SANJEEVANI VANN

ADDRESS 01

Where nature becomes infrastructure, and wellness becomes a way of life.

A forest campus for wellness tourism, physiotherapy, healthy ageing and work-from-paradise living.

INVESTMENT DOSSIER - SIMPLIFIED WELLNESS EDITION - R05

18 wellness villas | 24 long-stay studios
GP | Physio | Therapy | Nutrition | Sports

Prepared for institutional partners



DESIGNED BY AERONOVA CONSULTANTS | ARCHITECT GAURAV VATSA

A proportionate wellness campus - not a hospital build.

Sanjeevani Vann combines restorative hospitality, practical wellness support, active living and long-stay accommodation in one nature-led estate.

THE PROPOSITION

A general doctor, physiotherapists, trained therapists, nutritionists and sports / gym coaches support medically stable guests. Complex diagnostics, emergency care and specialist treatment remain with partner hospitals.

WHY IT MATTERS

The project removes the cost and regulatory burden of hospital-grade infrastructure while preserving the core value proposition: time, movement, food, sleep, nature, purposeful living and continuity.



Address 01
First proposed forest wellness campus

18
Premium wellness villas

24
Long-stay studios

16
Core wellness team in the base operating model

CORE POSITIONING

Not a resort with a clinic. Not a hospital with landscaping.

A destination where professional wellness support, hospitality and landscape are coordinated around measurable function, recovery and everyday capability.

The land is the first therapeutic asset.

Promoter-reported teak woodland, water, lower fields and seasonal fireflies create a distinctive setting - subject to independent verification.



Upper / lower field condition
Actual site photograph



Woodland edge
Actual site photograph



Watercourse / lake edge
Actual site photograph



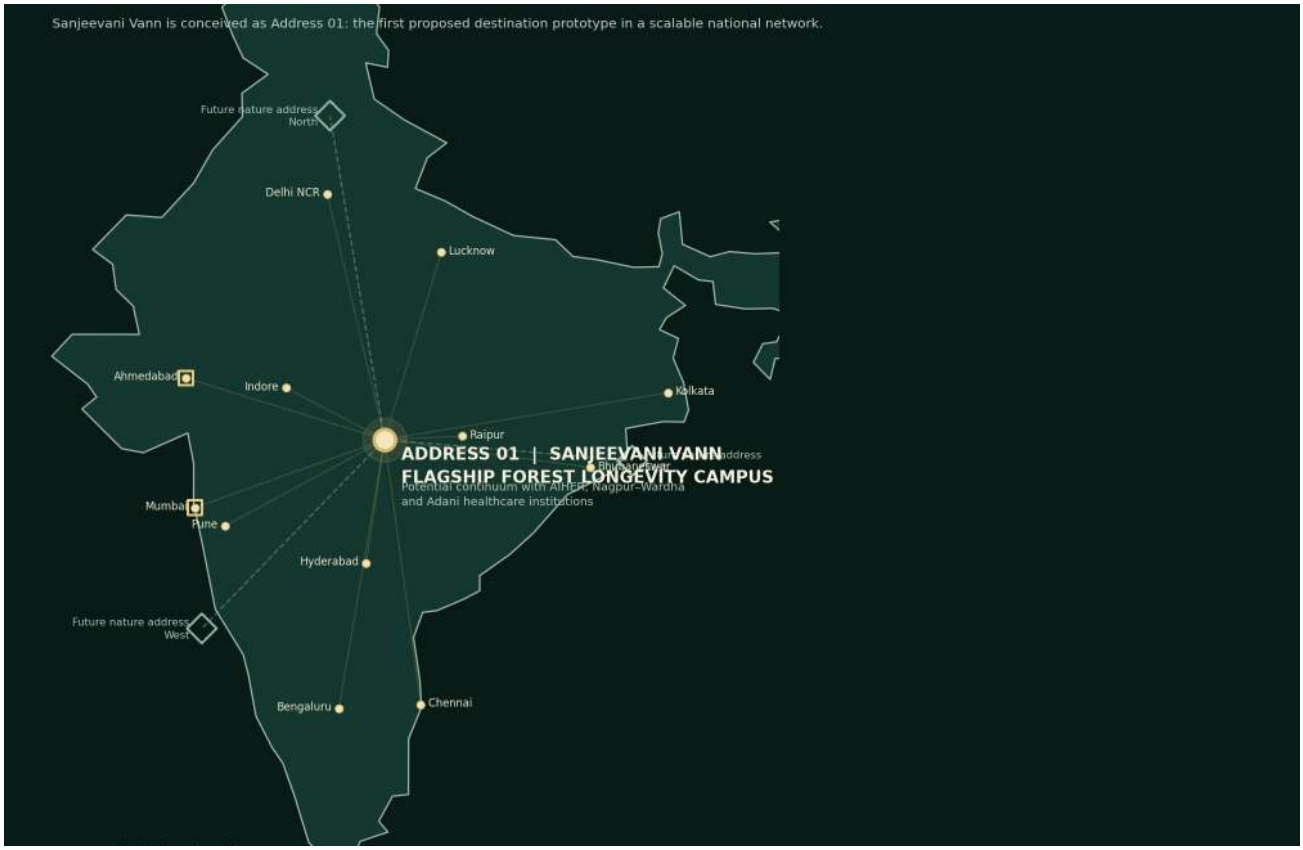
Lower cultivated field
Actual site photograph

