

VAJRAM CHRYSANTHEMUM

— LUXURY 3 & 3.5 BHK BOUTIQUE RESIDENCES —



The Beginning of a
DIFFERENT KIND OF LIFE

There is a cadence to well-designed life. A *rhythm* shaped by light, material, and silence.

Framed by intention and softened by stillness, every detail exists to support a lifestyle that is elevated, balanced, and entirely your own.

**LIMITED-EDITION BOUTIQUE RESIDENCES
IN YELAHANKA, NORTH BENGALURU**

Sanctuary of
SPACE - LIGHT - REFINED LIVING

Where life becomes a collection of rare experiences.



The Chrysanthemum



A Flower of Balance, Rhythm and Layered Structure

Our Philosophy

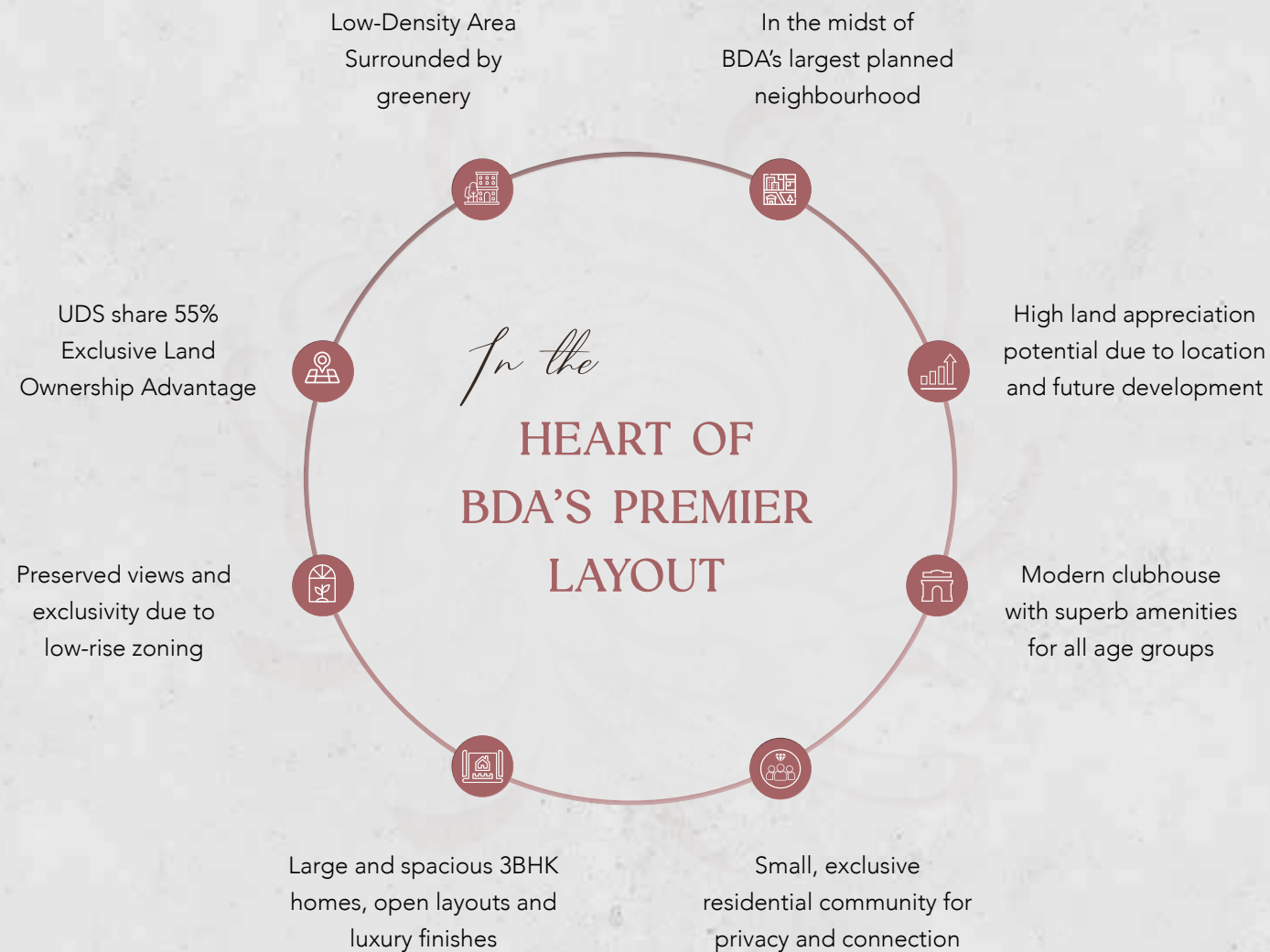
**SOME HOMES
ARE BUILT TO IMPRESS.
OURS ARE BUILT TO BELONG.**

Vajram Chrysanthemum is for those who seek elegance without excess — a place where architecture flows with nature, and every detail invites calm. Here, boutique living means fewer neighbours, more privacy, and spaces that breathe.

Inspired by the chrysanthemum's layered beauty, every space here is shaped for light, air, and connection — with nature, with neighbours, and with yourself.

