

A PROJECT BY
SR BUILDERS



OFFICE ADDRESS

One Golden Mile, 11 Floor, Kokapet, Hyderabad,
Telangana - 500075

SITE ADDRESS

Sy. No. 790/p, 791/p, Dundigal Village,
Chaitanya Nagar Colony, Hyderabad - 500043.

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svbuilders

E-mail: info@nisarga.in



Concept & Design By
outlinemedia.in | 86860 86876

4 & 5 BHK Forestscape Villas
@ Patighanpur, Hyderabad

The N’finite Class Living

NOTE: This brochure is purely conceptual and not a legal offer. The area is tentative and the actual areas arrived at completion of the villa may differ.
The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



Wood Morning!

Here, the forest greets you before the city does. Light filters through the canopy. The air carries its own vitality. Silence returns as the rarest luxury. This is where life begins with the moments that cannot be repeated, only lived.

The Viewson

Living becomes an experience where vision turns into the view of every day. Life flows with nature, expanding gently and deepening with meaning. Every breath feels renewed. Every moment feels entirely yours, revealing forest-deep joys within, immersed in natural bliss.

The Lushury

Each villa opens to distinction. Indulgence within; privacy beyond. Luxury here isn't counted, it's carved. A rare privilege held within nature's reserve. Curated, but untamed and limitless. And it only belongs to the rare, like you.



The World of **N'finite** Kind,
Woven in the Woods.

17+ Acres

50+ Amenities

4000 Acres of Greenery Nearby

2 CLUBHOUSES

200, 239 & 300 Sq. Yds.

800 mts of Road facing villas

Many reach. A few arrive.
Distinction walks through.

An envious world designed for the chosen, for those who always leave an impression in the silence. The entrance rises like the gateway to a rare destination, setting the stage for an experience that few will ever call their own.





Impre^{structure} SS^{stature} S^{signature}ion

Some landmarks are built; others evolve. NISARGA belongs to the latter. Its architecture rises with a sense of permanence, inspired by nature, crafted for today, envisioned for every day, and designed to leave an impression that lasts forever. Every angle, every line, every detail, from the skies to the ground, speaks of scale and stature, creating a monument that feels discovered and destined to be lived Nfinitely.





A paradisiacal
retreat, where every
breath carries more
than one heart.



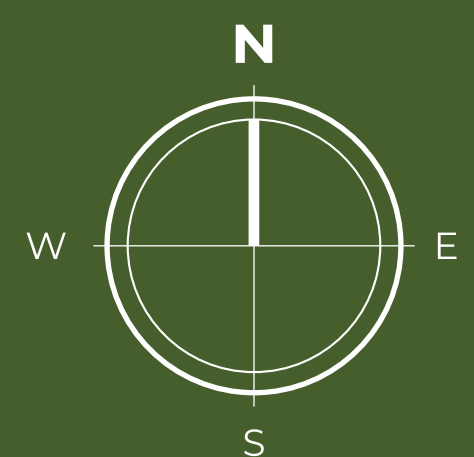
Reserved by the
forest, each
revealed in its
own grandeur.

MASTER PLAN



LEGEND

- | | | | |
|------------------|-------------------------------------|---------------------------------|------------------------------|
| 1. Entry | 8. Pet Park | 15. Sand Volleyball | 22. Tennis |
| 2. Water Feature | 9. Basket ball / Multipurpose court | 16. Elderly Seating Court | 23. Grass Land |
| 3. Exit | 10. Outdoor Kitchen and Bar | 17. Play Court | 24. Flower Garden |
| 4. Orchids | 11. Cricket pitch | 18. Outdoor Gym and Reflexology | 25. Lawn and Meditation area |
| 5. Bus Bay | 12. Multipurpose Lawn | 19. Sculpture | 26. Healing Garden |
| 6. Party Lawn | 13. Feature Wall | 20. Sand Pit | 27. Golf |
| 7. OAT | 14. Entrance Court | 21. Pickle Ball court | 28. Outdoor Work Stations |
| | | | 29. Isolation Court |



PASTING



❧ 200 sq. yds ❧
EAST FACING VILLA

Area Statement

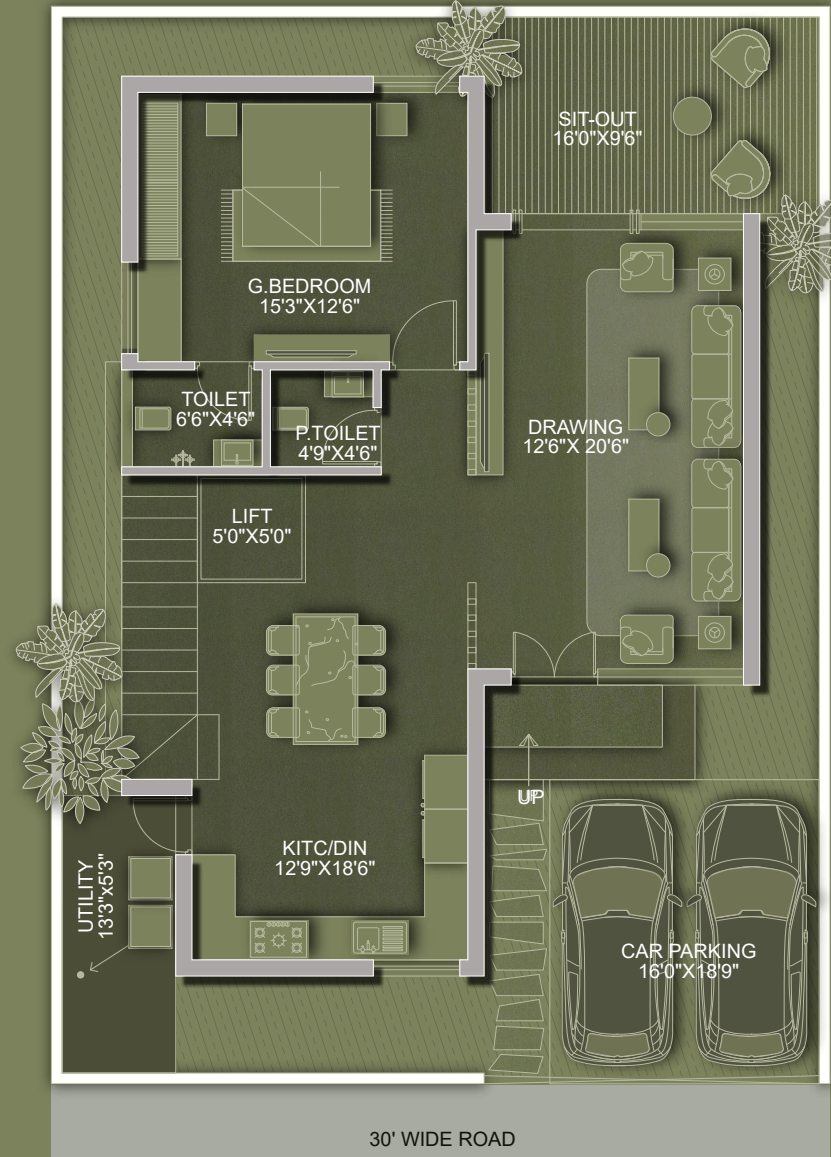
G. Floor Built - Up Area	1300 SQ.FT
F. Floor Built - Up Area	1275 SQ.FT
S. Floor Built - Up Area	965 SQ.FT
Total Built - Up Area	3540 SQ.FT

Life.
Lifestyle.
Living.

