



When

**‘GOOD
ENOUGH’**

*Stops Being
Enough*

There comes a moment when you outgrow the ordinary. When standard views, standard spaces and standard lifestyle simply don't feel like you anymore.





*Everyday
Living Should
Become*

ELEVATED LIVING

Imagine waking up to a
calm lake instead of
concrete.

Imagine coming home to
greenery instead of
gridlock.

Imagine a home that
feels expansive, not just
expensive.

Your Home Should

BE A LEAP, *Not a Lateral Move*

This isn't just an upgrade in square feet. It's an upgrade in how you feel, how you host, how you rest and how you see the world outside your window.



SCALE UP YOUR EXPECTATIONS

PRESENTING

ADNA

Life²

MORE LIFE PER INCH

At ADNA LIFE², every day is designed to feel like life, multiplied. Life times the openness. Life times the calm. Life times the comfort. Because when your home, surroundings and conveniences all scale up together, you don't just live more, **"You live life to power of 2".**

Where Every Day
**FEELS
BEAUTIFULLY** *Scaled Up.*



3.6 ACRES



ONLY
100 HOMES



97% UDS



JUST 27 HOMES
PER ACRE



3 ACRES
OPEN SPACE



80% LAKEVIEW &
20% GARDEN VIEW

PERFECTLY PLACED

BETWEEN
CALM AND CONVENIENCE



SCALE UP
**YOUR
ACCESS**
TO THE CITY





CONNECTIVITY

Bus stop (Igglur bus stop): 1 min
Chandapura proposed railway station : 2 min
Heelalige Railway station : 5min
METRO Station Bommasandra : 5 min
STRR Nerlur : 7 min
Proposed Hosur Airport : 45 min



Major IT ZONES

Bommasandra Industrial Area : 10min
Electronic City (200+ IT Companies) : 12 min
Chandapur-Sarajapur Road (SWIFT City-Proposed) : 20 min



HEALTHCARE

Athreya Hospital : 6 min
Narayana Health City(Narayana Hrudalaya): 10 min
Best Hospital : 10 min
SACRED OAK Hospital : 20 min
Kauvery Hospital : 20 min



CORPORATE AND BUSINESS HUBS

The Tata Power Company Ltd : 6 min
RD TMT Steel India Pvt Ltd: 7 min
Biocon Biologics : 10min
TVS Motors : 12 min
Infosys : 12 min
Wipro Limited : 12 min
CGI : 13 min
Tech Mahindra Limited : 14 min
Bangalore Bioinnovation Center (BBC) : 15 min
SFO Technologies : 17 min
Syngene International Limited : 17 min
Bosch Global Software Technologies : 17 min
HCL Technologies Ltd : 18 min
IBM : 19 min



SCHOOLS AND COLLEGES

National Public School : 2 min
Triumph World School : 4 min
Narayana PU College : 4 min
Narayana E Techno School : 5 min
CMR International School : 5 min
Alliance Univercity : 5 min
EKAM Edify School : 7 min
Narayana Hrudayalaya Colleges : 11 min
Bangalore College Of Engineering & Technology : 12 min
PES medical college : 15min
Ambitus world school : 22 min

SCALE UP
YOUR **GREEN
SIDE**



Scale Up Your **OWNERSHIP VALUE**



**97% Undivided Share
of Land (UDS)**



AS A RESULT —

97% UDS in a boutique low-density development - Own more land. Earn stronger appreciation and enduring investment value. 3 times higher appreciation compared to conventional projects.



**Boutique low-density
development**



For years, city living has asked us to adjust. Smaller homes, crowded towers, rising bills, and less nature. At ADNA Life², it's time to expect more. More space. More air. More light. More Land. More Appreciation. More sustainability. And a smarter way of living that naturally reduces your carbon footprint and everyday expenses.

Scale Up Your **SPACE**



3.6 Acre Community with
only **100 Boutique Homes**



82% open green spaces creating
a breathable environment



Approx 0.7 to 0.8 acres
building footprint



Low-rise Stilt + G + 3 floors
for better light and airflow



Spacious **3 BHK homes**
(**1,430sq.ft- 1,730 sq.ft.**)



AS A RESULT

*3 times lower density than
a typical urban project.*

*15-20% lower common area power
consumption per home.*

*10-15% slower long-term
maintenance escalation.*

Scale Up Your **AIR & LIGHT**



Expansive balconies and large sliding openings



Specially insulated window glass that reduce heat ingress



Cross-ventilation planning for passive cooling



Optimized window placement for maximum daylight



Surrounded by lake views and lush greenery



AS A RESULT

20-30% reduction in AC usage hours.