This is more than luxury. It's living as it was meant to be. *Intentional, graceful, and deeply personal.*





Exclusive community in the heart of BDA layout with modern clubhouse and lush landscape.

MULTI-GENERATIONAL WELLNESS LANDSCAPE DESIGN FOR REAL LIFE



SOCIAL

Community kitchen,
BBQ spaces, and social
lounges for vibrant social life



LIFE

All homes above
2,400+ sq.ft. for comfortable
multi-generational living



DESIGN

Premium architectural
planning fostering a peaceful,
continuous landscape



Wellness Oasis

Lush outdoor spaces for relaxation, play and wellness



Gardens & Lawns

Sensory Gardens, Multipurpose Lawns for events and leisure



Work & Play

Interactive floor games, hobby pods, co-working lounge and walking track



For the Kids

*Designated play areas for toddlers & children
Healing gardens for holistic living*

SANCTUARY FOR MODERN LIVING, WELLNESS AND APPRECIATION

A close-knit enclave of like-minded residents

115 Luxury boutique apartments

Designed for outward-looking, nature-loving families

Modern clubhouse, high-end amenities, and landscape features seamlessly integrated

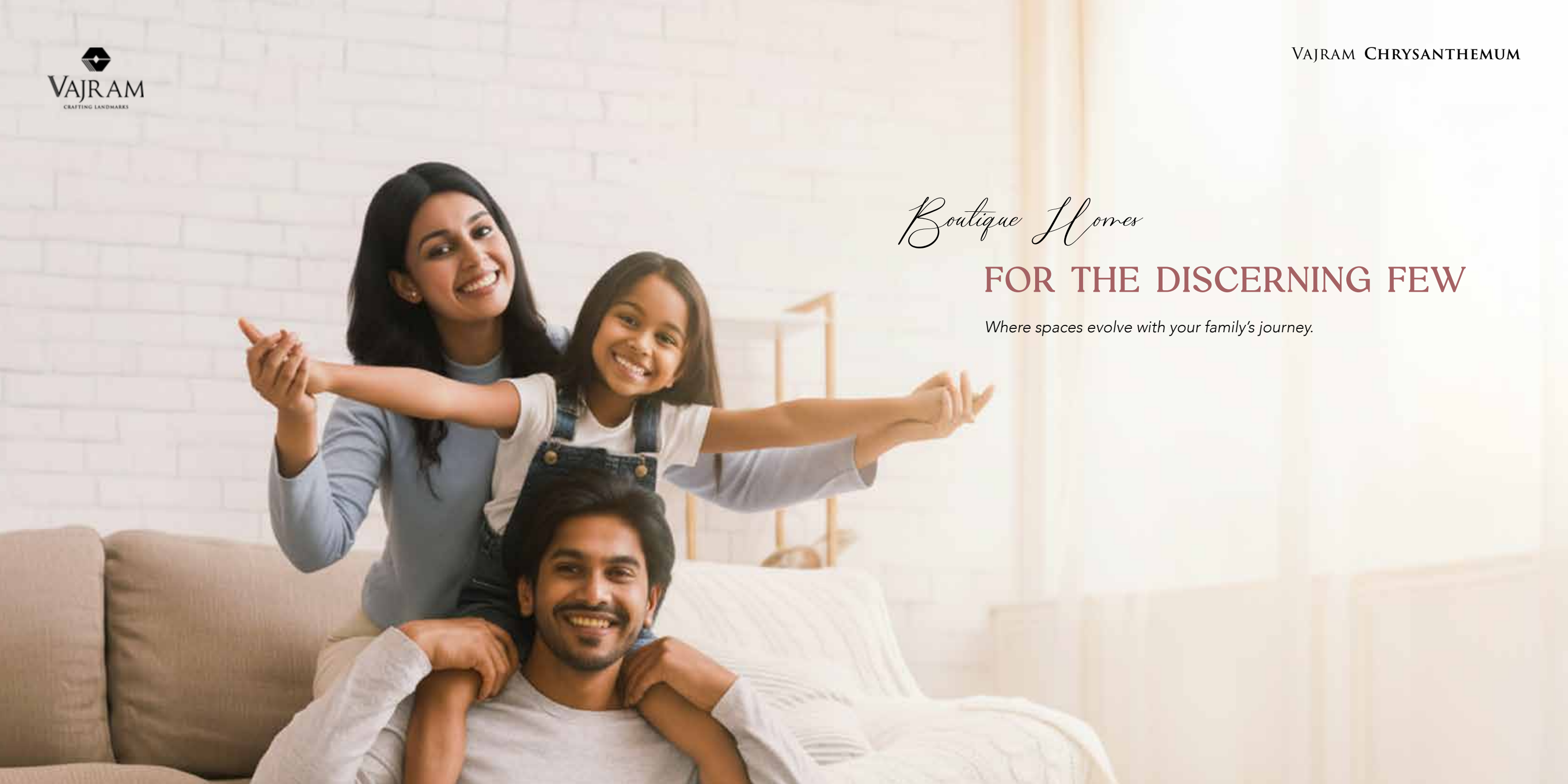
Strong future appreciation, ideal for both end-users and investment buyers

Secure, exclusive, and connected living at the heart of Bangalore growth

Boutique Homes

FOR THE DISCERNING FEW

Where spaces evolve with your family's journey.



