SANJEEVANI VANN

ADDRESS 01

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

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

INVESTOR + ARCHITECTURAL CONCEPT R06 · SIMPLIFIED WELLNESS EDITION

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



DESIGNED BY AERONOVA CONSULTANTS | ARCHITECT GAURAV VATSA

The place is the starting point.

A promoter-identified Chandrabhaga source landscape: teak woodland, lower fields and a lake / weir.

15.5+ acres

Owner-stated area; survey / title reconciliation required

1.84 km

Owner-stated perimeter; two land parcels



Actual lower-field and woodland photograph

LOCATION DILIGENCE

Verify administrative address, title, access, source identity and developable land before publishing a location claim.

Basis: promoter brief, actual site photographs and supplied R02 plan. River-source and firefly descriptions are promoter-reported.

A nature-led wellness and hospitality platform.

Low density. Multiple stay formats. Practical wellness support and long-term estate stewardship.

18

Private wellness villas

24

Serviced long-stay studios

42

Guest keys in the test scenario

DISTINCTIVE PLACE

Water, forest, seasonal fireflies and a quiet landscape identity.

CREDIBLE WELLNESS

General-doctor oversight, physiotherapy, trained therapists, nutrition and coached movement.

DIVERSE REVENUE

Stays, wellness programmes, dining, spa, sports and carefully managed day access.

Experience the proposed sanctuary.

A photorealistic preview of the architecture, landscape and care ecosystem.



VIEW THE NARRATED INVESTOR FILM →

No digital-twin imagery is used in this presentation.

PHOTOREALISTIC ARCHITECTURAL VISUALISATION | Concept only. View the narrated 1080p film on the project website.

A substantial category—with local demand still to prove.

Wellness travel and medical travel are related but distinct markets.

US$894bn

Global wellness tourism expenditure, 2024

507,244

India medical-purpose foreign arrivals, 2025

OPENING AUDIENCE

Domestic wellness stays, longer-stay recovery guests, caregivers and clinician referrals.

INTERNATIONAL PATHWAY

Expand after care standards, referral arrangements, reliable transfers and guest support are proven.

[S1] Global Wellness Institute, Wellness Tourism / 2025 Monitor, 2024 data. [S2] PIB, Medical and Wellness Tourism in India, 2 May 2026.

Three journeys, one sanctuary.

Keep hospitality, rehabilitation and long-stay support clear—not conflated.

RESTORE

Illustrative 3–5 night wellness stays

Nature, rest, food, movement and optional assessment.

RECOVER

Clinically determined stays

Rehabilitation for screened, medically stable guests and their caregivers.

LIVE WELL

Illustrative 7–14 night programmes / longer stays

Function, independence and a practical plan for life at home.

[S3] WHO: healthy ageing centres on functional ability and supportive environments. Programme design remains proposed.

The six elements of Sanjeevani.

A shared concept for architecture, programmes and stewardship.

JAL

Source, lake, modest cascades and water stewardship.

VANN

Teak-forest character, shade, quiet and dark-night habitat.

AUSHADHI

Herb farms, aromatic gardens and botanical learning.

AAHAR

Seasonal food, nutrition and verified sourcing.

GATI

Walking, rehabilitation, sport and everyday movement.

AYU

Personalised care, independence and living well.

Two parcels. One continuous road.

Retain the lower-field entry and the broad alternating road runs.

UPPER / TRANSITION

18 wellness villas, physio / gym, Van Nivas and upper walking loops on stepped terraces.

LOWER PARCEL

Wellness consultation, surface parking, herb farms, sports and lower-field arrival.

No new external highway or assumed road connection.

TWO-PARCEL ROAD-LED WELLNESS CAMPUS | PROGRAMME PLAN



Built form follows the road and the landscape.

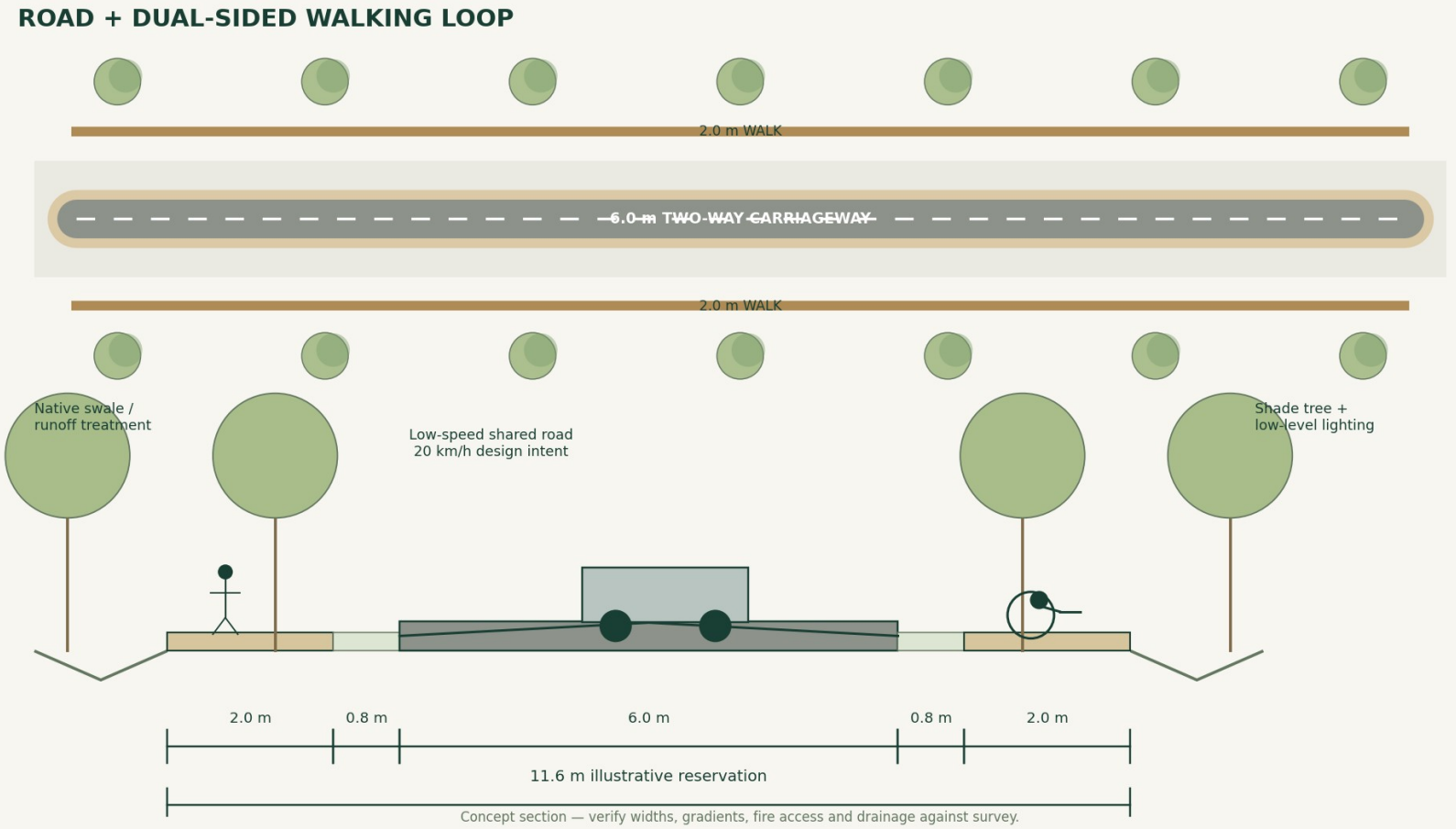
A photorealistic architectural vision of the proposed forest campus.