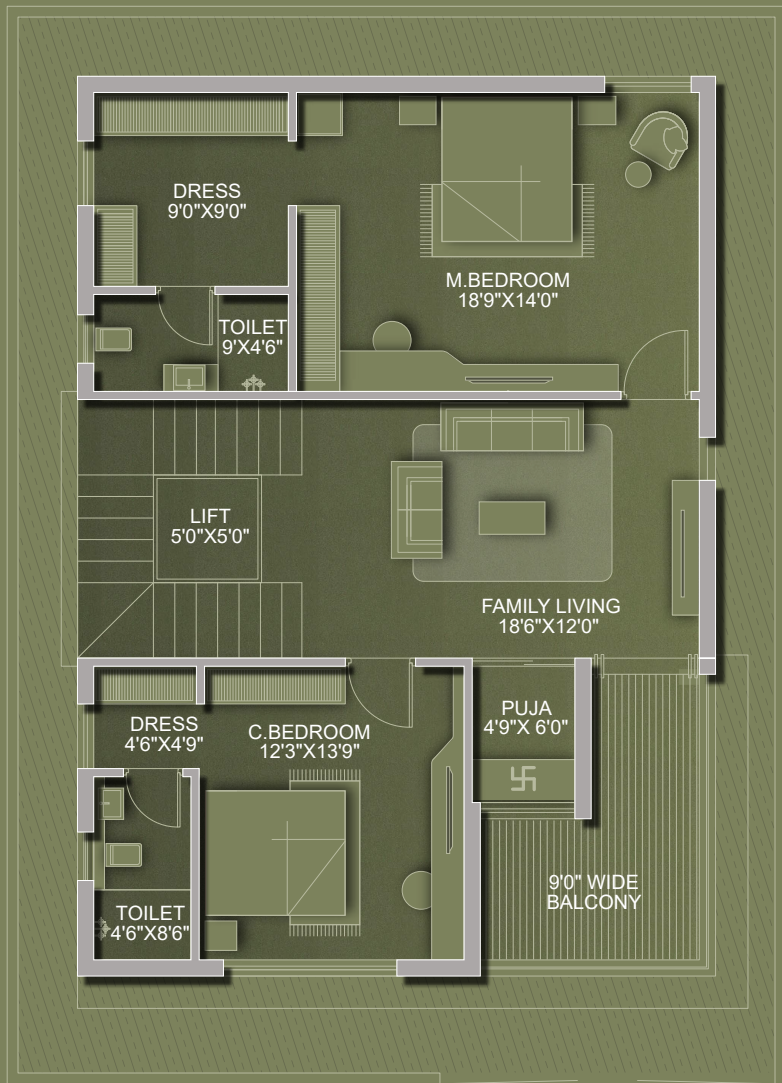




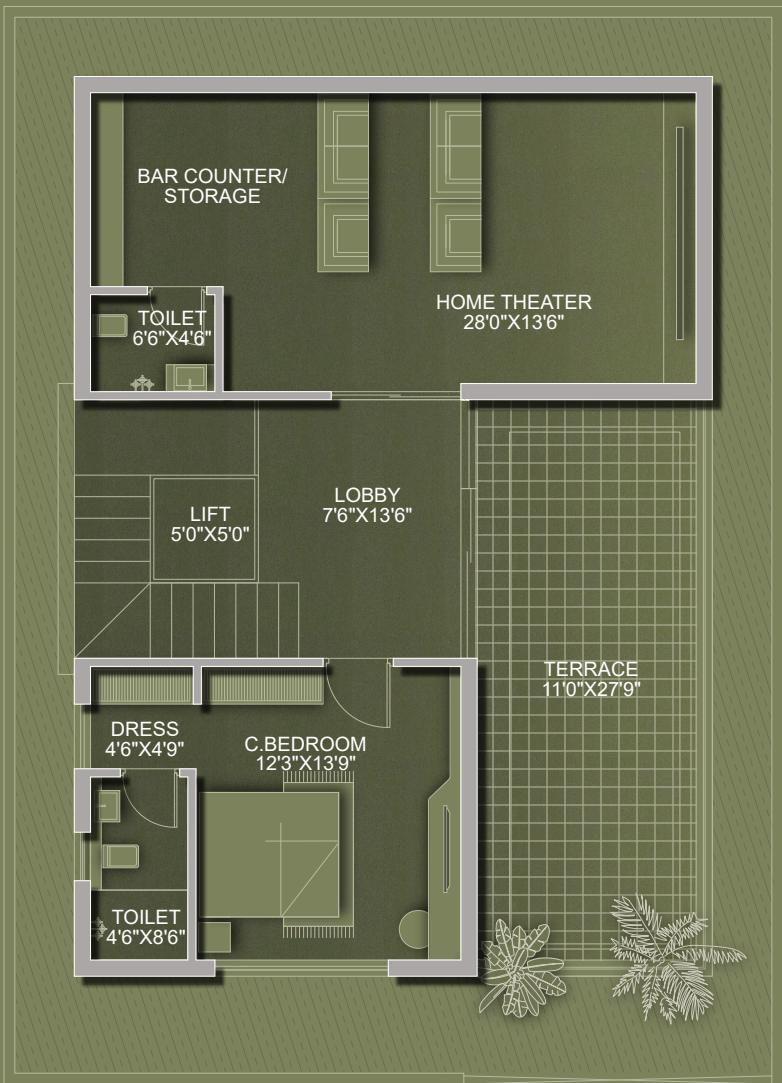
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Moody.
Majestic.
Meticulous.