LAND AND TITLE RECONCILIATION

Promoter brief: more than 15.5 acres and approximately 1.84 km perimeter. Certified boundary, title, access, forest status, hydrology, water rights, contours and flood behaviour remain mandatory. The Chandrabhaga-origin and firefly narratives are promoter-reported and must be environmentally verified.

Address 01 in a proposed national wellness network.

Urban assessment and hospital referral can connect to a destination designed for time, immersion and sustained habit change.



NETWORK LOGIC

- City front doors: basic assessment, referral and follow-up.
- Hospital gateways: diagnostics, specialist review and emergency escalation.
- Sanjeevani residency: wellness, physiotherapy, food, sport, sleep and nature.
- Return pathway: practical plan, digital records and continuity.

INSTITUTIONAL PROPOSITION

Central India can support national reach and future replication. The first campus can become a learning platform for forest, mountain, coastal and dryland wellness addresses.

Strategic context only: potential Adani, hospital, academic or foundation synergy remains subject to formal partner confirmation. No endorsement or commitment is implied.

Professional support without hospital complexity.

The campus is designed for medically stable guests, functional recovery and active living.



1	General doctor Screening, basic oversight, first aid and referral.
3	Physiotherapists Mobility, pain management, recovery and exercise prescription.
4	Trained therapists Manual therapy, relaxation and programme delivery.
2	Nutritionists Assessment, menus and guest counselling.
4	Sports & gym coaches Strength, yoga, mobility, sport and active living.

CLEAR BOUNDARY

Included: consultation, screening, physiotherapy, manual therapy, nutrition, gym, yoga, sport, first aid and programme coordination.

Excluded: MRI / CT, pathology laboratory, inpatient beds, surgery, ICU, medical gases, robotic rehabilitation and complex hospital IT.

Referral principle: diagnostics, specialist treatment and emergencies are transferred to partner hospitals.

One landscape. A deliberately simple operating programme.

The ous ped



ACCOMMODATION AND WELLNESS

18 wellness villas

- 24 long-stay studios + separate staff rooms
- Compact GP / nutrition / therapy zone
- Physio, gym and movement centre
- Spa, seasonal dining and lakefront gardens

LANDSCAPE AND INFRASTRUCTURE

Sports, yoga, mini-golf and walking loops

- Herb farms, nursery and productive gardens
- Restrained lakefront steps and water features
- Landscaped surface parking in the base case
- STP, power, fire, water and security systems

Organic modernism for restorative living.



HORIZONTAL
Step into contours rather than dominate them.