VISUALISATION STATUS | Proposed architecture and landscape character. Not for approval or construction.

The walking network is a primary facility.

A continuous road, terminal cul-de-sac and paths on both sides.



DESIGN INTENT

6 m two-way carriageway

2 m walks on both sides

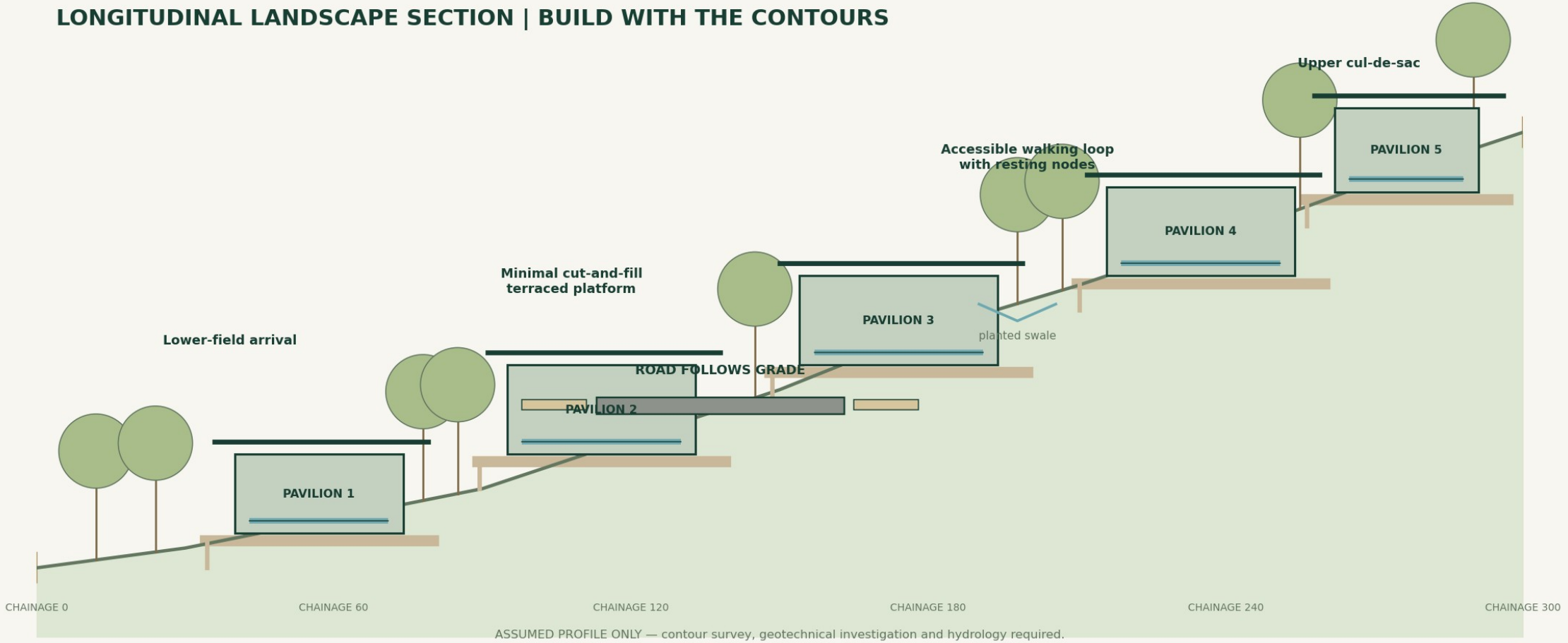
0.8 m illustrative buffer strips

11.6 m corridor before further drainage / retaining needs

CONCEPT DRAWING | Proposed modules, assumed levels and unverified boundaries. Not for approval or construction.

Step the buildings; preserve the landform.

A test of spatial relationships—not an assertion of actual site contours.



ASSUMED LEVELS | Contour survey, geotechnical investigation and hydrology are required.

A coordinated 42-key wellness platform.

Approximately 6,900 m² of modelled non-parking modules; surface parking is assumed in the base case.

COMPONENT	CURRENT TEST BRIEF	ROLE
Wellness villas	18 keys; 168 m² enclosed module	Private nature-led stays
Apartments / hostel	24 studios + 12 twin staff rooms	Long stays, caregivers and staff
Wellness & recovery centre	Integrated 700–750 m² test module	GP, nutrition, therapy, physiotherapy and gym
Spa + dining	672 m² spa + modest dining / service pavilion	Rest, nourishment and seasonal hospitality
Sports + herb farms	Shared, capacity-managed areas	Movement and productive landscape
Parking	Landscaped surface parking in base case	Structured parking reserved for future demand

Privacy without isolation.

Garden pavilions with deep verandahs and walkable links to shared care.



