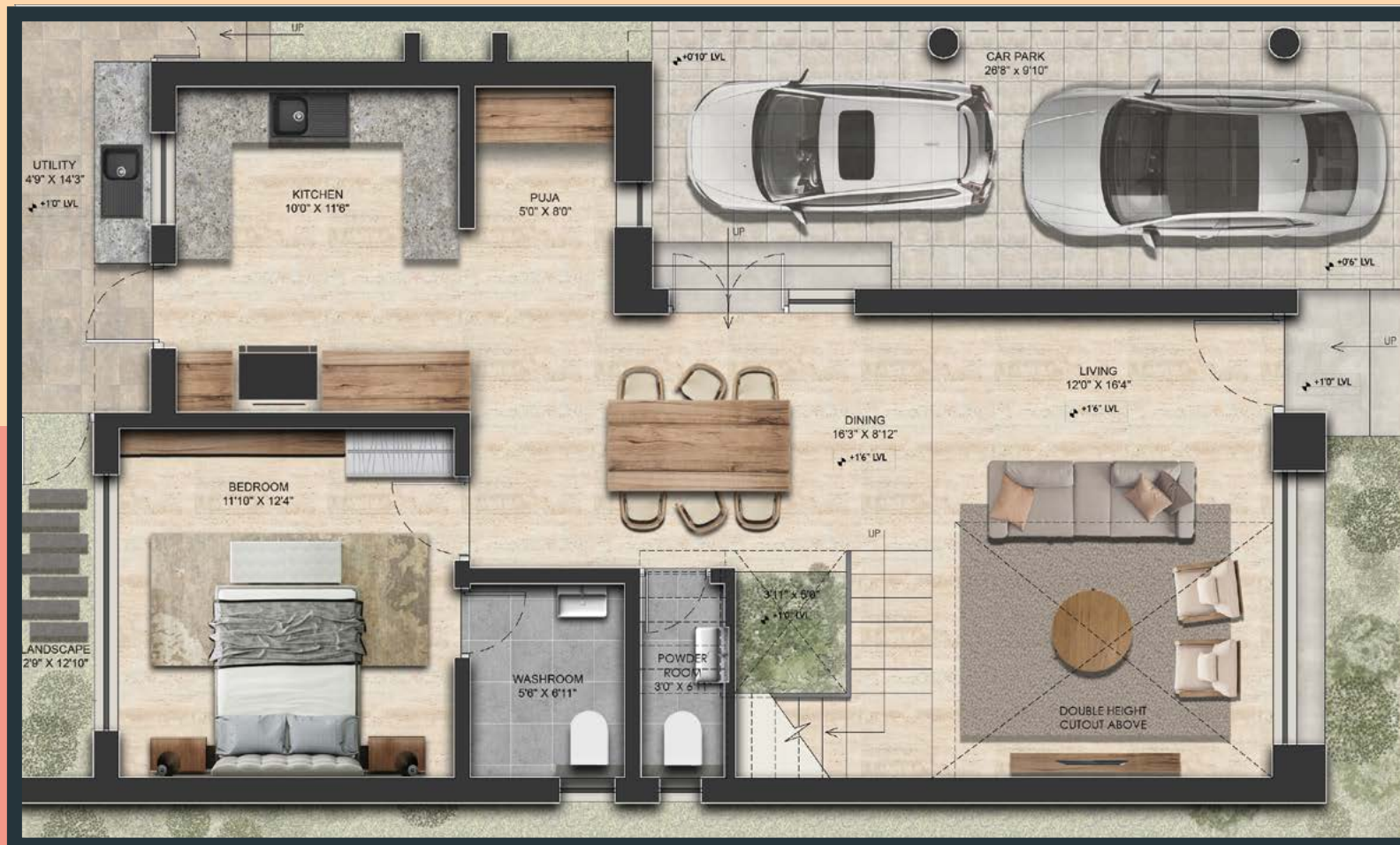
1. Cross ventilation in every bedroom.

2. Double height entry porticos to encourage natural light to permeate across the home.

3. A ventilation stack traversing the various floors to enable a way of escape for hot air trapped in various crevasses of the villa.

All to ensure you are one with the nature around you.

EAST FACING VILLA

Ground Floor

- The multi-height ceilings maximize natural light and fresh air across the villa.