2-4°C naturally lower indoor temperatures.

15-25% lower daytime lighting usage, with no requirement of switching on lights during the daytime.

Up to 30% reduction in overall home electricity consumption from cooling and lighting loads.

Scale Up Your **NATURAL ECOSYSTEM**



Butterfly, herbal and
flower gardens



Thick tree plantation across
the landscape



Urban farming spaces within
the community



Landscaping designed using
native plant species



AS A RESULT ———•

*2–3°C reduction in surrounding
microclimate temperature* ———•

*10–15% indirect reduction
in cooling demand inside homes* ———•

*15– 20% lower landscape water
consumption through native planting*

Scale Up Your **WATER SUSTAINABILITY**



Advanced Water treatment for
water recycling



Recycled water used for
landscape irrigation



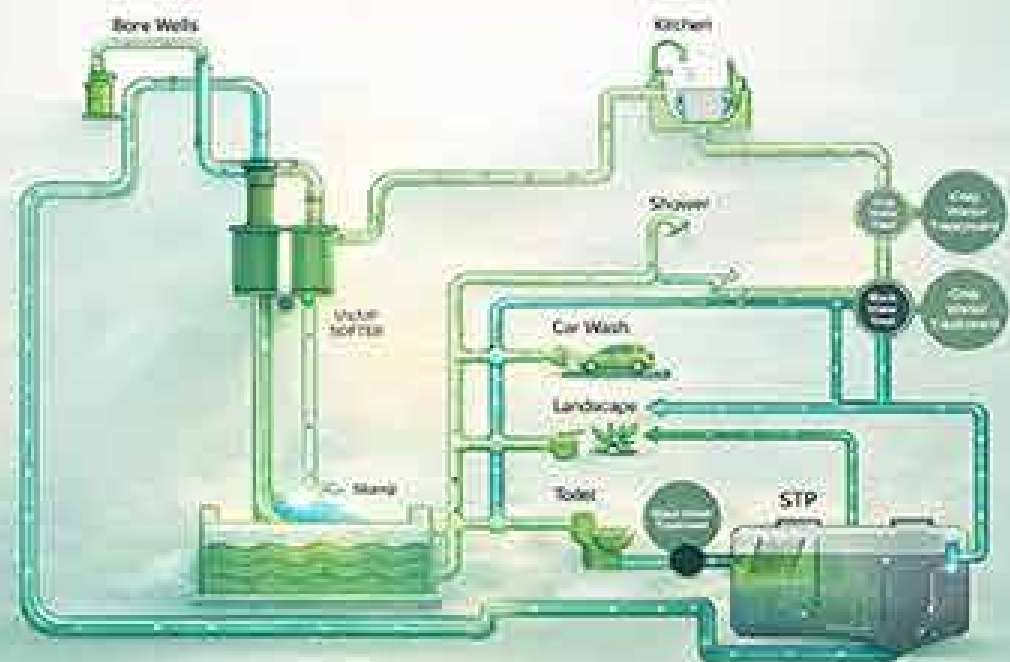
Large rainwater recycling
and harvesting zones
are present across the property



Lake proximity supports groundwater
recharge for the entire project

Central Water Treatment System

A simplified water treatment flow for domestic usage



A central water softening plant conditions a variety of different water sources and pipes with water in all parts.
Water is conditioned in a centulared UV/UV filter and piped to every kitchen.

Rainwater & Groundwater Recharge System



AS A RESULT

100% reuse of treated water
for landscaping and non-potable use.

Combined water recharge through
lake integration and rainwater
harvesting supports overall project
water needs.

40-50% reduction in
fresh water demand.

No dependence on external
water sourcing.

Scale Up Your **ACTIVE LIVING**



vast jogging trails, world class sports court and vibrant play zones



Outdoor gym and yoga lawns



Community and co-working spaces



Walkable design for everyday movement



AS A RESULT

Expansive amenities reduce the need to step out for recreation or children's activities.