An

OPULENT LIFE

In a city of endless high-rises, Chrysanthemum stands apart. Only 115 residences, spread across 3.3 Acres — each one thoughtfully positioned for privacy, openness, and light.

A signature feature of this community is its grand double-height corridors that run diagonally across the property. These light-filled walkways create a free-flowing rhythm of openness, allowing air and sunlight to pour in from every angle. Staggered corridors guide movement naturally and encourage warm, spontaneous interactions between neighbours.

This is thoughtful living for those who seek privacy, but not isolation.

Design that feels expansive yet intimate.



An Invitation

TO JOIN THE INNER CIRCLE

Boutique Residences for Generations to Come



When

REAL LUXURY SIMPLY FEELS MORE LIKE YOU

Vajram Chrysanthemum is a limited-edition community of 115 homes across 3.3 Acres, curated for those who value space, stillness, and elegant living without excess.

Tucked away in a serene pocket of Yelahanka, it offers a rare combination of boutique scale, biophilic design, and everyday comfort made architectural.

These 3 and 3.5 BHK residences are designed as a return to *intentional living*, where form follows feeling and your home becomes a frame for the life you truly want.





The image shows a modern residential complex at dusk. A large brick wall in the foreground features the project name 'VAJRAM CHRYSANTHEMUM' in white capital letters. In front of this wall is a circular paved area with a central circular fountain. To the right, a multi-story building with a mix of white and brown facades is visible, featuring balconies and large windows. The area is landscaped with trees, shrubs, and palm trees. A few people are walking on the paths, and a car is parked on the right. The overall atmosphere is serene and modern.

VAJRAM CHRYSANTHEMUM

A rare blend of seclusion and proximity. 5 mins from the main road, yet quiet enough to hold your thoughts.

With a luxurious clubhouse tucked inside a lush green enclave, Vajram Chrysanthemum invites you to experience exclusivity.

115 homes. Four elegant structures.
All curated for the life that fits you.

Everyday Rituals

ROOTED IN
RHYTHM, CALM
& BALANCE





VAJRAM CHRYSANTHEMUM

In Pursuit of a **THOUGHTFUL LIFE**

Here, life unfolds in layers — sunlit mornings, footsteps along tree-lined trails, and soft pauses between routines. With thoughtfully curated green spaces and native species across the landscape, each moment is wrapped in calm.

This is the Vajram way of life: a delicate balance between architectural clarity and biophilic connection, inviting you to live more intentionally, and more meaningfully.



When your

EVERYDAY FEELS ELEVATED



Where

AMENITIES MEET AFFINITY

Start your mornings with a swim or a walk through landscaped trails. Sweat it out in a gym that doesn't just train your body, but frees your mind. And when it's time to wind down, the community spaces are ready to host your laughter, stories, and weekend rituals.



GYM

For those who find freedom in movement, the gym is your daily reset button. Outfitted with state-of-the-art equipment, separate yoga room — it's a space where strength is sculpted and the mind finds its focus.



PLAY

Childhood belongs to the outdoors. It's where learning begins, friendships bloom and imagination runs wild. Designed to hold space for growing minds and happy messes.



WELLNESS

Wellness begins with the architecture around you. Pools designed for calm, pathways that ease movement, and spaces that invite pause. This is wellness imagined not as a lifestyle, shaped by space.