VILLA PRINCIPLES

Single-level living

Caregiver / flexible room

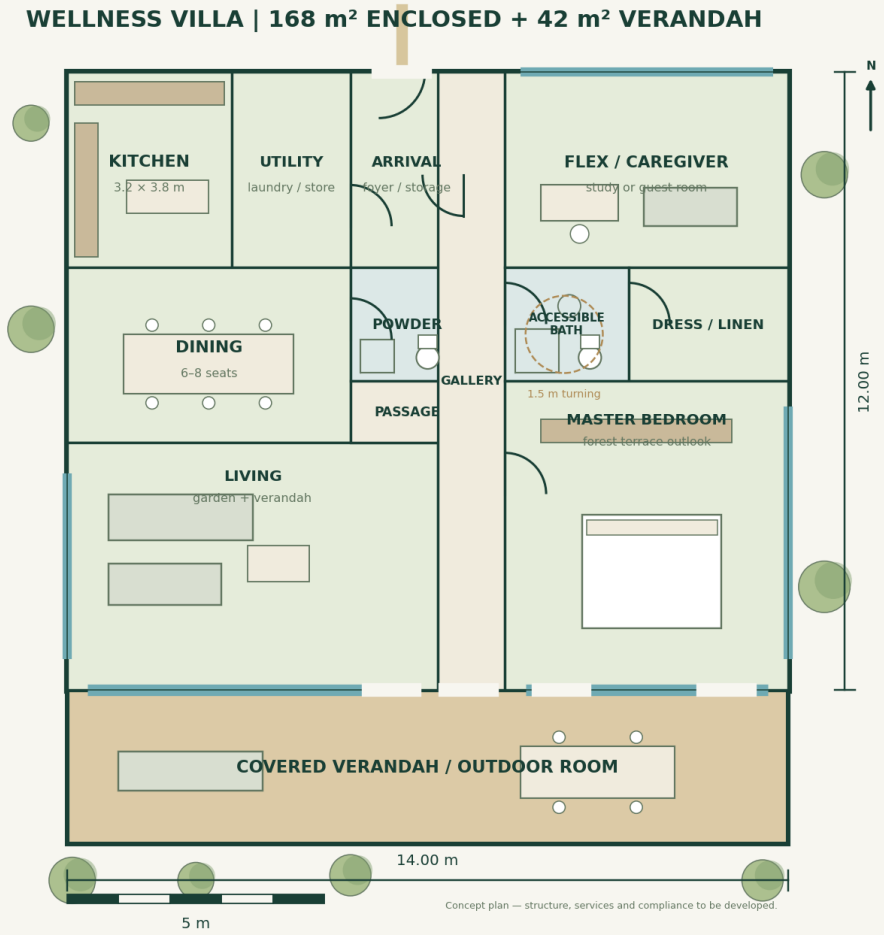
Covered outdoor space

No mandatory private pool

Quiet garden setting

The forest pavilion: plan.

A compact, adaptable module with a proper outdoor room.



DESIGN INTENT

14 × 12 m enclosed module

168 m² + 42 m² verandah

Master suite + flexible caregiver / study room

Accessible bath and single-level circulation

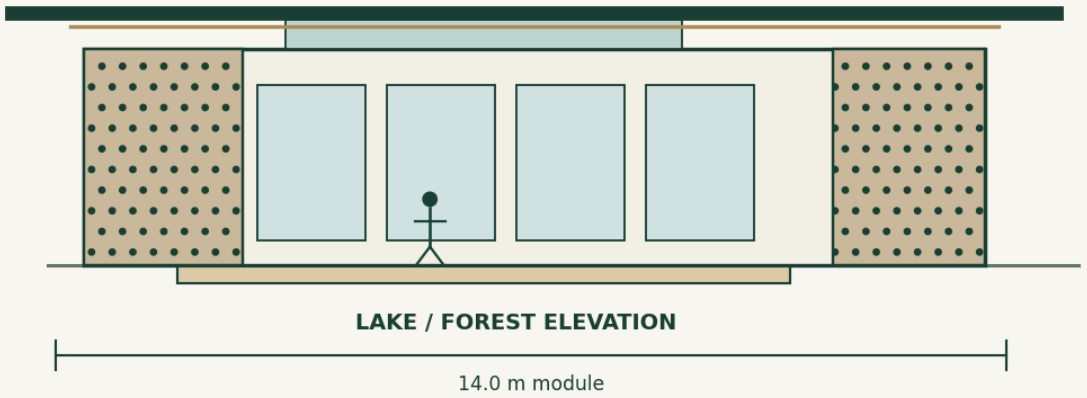
Living spaces open to a covered forest terrace

CONCEPT DRAWING | Proposed modules, assumed levels and unverified boundaries. Not for approval or construction.

Shade, scale and a generous verandah.

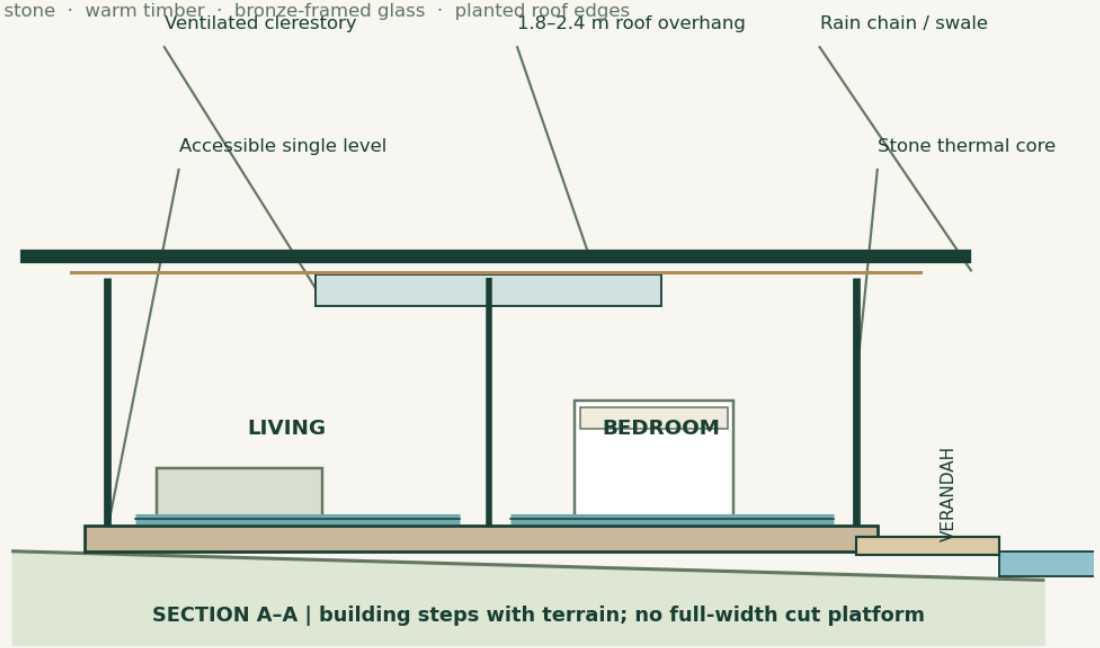
Elevation and section establish the pavilion identity.

VILLA ELEVATION + SECTION | DEEP SHADE, LOW HORIZON, STONE PLINTH



MATERIAL LOGIC

local stone · warm timber · bronze-framed glass · planted roof edges



PROPOSED MODULE | Structure, materials, levels and climate performance to be engineered.

Forest pavilions for restorative living.

Photorealistic architecture with deep shelter, local stone and garden courts.