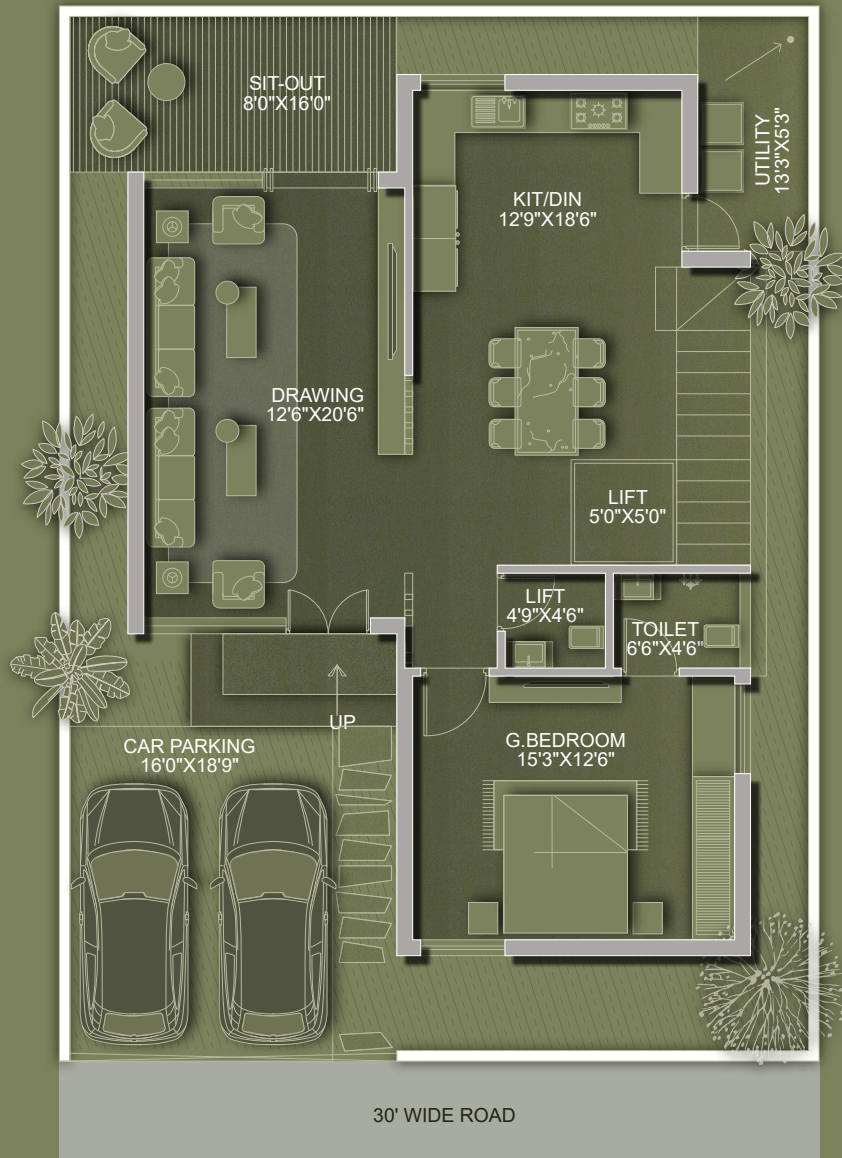


200 sq. yds
WEST FACING VILLA

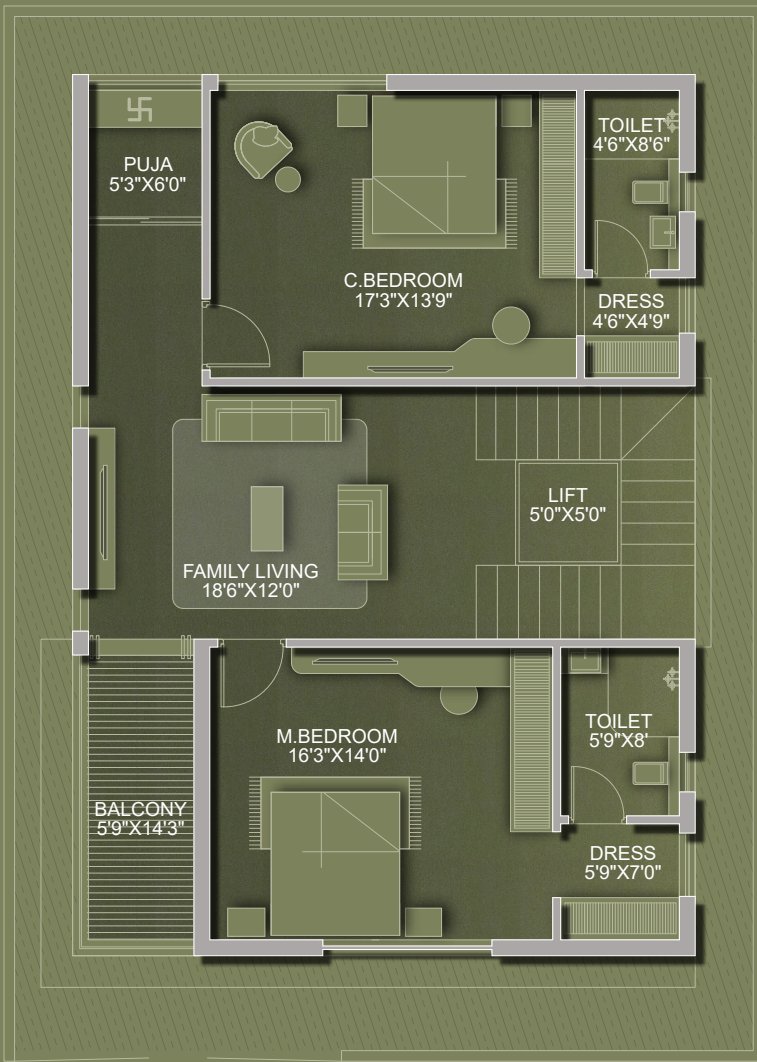
Area Statement

G. Floor Built - Up Area	1300 SQ.FT
F. Floor Built - Up Area	1275 SQ.FT
S. Floor Built - Up Area	965 SQ.FT
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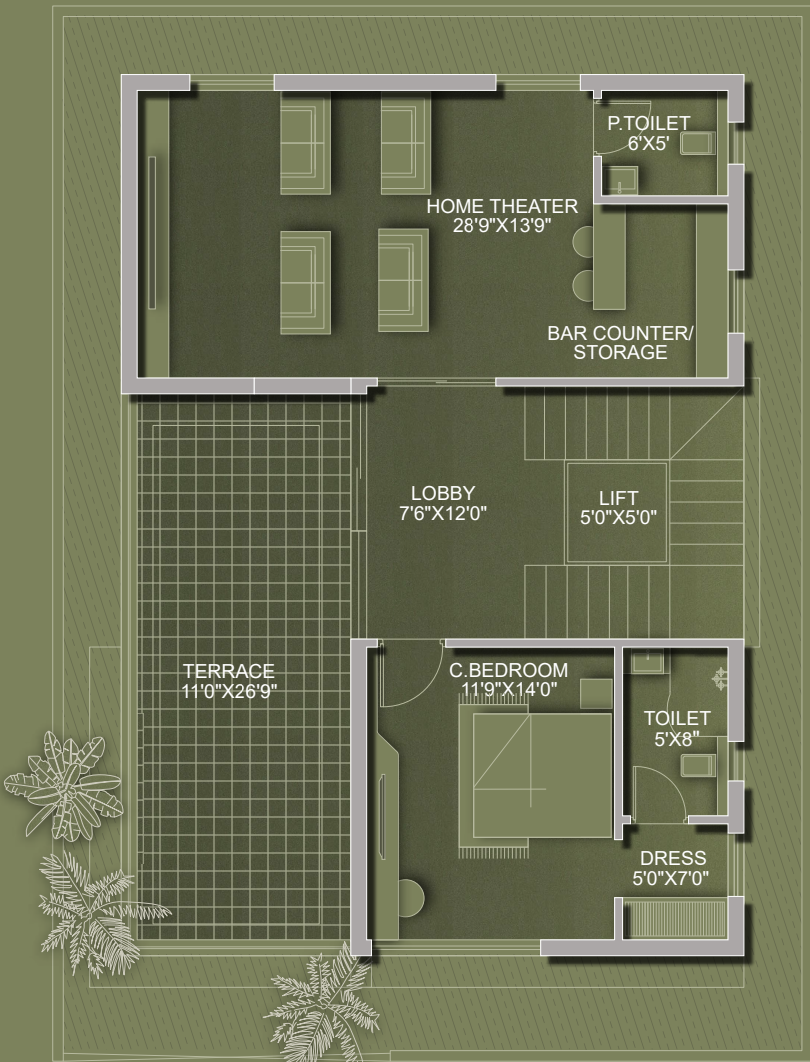
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





239 sq. yds
EAST FACING VILLA

Area Statement

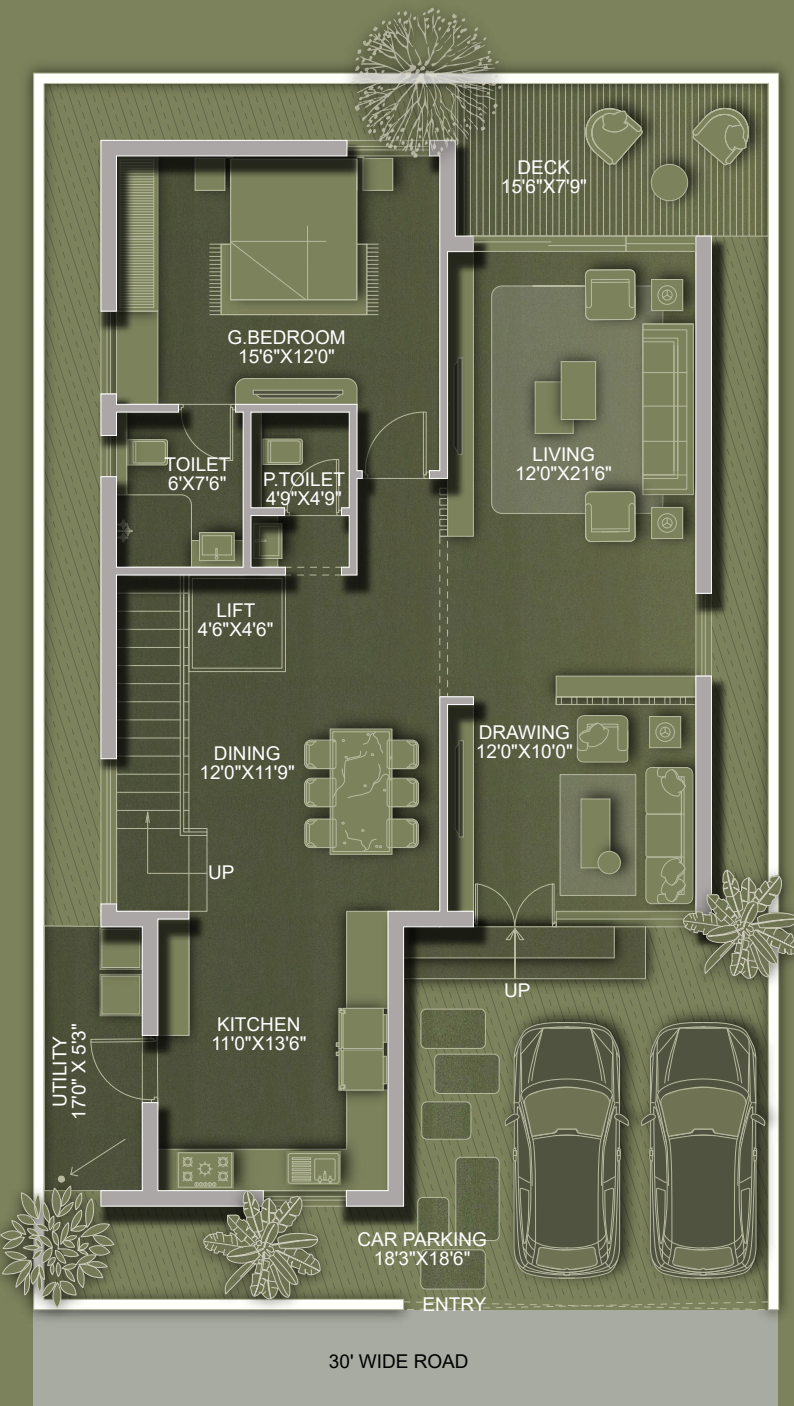
G. Floor Built - Up Area	1593 SQ.FT
F. Floor Built - Up Area	1571 SQ.FT
S. Floor Built - Up Area	1066 SQ.FT
Total Built - Up Area	4230 SQ.FT



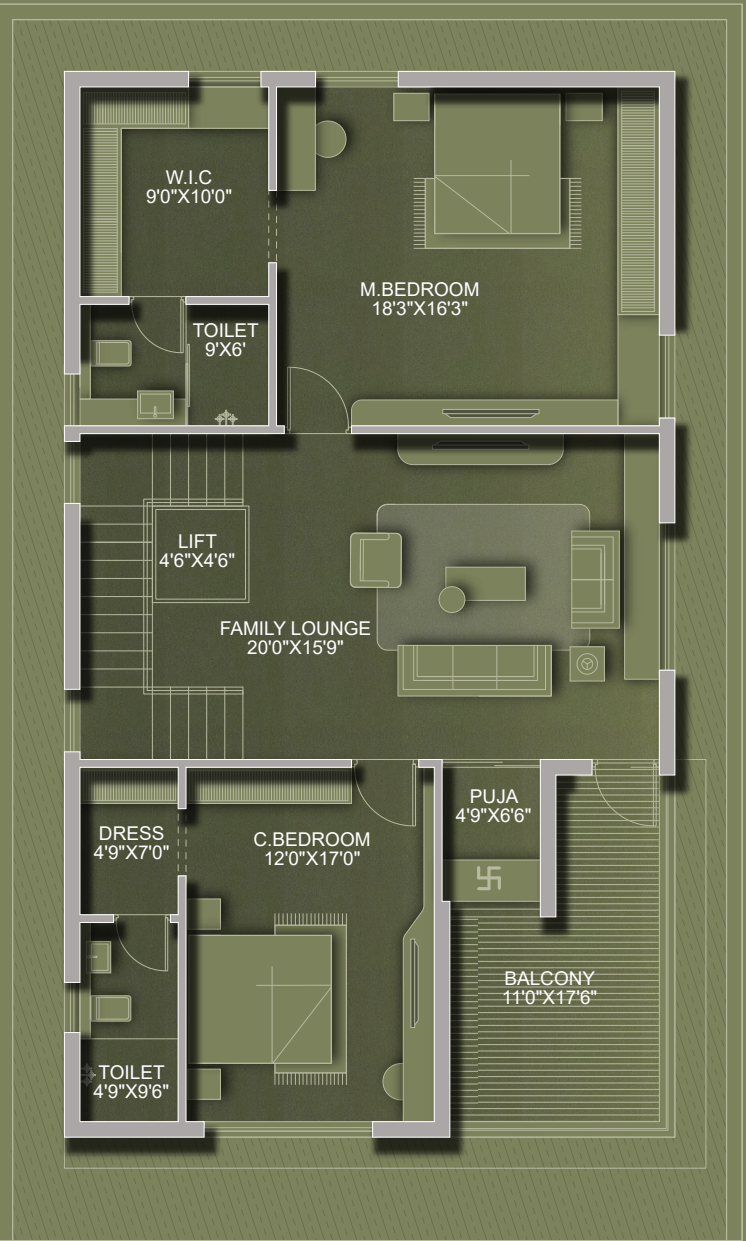
Elegant.
Elevated.
Enchanting.