With Nature
AS YOUR NEIGHBOUR





Herbal Garden



Multipurpose Lawn

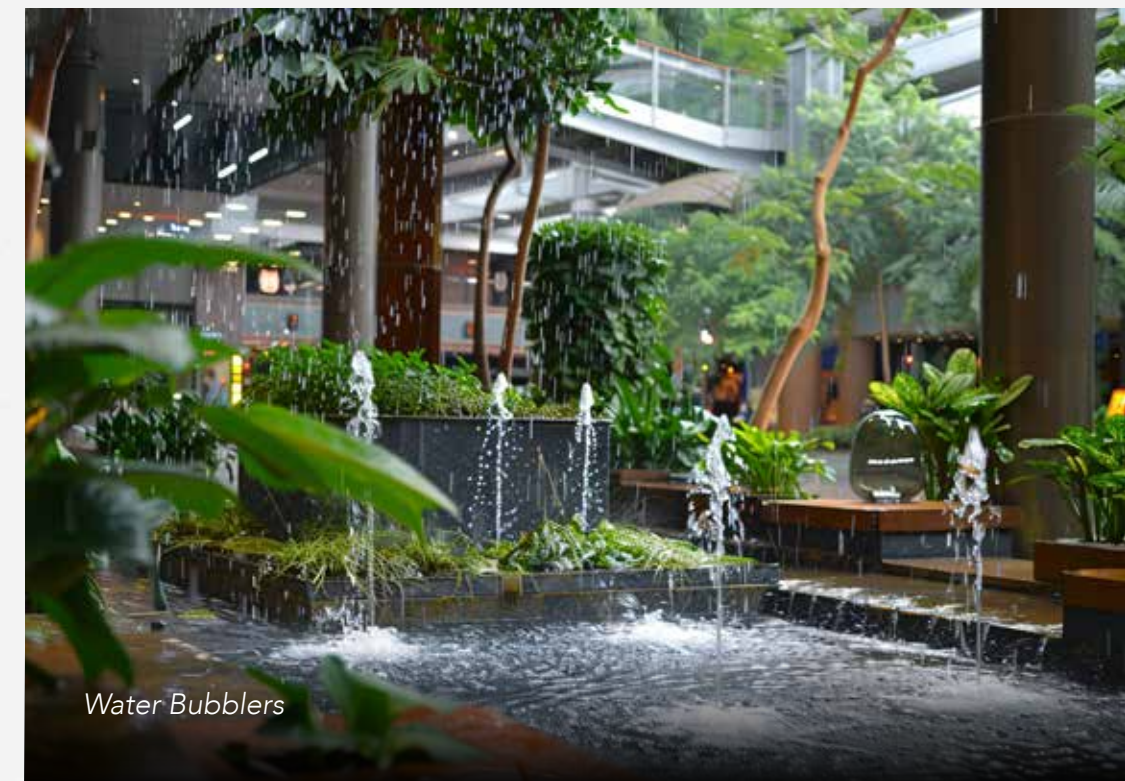
Where the

OUTDOORS IS ALWAYS WITHIN REACH

Greenscapes and winding trails that soften the pace of life. From gardens and landscaped pathways to calming water features and expansive lawns, every space is designed to draw you out of routine, and connect with nature.



Outdoor Lounge



Water Bubblers

Lifestyle

THAT FEELS LIKE A LEGACY



The ARCHITECTURE OF VITALITY

Wellness is more than a space. It's a culture. One that believes great habits come from great environments. That habit and rituals don't need reminders when the architecture does the remembering for you.







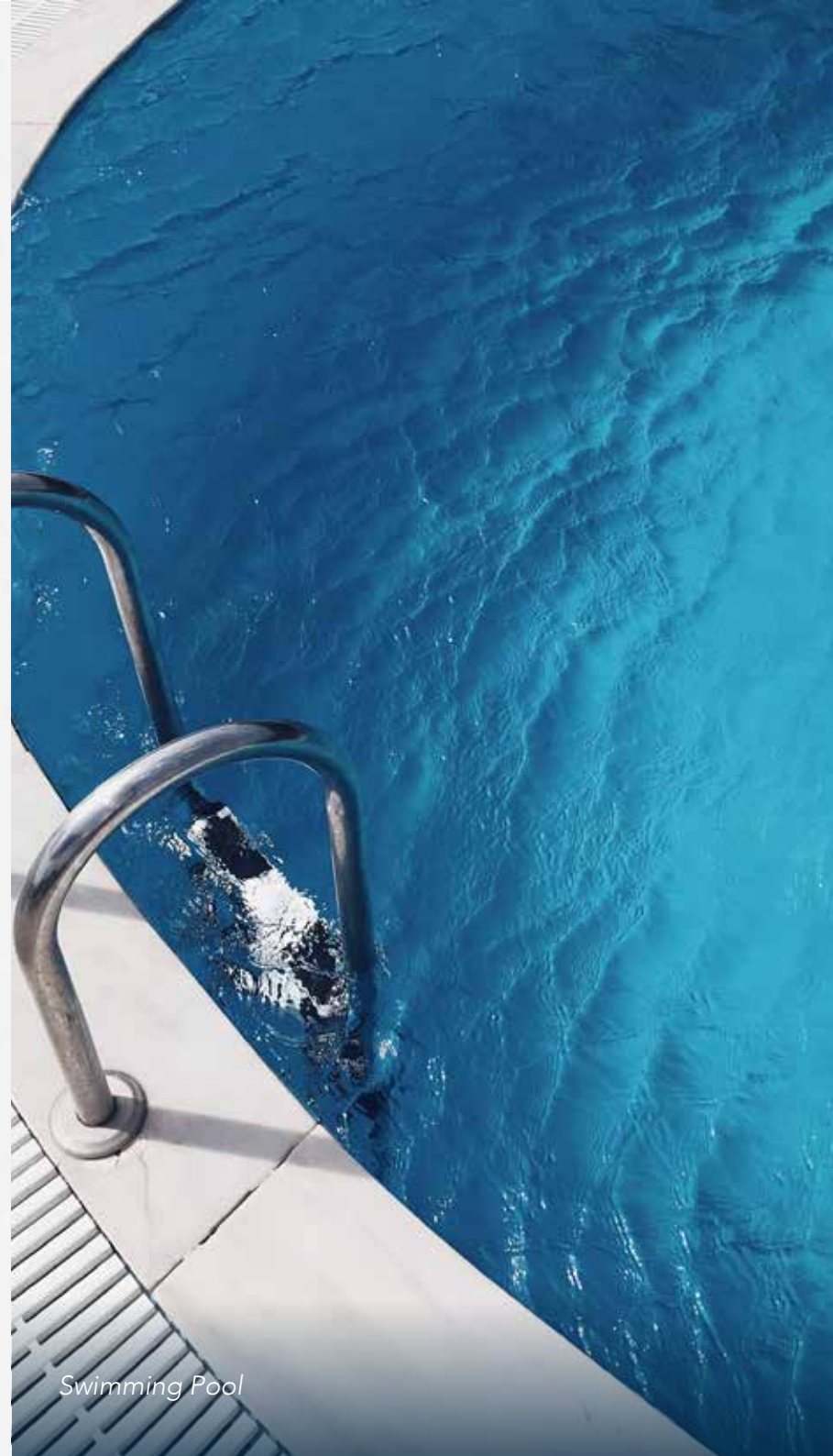
for Moments

THAT DESERVE A SETTING

Some memories are made by chance. Others deserve a setting. Here, there's always room for stories to be shared, celebrated, and beautifully remembered.