80% reduction in short-distance travel for lifestyle needs.

No dependence on external fitness facilities.

Increased daily movement through walkable planning.

Scale Up

Your **FUTURE-READY LIVING**



EV charging provisions
at common area



Zero-waste management
systems



True sustainability isn't about adding features. It's about designing a community where land, air, water, and energy work efficiently together. That's what **ADNA Life²** achieves—lower impact on the planet, and a more balanced way of living for the people who call it home. development, where he now drives projects with a structured, insight-led approach.

AS A RESULT

10-20% lower common
electricity consumption
across shared infrastructure.

15-25% improved operational
efficiency in community services.

FOR THE FEW
WHO REFUSE TO SETTLE



A woman with long dark hair, wearing a white sleeveless dress, is lying on a dark wicker lounge chair with white cushions. She is holding an open book in her hands and a glass of orange juice with a slice of orange. She is barefoot and appears to be relaxing. The lounge chair is positioned on a stone deck next to a swimming pool. The pool's surface reflects the woman and the surrounding greenery. In the background, there are lush green plants, a small tree, and a wooden trellis structure. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

SCALE UP YOUR ME-TIME

- Swimming Pool with Pool Deck
- Walking Track
- Zen Garden
- Reflexology Pathway
- Feng Shui Garden with Seating
- Butterfly & Herbal Garden
- Flower Garden
- Rock Garden
- Wind Chimes with Creepers
- Bird Bath
- Lily Pond
- Water Body with Spouts
- Seating Areas Across Landscaped Zones

WELLNESS & RECREATION

- Jogging Track Loop
- Yoga & Meditation Lawn
- Outdoor Gym & Exercise Lawn
- Tennis Court
- Half Basketball Court
- Volleyball / Throwball Court
- Cricket Pitch
- Skating Rink
- Mini Golf
- Maze Garden
- Senior Citizen Wellness Park





FAMILY & LEISURE

- Children's Play Zone with Chalk Walk & Sand Pit
- Outdoor Board Game Lawn (Chess, Ludo)
- Grass Lawn
- Urban Farm
- Pet Off-Leash Park
- Barbeque Pavilion
- Creche
- Indoor Games & Recreation Hub
- Outdoor Lounge & Social Seating Courts
- Meet & Greet Plaza
- Junior Football Court (family-friendly play)
- Food Serving Counter & Toilets

INDULGENCES & COMMUNITY

- Grand Party / Multi-Purpose Lawn
- Stepped Amphitheater with Stage
- Community Lounge
- Designer Reception Lobby & Party Hall
- Business Lounge
- Co-Working Space
- Visitors' Car Parking
- Seating Courts for Social Gatherings
- Meet & Greet Plaza (community interaction)
- Outdoor Lounge Courts (evening indulgence)



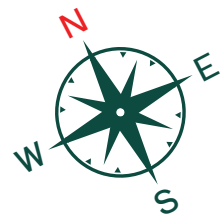
SCALE UP YOUR SENSE OF SPACE

From wider living rooms to wider balconies, every inch is designed to feel expansive.



3 BHK

EAST FACING
AREA - 1430 SQ.FT



ENTRY

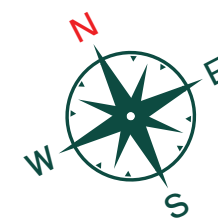
- A LIVING & DINING: 10'6" X 14'3"
- B DININIG: 10'10" X 9'6"
- C KITCHEN: 8'0" X 9'8"
- D UTILITY: 8'0" X 4'0"
- E BED ROOM: 10'6" X 10'4"
- F M.BED ROOM: 12'0" X 11'6"
- G A.TOILET: 8'4" X 4'9"
- H BED ROOM 01: 11'4" X 10'6"
- I A TOILET: 4'7" X 7'9"
- J C TOILET: 4'7" X 7'9"
- K BALCONY: 20'8" X 5'0"