SHELTER
Deep overhangs and shaded outdoor rooms.

LOCAL
Stone, teak tones, lime finishes and bronze frames.

POROUS
Indoor-outdoor living and garden courts.

ACCESSIBLE
Single-level villas and step-free shared facilities.

THERAPEUTIC
Water, light, planting and quiet as spatial media.

Architectural character is concept material. Structure, fire safety, accessibility, energy, climate performance, materials and landscape implementation require detailed design and approval.

Live, recover and remain productive.

Private villas and residential-scale studios support wellness stays, families, caregivers and work-from-paradise living.





18
Wellness villas at INR 1.0 crore base construction cost each

24
Long-stay studios in a residential-scale block

12
Twin staff rooms in a separate support wing

42
Guest keys in the working programme

LIVING PROPOSITION

The villa module is approximately 168 m² enclosed plus a 42 m² verandah. The long-stay block is approximately 2,160 m² over three levels. Both should prioritise durability, accessibility, quiet work areas, reliable connectivity and sheltered garden-facing space.

Operating recommendation: sell selectively, retain adequate operator-controlled inventory, and avoid forcing every villa into a clinical or rental-pool structure.

Everyday life becomes the programme.

Food, movement, sport and landscape do the daily work that expensive medical infrastructure cannot.



AAHAR / FOOD
Seasonal farm-to-table menus, nutrition counselling, kitchen gardens and verified sourcing.

GATI / MOVEMENT
Walking loops, strength, yoga, tennis, basketball, mini-golf and coached active living.

AUSHADHI / LAND
Herb farms, nursery, medicinal interpretation, learning beds and a teaching kitchen.

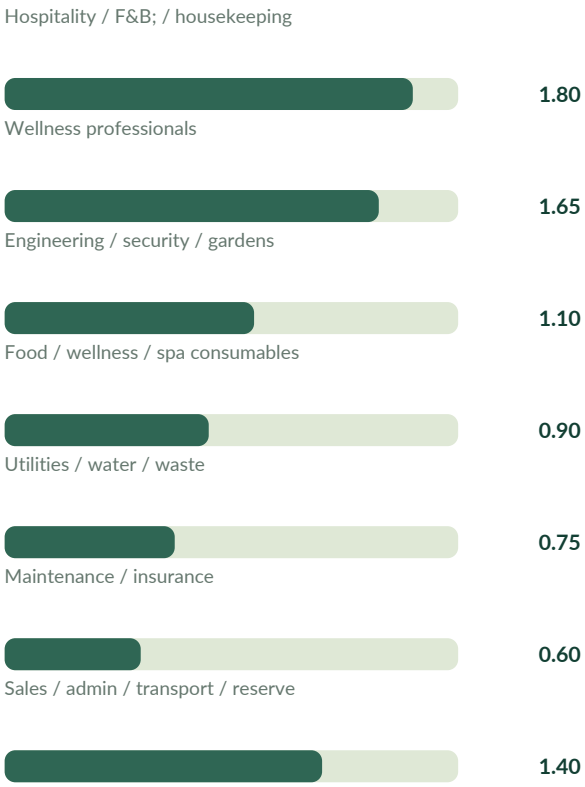
JAL / WATER
Protect the source, lake and drainage first; add only restrained, maintainable water experiences.

A compact professional team supports the experience.

The base operation is approximately INR 8.2 crore per year before finance cost, depreciation and tax.

ROLE	HC	ANNUAL COST
General doctor	1	INR 24 lakh
Programme coordinator	1	INR 12 lakh
First-aid assistant	1	INR 6 lakh
Physiotherapists	3	INR 30 lakh
Trained therapists	4	INR 28 lakh
Nutritionists	2	INR 16 lakh
Sports / gym coaches	4	INR 28 lakh
Relief, benefits, training	-	INR 21 lakh
CORE WELLNESS TEAM	16	INR 1.65 crore

BASE ANNUAL OPEX - INR CRORE



Operating boundary: wellness and active-living services only. Complex diagnostics, emergency treatment, surgery and specialist hospital services are referred.