Multipurpose Hall



Swimming Pool

VAJRAM CHRYSANTHEMUM



Co-Working Space

CONVENIENCE, REIMAGINED

Luxury is knowing your time is valued. Whether it's finding focus in the co-working space, meeting a deadline without leaving home, or stepping back into the calm of your residence.

Convenience here feels refined and rare - helping you live productively, yet uninterrupted.

The future is

NORTH BENGALURU

BENGALURU'S MOST DYNAMIC FRONTIER

North Bengaluru is rewriting the city's growth narrative. The vision is clear: Airport City with its global business district, aerospace and defence SEZs, tech parks, and upcoming data centres are already redefining the region. The upcoming **Metro Phase-2B** line seamlessly links Yelahanka to the airport and city centre, while **broad arterial roads and flyovers** are transforming connectivity across the region.

This convergence of world-class projects is more than development—it's a complete repositioning of **Bengaluru's urban axis**. For homeowners, it means access to a lifestyle shaped by global standards. For investors, it signals one thing with certainty: long-term capital appreciation backed by the *city's most ambitious infrastructure pipeline*.





VAJRAM CHRYSANTHEMUM

The

YELAHANKA ADVANTAGE

AN ADDRESS BUILT FOR TODAY
AND TOMORROW

Among North Bengaluru's fast-evolving neighbourhoods, Avalahalli in Yelahanka stands apart. Defined by wide new roads, a prestigious **BDA mega-layout of over 28,000 sites**, and a serene green environment, it offers a rare blend of growth and calm. Here, exclusivity is built into the very fabric of the location.

Avalahalli is also witnessing extraordinary investor confidence, with annual property appreciation of nearly 30% and rising demand across luxury segments. Just five minutes from the Yelahanka–Doddaballapur main road, the address ensures strategic access without congestion. And unlike newer corridors, it comes with a ready social ecosystem—from reputed schools and colleges to specialty hospitals, renowned resorts & hotels.

Where every generation of your family can flourish together.

30%

INCREASE IN
PROPERTY DEMAND

5MINS

FROM YELAHANKA–
DODDABALLAPUR
MAIN ROAD



READY SOCIAL
ECOSYSTEM



UPCOMING INFRA

From Expressways to the **Satellite Town Ring Road** — every route North Bangalore builds now bends toward Yelahanka. This is no longer the city's outskirts.

This is its next core.

AIRPORT CITY

A self-contained urban ecosystem of retail, wellness, finance, hospitality, and innovation — all taking shape around Terminal 2.

A future where global meets local, just minutes from home.

TECH HUB

When global companies invest in a location, it's not about the present - it's about potential.

From Aerospace SEZs to data campuses, the Yelahanka belt is emerging as the next tech frontier.

SEAMLESS ACCESS

At Chrysanthemum, exclusivity doesn't come at the cost of access. quietly nestled in one of North Bangalore's greenest pockets, yet just minutes from the city's most vital access points. From daily conveniences to lifestyle destinations, every route is thoughtfully connected, while retaining the calm of a retreat.

TRANSPORT

Upcoming Yelahanka Metro Station	7.2 KMs
Yelahanka Railway Station	7.7 KMs
Kempegowda International Airport	26 KMs
STRR	23 KMs

HEALTHCARE

Manipal Hospital	8.1 KMs
Sparsh Hospital	8.4 KMs
Cytecare Hospital	9.2 KMs
Aster CMI	12 KMs

EDUCATIONAL INSTITUTIONS

BMS Institute of Technology and Architecture	1.1 KMs
Vishwa Vidyapeeth School	1.9 KMs
Mallya Aditi International School	5 KMs
Ryan International School	8 KMs
Presidency University	8.3 KMs
Stonehill International School	8.7 KMs
Canadian International School	10 KMs



VAJRAM CHRYSANTHEMUM

IT PARKS

RMZ Galleria Office	6.4 KMs
Sattva Horizon	9.4 KMs
L&T Tech Park	9.7 KMs
Kirloskar Business Park	11 KMs
Bhartiya City	14 KMs
Embassy Edge	16 KMs
Prestige Tech Cloud	16 KMs
Manyata Tech Park	16 KMs
Foxconn	26 KMs
KIADB Aerospace Park	27 KMs

ENTERTAINMENT

RMZ Galleria Mall	6.5 KMs
Phoenix Mall of Asia	9.2 KMs
Esteem Mall	13 KMs
Grover Zampa Vineyards	21 KMs
Bren Raceway - FIA Grade 2 Racetrack	23 KMs
JW Marriott & Prestige Golfshire	36 KMs
Nandi Hills	39 KMs

