

DNR ARISTA

BELLANDUR, BENGALURU

Modern Green Building with the
“ WOW Factor ”

GREEN BUILDING WITH STUNNING DESIGN



DNR
ARISTA

NESTLED AMIDST NATURE, YET CLOSE TO EVERYTHING.

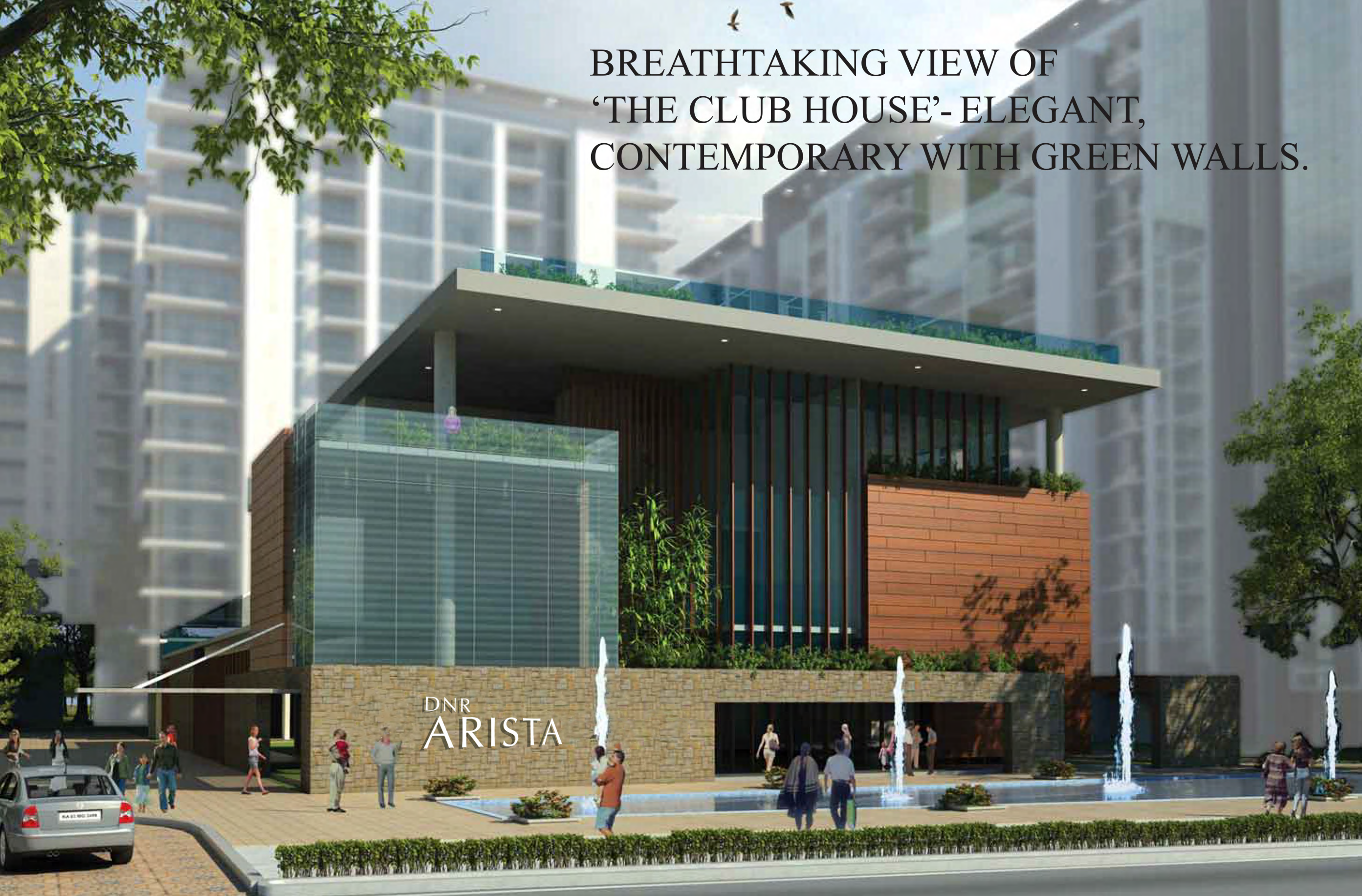
DNR Arista , strategically located at Marathahalli-Sarjapur Outer Ring Road,
Bangalore is defined by distinct “Green Architecture” that works in harmony with
the natural features and resources to maximize the efficiency of the building.



LOCATION MAP

BREATHTAKING VIEW OF
'THE CLUB HOUSE'- ELEGANT,
CONTEMPORARY WITH GREEN WALLS.

DNR
ARISTA



THE HYBRID LIFE INVITES YOU TO DO MORE.

Besides the unique features, DNR Arista also promises a host of other facilities which add to the hybrid experience. Some of them are:



- Badminton Court
- Squash Court
- Library
- Fitness Center
- Meditation Center
- Entertainment Hall
- Indoor Games
 - Billiards
 - TT
 - Cards
 - Chess
- Banquet Hall
- Toddlers' Activity Area
- Swimming Pool
- Children's Play Area
- Jogging Track

AMENITIES

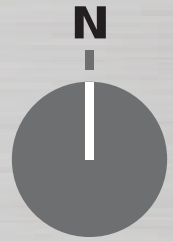


CLUB VIEW

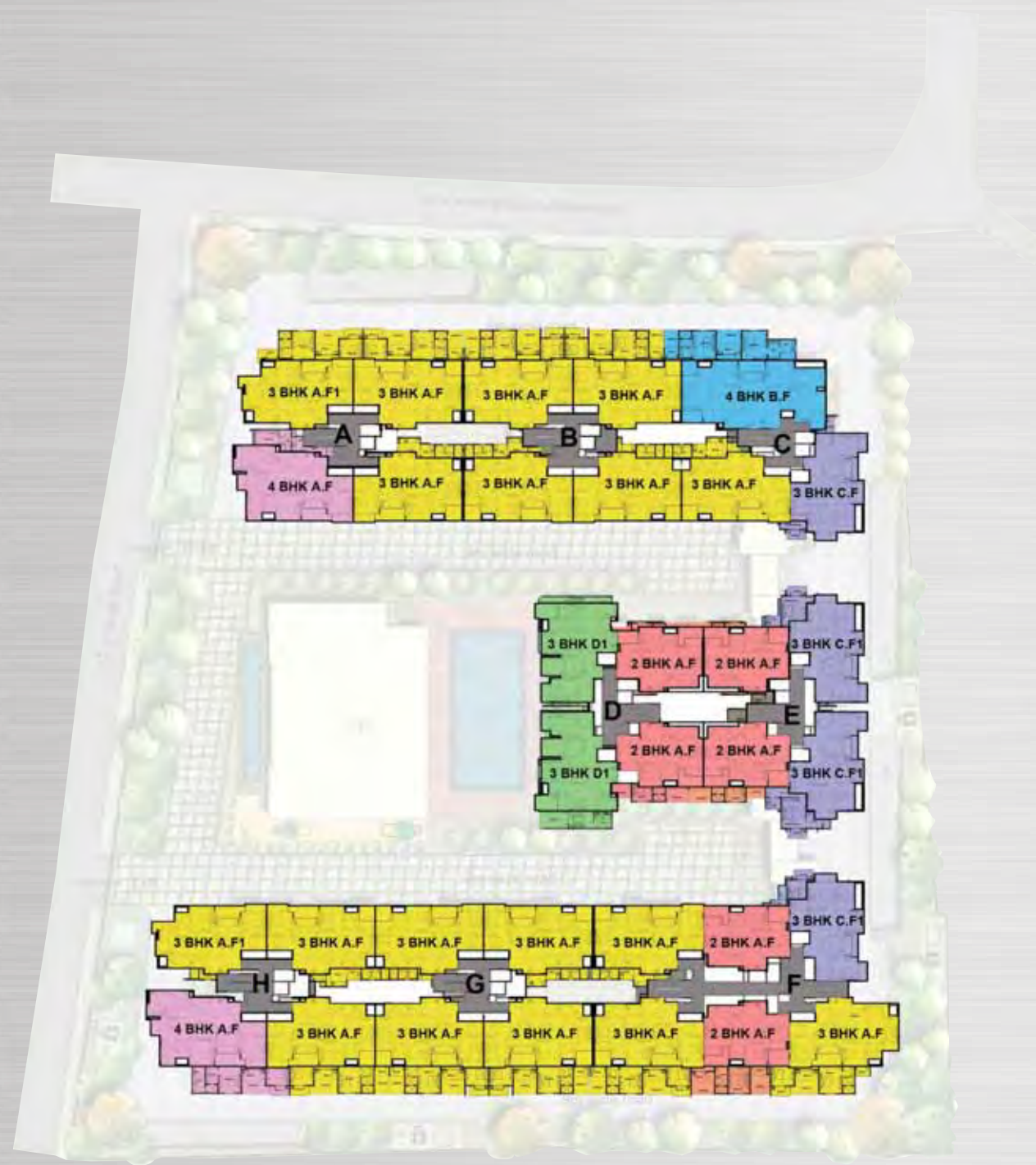




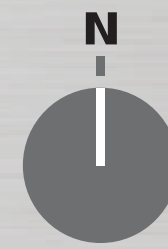
- a. CLUB HOUSE
- b. DECK
- c. POOL
- d. BASEMENT ENTRY
- e. BASEMENT EXIT
- f. CHILDREN'S PLAY AREA
- g. JOGGING TRACK