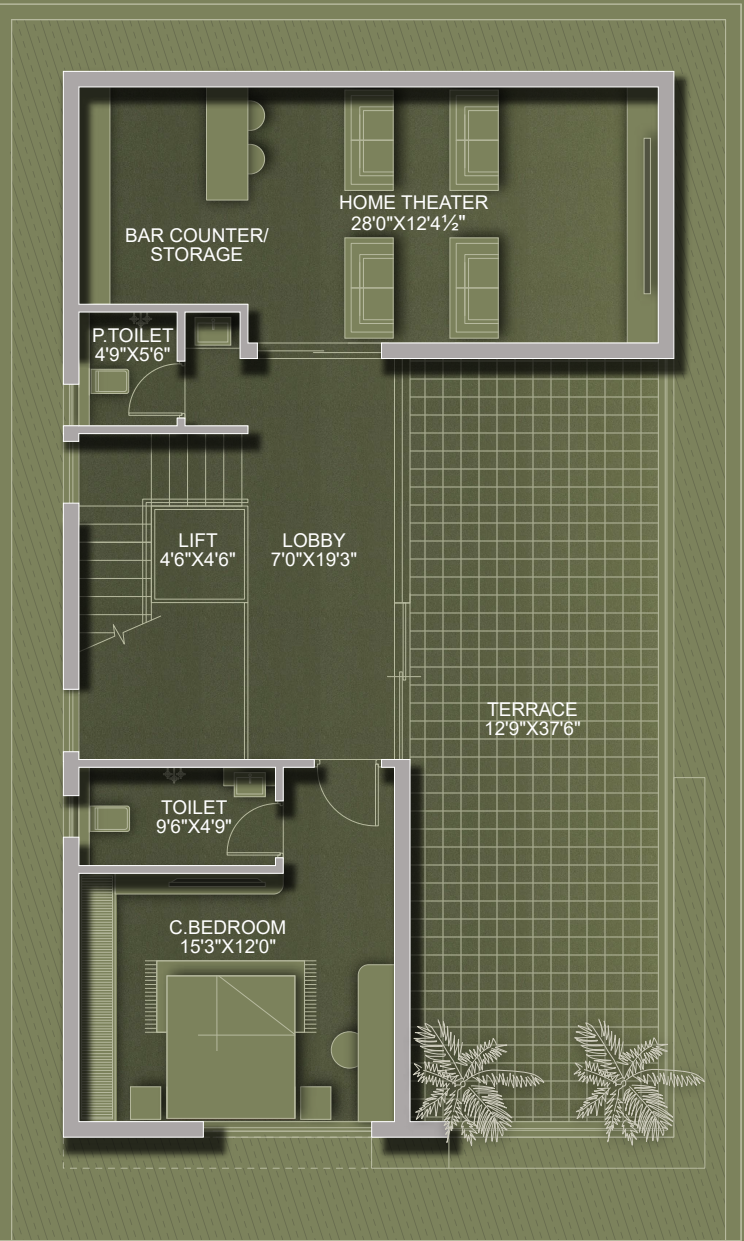
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Tranquil.
Tailored.
Timeless.

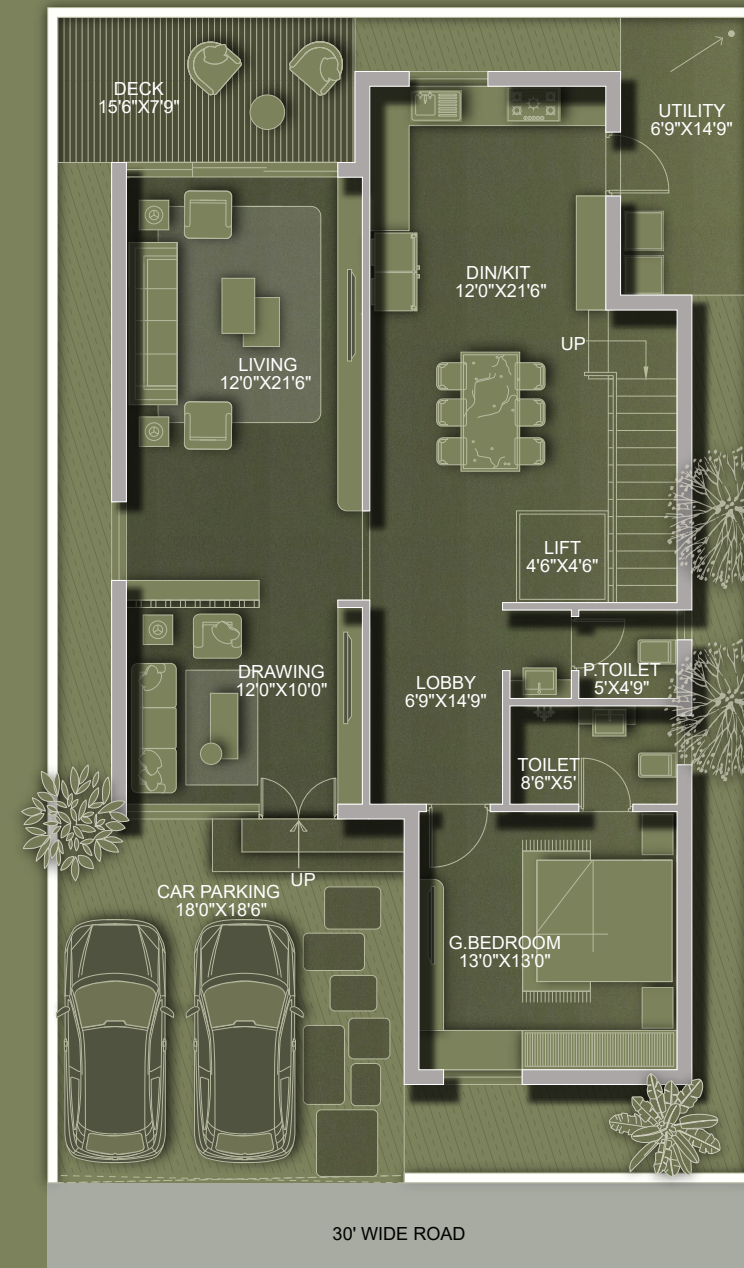


239 sq. yds
WEST FACING VILLA

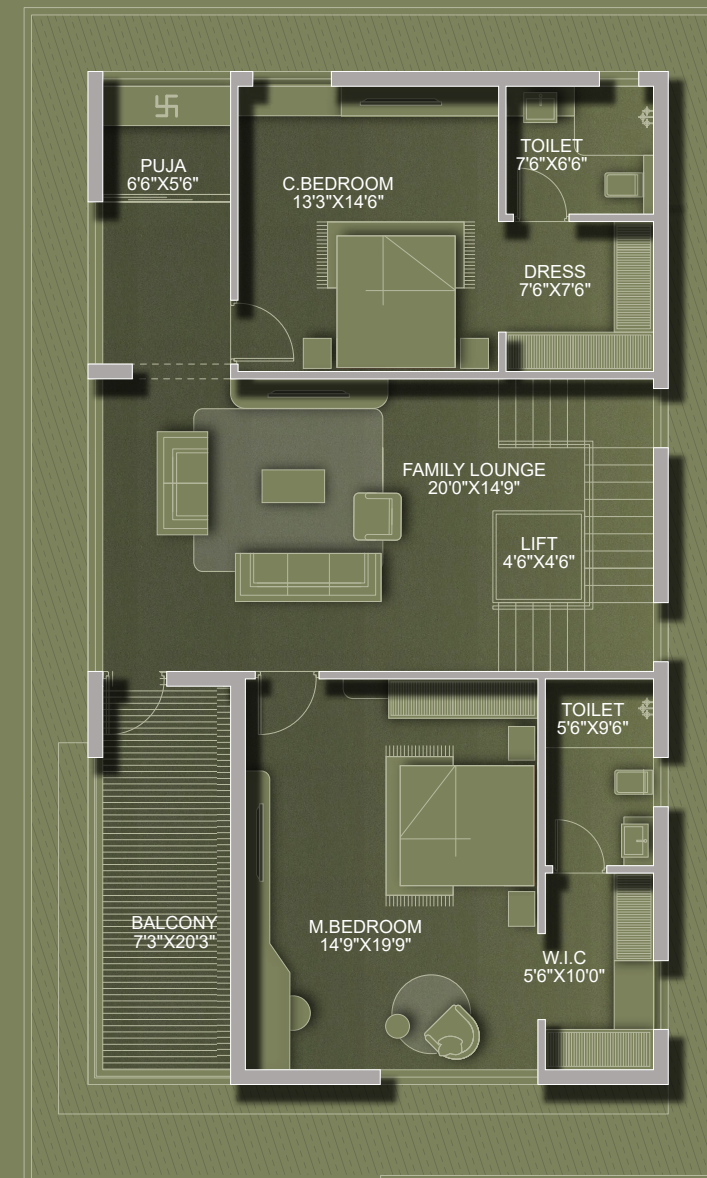
Area Statement

G. Floor Built - Up Area	1590 SQ.FT
F. Floor Built - Up Area	1570 SQ.FT
S. Floor Built - Up Area	1090 SQ.FT
Total Built - Up Area	4250 SQ.FT

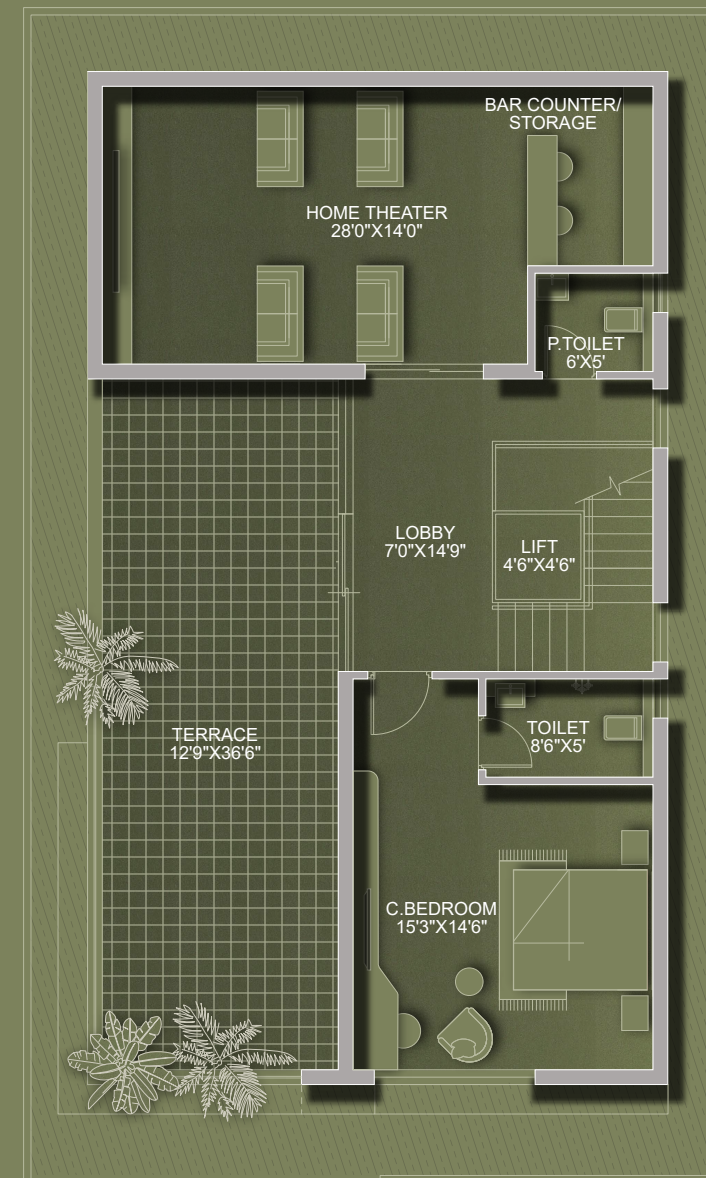
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