- The 4.5-bedroom layout provides the flexibility to convert a room to either an additional living area for support staff or another functional space.

- Combining the kitchen & the utility brings to you the maximum area for your household essentials.

- The flooring in each room is carefully selected natural materials sourced from across the country.

- A bedroom and a powder room for guests on the ground floor provides convenience for them and privacy for the residents.

- The smartly designed bathrooms allow functionality for two simultaneous users.

- Providing a back-to-back double parking in your property ensures maximization of space in your living area.

- Space provision in the backyard for a pet house.

- The portico, windows and balconies are aesthetically positioned to provide privacy.

- An open terrace at the top provides the luxury of a kitchen garden.

- Greenery and landscaping are intentionally provided around each villa.
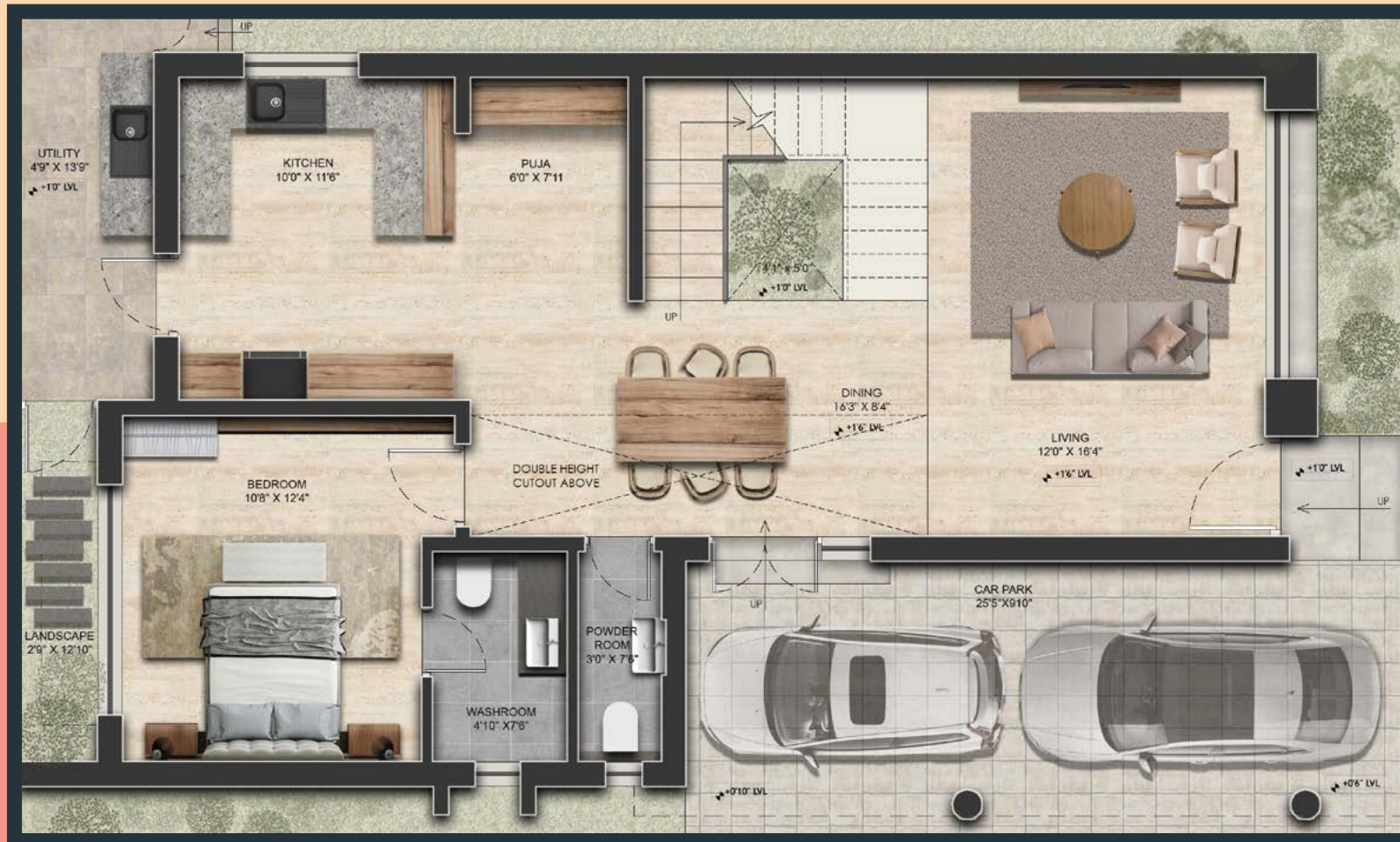
First Floor

Second Floor

WEST FACING VILLA

- The multi-height ceilings maximize natural light and fresh air across the villa.