3 BHK

EAST FACING
AREA - 1565 SQ.FT



ENTRY



- A LIVING: 12'10" X 14'0"
- B BALCONY: 23'6" X 5'0"
- C C.TOILET: 4'9" X 7'9"
- D A.TOILET: 8'0" X 5'0"
- E DINING: 11'10" X 9'6"
- F BEDROOM-01: 11'0" X 13'0"
- G KITCHEN: 7'10" X 10'10"
- H UTILITY: 7'10" X 4'0"
- I BEDROOM-02: 10'0" X 10'4"
- J A.TOILET: 4'7" X 8'0"
- K M.BEDROOM: 11'0" X 13'9"

3 BHK

NORTH FACING
AREA - 1730 SQ.FT



ENTRY
↓



- A LIVING & DINING: 11'0" X 27'3"
- B BEDROOM-02: 10'4" X 11'6"
- C A.TOILET: 8'0" X 4'7"
- D C.TOILET: 8'0" X 5'0"
- E KITCHEN & UTILITY: 10'4" X 15'0"
- F BALCONY: 10'8" X 9'10"
- G BALCONY: 12'0" X 5'0"
- H M.BEDROOM: 11'0" X 15'0"
- I A.TOILET: 8'0" X 5'0"
- J BEDROOM-01: 11'0" X 11'6"

3 BHK

WEST FACING
AREA - 1730 SQ.FT



- A LIVING & DINING: 27'9" X 11'0"
- B BALCONY: 5'0" X 29'9", 14'0" X 5'0"
- C KITCHEN: 8'0" X 9'8"
- D UTILITY: 8'0" X 4'0"
- E C.TOILET: 8'0" X 5'0"
- F A.TOILET: 5'0" X 8'0"
- G M.BEDROOM: 11'0" X 13'3"
- H BEDROOM-02: 10'10" X 11'8"
- I A.TOILET: 5'0" X 8'0"
- J BEDROOM-01: 11'4" X 11'8"

- A LIVING & DINING: 11'0" X 27'2"
- B FOYER: 10'4" X 5'9"
- C BEDROOM-01: 10'0" X 10'2"
- D C.TOILET: 8'0" X 5'0"
- E KITCHEN: 10'0" X 8'2"
- F UTILITY: 10'10" X 5'0"
- G BALCONY: 11'4" X 5'0"
- H A.TOILET: 5'0" X 8'6"
- I M.BEDROOM: 11'4" X 11'6"
- J BALCONY: 5'0" X 16'0" ,11'10" X 3'7"
- K A.TOILET: 5'0" X 8'0"
- L BEDROOM-02: 11'4" X 10'0"



3 BHK
 EAST FACING
 AREA - 1735 SQ.FT

- A LIVING & DINING: 11'6" X 28'4"
- B BEDROOM-01: 11'4" X 10'6"
- C A.TOILET: 7'9" X 4'7"
- D C.TOILET: 8'4" X 5'0"
- E KITCHEN & UTILITY: 11'4" X 12'4"
- F BALCONY: 25'6" X 5'0"
- G M.BEDROOM: 13'0" X 12'4"
- H A.TOILET: 8'0" X 5'5"
- I BEDROOM-02: 13'0" X 10'6"



3 BHK
NORTH FACING
AREA - 1745 SQ.FT

A LIVING & DINING: 27'9" X 11'6"

B C.TOILET: 8'0" X 5'0"

C KITCHEN: 8'0" X 9'4"

D UTILITY: 8'0" X 4'0"

E A.TOILET: 5'0" X 8'0"

F M.BEDROOM: 11'0" X 13'3"

G BALCONY: 5'0" X 26'0"

H BEDROOM-01: 11'8" X 11'8"

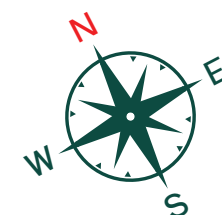
I A.TOILET: 5'0" X 8'0"

J BEDROOM-02: 10'6" X 11'8"

K BALCONY: 16'9" X 5'0"