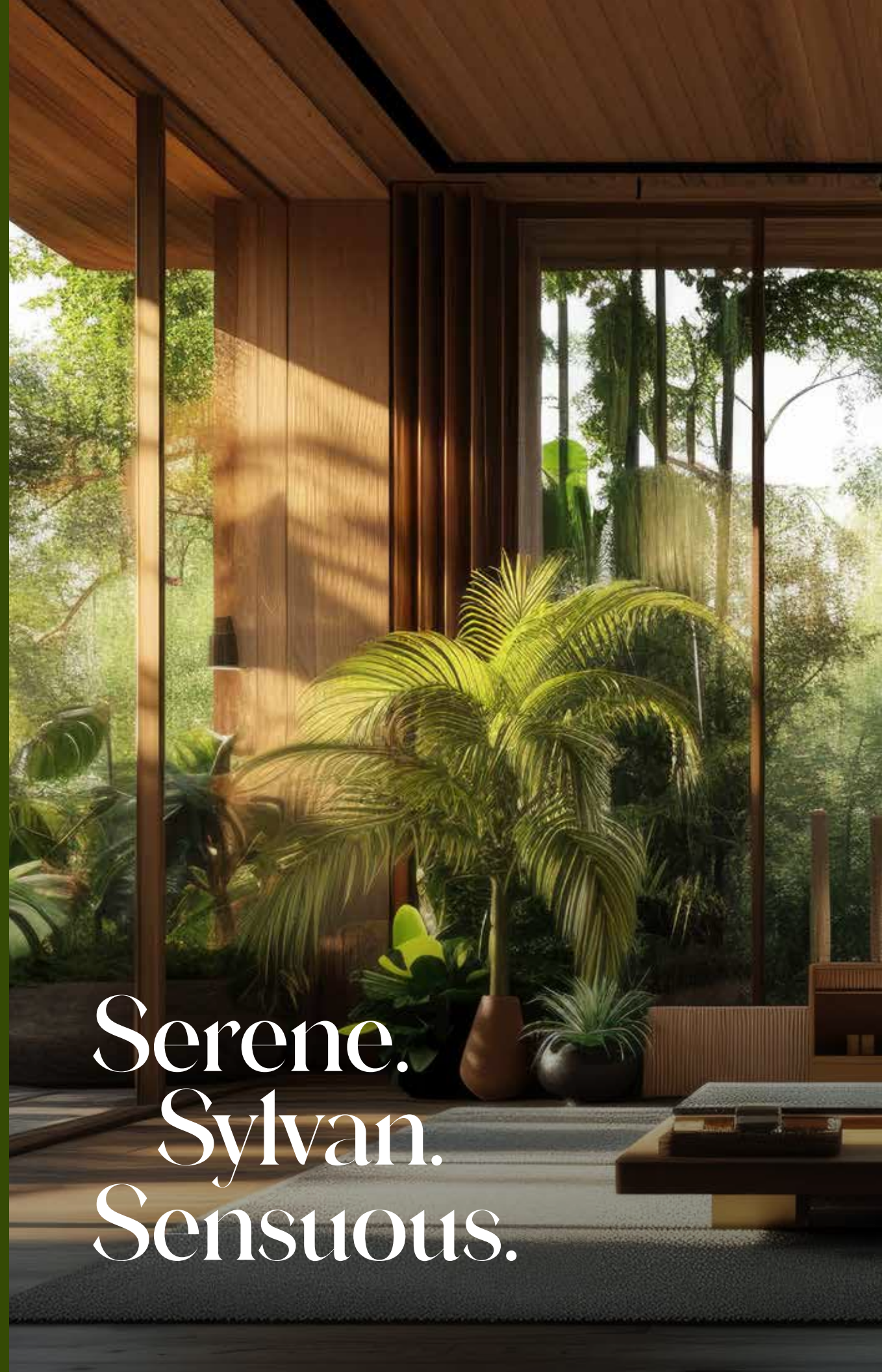




❧ 300 sq. yds ❧
EAST FACING VILLA

Area Statement

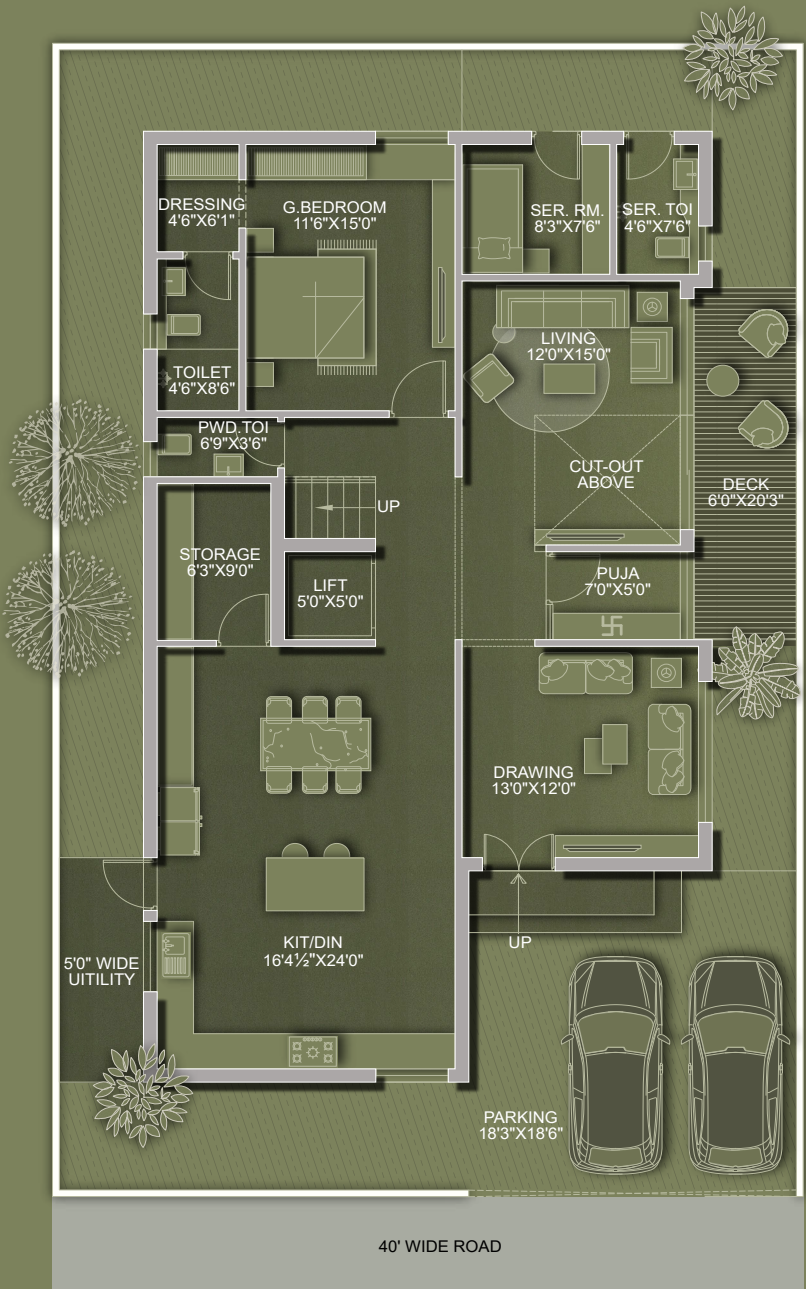
G. Floor Built - Up Area	1760 SQ.FT
F. Floor Built - Up Area	1740 SQ.FT
S. Floor Built - Up Area	1485 SQ.FT
Total Built - Up Area	4985 SQ.FT



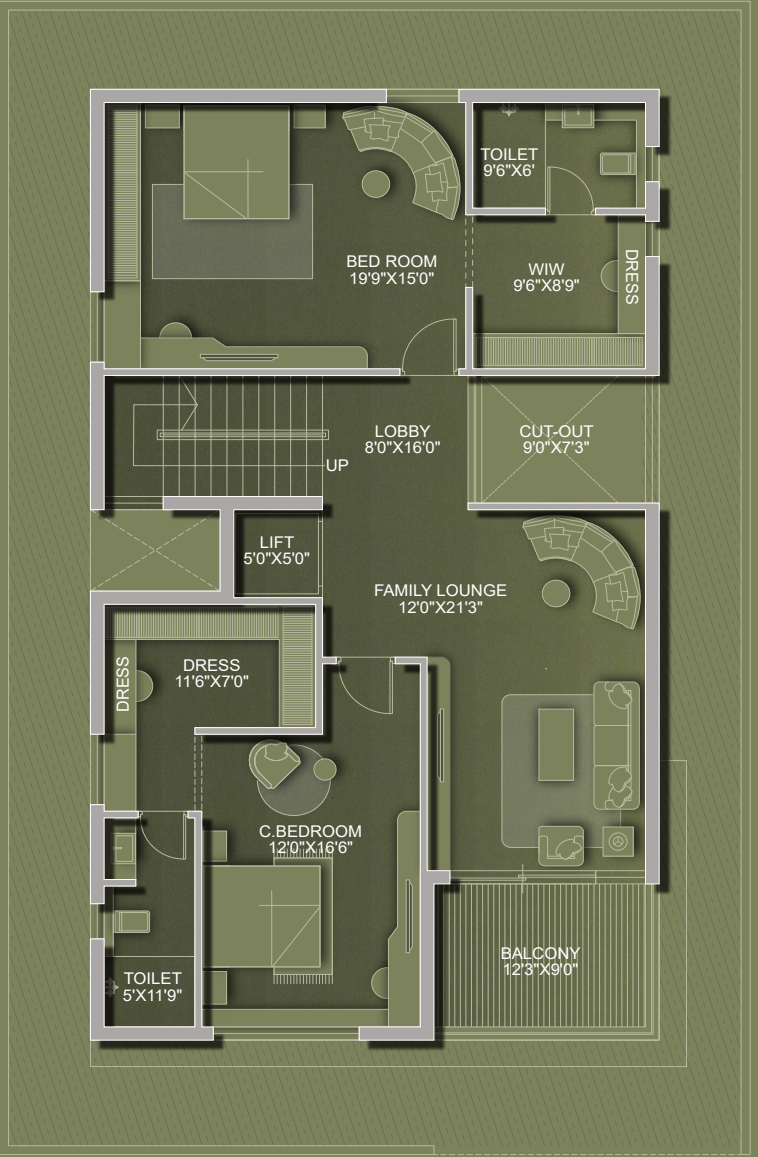
Serene.
Sylvan.
Sensuous.