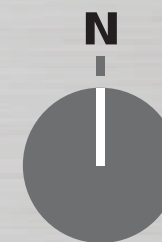
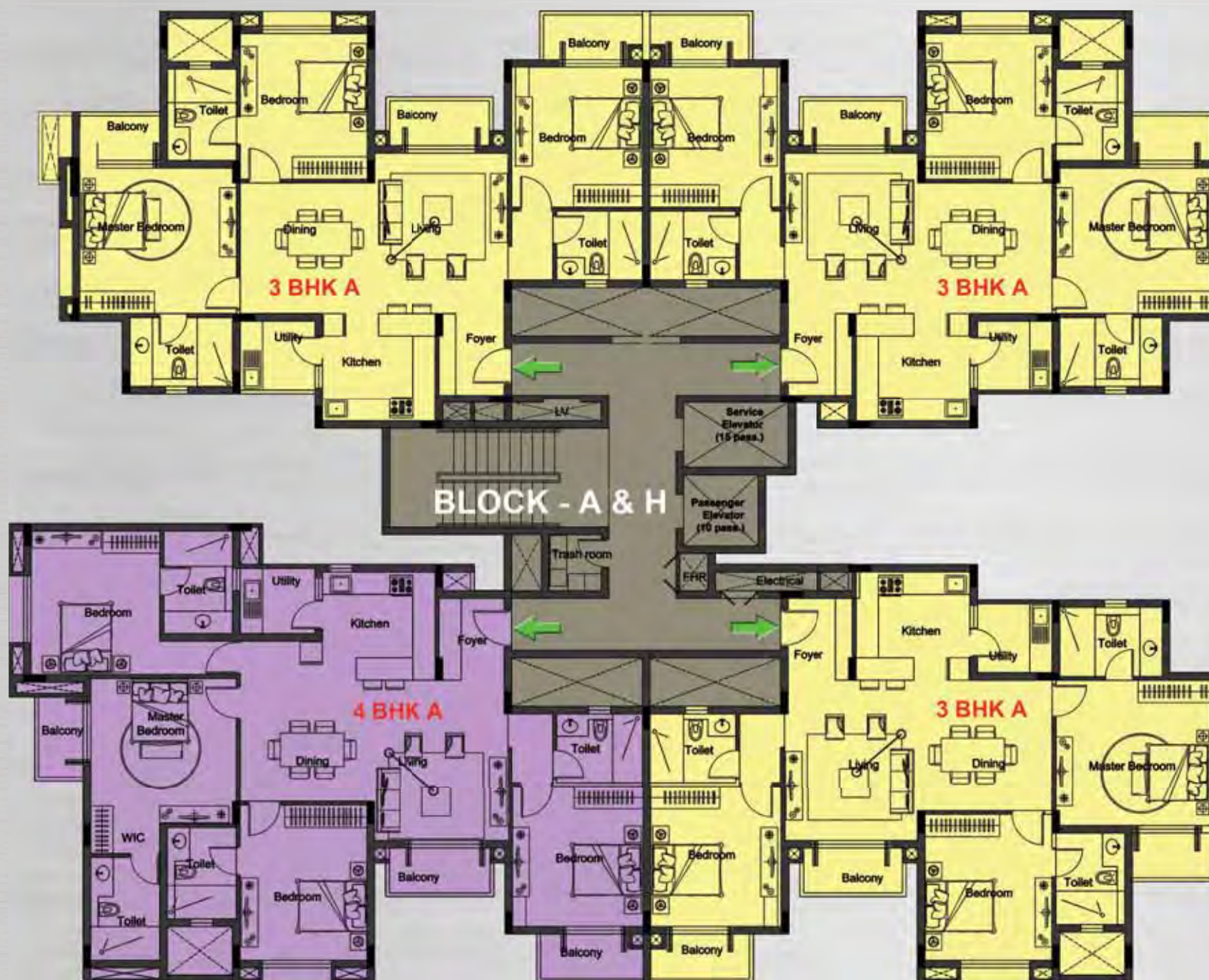
MASTER PLAN



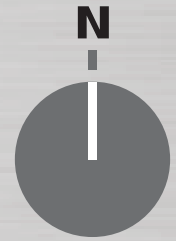
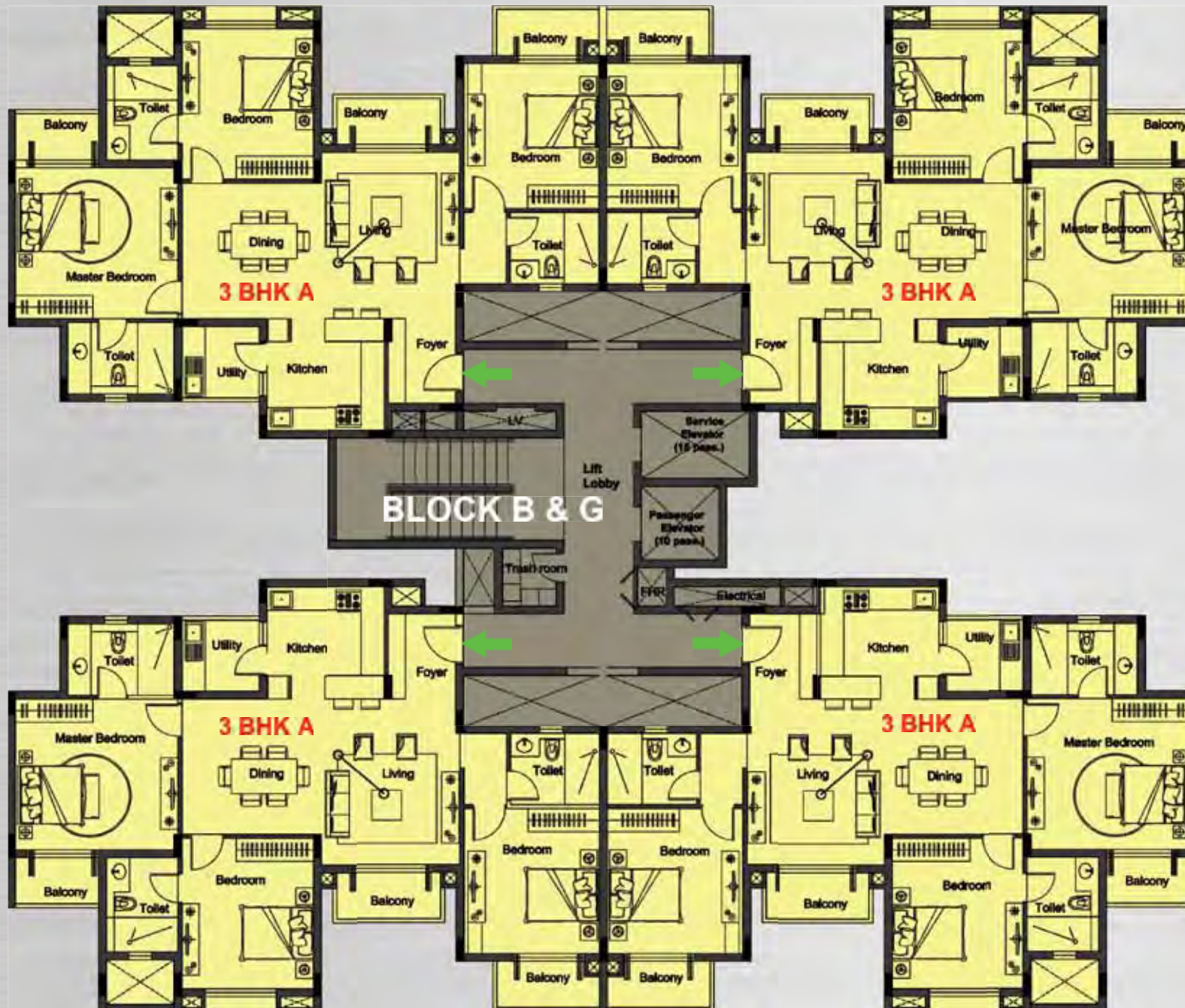
LEGEND:	
	2 BHK - A.F
	3 BHK - A.F
	3 BHK - C.F
	3 BHK - D1
	4 BHK - A.F
	4 BHK - B.F



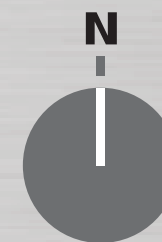
1ST
FLOOR PLAN



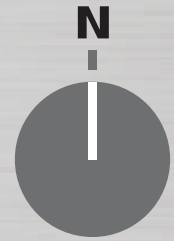
2ND TO 12TH FLOOR
BLOCK - A & H PLAN



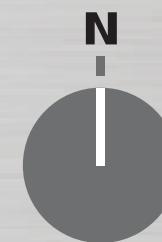
2ND TO 12TH FLOOR
BLOCK - B & G PLAN



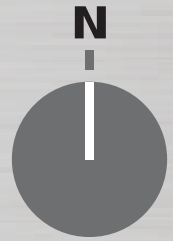
2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - C PLAN