- The 4.5-bedroom layout provides the flexibility to convert a room to either an additional living area for support staff or another functional space.

- Combining the kitchen & the utility brings to you the maximum area for your household essentials.

- The flooring in each room is carefully selected natural materials sourced from across the country.

- A bedroom and a powder room for guests on the ground floor provides convenience for them and privacy for the residents.

- The smartly designed bathrooms allow functionality for two simultaneous users.

- Providing a back-to-back double parking in your property ensures maximization of space in your living area.

- Space provision in the backyard for a pet house.

- The portico, windows and balconies are aesthetically positioned to provide privacy.

- An open terrace at the top provides the luxury of a kitchen garden.

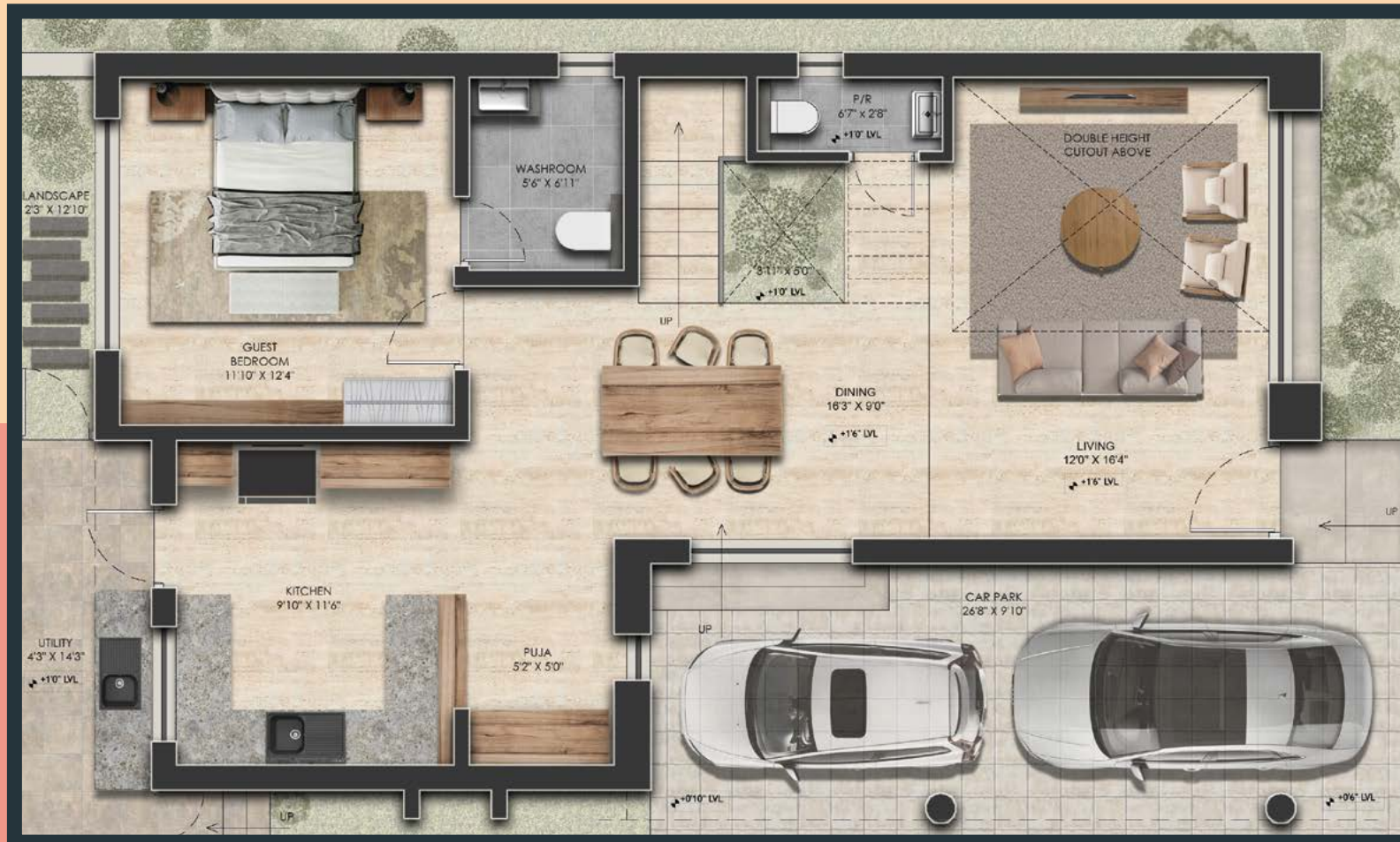- Greenery and landscaping are intentionally provided around each villa.