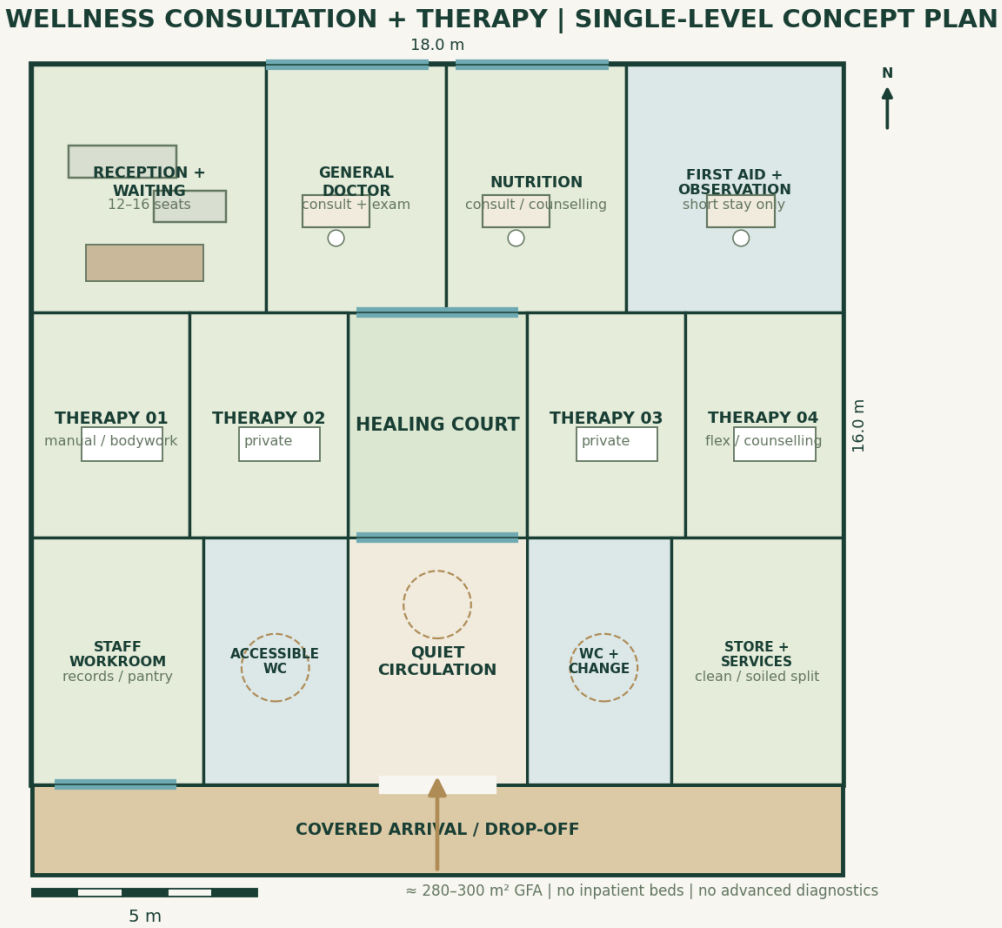
VIEW THE NARRATED INVESTOR FILM →

No digital-twin imagery is used in this presentation.

PHOTOREALISTIC ARCHITECTURAL VISUALISATION | Concept only. View the narrated 1080p film on the project website.

Practical professional support—without a hospital footprint.

General doctor, nutritionists and trained therapists with first-aid and clear referral protocols.



DESIGN INTENT

Approx. 280–300 m² single-level centre

Reception + waiting

General doctor and nutrition consultation

Four private therapy rooms

First aid / short observation

Accessible WCs and healing court

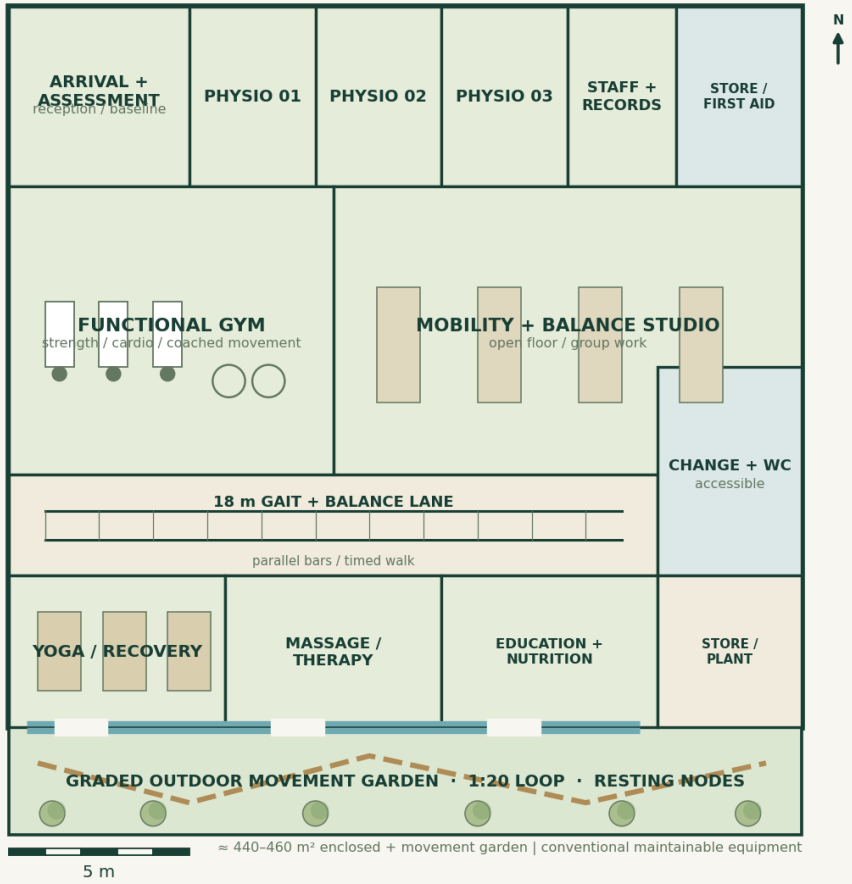
No inpatient beds or advanced diagnostics

PHOTOREALISTIC CONCEPT | Final area, accessibility, staffing and compliance to be verified.

Movement is the core intervention.

Physiotherapy, strength, balance, mobility and coached active living connect directly to the gardens.

PHYSIO, GYM + ACTIVE LIVING | MOVEMENT CENTRE PLAN



DESIGN INTENT

Approx. 440–460 m² movement centre

Three physio assessment / treatment rooms

Functional strength and cardio gym

Mobility + balance studio

18 m gait-training lane

Yoga, recovery and education rooms

Direct 1:20 outdoor movement loop

PHOTOREALISTIC CONCEPT | Equipment remains conventional, maintainable and proportionate to demand.

More independence. Not age-reversal promises.

Translate the anti-ageing ambition into strength, mobility, resilience and everyday capability.



Photorealistic concept visualisation; architecture and wellness fit-out remain proposed.

PROGRAMME THEMES

Strength and balance

Mobility and daily living

Nutrition and general-doctor oversight

Sleep and recovery

Coached sport and active living

Referral when specialist care is required

PROGRAMME NOTE | Wellness and active-living services only. Complex diagnostics and treatment are referred to partner hospitals.

The social heart: spa and seasonal dining.

Reinterpret the former clubhouse on verified dry land beside the lake.