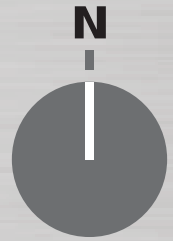
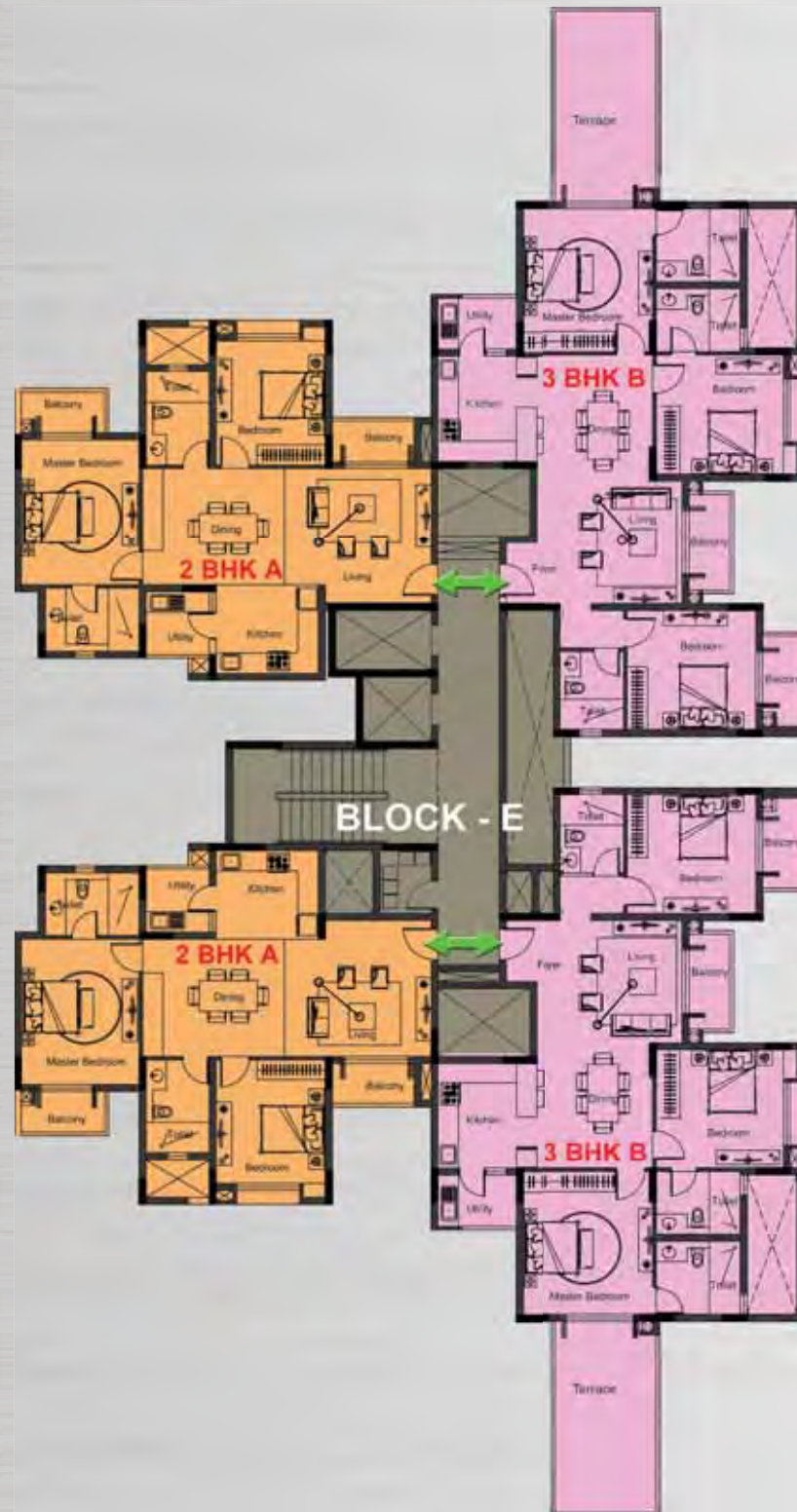
4TH & 5TH
9TH & 10TH FLOOR
BLOCK - C PLAN



2ND TO 12TH FLOOR
BLOCK - D PLAN



2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - E PLAN

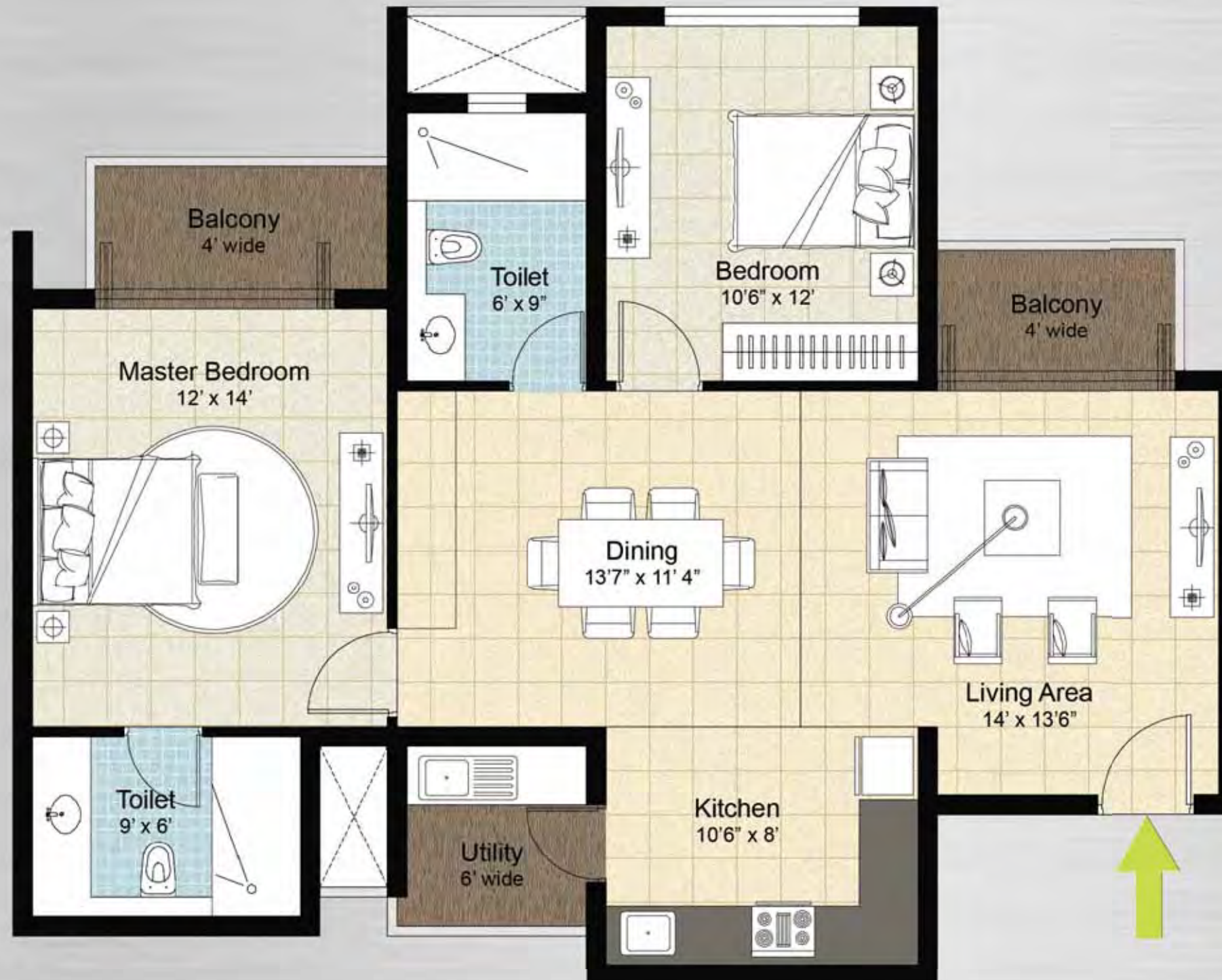


4TH & 5TH
9TH & 10TH FLOOR
BLOCK - E PLAN



2ND & 3RD
6TH TO 8TH
11TH & 12TH FLOOR
BLOCK - F PLAN

2 BHK UNIT A
SALEABLE AREA
1260 sq.ft.



UNIT PLAN

3 BHK TYPE A
SALEABLE AREA
156.54 sq.m.
(1685 sq.ft.)



UNIT PLAN



3 BHK TYPE B
 SALEABLE AREA
 154.68 sq.m.
 (1665 sq.ft.)

SALEABLE
 TERRACE AREA
 6.131 sq.m.
 (66 sq.ft.)