First Floor

Second Floor

NORTH FACING VILLA

Ground Floor

- The multi-height ceilings maximize natural light and fresh air across the villa.

- The 4.5-bedroom layout provides the flexibility to convert a room to either an additional living area for support staff or another functional space.

- Combining the kitchen & the utility brings to you the maximum area for your household essentials.

- The flooring in each room is carefully selected natural materials sourced from across the country.

- A bedroom and a powder room for guests on the ground floor provides convenience for them and privacy for the residents.

- The smartly designed bathrooms allow functionality for two simultaneous users.

- Providing a back-to-back double parking in your property ensures maximization of space in your living area.

- Space provision in the backyard for a pet house.

- The portico, windows and balconies are aesthetically positioned to provide privacy.

- An open terrace at the top provides the luxury of a kitchen garden.

- Greenery and landscaping are intentionally provided around each villa.

First Floor

Second Floor

ENVISIONING & IMPLEMENTATION PARTNERS

STUDIO4A,
Bengaluru

Studio 4A is an architecture and design studio founded in 2006, dedicated to producing high-quality designs.

Vijay Narayanan and Appachu Nanjappa are currently leading the team at STUDIO 4A which offers a diverse portfolio of projects of all sizes.

"We look at space as the primary generator of architectural form. Our focus is on creating meaningful spaces by employing different kinds of structures and construction materials that reinforce our spatial systems. A great deal of emphasis is placed on the building's function which inspires us to create spaces that align with the client's aspirations."

Studio 4A believes that technology is our trusted partner and engages it to push the limits of what is possible. Throughout the stages of conception till the execution of the design, they make use of technologically-sound processes to create unparalleled experiences for our customers.

GREETS are into Consultancy, Design Build and PMC – Specialized in Green Building MEP & Renewable Energy. Head Quartered at Bangalore and with Branches at Hyderabad & Vijayawada.

"We, at GREETS strongly support - Developments - with least disturbance to natural environment - to reduce the adverse effects of CO2 emissions – thus reduce global warming. This is integral to our Design."

Their designs bring in the latest technologies and solutions to new and existing buildings –and they take effort to reduce the overall energy and water consumption.

GREETS,
Bengaluru

DHARITRI

DHARITRI, *Bengaluru*

Landscape Architect.

"DHARITRI, a Bengaluru based landscape studio founded in 2017, explores, conceptualizes and implements the harmonious coexistence of innate and evolving ecosystems, contextual linkages and cultural narratives.

A passionate traveller and nature lover, Deepthi C B - the Principal Landscape Architect completed her B.Arch and M.Arch in Landscape Architecture from NIT, Calicut, and CEPT University, Ahmedabad respectively.

"The firm's nature inspired designs aim to celebrate the spirit of the place, culture, locally available plants, wilderness, art and thereby make the users 'feel at home'. This informal environment thus creates joy, provides comfort and develops a serene space where the eye can relax and the mind can contemplate"

The firm's design won 'The International Garden Festival 2020' conducted at the UNESCO World Heritage site of Chaumont-sur-Loire, France- the first Indian entry to win in 28 years. As a lover of gardening and travel blogging, Deepthi's designs are inspired by nature and place strong emphasis on environmental awareness, thereby honouring the location and its surroundings.

Contact Us:

+91 86183 37857
+91 63646 28467
+91 98444 90132
info@hathagroup.com

Visit Us:

Svasthya Mandala - by Hatha Group,
Thimmandahalli, Ajgondhalli Road,
Varthur, Bangalore - 560087

Hatha
GROUP

www.hathagroup.com/svasthya-mandala/

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