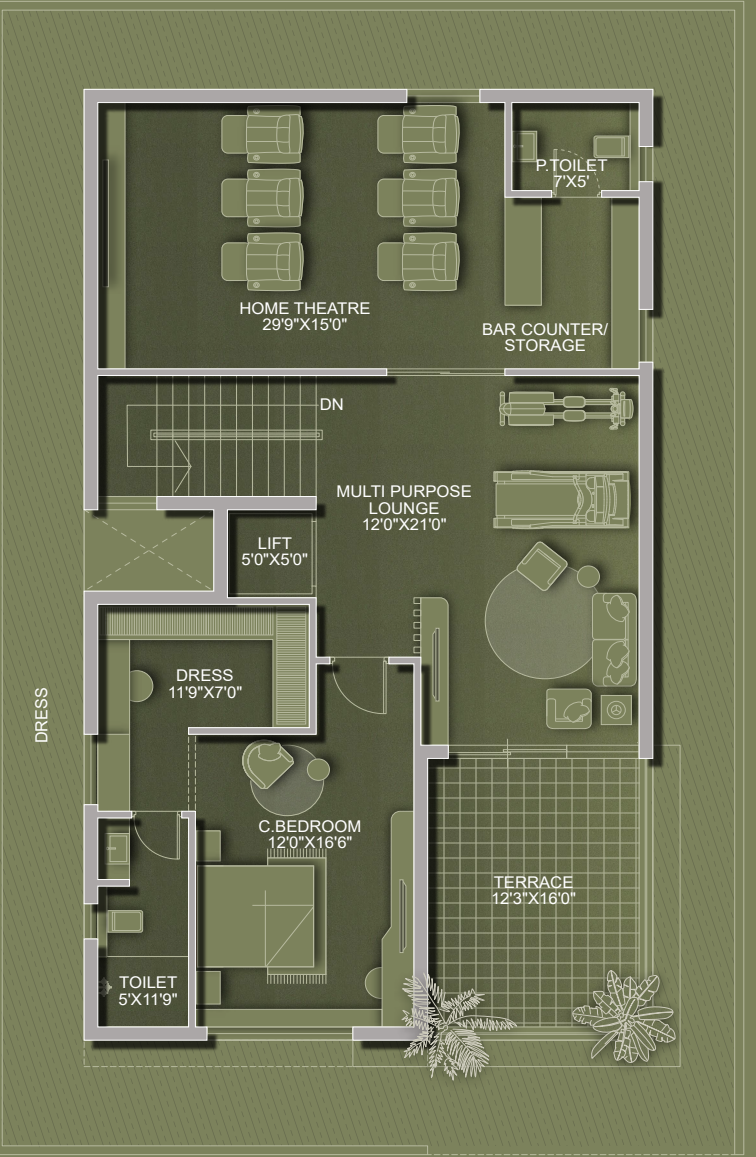
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Refined.
Regal.
Resplendent.

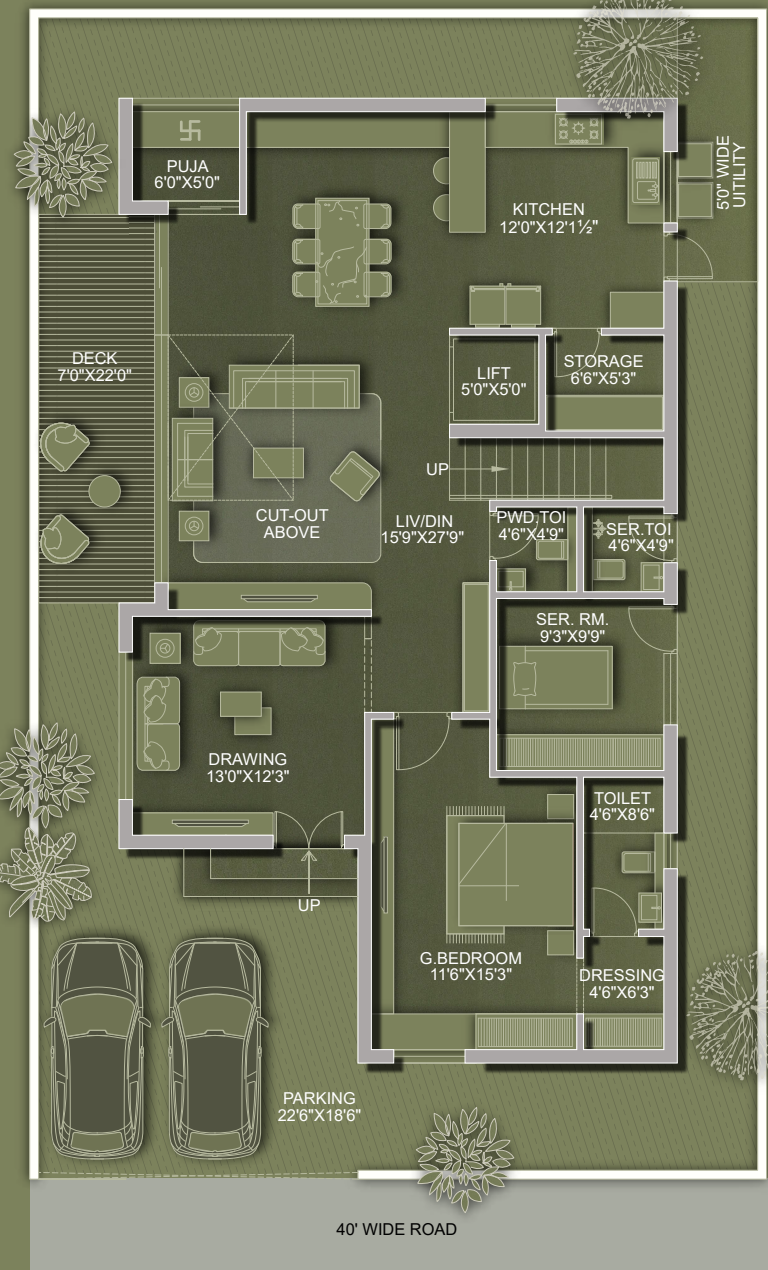


300 sq. yds
WEST FACING VILLA

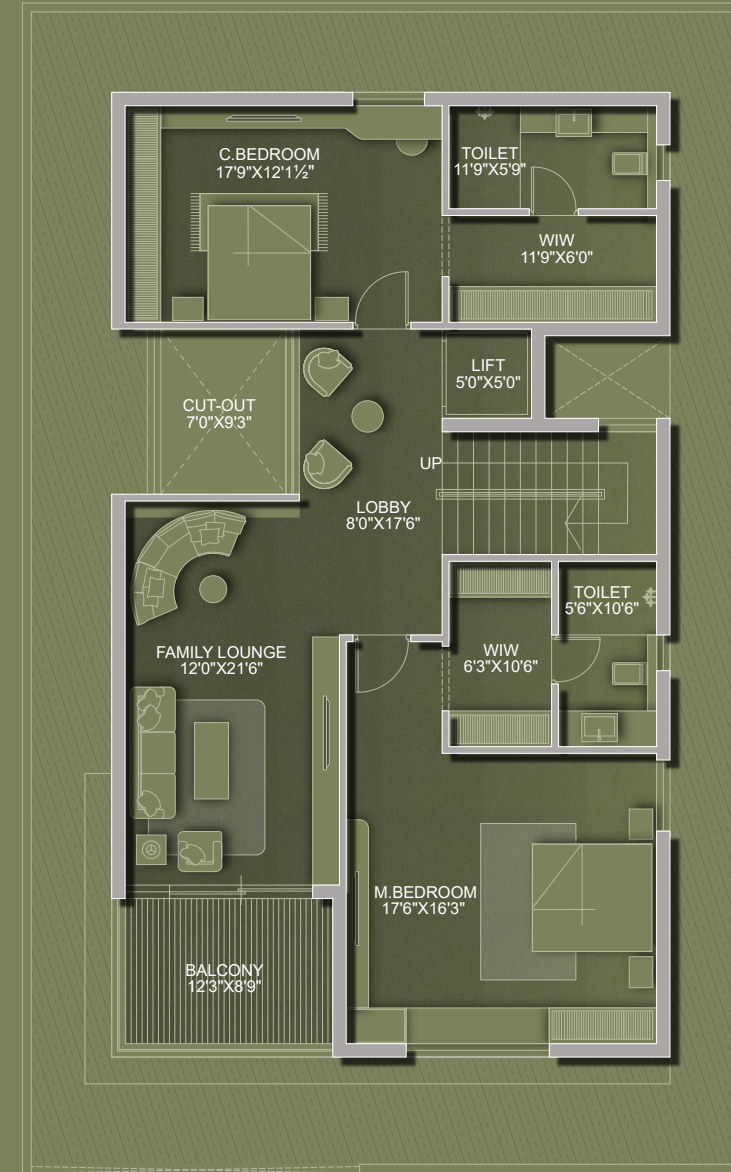
Area Statement

G. Floor Built - Up Area	1760 SQ.FT
F. Floor Built - Up Area	1625 SQ.FT
S. Floor Built - Up Area	1515 SQ.FT
Total Built - Up Area	4900 SQ.FT