UNIT PLAN





3 BHK TYPE C
SALEABLE AREA
154.68 sq.m.
(1665 sq.ft.)

UNIT PLAN



4 BHK TYPE A
SALEABLE AREA
188.13 sq.m.
(2025 sq.ft.)

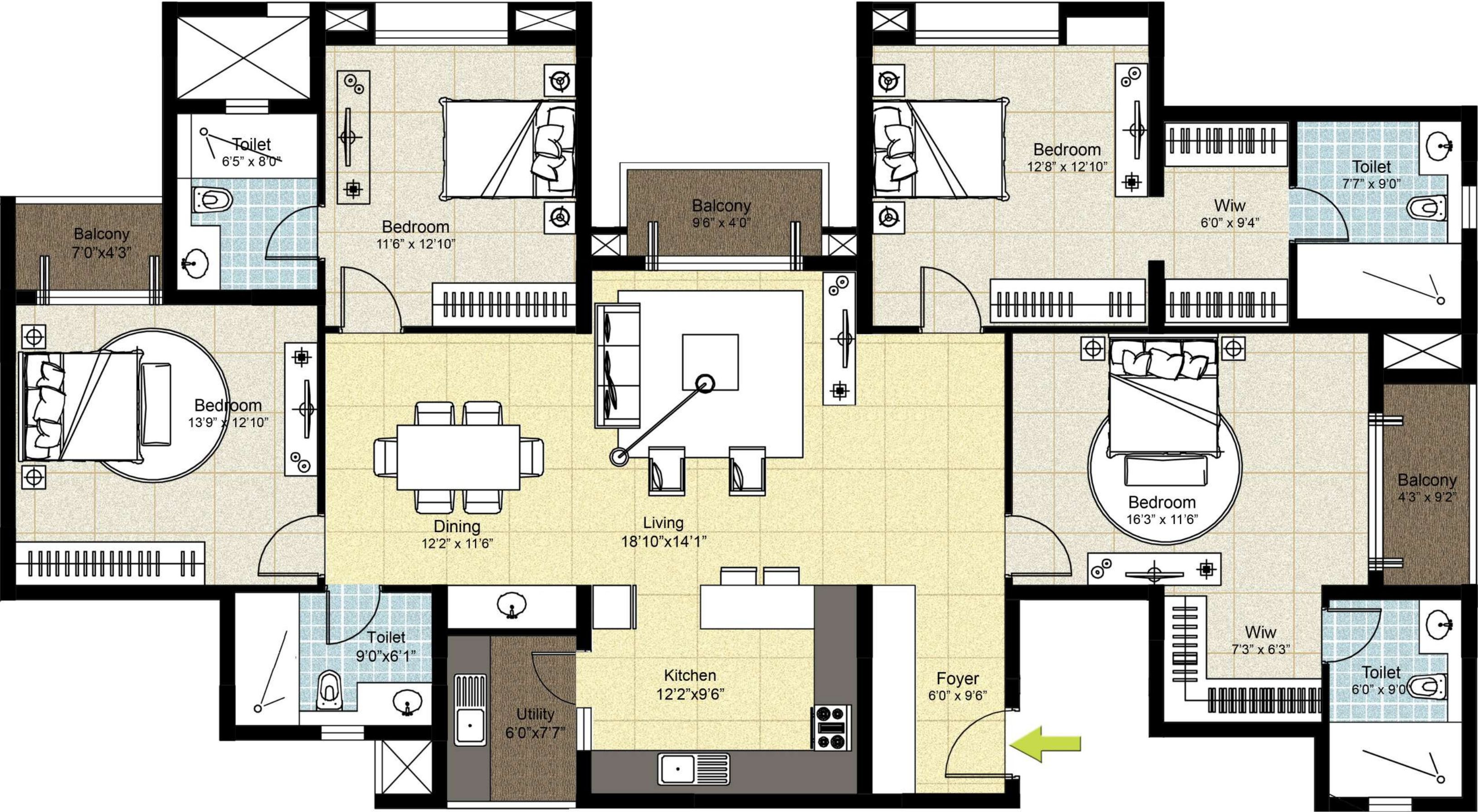
UNIT PLAN

Type

4 Bhk

SALEABLE AREA

2385 Sft



STRUCTURE	RCC framed structure (Seismic Zone II)	
DOORS	Main Door	Polished Teakwood frame with BST, melamine finish shutter
	Other Internal Doors	Hardwood frame with flush shutter, finished with enamel paint both sides
	Toilet Doors	Hardwood frame with flush shutter, one side laminate and one side enamel paint
	External Doors	UPVC- 3 track with Mosquito Mesh
WINDOWS	UPVC Sliding Windows - 3 Track with Mosquito Mesh	
VENTILATORS	UPVC with glass louvers.	
FLOORING	Main and Staircase Lobby at Ground Floor	Combination of polished granite/marble in slabs and vitrified tiles
	Living, Dining & all bedrooms	600 mm x 600 mm Vitrified tiles
	Kitchen	450 mm x 450 mm Anti-skid Vitrified tiles
	Balconies & Utilities	300 mm x 300 mm Anti skid Ceramic tiles
	Toilets	300 mm x 300 mm Anti skid Ceramic tiles
	Common Lobbies & Corridors	Vitrified tiles/Grane
	Common Staircases	Kota Stone / Sadarahalli Grantic/Concrete Tiles
	Servants room	Ceramic tiles
DADO	Toilet	Ceramic tiles - up to 7 ft height
	Kitchen	Ceramic tiles - up to 2 ft height above counter
SKIRTING	Main and staircase Lobby at Ground floor	100 mm height - (Polished granite/ vitrified tiles)
	Living, Dining, Common lobbies & Corridors	100 mm height - Vitrified Tiles
	All Bedrooms, Kitchen, Toilets	100 mm height - Vitrified Tiles
	Staircases	100 mm height - Kota stone / sadarhalli Granite
KITCHEN	☐ 20 mm thick granite kitchen counter ☐ Stainless steel sink - single bowl & single drain board of reputed make ☐ Provision (Electrical & Plumbing) for water purifier ☐ Provision (Electrical & plumbing) for washing machine in Utility area ☐ CP fittings of reputed make	
TOILETS	☐ Chromium plated fitting of reputed make ☐ Granite wash basin counter in MBR toilet ☐ All toilets wash basin with Mixer (Hot & Cold) Wash basins and EWC's of reputed make in all toilets ☐ MBR toilet to have over head & hand held shower ☐ PVC lines for rain water, soil & waste disposal ☐ CPVC lines for water supply	
PAINTING	Internal Walls & Ceilings	Emulsion & Oil bound distemper
	External finish	Texture Paint
	Basement	☐ White-wash for ceiling ☐ For all vertical members ACE paint

ELECTRICAL	2 BHK Flat	4 KW Power Supply & 3 KW DG back up
	3 BHK Flat	6 KW Power Supply & 4 1/2 KW DG back up
	4 BHK Flat	8 KW Power Supply & 6 KW DG back up
	100% DG back up for lifts, pumps & common area lighting	
	Concealed PVC conduits with Copper wiring	
	Modular Switches of reputed make	
	AC points	Conduits with wiring, socket and control switch for Living & all bedrooms
	TV points	Conduits with wiring, socket and control switch for Living & Master Bedroom only
	Telephone & Internet points	Living & all bedrooms
	Exhaust Fan point	Complete with wiring & outlet in all toilets & kitchen
	All other necessary light & other points	Complete with wiring & outlet
SECURITY	24 hr round the clock security personnel CCTV at strategic location for security & monitoring.	
LIFTS	2 Automatic lifts per Block	
STP, UG, SUMP, OHT(FIRE + DOMESTIC)	Will be provided as per the statutory approvals.	
RAIN WATER HARVESTING SYSTEM	Will be provided as per the statutory approvals.	
FIRE FIGHTING	Will be provided as per the statutory approvals.	
LANDSCAPING	Soft & hard landscaping on podium levels, natural ground level, around entrance areas & main driveway	
SWIMMING POOL	25 m x 12 m, 4 ft depth (includes Toddler's Pool at depth of 2 ft)	
ROADS	Paver Block roads as per design.	

GENERAL SPECIFICATIONS





DNR ARISTA

BELLANDUR, BENGALURU



DNR Corporation Pvt. Ltd.

304, 'A' Wing, Queen's Corner # 3, Queens Rd, Bengaluru 560001

| www.dnrgroup.in

TOR/PRM/KA/RERA/1251/446/PR/230419/001674

This brochure is conceptual in nature and is by no means a legal offering. The developer reserves right to change, delete or add any elevations, specifications, amenities, or plan mentioned herein.

Images of furnitures and fixtures shown are indicative only



DNR ARISTA

BELLANDUR, BENGALURU

Vibrant Living. Connected.



Art of Building Spaces

*Welcome to DNR Arista, a contemporary
residential enclave situated at the crossroads
of comfort, connectivity, and innovation.*



A Perfect Mix of Life Elements

*Discover a lifestyle that is unparalleled in luxury
and comfort with our range of 2, 3, and 4 BHK
luxury apartments.*



With 8 apartment blocks, each soaring to 13 floors, we offer spaces for all. Whether you seek the coziness of a 2 BHK, the space of a 3 BHK, or the grandeur of a 4 BHK, DNR Arista has the perfect home for you.



Project Profile

Total Extent of Land - 4.5 acres

Number of Floors - 2B + S + 13 Floors

Number of Blocks - 8 Blocks

Clubhouse + Amenities - 30,000 sqft

Number of Flats - 417 flats

Types of Flats

2 BHK - 1260 sqft

3 BHK - 1665 to 1685 sqft

4 BHK - 2025 and 2385 sqft



ELECTRICAL

- 2 BHK flat - 4KW power supply and 1.5 KW DG back up.
- 3 BHK flat - 6KW power supply and 2 KW DG back up.
- 4 BHK flat - 8KW power supply and 2 KW DG back up.
- 100% DG back up for lifts, pumps & common area lighting.
- Concealed PVC Conduits with copper wiring.
- Modular switches of reputed make.
- TV points - Conduits with wiring, socket and control switch for living and master Bedroom only.
- AC points - Conduits with wiring sockets and control switch for living and all bedrooms.
- Telephone & Internet points - Telephone-Living; Internet – Living and MBR
- Exhaust Fan points- Complete with wiring and outlet in all toilet and kitchen
- All other necessary light & other points provided with complete wiring & outlets.

SECURITY

- 24 hr round the clock security personnel.
- CCTV at strategic locations for security & monitoring.

LIFTS

- 2 automatic lifts per Block

STP, UG, SUMP, OHT(FIRE + DOMESTIC)

- Will be provided as per the statutory approval.

RAIN WATER HARVESTING SYSTEM

- Will be provided as per the statutory approval.

FIRE FIGHTING

- Will be provided as per the statutory approval.

LANDSCAPING

- Soft and hard landscaping on podium levels, natural ground levels, around entrance area and main driveway.

SWIMMING POOL

- As per the design.

AMENITIES

- As per the design.

TOWER ENTRANCE LOBBIES

- As per the design.

ROADS

- Paver Block roads as per design.



DNR Arista: Convenience Redefined

Strategically located on Bellandur's Outer Ring Road, in the heart of Bangalore, with seamless access to tech parks, educational institutions, shopping centers, and many more.

In The Vicinity

HOSPITALS

Motherhood Hospital - 1.2 km

Sakra World Hospital - 2.2 km

Manipal Hospital - 2.4 km

Parkmed Hospital - 2.9 km

INSTITUTIONS

Orchids School - 1.8 km

Asia Pacific World School - 2.0 km

New Horizon College of Engineering - 2.4 km

National Public School - 4.5 km

TECH PARKS

RMZ Ecospace - 1.8 km

RMZ Ecoworld - 2.5 km

Embassy TechVillage - 4.3 km

Hustlehub Tech Park - 5.6 km

Bagmane Tech Park - 8.6 km

RESTAURANTS

Roxie - 2.6 km

Byg Brewski - 2.7 km

Nasi & Mee - 3.1 km

Big Pitcher - 3.3 km

Sarjapur Social - 3.3 km

HOTELS

Ibis Hotel Outer Ring Road - 1.5 km

Novotel Outer Ring Road - 1.5 km

Courtyard by Marriott - 1.9 km

DoubleTree Suites by Hilton Hotel - 2.4 km

Aloft Outer Ring Road - 3.4 km

Radisson Blu - 4.5 km

Twenty Four Hotel - 4.7 km

SHOPPING MALLS

Market Square Mall - 1.6 km

Soul Space Spirit Centro Mall - 2.5 km

Mango Hypermarket - 3.6 km

Phoenix Marketcity- 11.2 km



*Live the Dream at DNR Arista -
Amenities that Redefine Superior Living.*

Unwind, Relax, and Celebrate Life



Amenities

- | | | | |
|-----|---------------------------|-----|-------------------------|
| 1. | Badminton Court | 12. | Reflexology Path |
| 2. | Squash Court | 13. | Chess |
| 3. | Library / Smart Classroom | 14. | Banquet Hall |
| 4. | Fitness Center / Gym | 15. | Toddlers' Activity Area |
| 5. | Meditation Center | 16. | Swimming Pool |
| 6. | Entertainment Hall | 17. | Children's Play Area |
| 7. | Billiards | 18. | Jogging Track |
| 8. | Table Tennis | 19. | Cricket Pitch |
| 9. | Basketball Practice Court | 20. | Elder's Park |
| 10. | Terrace Lounge | 21. | Pet Park |
| 11. | Amphitheatre | | |



A man with short brown hair and a light beard is running on a treadmill in a gym. He is wearing a grey tank top and a black watch. The background is blurred, showing other gym equipment and bright lighting. The text is overlaid on the bottom right of the image.