SPORTS

Padukone - Dravid Centre for Sports Excellence	8 KMs
Embassy Intl. Riding School	9 KMs

HERITAGE

Devanahalli Fort	27 KMs
Bhoga Nandishwara Temple	41 KMs

Designed

AROUND WHAT MATTERS MOST



MASTER PLAN

- | | |
|--------------------------------------|---------------------------|
| 01. Entrance to the Project | 22. Herbal Garden |
| 02. Entry Portal | 23. Seating Bay |
| 03. Security Cabin | 24. Pickleball Court |
| 04. OWC | 25. Outdoor Gym |
| 05. Services | 26. Basketball Hoops |
| 06. Entrance Water Feature | 27. Reflexology Path |
| 07. Vajram Feature Wall | 28. Barefoot Walking Zone |
| 08. Cycle Track | 29. Aroma Garden |
| 09. Entry Path to Social Plaza | 30. Bamboo Garden |
| 10. Multipurpose Lawn | 31. Toddler's Play Area |
| 11. Stage | 32. Parents' Bay |
| 12. Group of trees | 33. Children's Play Area |
| 13. Water body | 34. Stepping Stones |
| 14. Planters with Seaters | 35. Pet Park |
| 15. Entry to OAT | 36. Art Wall |
| 16. Water Bubblers | 37. Tropical Plantation |
| 17. Interactive Floor Games | 38. Tower - A |
| 18. Swing Court | 39. Tower - B |
| 19. Co-Working Space | 40. Tower - D |
| 20. Outdoor Lounge | 41. Tower - C |
| 21. Community Kitchen/ Barbeque Zone | 42. Clubhouse |

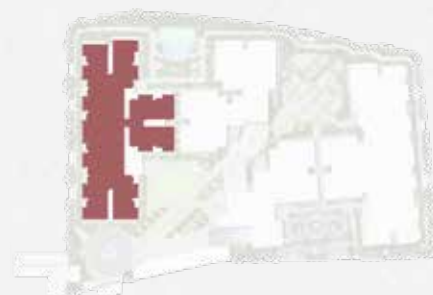


TYPICAL PLAN

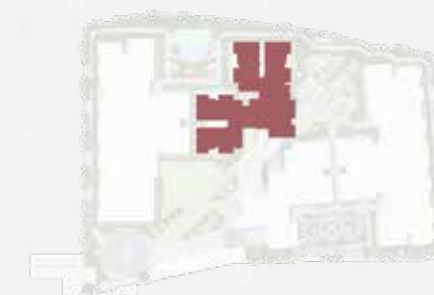




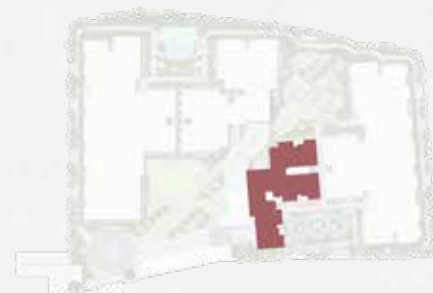
BLOCK A



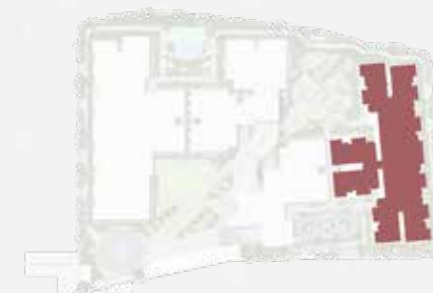
BLOCK B



BLOCK C



BLOCK D



The Part of

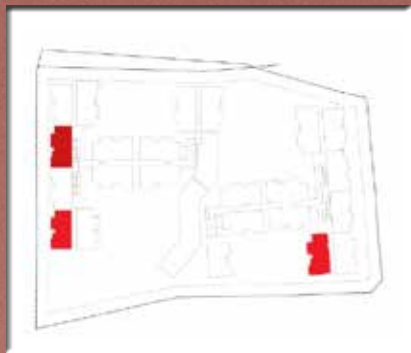
THE WORLD
THAT'S JUST
YOURS

3BHK

SBA (2263-2412 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN

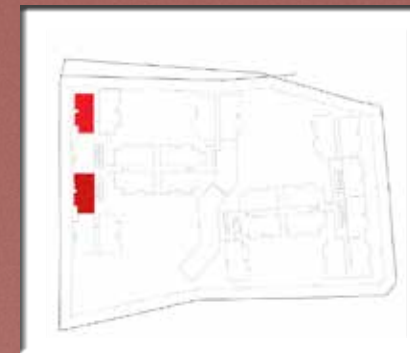


3BHK

SBA (2259-2395 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN



3BHK

SBA (2237-2408 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN



3BHK

SBA (2406-2449 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN

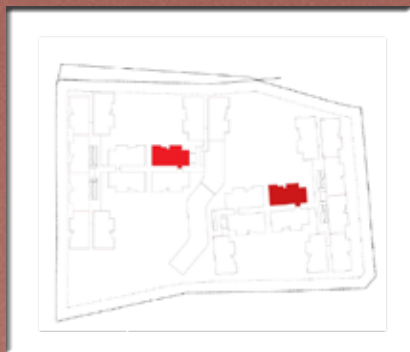


3BHK

SBA (2403-2446 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN



3BHK

SBA (2403-2446 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN



3BHK

SBA (2406-2449 SFT)