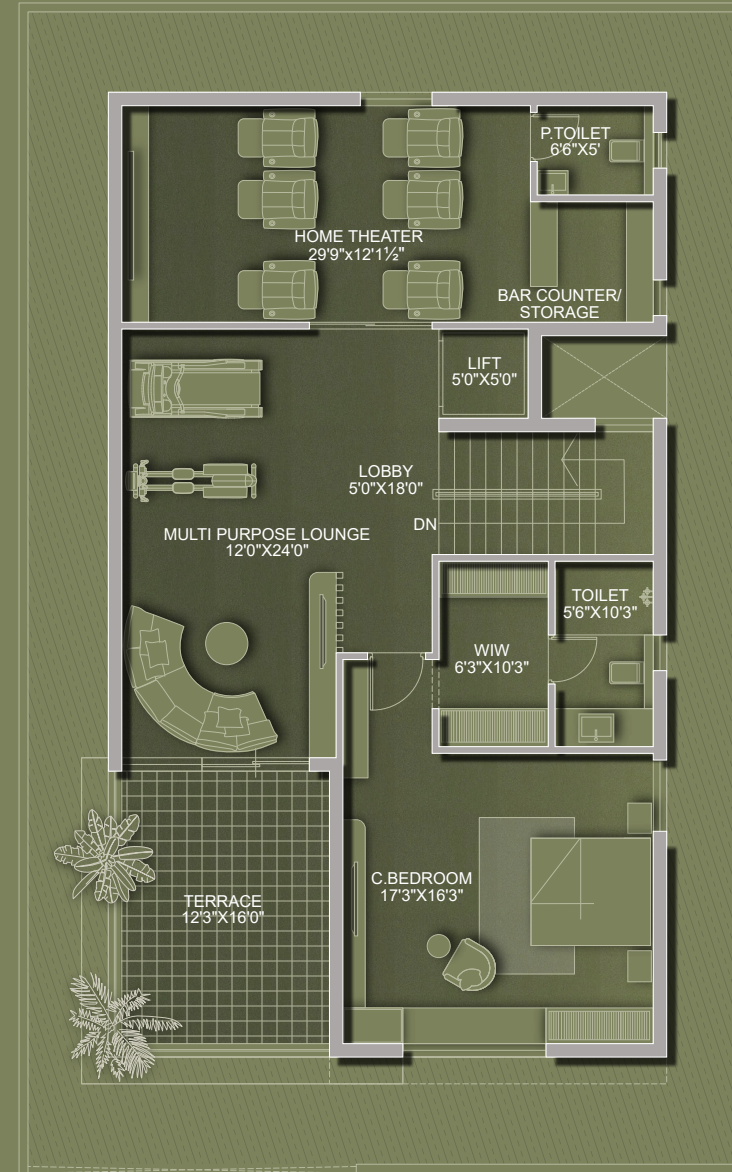
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





EleGGance

grandeur
grace
gravitas

Step within and the villa unfolds as an ode to refinement. Sunlight moves with rhythm, breeze carries its cadence, and proportions settle into harmony. Craftsmanship resides in every contour, finesse in every finish, and each detail composed as if time were its guest. Interiors do not merely shelter, they perform, grandeur, grace and gravitas, becoming the measure of life. To dwell here is to own an experience most will only journey to find.

Grandeur that outlives time,
unapologetically eternal.



Suited for a life less
ordinary







Privilege

leisure
legacy
laurels

Evolved luxury speaks here in the language of privilege. Every chamber carries its own stature, every setting rises into an experience that belongs to the chosen few. This is leisure transformed into distinction, the Nfinite sanctuaries where indulgence finds its highest form and prestige becomes second nature.

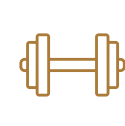




CLUB N'SPIRE

CLUBHOUSE - 1 AMENITIES

Every visit becomes a passage into calm, where zen-like balance, deep detox, and pure rejuvenation weave into a ritual. To immerse here is to indulge in atmospheres shaped for body, mind and spirit. And in return, what remains is a sense of self elevated, renewed, and touched by indulgence rarely found, rarer still to own.

- | | | | |
|--|--|--|--|
| 
Swimming Pool | 
Cafeteria | 
Spa | 
Creche |
| 
Parlour | 
Indoor Games | 
Gym | 
Terrace garden |
| 
Yoga | 
Roof Garden | 
Library | 
Work Station |



CLUB N'FINITE

CLUBHOUSE - 2 AMENITIES

Evolved luxury speaks here in the language of privilege. Every chamber carries its own stature, every setting rises into an experience that belongs to the chosen few. This is leisure transformed into distinction, the Nfinite sanctuaries where indulgence finds its highest form and prestige becomes second nature.