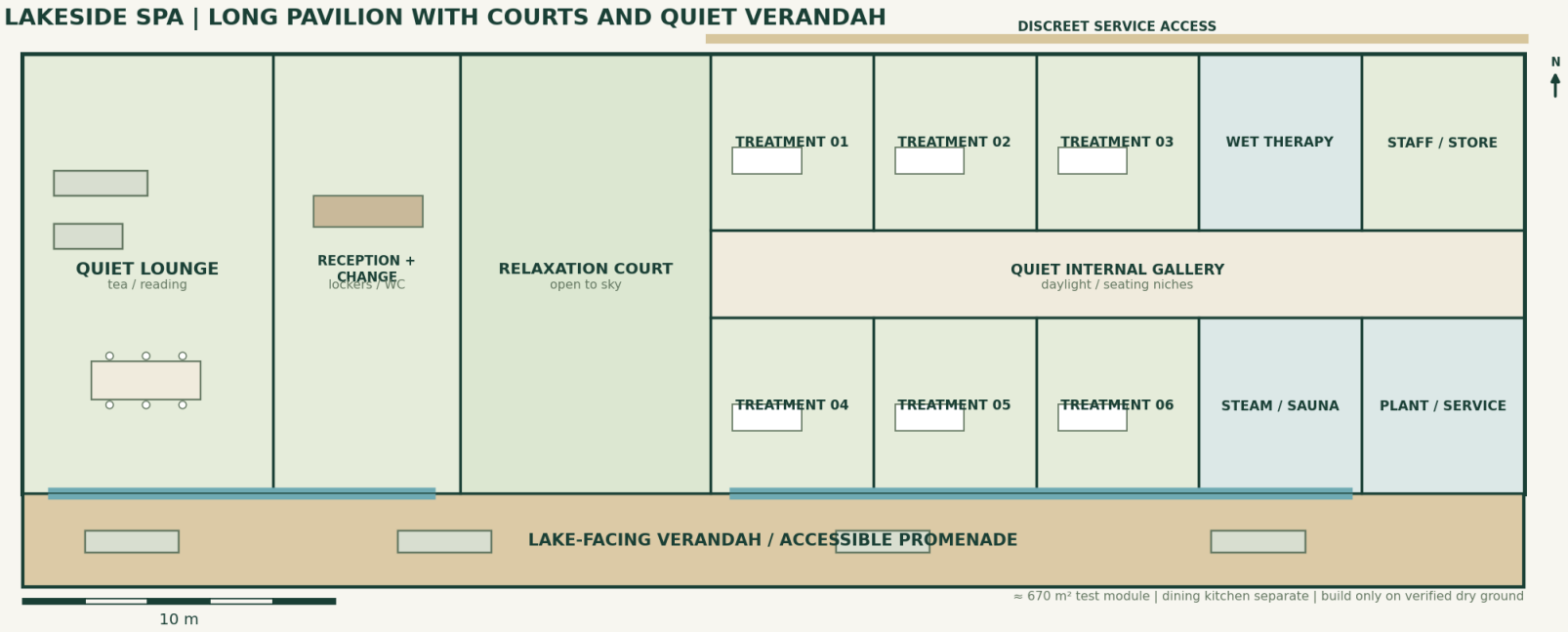


Photorealistic concept visualisation

- Quiet treatment suites
- Lake-facing verandah
- Nutrition-informed dining
- Modest cascades
- Separate managed pool systems

A long pavilion on a sensitive edge.

Small rooms, shaded courts and a continuous lake-facing verandah.



DESIGN INTENT

48 × 14 m test footprint

Approx. 670 m² pavilion module

Quiet lounge and reception / change

Open relaxation court

Six treatment rooms + modest wet therapy

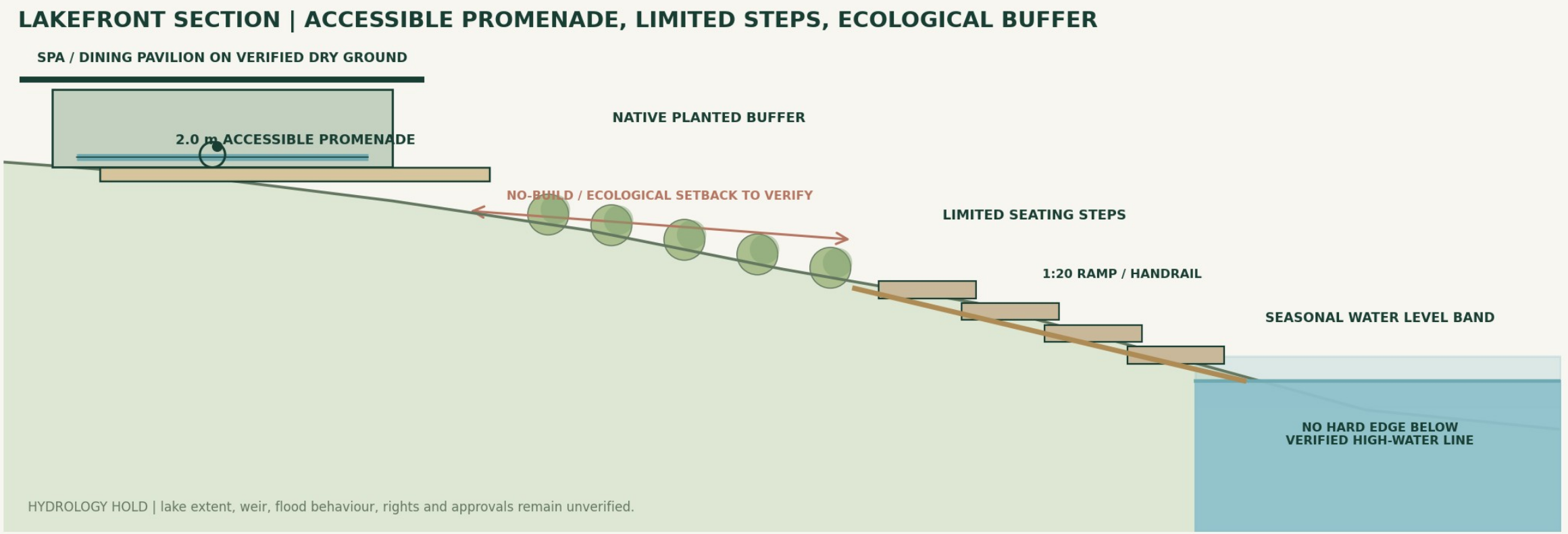
Lake-facing accessible verandah

Dining kitchen and heavy service remain separate

CONCEPT DRAWING | Proposed modules, assumed levels and unverified boundaries. Not for approval or construction.

Protect the lake before adding the experience.

An upper accessible promenade, limited seating steps and a restrained landscape intervention.



HYDROLOGY HOLD | No lake expansion, discharge permission or water-use right is implied.

Jal: water, landscape and hospitality.

Photorealistic lakeside architecture, restorative gardens and water terraces.