RERA Carpet Area -1503 sq.ft

KEY PLAN

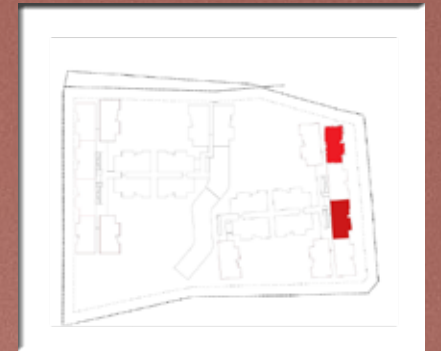


3BHK

SBA (2263-2399 SFT)

RERA Carpet Area -1476 sq.ft

KEY PLAN



3.5BHK

SBA (2573-2630 SFT)

RERA Carpet Area -1626 sq.ft

KEY PLAN



3.5BHK

SBA (2585-2628 SFT)

RERA Carpet Area -1626 sq.ft

KEY PLAN











Behind Every Detail

A NEW STANDARD
HAS BEEN RAISED

SPECIFICATIONS

Exclusivity IN EVERY INCH

VAJRAM CHRYSANTHEMUM

STRUCTURE

- ▶ Single Basement + Ground Floor + 4 Upper Floors, compliance to seismic zone II.
- ▶ Framed Structure - RCC Columns, Beams and Slab
- ▶ Masonry - Solid Block Masonry and Cement Plaster

DOORS & WINDOWS

- ▶ Main Door - Engineered wood frame with veneer finish shutter with architrave.
- ▶ Internal Door - Engineered wood frame with laminate finish shutter with architrave.
- ▶ Windows - 2.5 track sliding windows
- ▶ Superior quality door hardware accessories.
- ▶ Balcony - 2.5 track sliding windows.

BALCONY & UTILITY AREA

- ▶ Superior quality anti-skid ceramic tiles for balcony & utility.
- ▶ Glass Handrail with paint finish as per design in all Balconies.

COMMON AREA

- ▶ Flooring - Granite/ Vitrified
- ▶ Premium emulsion paint finish.
- ▶ MS Handrail as per design.

TOILETS

- ▶ Superior quality ceramic tile wall dado up to false ceiling.
- ▶ Superior quality anti-skid ceramic flooring.
- ▶ False ceiling with grid panels.
- ▶ Granite counter for master bedroom wash basin.

LIFTS

- ▶ 1 Passenger and 1 Service lift in each Block



LOBBY / CORRIDORS

- ▶ Ground floor lobby with granite flooring/cladding
- ▶ Upper floor & basement lobbies with combination of Granite / Vitrified tiles for flooring/cladding
- ▶ Masonry- Solid Block Masonry and Cement Plaster
- ▶ All corridor walls in texture paint & ceiling in OBD.

KITCHEN

- ▶ Superior quality double charge vitrified tiles flooring.
- ▶ Provision for chimney exhaust in kitchen

FOYER/ LIVING/ DINING/ BEDROOMS

- ▶ Superior quality Double charged vitrified tiles in all Bedrooms.
- ▶ Premium Emulsion paint finish for walls.

ELECTRICALS

- ▶ BESCOM power supply 3 BHK 5 KW.
- ▶ Generator power backup - 1 KW for each apartment.
- ▶ 100 % Power backup for common facilities.
- ▶ Superior quality modular switches from reputed brands.
- ▶ Television points in living and bedrooms.
- ▶ Telephone points in living and master bedroom.
- ▶ Provision for Split AC in living and bedrooms.
- ▶ CCTV is made for all common areas in the premises.
- ▶ Wifi facility in all common area in the premises.
- ▶ Provision for EV charging point for visitors.

PLUMBING & SANITARY

- ▶ CP Fittings and sanitary wares from reputed brands.
- ▶ Water supply & drainage pipes from reputed brands.



Guided by Purpose

VAJRAM GROUP

Vajram Group has successfully delivered over 3 million sq. ft., encompassing both residential and commercial projects. This includes premium residential developments across key locations and high-end commercial office spaces that have been leased to leading corporations. Additionally, we have partnered with co-working companies to meet the growing demand for flexible office spaces. Currently, we are executing another 8 million sq. ft., with an ambitious roadmap to achieve 20 million sq. ft. by 2030.

With a strong presence in Bengaluru and Hyderabad, our portfolio is expanding to include ultra-luxury and themed villas, alongside a foray into developing state-of-the-art logistics centers. Vajram's commitment to sustainability, design excellence, and quality has earned us numerous accolades and industry recognition, making us a trusted name in real estate.