OPEX RANGE

INR 5.83 crore lean | INR 8.20 crore base | INR 12.00 crore premium

Initial working-capital reserve in the base model: approximately INR 4 crore.

Base capital: INR 63.6 crore, excluding land purchase.

The current estimate is a concept-level working model, not a tendered QS budget.

INR 48.83 cr
Lean / value-engineered campus

INR 63.60 cr
Base case and current recommendation

INR 97.76 cr
Premium specification / structured parking

BASE-CASE CAPITAL BREAKDOWN



WHAT DRIVES THE RANGE

Villa finish level, terrain and retaining, lake intervention, structured versus surface parking, long-stay fit-out, imported materials and wellness equipment. The base model expressly excludes hospital imaging, laboratory, inpatient and robotic rehabilitation infrastructure.

Open smaller - but fully functional.

The base model separates proof, opening and completion rather than attempting the full campus at once.

GATE 0 / PROVE

INR 3.0 cr

Survey and title
Ecology and hydrology
Planning / villa-transfer route
Operator brief and QS cost plan

PHASE 1 / OPEN WELL

INR 35.0 cr

6 villas + 12 studios
GP / therapy + physio-gym
Compact spa and dining
Infrastructure + surface parking

PHASE 2 / COMPLETE

INR 25.6 cr

Remaining villas and studios
Expanded spa and sports
Herb farms and landscape
Structured parking only if justified

CAPITAL DISCIPLINE

Land is an indicative INR 3.1 crore non-cash promoter contribution. Promoter capital should fund Gate 0 and early risk. Villa receipts can support construction only after planning, legal and market validation. Strategic equity should fund the common operating platform. Permanent debt must fit stabilised cash flow.

Sell selectively; retain operating inventory.

A deferred-purchase structure can fund construction more effectively than a low-upfront lease-to-own promise.



12-VILLA FUNDING TEST

INR 33.0 crore

Gross contracted value
12 villas x INR 2.75 crore

INR 26.4 crore

Cash received by possession
80% of contracted value

PAYMENT	SHARE	12-VILLA CASH
Signing	30%	INR 9.9 cr
Construction	30%	INR 9.9 cr
Possession	20%	INR 6.6 cr
Deferred 3-5 years	20%	INR 6.6 cr

RECOMMENDATION

Market 10-12 villas initially and retain at least 6-8 villas under operator control. Use a registered, planning-compliant and RERA-reviewed deferred-purchase structure. No assured returns. No unrestricted short-term letting. Confirm title, sanctioned use, exclusive-use rights, service charges, transfer restrictions and managed-rental terms before launch.

Six value engines. One disciplined development platform.

The opportunity is larger than villa sales, but it should remain operationally simple.

01 STAY

Villas, studios, families and caregiver-friendly formats.

02 WELLNESS

GP oversight, physio, therapy, nutrition and coached movement.

03 HOSPITALITY

Spa, dining, lakefront experience and premium guest service.

04 ACTIVE LIVING

Sport, gym, walking loops, yoga and functional capability.

05 LAND & FOOD

Herb farms, organic produce, learning and branded products.

06 NETWORK

City referrals, hospital partnerships and continuity.

RECOMMENDED 90-DAY MANDATE

1. Certified survey, title, access, forest and water diligence. 2. Planning opinion on villa transfer and campus use. 3. Topography, geotechnical and infrastructure strategy. 4. Operator brief and market test. 5. Formal QS cost plan and Phase 1 financing structure.



A place to recover. A place to think. A place to work from paradise.

SANJEEVANI VANN | ADDRESS 01 | A NATIONAL PROTOTYPE

DESIGNED BY AERONOVA CONSULTANTS

Led by Architect Gaurav Vatsa

CONCEPT DOSSIER R05 - SIMPLIFIED WELLNESS EDITION - 29 OCTOBER 2026

Subject to survey, due diligence, detailed design, cost planning and statutory approvals