Club Arista: Your Sanctuary of Leisure

The gym is equipped with the latest technology, the pool is an oasis of relaxation, and the community spaces are thoughtfully designed to encourage social interactions.



A Greener Tomorrow

By achieving a Gold Pre-certification from IGBC, we have placed sustainability at the core of our design, we've created a thriving ecosystem that offers our residents a premium and eco-friendly lifestyle.



*Discover the Timeless Design of
DNR Arista*

Layout for Inspired Living

*Explore the intricacies of DNR
Arista's master plan and envision the
harmonious blend of comfort, style, and
modernity.*



DNR Arista Typical Floorplan

Each layout is a testament to intelligent design, offering a seamless flow between spaces. At DNR Arista, every room tells a story of modern elegance.

- 2 BHK - 1260 sqft
- 3 BHK - 1665 sqft
- 3 BHK - 1685 sqft



Apartment 2 BHK

Tower F (5 Series)

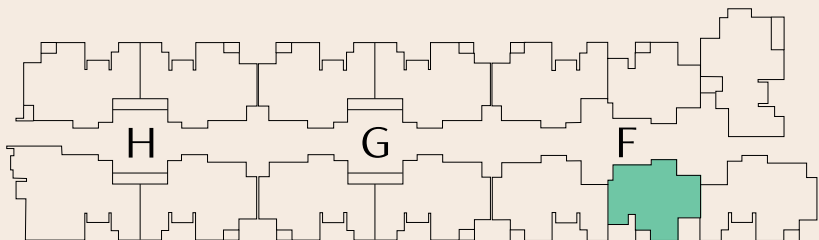
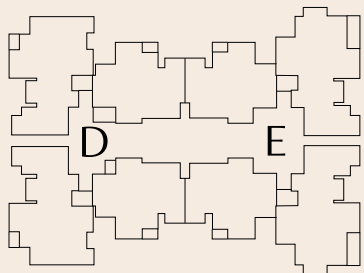
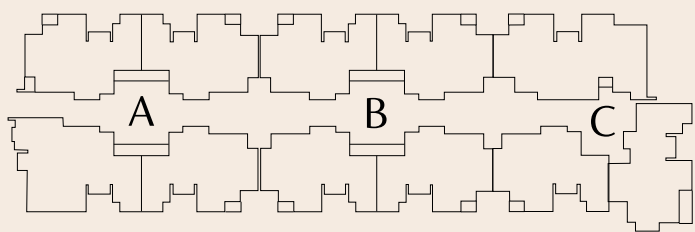
For 1st Floor

Super Built- Up Area - 1331 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft

Terrace Area - 142.09 sqft



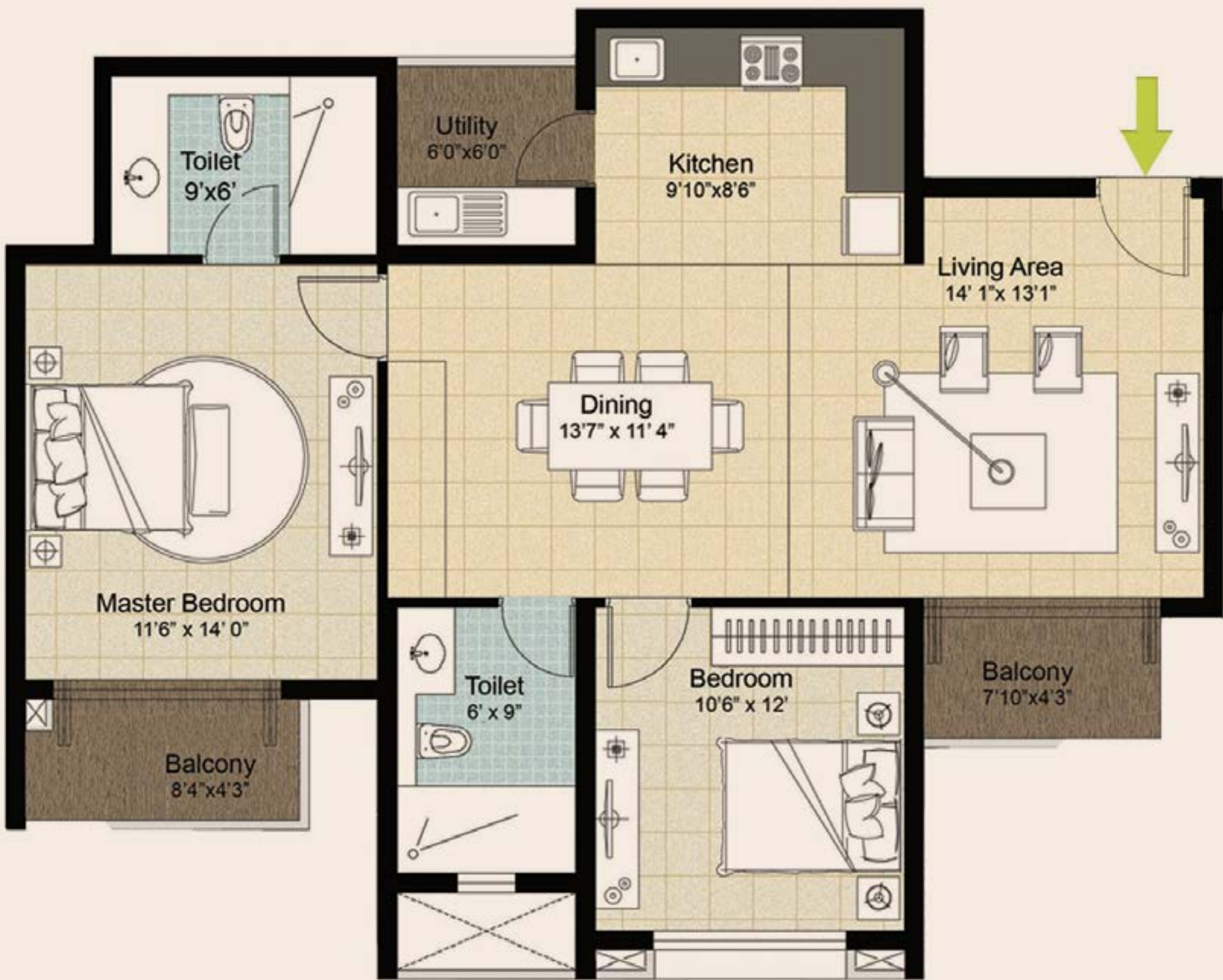
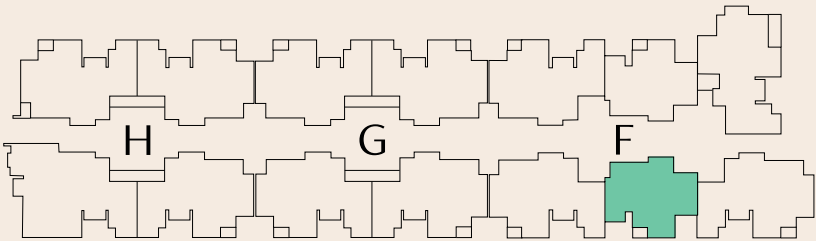
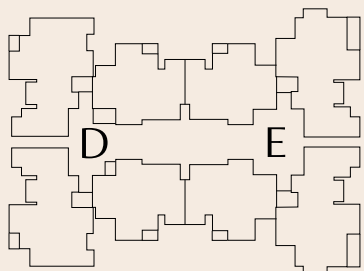
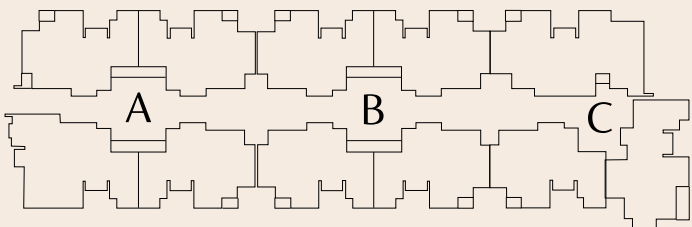
Apartment 2 BHK

Tower F (5 Series)

Super Built- Up Area - 1260 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft



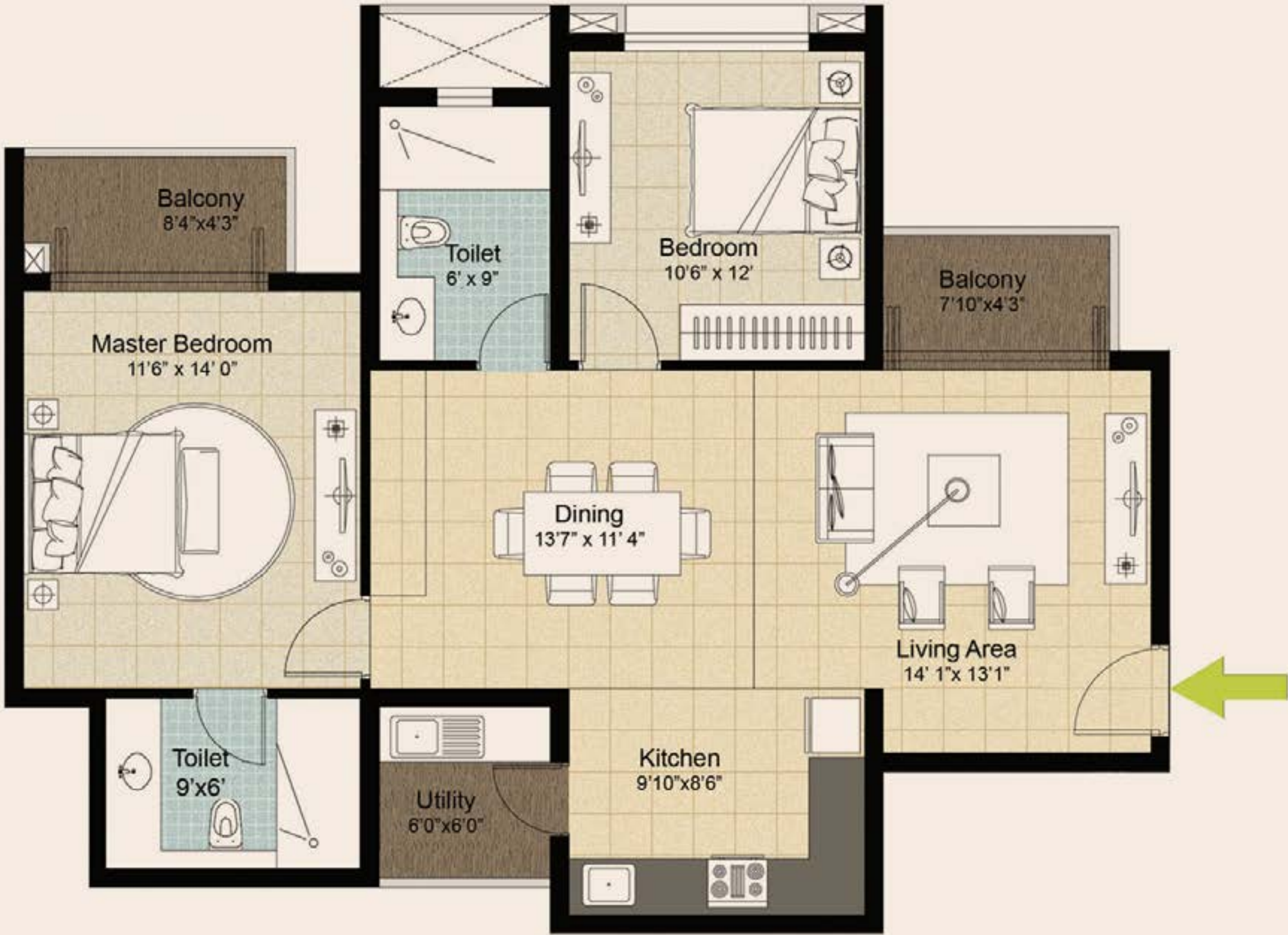
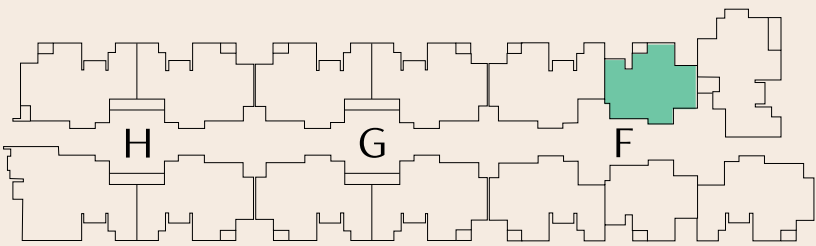
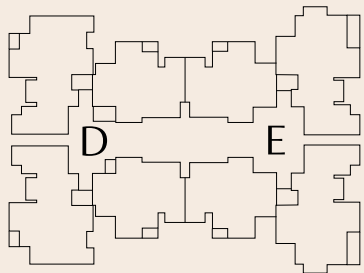
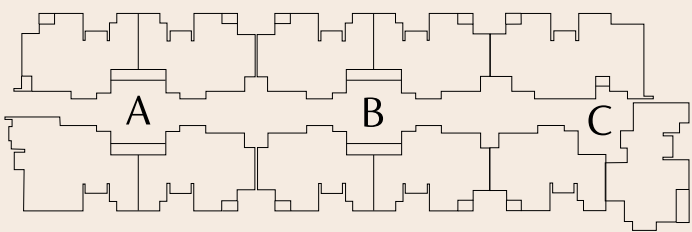
Apartment 2 BHK

Tower F (2 Series)

Super Built- Up Area - 1260 sqft

RERA Carpet Area - 865.98 sqft

Balcony Area - 67.98 sqft



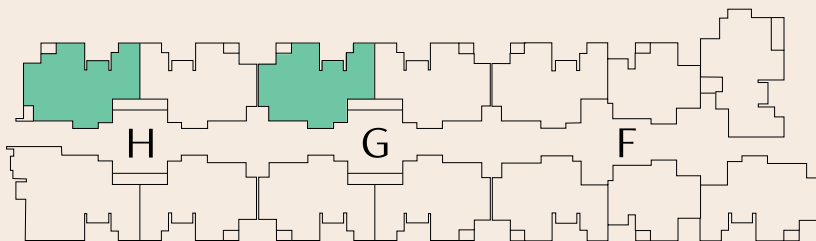
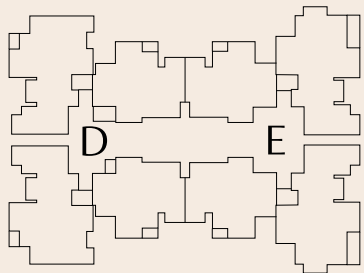
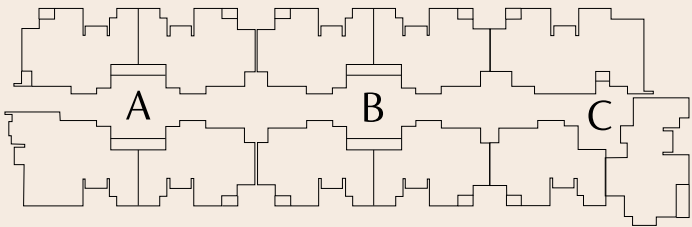
Apartment 3 BHK

Tower G & H (1 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK

Tower G & H (2 Series)

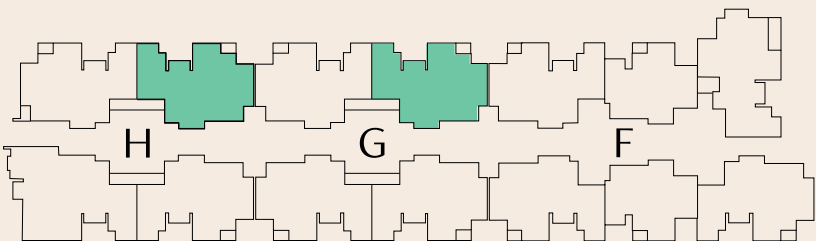
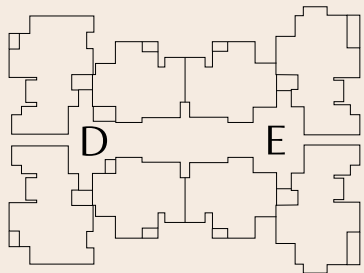
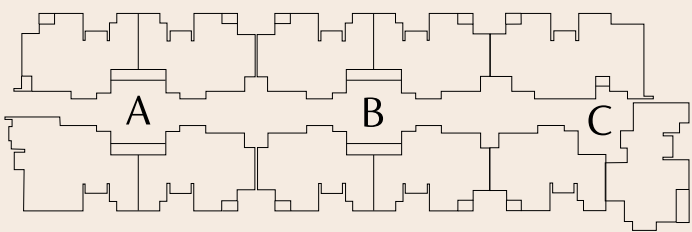
For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft

Terrace Area- 150.7 sqft



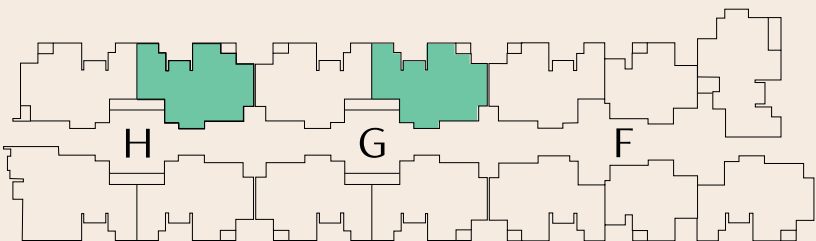
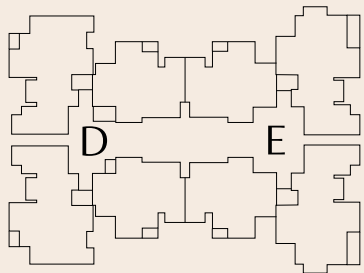
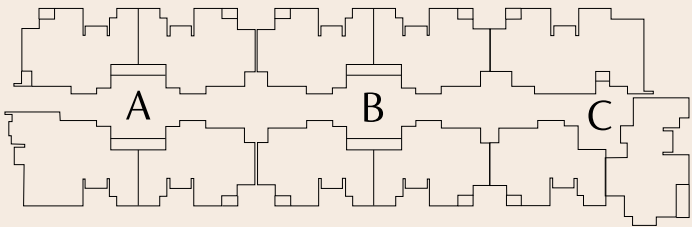
Apartment 3 BHK

Tower G & H (2 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK

Tower G & H (3 Series) & Tower F (4 Series)

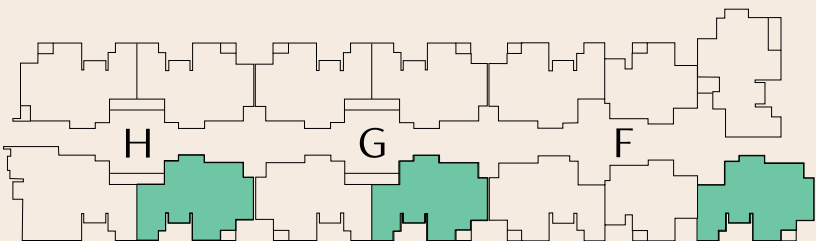
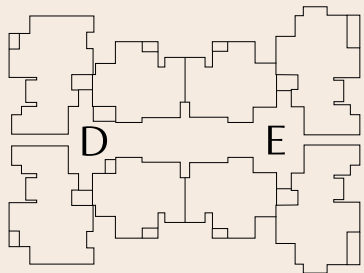
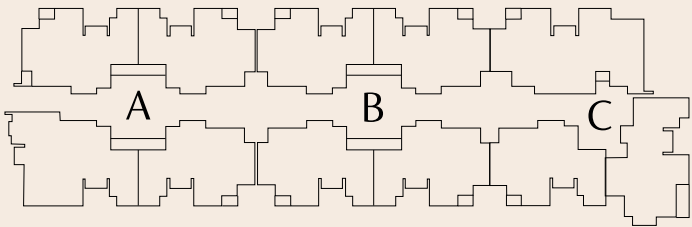
For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft

Terrace Area - 150. sqft



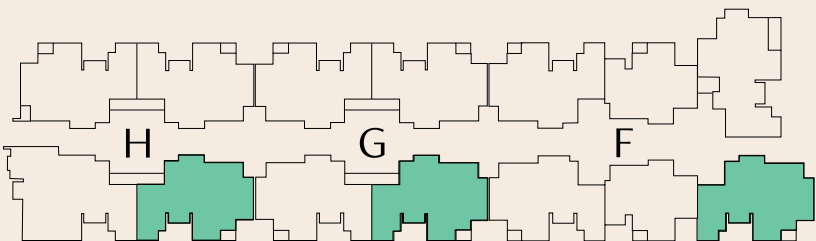
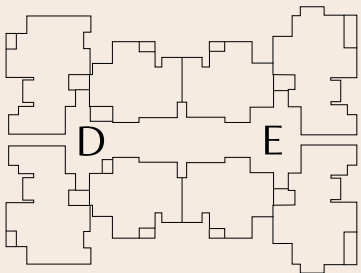
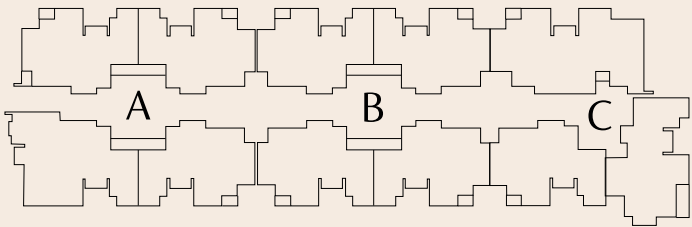
Apartment 3 BHK

Tower G & H (3 Series) & Tower F (4 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK

Tower G (4 Series) and Tower F (6 Series)

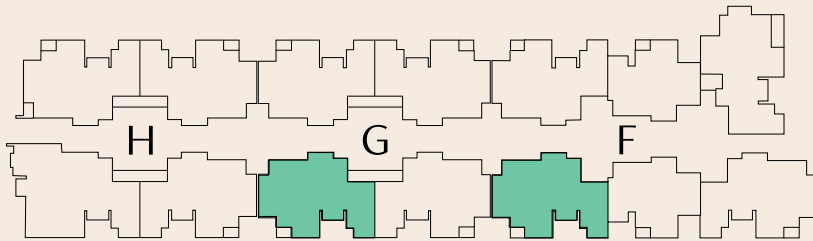
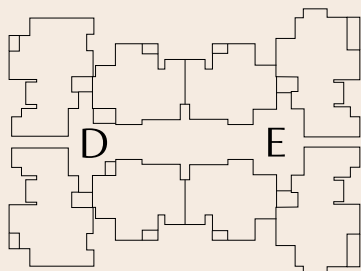
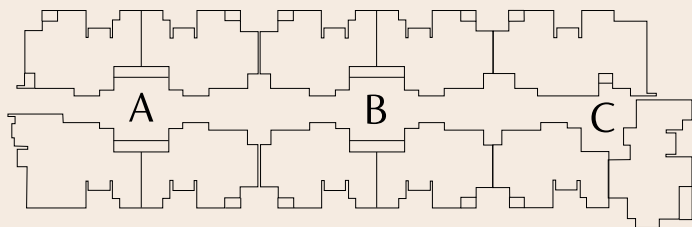
For 1st Floor

Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft

Terrace Area - 150.7 sqft



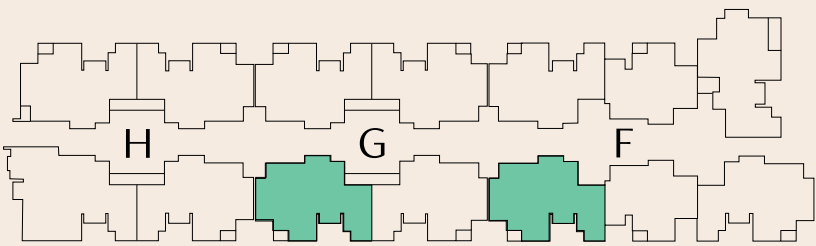
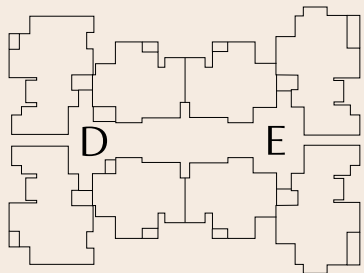
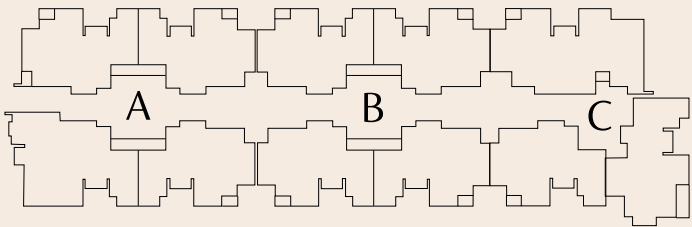
Apartment 3 BHK

Tower G (4 Series) and Tower F (6 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.6 sqft



Apartment 3 BHK

Tower F (1 Series)

For 1st Floor

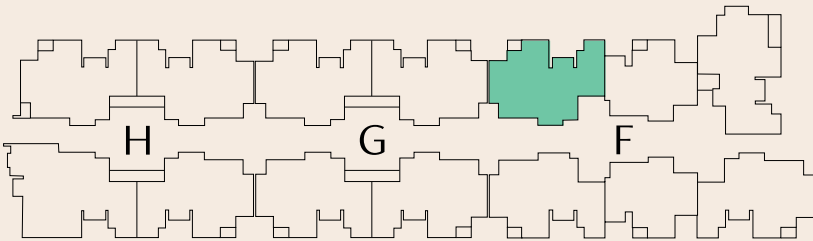
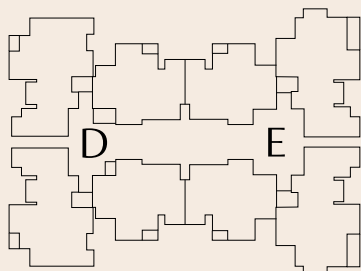
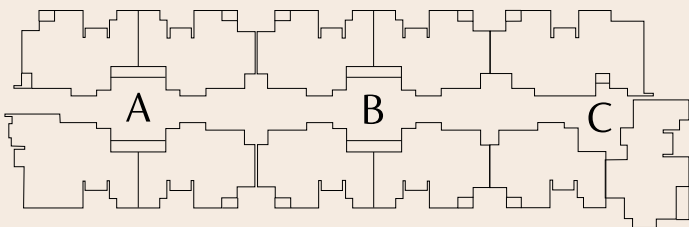
Super Built- Up Area - 1760 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.66 sqft

Terrace Area - 150.7 sqft

Servants Area - 64.58 sqft



Apartment 3 BHK

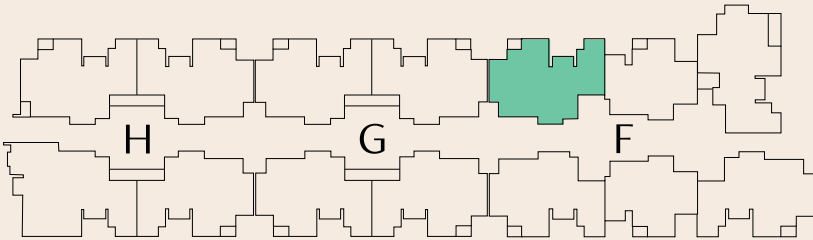
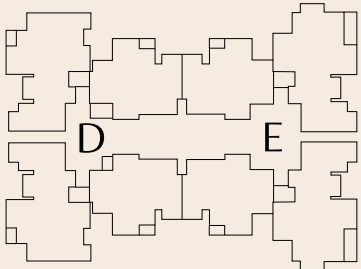
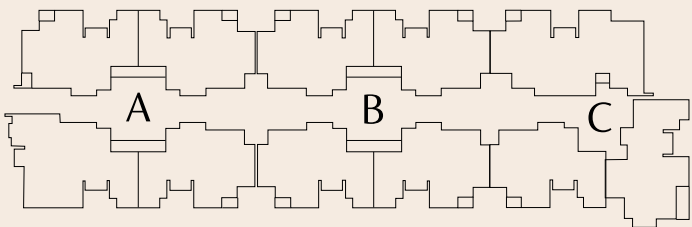
Tower F (1 Series)

Super Built- Up Area - 1685 sqft

RERA Carpet Area - 1140.5 sqft

Balcony Area - 110.66 sqft

Servants Area - 64.58 sqft



Apartment 3 BHK

Tower F (3 Series)