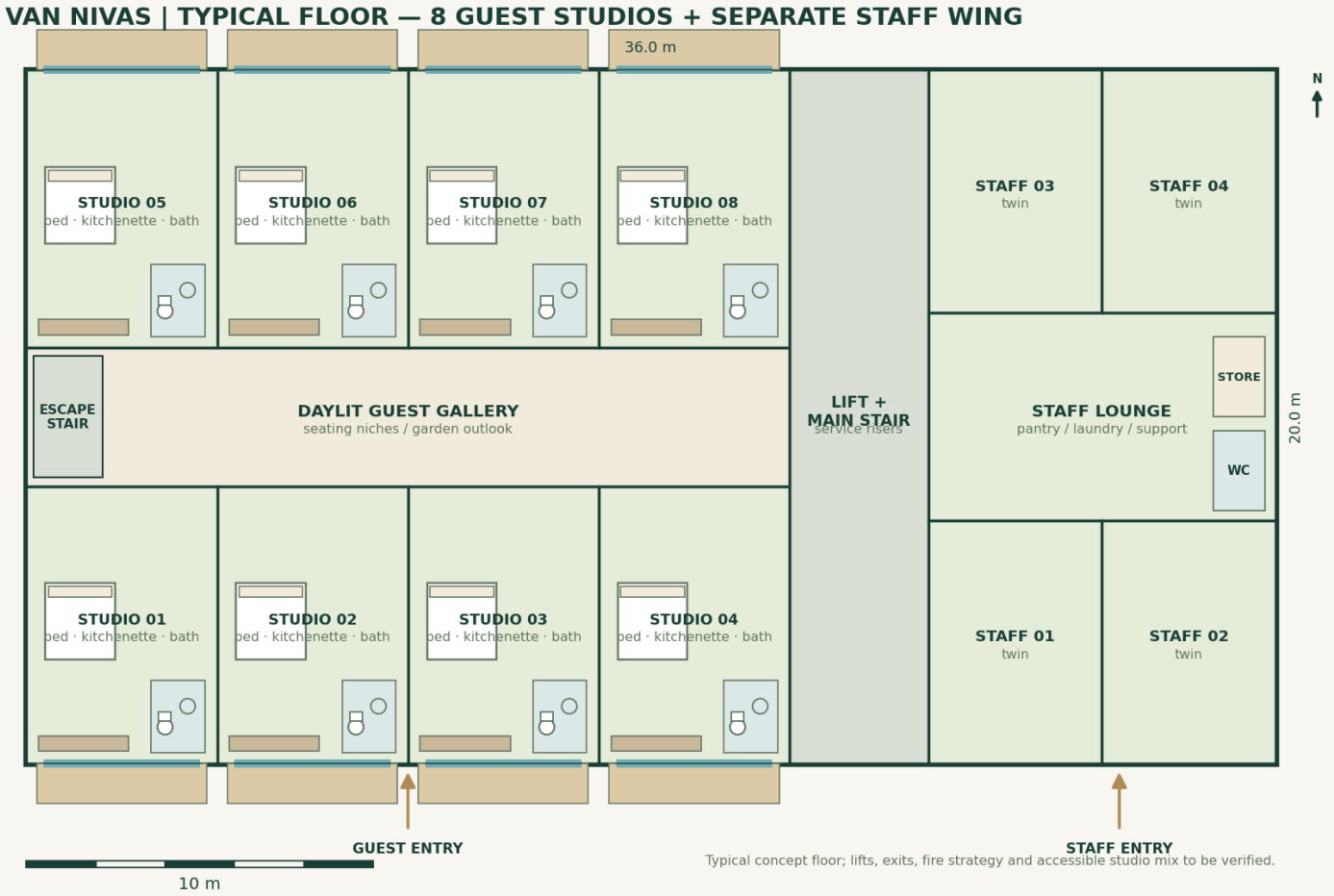
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PHOTOREALISTIC ARCHITECTURAL VISUALISATION | Concept only. View the narrated 1080p film on the project website.

Van Nivas: studios with a separate staff wing.

A welcoming alternative to a conventional hotel corridor for longer wellness stays, families and caregivers.



DESIGN INTENT

8 guest studios per floor

Three floors: 24 studios

4 twin staff rooms per floor in a separate wing

Daylit guest gallery with seating niches

Separate guest and staff entries

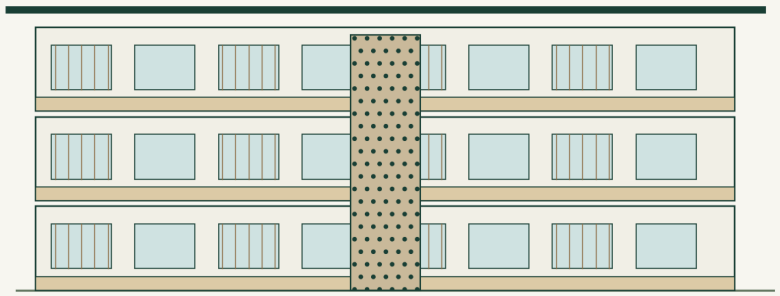
Lift, escape stairs and accessible studio mix to be detailed

CONCEPT DRAWING | Proposed modules, assumed levels and unverified boundaries. Not for approval or construction.

A residential scale for longer stays.

Screened balconies, readable entrances and sheltered shared spaces.

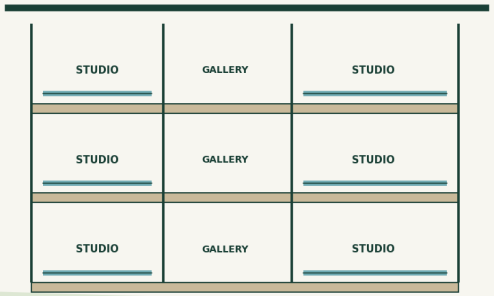
VAN NIVAS | RESIDENTIAL-SCALE ELEVATION + SECTION



GARDEN ELEVATION | screened balconies and central stair core

Passive shade + cross-ventilation

Lift, exits, fire separation and acoustic strategy require detailed design.