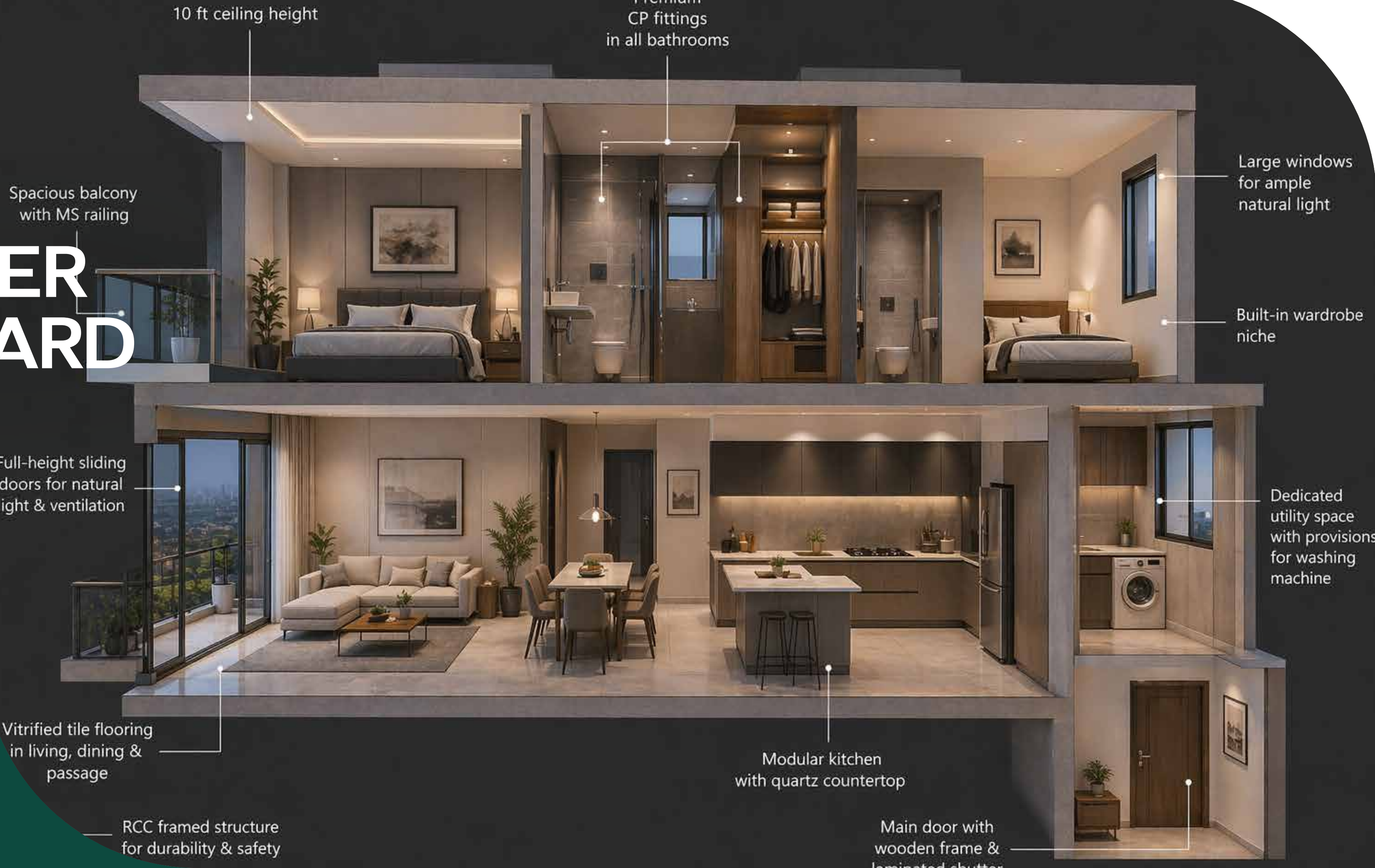
ENTRY



3 BHK
EAST FACING
AREA - 1770 SQ.FT

CRAFTED TO

A HIGHER STANDARD





WALLS

- 6-inch solid concrete blocks for exterior walls.
- 4-inch solid concrete blocks for internal walls.



PLUMBING

- **PVC & CPVC** pipes of **Supreme & Ashirwad** make or equivalent



KITCHEN

- Provision for Refrigerator, Microwave, Mixer/Grinder, water purifier, chimney.



FLOORING & TILING

- **Living, Dining, Bedrooms, Kitchen:** Premium quality 800mmX800mm vitrified tiles.
- **Balconies and Utility area:** Premium quality Anti-skid Ceramic Tiles.
- **Toilets:** Anti-skid ceramic tiles for the floor and ceramic tiles for the walls up to 7' height.
- **Epoxy grout for Tiles Joint:** Premium, high-performance for exceptional durability, non-porous & best for waterproof.