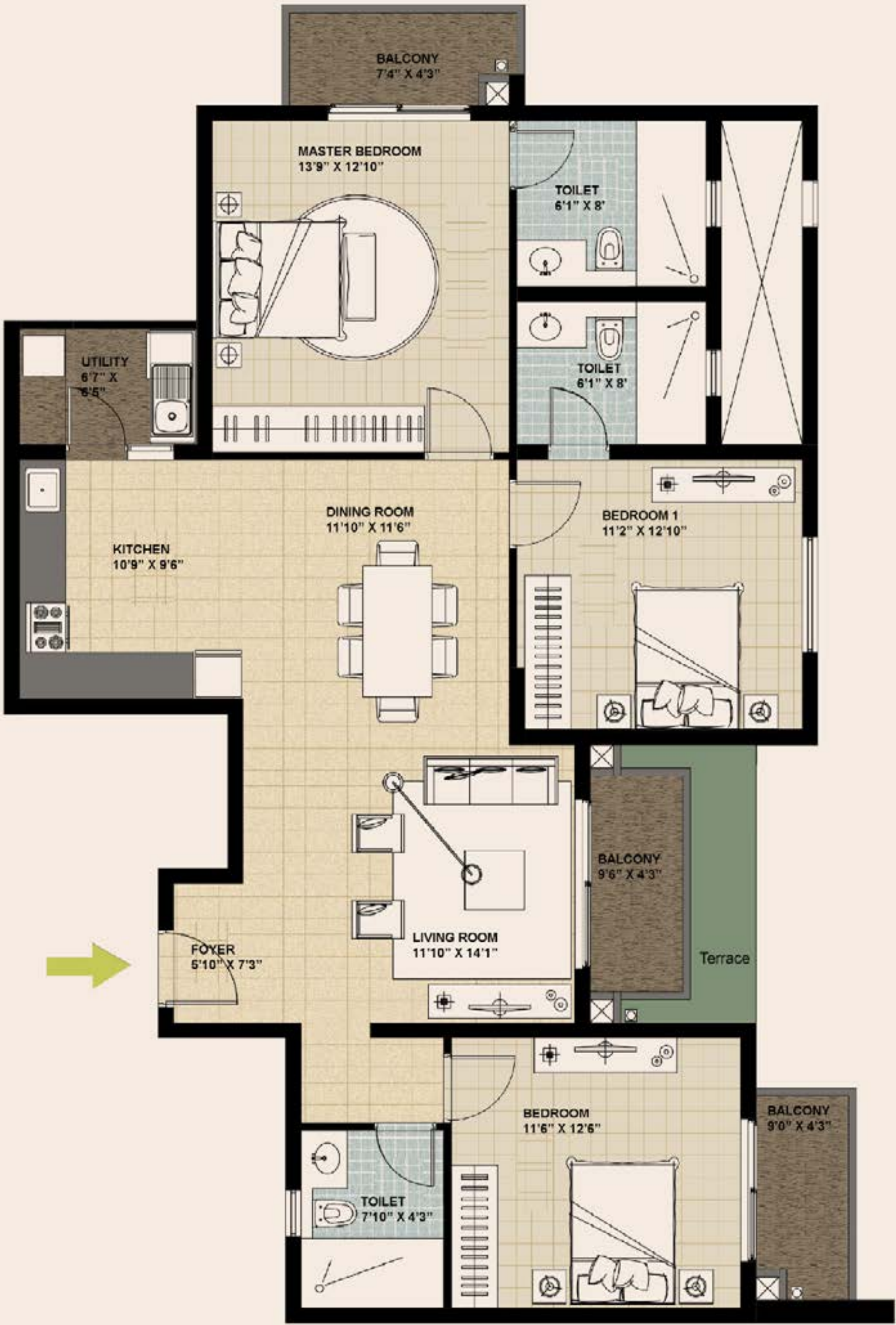
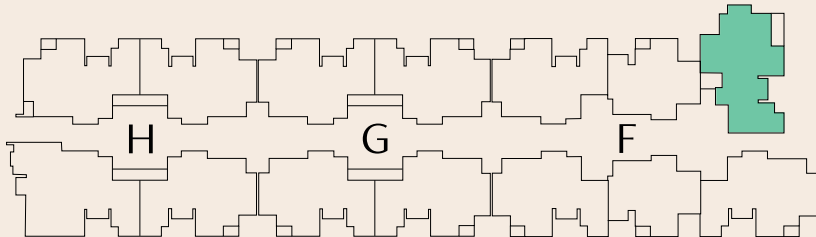
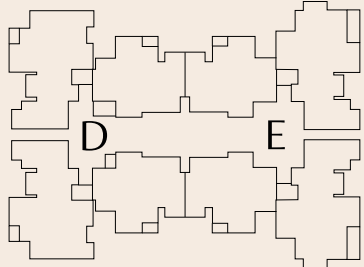
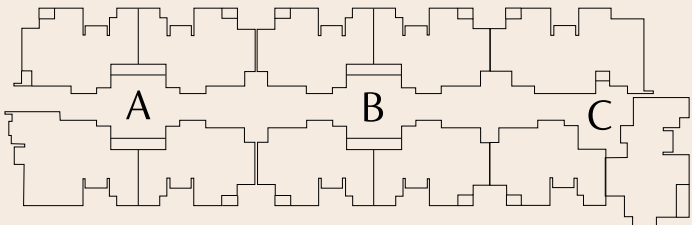
For 1st Floor

Super Built- Up Area - 1684 sqft

RERA Carpet Area - 1118.98 sqft

Balcony Area - 116.89 sqft

Terrace Area - 38.75 sqft



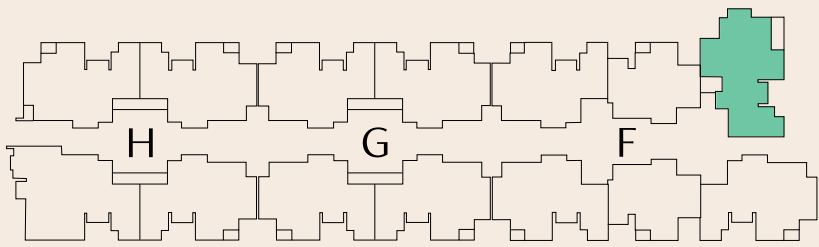
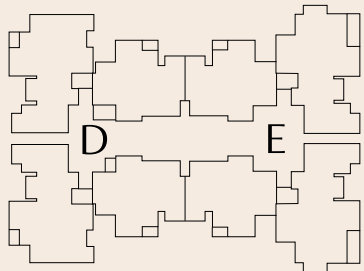
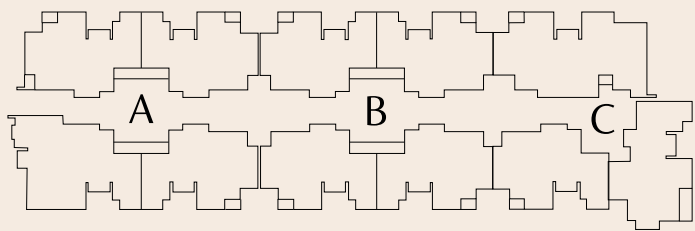
Apartment 3 BHK

Tower F (3 Series)

Super Built- Up Area - 1665 sqft

RERA Carpet Area - 1118.98 sqft

Balcony Area - 116.89 sqft



Apartment 3 BHK

Tower F (3 Series)

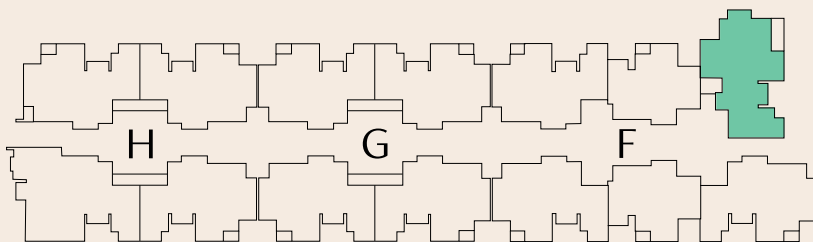
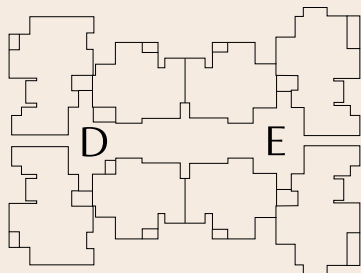
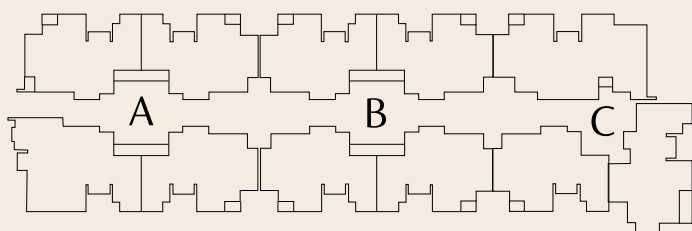
For Floors 4, 5, 9, and 10

Super Built- Up Area - 1731 sqft

RERA Carpet Area - 1118.98 sqft

Balcony Area - 116.89 sqft

Terrace Area - 132 sqft



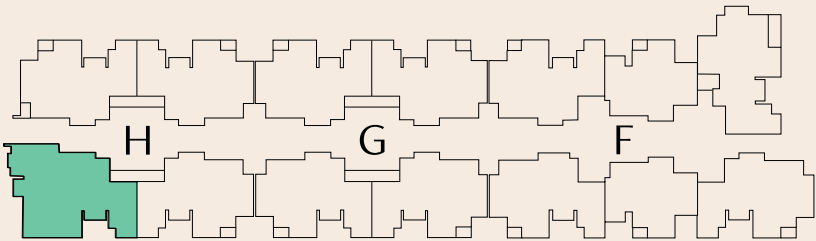
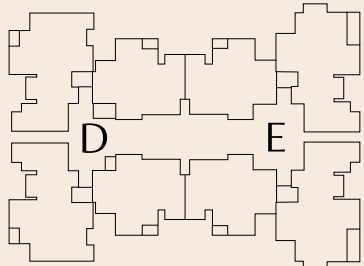
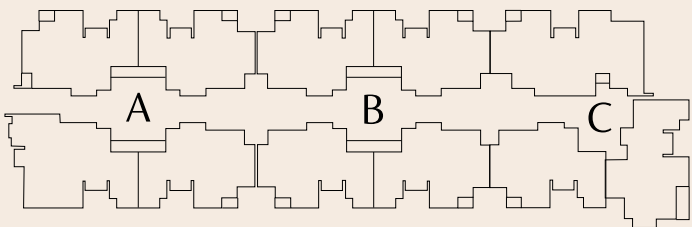
Apartment 4 BHK

Tower H (4 Series)

Super Built- Up Area - 2025 sqft

RERA Carpet Area - 1398.9 sqft

Balcony Area - 110.6 sqft





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