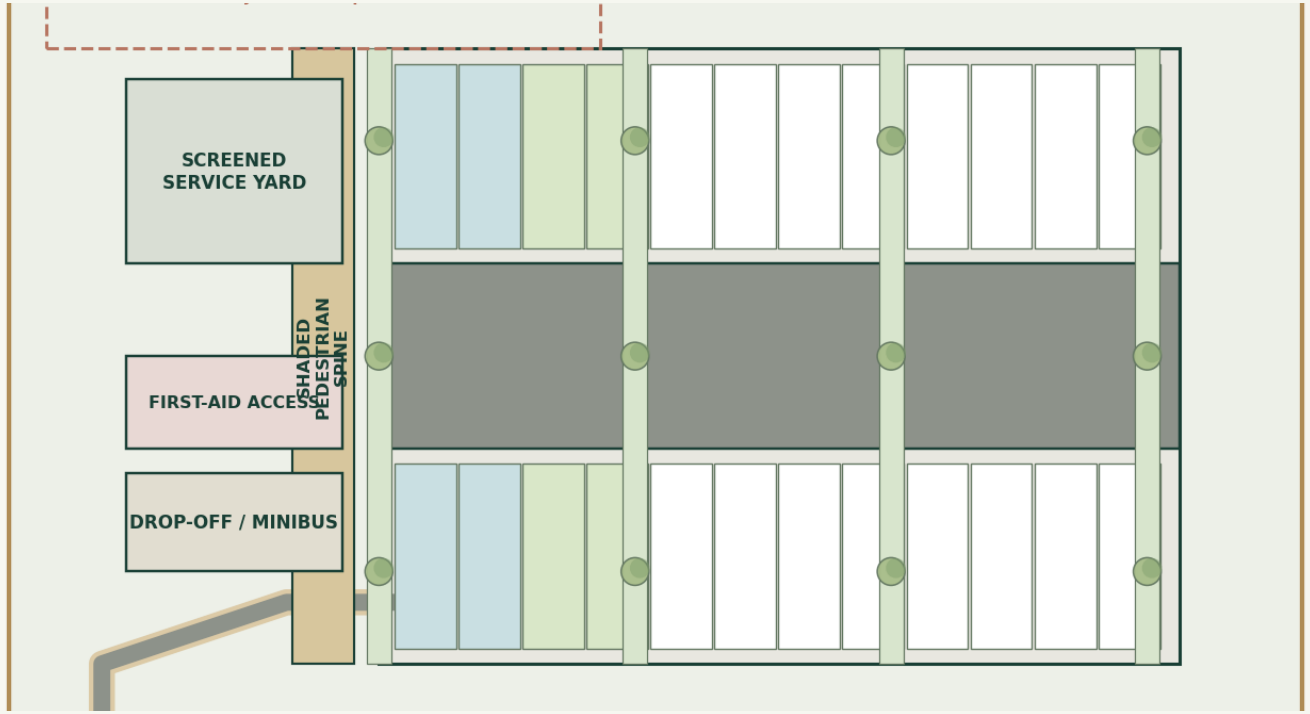
SECTION | naturally lit gallery, screened balconies, separate staff wing



36 × 20 m concept plate
Three levels / 2,160 m²
Screened garden-facing balconies
Central lift / stair core
Separate staff wing and circulation
Fire, acoustic and accessibility design required

Keep routine vehicles at the edge.

Use landscaped surface parking first; preserve the option to build structured parking only when demand proves it.





PHASE 1: LANDSCAPED SURFACE PARKING
Indicative 44–52 bays
Accessible + EV bays
Shaded pedestrian spine
Drop-off and screened service yard

Structured parking remains only a future demand-led reserve.

Movement should feel inviting.

Tennis, basketball, mini-golf, yoga lawns and gentle garden routes.



ACTIVE PRECINCT

Tennis court

Basketball / training court

Six-hole initial mini-golf

Yoga and gentle movement

Family gardens and walks

Productive, educational and credible.

Herb farms and seasonal food cultivation on appropriate lower-field ground.



Photorealistic productive-landscape concept visualisation.

FOUR LANDSCAPE LAYERS

Kitchen herbs and seasonal produce

Curated medicinal interpretation

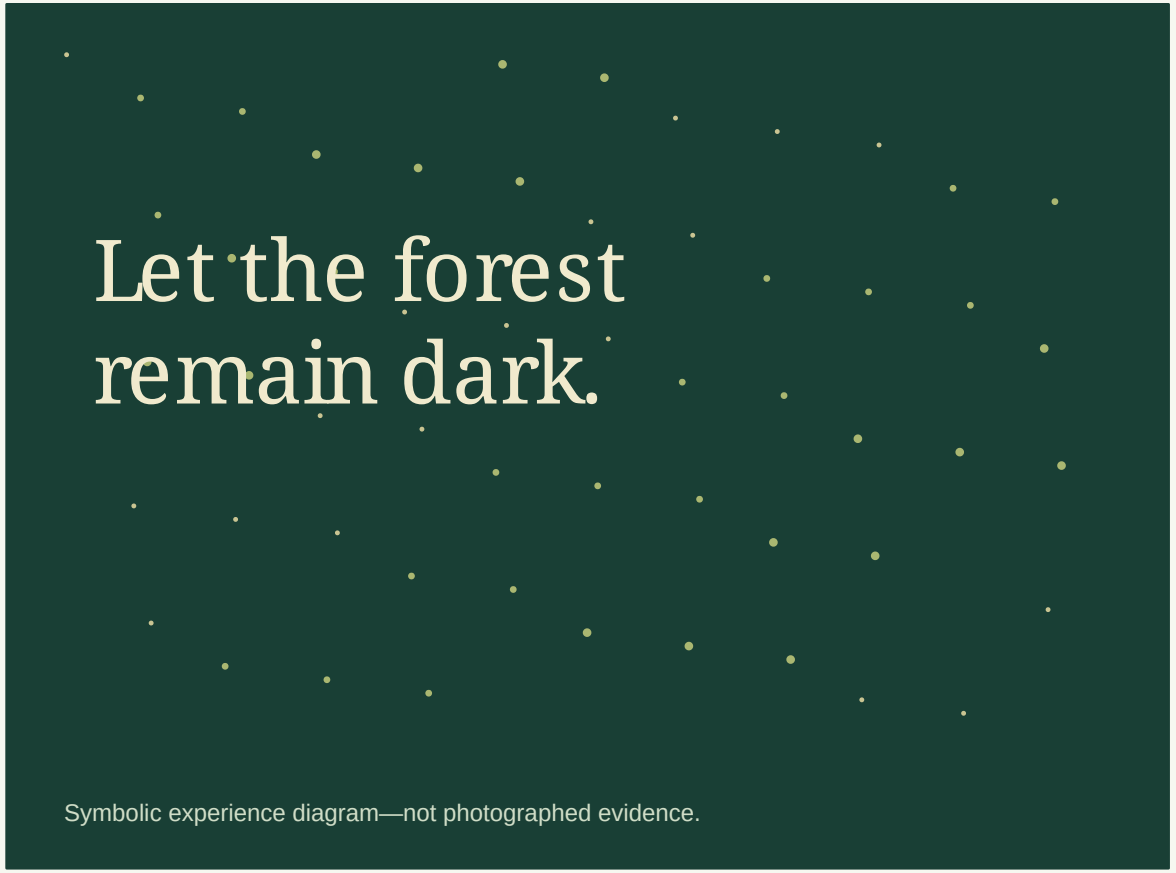
Small controlled exotic-herb trials

Nursery, learning beds and teaching kitchen

[S6] FSSAI organic-food framework. Planting, certification and site yields are not established.

The forest of a million lights.

A promoter-described experience—and a conservation responsibility.