Banquet Hall



Pantry



Dining Hall



Seating Deck



Grocery Store



Private Lobby



CLUBHOUSE INTERIORS



AMENITIES



Outdoor Kitchen



Multipurpose Court



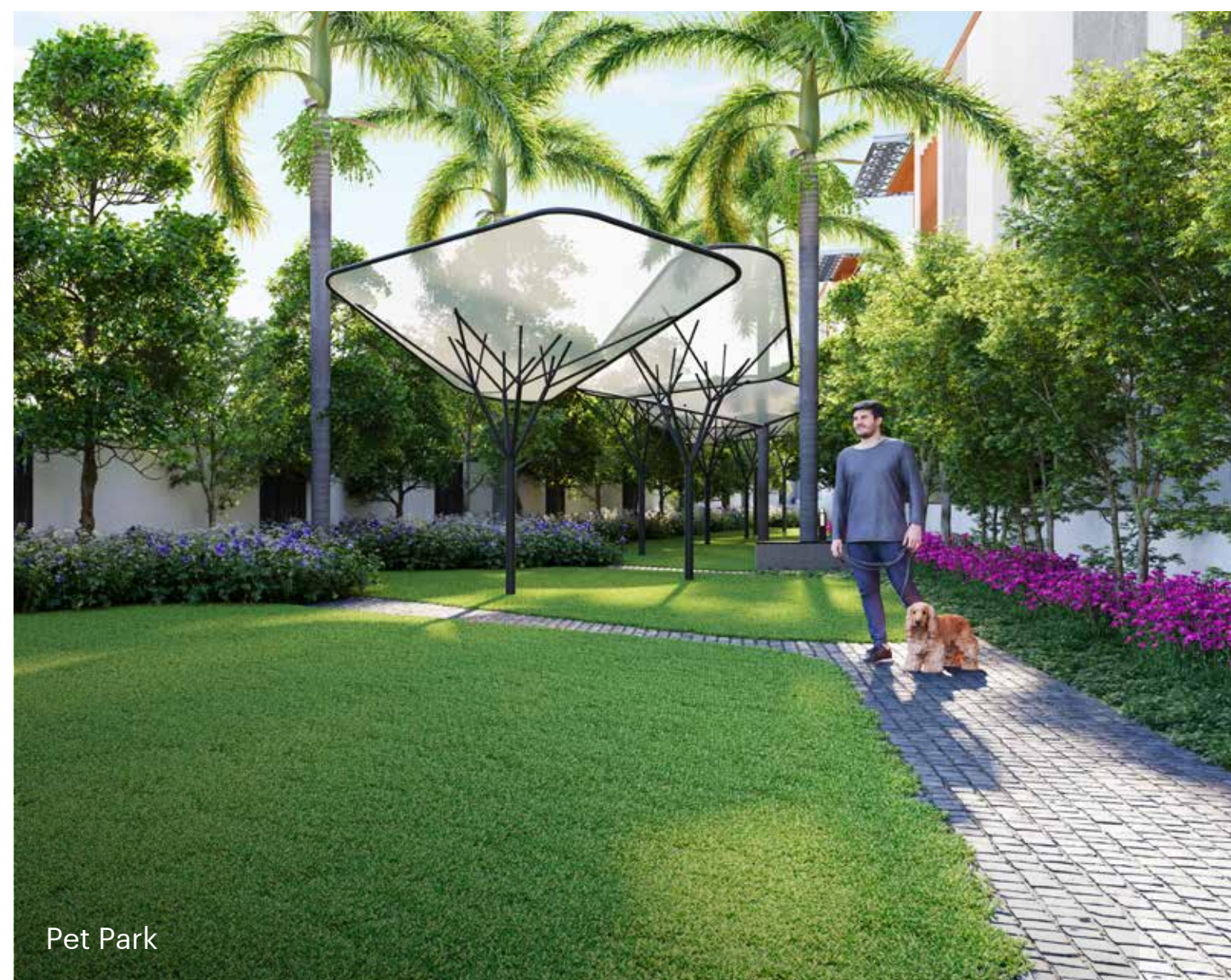
Swimming Pool



Gym



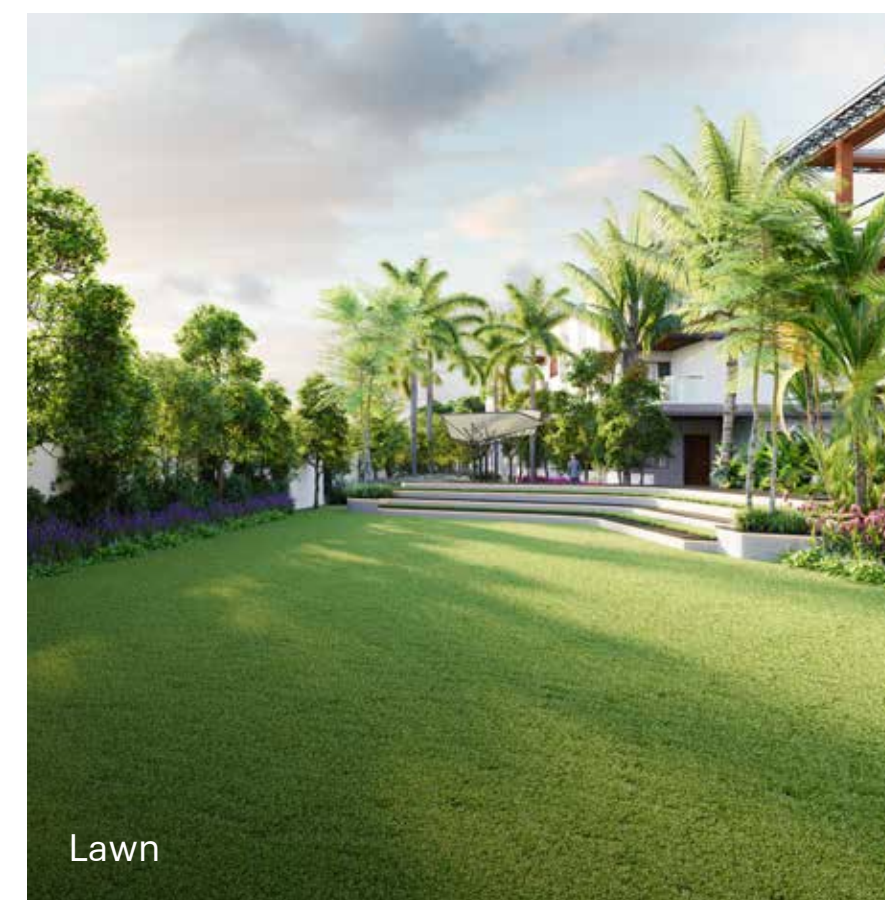
Play Courts



Pet Park



Cricket Pitch



Lawn

	Structure RCC—framed structure to withstand wind and seismic loads. 8" thick Red Bricks/CC Solid Blocks for external walls 4" thick Red Bricks/CC Solid Blocks for internal walls. <table><tr><td>Internal</td><td>Plastering in CM for walls.</td></tr><tr><td>External</td><td>Plastering in CM for walls.</td></tr><tr><td>Ground Floor</td><td>Provided with 12 feet height.</td></tr><tr><td>First Floor</td><td>Provided with 11 feet height.</td></tr><tr><td>Second Floor</td><td>Provided with 10.5 feet height.</td></tr></table>	Internal	Plastering in CM for walls.	External	Plastering in CM for walls.	Ground Floor	Provided with 12 feet height.	First Floor	Provided with 11 feet height.	Second Floor	Provided with 10.5 feet height.
Internal	Plastering in CM for walls.										
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Ground Floor	Provided with 12 feet height.										
First Floor	Provided with 11 feet height.										
Second Floor	Provided with 10.5 feet height.										
	Doors <table><tr><td>Main</td><td>Engineered/Hard wood frame with 9 Feet height & designer veneered shutter of reputed hardware fittings with both sides PU polish finishing.</td></tr><tr><td>Internal</td><td>Engineered/Hard wood frame and designer veneered/ Laminate shutter of reputed hardware fittings with both sides PU polish finishing of Reputed make.</td></tr></table>	Main	Engineered/Hard wood frame with 9 Feet height & designer veneered shutter of reputed hardware fittings with both sides PU polish finishing.	Internal	Engineered/Hard wood frame and designer veneered/ Laminate shutter of reputed hardware fittings with both sides PU polish finishing of Reputed make.						
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	Windows Aluminium Windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility).										
	Ceiling Finishes Grid Ceiling to cover serves lines.										
	Sanitary Ware All CP fitting and sanitary fixtures of Delta or equivalent. Wall Mounted WC(Duravit/Grohe or equivalent in all toilets).										

	Flooring <table><tr><td>All Bedrooms</td><td>Premium vitrified tiles (1200/1200mm) with 4 inch Skirting.</td></tr><tr><td>Bathrooms</td><td>Acid resistant & Anti—skid premium, vitrified tiles or reputed make.</td></tr><tr><td>Common Area</td><td>Premium vitrified tiles (1200/1200mm) with 4 inch Skirting.</td></tr><tr><td>Balcony/Terrace</td><td>Premium Anti—skid vitrified tiles. Granite with SS Railing with Glass for Staircase.</td></tr><tr><td>Home Theater</td><td>Premium Large format vetrified tiles.</td></tr></table>	All Bedrooms	Premium vitrified tiles (1200/1200mm) with 4 inch Skirting.	Bathrooms	Acid resistant & Anti—skid premium, vitrified tiles or reputed make.	Common Area	Premium vitrified tiles (1200/1200mm) with 4 inch Skirting.	Balcony/Terrace	Premium Anti—skid vitrified tiles. Granite with SS Railing with Glass for Staircase.	Home Theater	Premium Large format vetrified tiles.
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Balcony/Terrace	Premium Anti—skid vitrified tiles. Granite with SS Railing with Glass for Staircase.										
Home Theater	Premium Large format vetrified tiles.										
	Painting <table><tr><td>Internal</td><td>Smooth putty finish with 2 coats of Premium acrylic emulsion paint of premium asian paint over a coat of primer.</td></tr><tr><td>External</td><td>Textured finish with 2 coats of external emulsion paint of premium asian paints.</td></tr></table>	Internal	Smooth putty finish with 2 coats of Premium acrylic emulsion paint of premium asian paint over a coat of primer.	External	Textured finish with 2 coats of external emulsion paint of premium asian paints.						
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External	Textured finish with 2 coats of external emulsion paint of premium asian paints.										
	Toilet Walls 8' height cladding in the shower area walls and rest with large format vitrified tiles of premium quality as per design intent.										
	Kitchen Provision for fixing of water purifier. Provision for washing machine in utility area. Provision for Dish washer in utility area. Provision for fixing exhaust fan and chimney.										
	Electrical Power outlets for Geysers and exhaust fans in all bathrooms. Power plug for cooking range, chimney, refrigerator micro wave ovens, mixer/ Grinders in kitchen. Distribution boards and MCBs of premium make. Modular electrical switches of premium make. Power outlets for air—conditioners in living and all bedrooms.										

	Railing <table><tr><td>Balcony</td><td>SS / Glass Railing as per elevation intent.</td></tr><tr><td>Staircase</td><td>SS / Glass Railing as per elevation intent.</td></tr></table>	Balcony	SS / Glass Railing as per elevation intent.	Staircase	SS / Glass Railing as per elevation intent.		
Balcony	SS / Glass Railing as per elevation intent.						
Staircase	SS / Glass Railing as per elevation intent.						
	Plumbing Fully treated Bore water made available through exclusive water softening and purification plant of reputed make. Sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping poses. Pneumatic pumps will be used for supply of Freshwater and treated water to individual Villa.						
	Communication <table><tr><td>Telecom</td><td>Telephone provision in MBR and drawing area. Intercom Facility to all units connecting Security, Club House and Maintenance Office.</td></tr><tr><td>Cable</td><td>Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.</td></tr><tr><td>Internet</td><td>Wired internet provision in Drawing room and Bedrooms.</td></tr></table>	Telecom	Telephone provision in MBR and drawing area. Intercom Facility to all units connecting Security, Club House and Maintenance Office.	Cable	Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.	Internet	Wired internet provision in Drawing room and Bedrooms.
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Cable	Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.						
Internet	Wired internet provision in Drawing room and Bedrooms.						
	Air Conditioner Provision For Copper Piping And Concealed Drain Pipe For The Entire Villa – At Extra Cost.						
	Elevator - Provision for lifts in all units (Hydraulic). - Lifts of reputed make shall be provided at additional cost.						
	Security CC cameras will be provided at all common areas as per consultant design. Sophisticated round the clock security system. Biometric access for main door for each Villa. Boom barriers at Entry gate with mechanical operation.						

	Utilities And Services 100% D.G. backup with acoustic enclosure & A.M.F.(Common Area) and Club House Rainwater harvesting facilities. - Sewage treatment plant for reuse of water for landscaping needs. - Hydro pneumatic water supply for the entire project. - Solar-power fencing all around the site compound wall.
	Billing System Automated prepaid billing system for water, power and maintenance.
	Vaastu 100% Vaastu compliance.
	Car Parking Management - Dedicated car parking for visitors in the clubhouse. - Each unit shall be provided with one EV charging point in the parking area. - Entire community is well designed to suit the number car parks with parking signanges equipment at strategic locations for ease of driving.
	Facilities For Differently Abled Access and non-slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car parking and visual warning signages within the community.
	Landscapes and Hardscapes Beautifully designed landscapes and hardscapes along the walking track, activity zones, children’s play areas, etc., Exclusive lighting is provided for the safety of community residents.





LOCATION MAP
(not to scale)

LOCATION HIGHLIGHTS



CONNECTIVITY

- TSRTC
- Hyderabad Metro (Phase-2 plans)
- First/Last Mile Connectivity Initiatives
- Hyderabad Road Network
- Multi-Modal Transport Integration



HOSPITALS

- Sreshta Multi Speciality Hospital
- Tirumala Hospital
- Esi Hospital Rc Puram
- Sai Hospital
- Lucid Medical Diagnostics



SOCIAL

- Wild Waters
- Asian Cinemart Patancheru
- Adventure Parks (Patancheru Area)
- Forum Sujana Mall



WORK

- New IT Hub In Kandlakoya
- Jeedimetla Industrial Estate
- Mahindra Satyam Training & Development Centre
- Biotech Park
- Kandlakoya Industrial Area
- ICICI Knowledge Park
- Seeds & Pharma Companies



EDUCATION

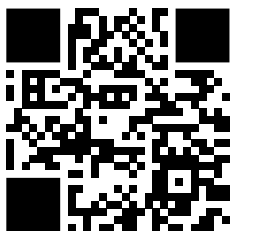
- Rainbow International School
- Sai High School
- Sreenidhi Global School
- St. Arnolds High School



IT / PHARMA /INDUSTRY

- Hyderabad Pharma City
- Agilent Biopharma Centre
- Eli Lilly
- Local Small Pharma / Healthcare Firms

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SCAN FOR LOCATON



CORPORATE OFFICE:
Beside Chirec International School,
Botanical Garden Road, Kondapur,
Hyderabad, Telangana 500084

SITE ADDRESS:
NISARGA
Survey No. 151, Bahadurpally, Bachupally -
Kompally Main Road, Hyderabad - 500 043.

T.S. RERA No: P02200007723