10+ YEARS
IN THE INDUSTRY

3M
SQ.FT
DELIVERED

8M+
SQ.FT
IN PIPELINE

20M+
SQ.FT
IN VISION

RESIDENTIAL PORTFOLIO

DELIVERED
3 MILLION SQ. FT

VAJRAM ORCHID
8 Acres, 64 Villas, 540K Sft
Doddaballapura, North Bangalore

VAJRAM TIARA
4.5 Acres, 265 Units, 800K Sft
Yelahanka, North Bangalore

VAJRAM ELINA
1 Acre, 87 Units, 100K Sft
Thanisandra, North Bangalore

VAJRAM ESSENZA
1.5 Acres, 142 Units, 200K Sft
Thanisandra, North Bangalore

VAJRAM ESTEVA
2.5 Acres, 106 Units, 300K Sft
Doddaballapura, North Bangalore

VAJRAM NEWTOWN-I
2.9 Acres, 272 Units, 530K Sft
Thanisandra, North Bangalore

ONGOING
2.2 MILLION SQ. FT

VAJRAM NEWTOWN-II
2.8 Acres, 272 Units, 490K Sft
Thanisandra, North Bangalore

VAJRAM VIVERA
6.27 Acres, 343 Units, 864K Sft
Kogilu Main Road, North Bangalore

VAJRAM CHRYSANTHEMUM
3.42 Acres, 115 Units, 370K Sft
Yelahanka, North Bangalore

VAJRAM AMARANTE
3.9 Acres, 130 Units, 400K Sft
Jakkur, North Bangalore

UPCOMING
2.1 MILLION SQ. FT

VAJRAM NEWTOWN-III
1.16 Acres, 88 Units, 100K Sft
Thanisandra, North Bangalore

VAJRAM HYDERABAD
7 Acres, 800 Units, 1M Sft
Begumpet, North Bangalore

VAJRAM KAMENAHALLI
15 Acres, 300 Plots
Kamanahalli, North Bangalore

VAJRAM DEVANAHALLI
10 Acres, 200 Plots
Devanahalli, North Bangalore

VAJRAM NEWTOWN-IV
7.5 Acres, 600 Units, 1Mil Sft
Thanisandra, North Bangalore



COMMERCIAL PORTFOLIO

Vajram Group’s commercial project is strategically located in Bengaluru’s thriving business districts. We understand the evolving needs of businesses and strive to create workspaces that foster productivity, collaboration and success. Our projects are strategically posted rapidly burgeoning sectors like Bellandur, KR Puram, Yelahanka and Koramangala in Bengaluru, which houses fortune 500 giants including Goldman Sachs.

DELIVERED
0.5 MILLION SQ. FT

VAJRAM ESTEVA
200K Sft
Bellandur, North Bangalore

VAJRAM ONYX
281K Sft
Bellandur, North Bangalore

ONGOING
0.6 MILLION SQ. FT

VAJRAM ORNATE
550K Sft
Begumpet, Hyderabad

UPCOMING
2.1 MILLION SQ. FT

VAJRAM NEWTOWN-III
100K Sft
Thanisandra, North Bangalore

VAJRAM LUXOR
750K Sft, Bangalore

VAJRAM TIARA-II
100K Sft, Bangalore

**VAJRAM
KAIKONDRAHALLI**
300K Sft, Bangalore

HYDERABAD-II
120K Sft, Bangalore

LOGISTICS & INFRASTRUCTURE PORTFOLIO

Vajram Group has ventured into the logistics and infrastructure sector with the acquisition of 110 acres in Hosur. This strategic initiative will see the development of a state-of-the-art logistics park designed to meet the evolving needs of the industry. Featuring world-class infrastructure and facilities, the park will be leased to leading operators, further reinforcing our commitment to delivering high-quality, sustainable developments across diverse sectors.

UPCOMING
2M SQ.FT



Partnered

WITH ONLY THE BEST

Our success is built on strategic partnerships with carefully selected experts, including visionary design firms, seasoned consultants, top-tier suppliers, and specialized quality control professionals. Each partner is chosen for their expertise and alignment with our core values, ensuring that every project is meticulously planned, executed, and upheld 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.



AWARDS & ACCOLADES



Engineering & Design Excellence

Vajram Group combines innovative design thinking with advanced engineering practices to deliver aesthetically pleasing, structurally sound and functional spaces.



Sustainable & Eco-Friendly Homes

The Group prioritizes environmental stewardship by incorporating green building practices, energy efficiency and sustainable development principles into every project.

THE VAJRAM EDGE

Redefining Spaces. One Landmark at a Time



Commitment to Customers

By maintaining transparency, adhering to timelines and providing exceptional service, Vajram Group has built enduring trust with its customers.



On-Time Delivery

A commitment to punctuality ensures that projects are delivered on time without compromising quality.

A PLACE CALLED HOME

There's a certain quiet that only a well-designed home can offer. The kind that follows you from room to room, where natural light lingers just long enough, and every corner feels intuitively yours. At **Vajram Chrysanthemum**, this stillness is intentional. It's embedded in the proportions, the materials, the rhythm of the layout. Every detail has been designed to complement the way you live.

And beyond the architecture, there's a **deeper intent**: to create a home that adapts across generations, holding not just your life, but the lives you'll build within it.



Curated Life

AND A HOME THAT HOLDS IT ALL





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 Vivara. 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



9071 005 272 | VAJRAMGROUP.COM | RERA No. PRM/KA/RERA/1251/472/PR/031125/008217