Symbolic experience diagram—not photographed evidence.

DARK-HABITAT PRINCIPLES

No forest floodlighting

No illuminated waterfall spectacle

Small guided groups; no capture or flash

Seasonal access and monitoring

Essential safety lighting controlled

[S4–S5] Xerces Society: firefly tourism and firefly-friendly lighting. Local ecological validation required.

Protect what gives the project its value.

Coordinate water, habitat, energy and operational infrastructure.

WATER

Seasonal balance
Source and catchment protection
Verified weir / flood behaviour
Separate pool and treatment systems
Runoff protection

HABITAT

Tree inventory and no-build areas
Suitable native planting
Controlled exotic trials
Dark-night habitat
Managed guest capacity

INFRASTRUCTURE

Passive comfort where appropriate
Controlled clinical environments
Solar feasibility
Backup utilities
Screened service systems

Arrival, movement and long-stay living.

A dignified, nature-integrated arrival for consultation, therapy, physiotherapy and coached active living.



VIEW THE NARRATED INVESTOR FILM →

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PHOTOREALISTIC ARCHITECTURAL VISUALISATION | Concept only. View the narrated 1080p film on the project website.

One estate. Clearly accountable specialists.

Wellness and hospitality work together without pretending to be a hospital.

PARTNER / TEAM	PRIMARY ACCOUNTABILITY
Development / estate company	Land, buildings, infrastructure and landscape stewardship
Hospitality operator	Rooms, dining, guest services and operating consistency
General doctor + programme coordinator	Screening, basic oversight, first aid, records and referral
Physio / therapists / nutrition / coaches	Mobility, therapy, food guidance, gym, sport and daily programmes
Hospital / diagnostics partners	Investigations, specialist review, emergency and safe transfer
Ecology / farm specialists	Habitat, cultivation, visitor capacity and claim verification

Monetise the stay and programme—not a promise of cure.

Transparent accommodation, practical wellness programmes and appropriate ancillary services.

STAY

18 premium villas

24 long-stay studios

Caregiver-friendly formats

WELLNESS & PROGRAMMES

GP consultation and screening

Physio, therapy and nutrition

Gym, sport and coached movement

EXPERIENCE

Dining and spa

Botanical / culinary learning

Capacity-limited day access

A proportionate campus—not a hospital build.

Concept-level R06 cost model; excludes land purchase and recoverable taxes. Formal QS estimate required.

INPUT / OUTPUT	LEAN	BASE	PREMIUM
Total cash capital, ₹ crore	48.83	63.60	97.76
Hard-cost subtotal, ₹ crore	38.91	49.44	73.87
18 villas, ₹ crore	16.20	18.00	22.50
Other buildings, ₹ crore	15.01	19.84	29.12
Site infrastructure, ₹ crore	5.00	7.00	10.00
Phase 1 opening, ₹ crore	29.00	35.00	45.00
Annual OPEX, ₹ crore	5.83	8.20	12.00
Land contribution, ₹ crore	3.10	3.10	3.10

Blend land, promoter commitment, villa receipts and aligned capital.

The base case is approximately ₹63.6 crore excluding land purchase; Phase 1 is approximately ₹35 crore.

LAND	Indicative ₹3.1 crore non-cash promoter equity, subject to title and valuation.
PROMOTER	Fund Gate 0, approvals, design and first-loss development risk.
VILLA RECEIPTS	12-villa test at ₹2.75 crore can generate about ₹26.4 crore by possession if 80% is collected.
STRATEGIC EQUITY	Fund the wellness centre, long-stay block, spa, infrastructure and operating platform.
DEBT	Use construction bridge selectively; permanent debt must fit stabilised operating cash flow.

Phase the campus around a complete guest experience.

Gate 0 ₹3 crore. Phase 1 ₹35 crore. Phase 2 approximately ₹25.6 crore in the base model.

GATE 0 / PROVE — ₹3 CR

Survey and title

Ecology and hydrology

Planning and villa-transfer route

Operator brief and QS cost plan

PHASE 1 / OPEN WELL — ₹35 CR

6 villas + 12 studios

Consultation / therapy + physio-gym

Compact spa and dining

Essential infrastructure + surface parking

PHASE 2 / COMPLETE — ₹25.6 CR

Remaining villas and studios

Expanded spa and recreation

Herb farms and landscape

Optional structured parking only if justified

Resolve the fundamentals before scaling.

Five issues can materially change scope, cost or timing.

RISK	INVESTOR CONSEQUENCE	REQUIRED RESPONSE
Area / title discrepancy	Capacity and land valuation may change	Cadastral survey and legal diligence
Parcel neck / access	Continuity or emergency access may fail	Rights, width, swept paths and structures
Forest / river constraints	Developable envelope may shrink	Status, ecology, hydrology and permissions
Wellness scope creep	Hospital-grade systems inflate cost and regulation	Hold scope to GP, physio, therapy, nutrition and coaching
Cost / villa demand	Capital timing and returns may change	QS plan, market test, legal structure and staged release

Build the platform around the place.

Aligned capital, wellness credibility and long-term stewardship.

A development partnership, with investment released against evidence.

PROMOTER

Land position, vision and development leadership—subject to diligence.

STRATEGIC OPERATOR

Hospitality, physiotherapy, wellness and programme-delivery expertise.

INVESTMENT PARTNER

Stage-gated funding, governance and long-term asset stewardship.

Funding quantum, structure and returns follow verified QS cost plan, planning approvals and villa-market testing.

A visible evidence trail.

Investor discussion draft / 29 October 2026

REF.	SOURCE	USE
S1	Global Wellness Institute	Wellness tourism expenditure, 2024 data
S2	Press Information Bureau	Medical and Wellness Tourism in India, 2 May 2026
S3	World Health Organization	Healthy ageing and functional ability
S4–5	Xerces Society	Firefly tourism and lighting guidance
S6	FSSAI	Organic-food verification framework
SITE	Promoter-supplied materials	R02 reference plan, site photos and design brief

Full links, source qualifications, presenter notes and the Simplified Wellness Cost Model R06 are included in the package.

Explore, review and develop the concept.

A coordinated photorealistic presentation with upgraded concept plans, drawing atlas and digital review package.

PRESENT

Editable PowerPoint R06

Static PDF companion

Simplified Wellness Cost Model R06

EXPERIENCE

Narrated 1080p investor film online

Photorealistic development imagery

Offline interactive spatial viewer

DEVELOP

12 vector drawing sheets

Plans, sections and elevations

Geometry / assumptions package

Cost, phasing and villa-funding inputs



SANJEEVANI VANN

ADDRESS 01 / A NATIONAL PROTOTYPE

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

DESIGNED BY AERONOVA CONSULTANTS

Led by Architect Gaurav Vatsa

PHOTOREALISTIC CONCEPT VISUALISATIONS | SUBJECT TO SURVEY, DUE DILIGENCE AND APPROVALS