SANITARY & CP FITTINGS

- Wall mounted EWC, All fittings of **Grohe** and American standard or **Jaquar/Hindware** or equivalent make.



PAINT

- Weather resistant emulsion paint for exterior and water based emulsion paint for interior walls of **Asian Paints/Berger** make or equivalent.



DOORS

- **Main Doors:** 8 ft Teak wood frame with Engineered shutters of Teak vineer finish.
- **Internal Doors:** 7 ft Solid wood/Mahagani frame with Engineered shutters of laminate finish.
- Intelligent Digital lock for main door of **Yale** make or equivalent.
- All other doors shall be provided with mortise/cylindrical lock of **Yale/Godrej/Europa** make or equivalent.



ELECTRICAL

- Grid Power from **BESCOM** for each home. Concealed wiring with **PVC** insulated copper wires and modular switches **Finolex / Havells /Anchor** make or equivalent.
- A.C points in all master bedrooms & living rooms.
- T.V provision in master bedrooms and living area.
- Geyser points in all bathrooms.
- EV Charging provision at visitor car parking.



ELEVATOR

- Eight passenger capacity elevators(3 no.s) of **Schindler/Kone/OTIS** or equivalent.

SCALED by the FINEST

Architect



Poornakriti

Landscape
Consultants



O₂4U

Structural



Adharshila

STP & WTP



Crystal & Drops

Legal



Legal Nexus

MEP
Consultants



ESVE Design

SIGNATURE SELECTIONS

SECURITY & HARDWARE



ELEVATORS



BATH & FINISHES



hindware



MEP SYSTEMS (PLUMBING & ELECTRICAL)



A LEGACY OF DELIVERED SPACE

ADNA Projects LLP

Scaling up expectations begins with the experience behind what is built.

ADNA Projects LLP is a professionally managed real estate development firm backed by **20+ years** of family experience in residential development. Headquartered in Bengaluru, the company focuses on creating residential communities that combine strong engineering, clear legal processes, sustainable practices, and thoughtful planning for everyday living.

With a foundation built on experience and a forward-looking approach to development, ADNA aims to create homes that offer more space, better design, and long-term value for residents.

A VISION THAT KEEPS RAISING THE BAR



Venugopal Bathineni *Leadership Pillar*

With 23+ years of professional experience, Mr. Bathineni brings a distinctive blend of technology and real estate expertise to ADNA Projects. He began his career in the IT industry with global organizations such as Siemens and Hewlett-Packard, developing strong analytical and execution capabilities. At the same time, he remained actively involved in his family's real estate business, gaining hands-on exposure across the full development lifecycle, from land acquisition and legal due diligence to planning, approvals, construction, and delivery; before transitioning fully into real estate development, where he now drives projects with a structured, insight-led approach



Swapna Polur *Leadership Pillar*

A qualified Engineer with extensive experience in residential development, Ms. Polur plays a key role in shaping the planning, execution, and quality standards of ADNA Projects. Her involvement spans critical aspects of development, including design evaluation, project coordination, and execution oversight, ensuring every project is delivered with efficiency, structural integrity, and attention to detail. With a strong technical foundation and disciplined approach, she helps maintain the consistency and governance that define ADNA's developments.

DELIVERED DEVELOPMENTS

THE EXPERIENCE BEHIND ADNA IS BUILT ON SUCCESSFULLY DELIVERED RESIDENTIAL COMMUNITIES IN BENGALURU.



PANACEA GOLDEN NEST

Gunjur Main Road, Bengaluru
50 homes delivered | Completed in 2017



RI Elegance

Haralur Main Road, Bengaluru
48 homes delivered | Completed in 2017



THE GREENS

Outer Ring Road, Bengaluru
172 homes delivered | Completed in 2009



MALIBU HOMES -1

Outer Ring Road, Bengaluru
32 homes delivered | Completed in 2007



MALIBU HOMES -2

Outer Ring Road, Bengaluru
32 homes delivered | Completed in 2007



MYSTIQUE HOMES

Outer Ring Road, Bengaluru
16 homes delivered | Completed in 2007



HAMPTON COURT

Outer Ring Road, Bengaluru
21 homes delivered | Completed in 2006



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