

# Aranya

FOREST SIDE VILLAS

TERMINUS

# Aranya

A TERMINUS PROJECT



**T**ERMINUS  
THE FINEST

**Terminus is dedicated to shape the design-led future of urban spaces, creating visionary projects across India.**

With over 15 years of experience, we've established a legacy of excellence across residential, commercial, mixed-use, hospitality, healthcare, life sciences, and education sectors.

Focused on crafting luxurious communities, we proudly present Aranya—a premium villa enclave blending luxury, sophistication, and nature within a thoughtfully designed gated community.

At Terminus, we are committed to redefining design, quality, sustainability, and living excellence, shaping the future of urban India.



## **Rare, like you.**

A place where luxury and sophistication come together in perfect harmony.

Experience unparalleled elegance and bespoke living, thoughtfully designed for those with discerning tastes.

This property offers a lifestyle defined by its exclusivity, uniqueness, and exceptional quality, making it a true gem for those who appreciate the finer things in life.



## Rare Location

Nestled in the peaceful hills of Gandipet, this exclusive villa project offers a rare marriage of elegance and unspoiled natural beauty.

With unmatched privacy and breathtaking views, it's a welcome retreat for those seeking a life of wonder and fulfilment.



## Rare Design

Aranya is an intimate community nestled within a lush forest, designed to offer an immersive experience in nature.

With forest land flanking two sides of the site and a main spine road that opens to breathtaking hill views, the community is enveloped in greenery and natural beauty.





FOREST SIDE VILLAS

An aerial photograph of a modern residential development. The villas are multi-story, light-colored buildings with flat roofs and large glass windows, arranged in a grid-like pattern. They are surrounded by a dense forest of green trees. A paved road runs through the center of the development, with a white car driving away from the viewer. The sky is clear and blue, with a few birds flying in the distance.

## A Villa in the Woods

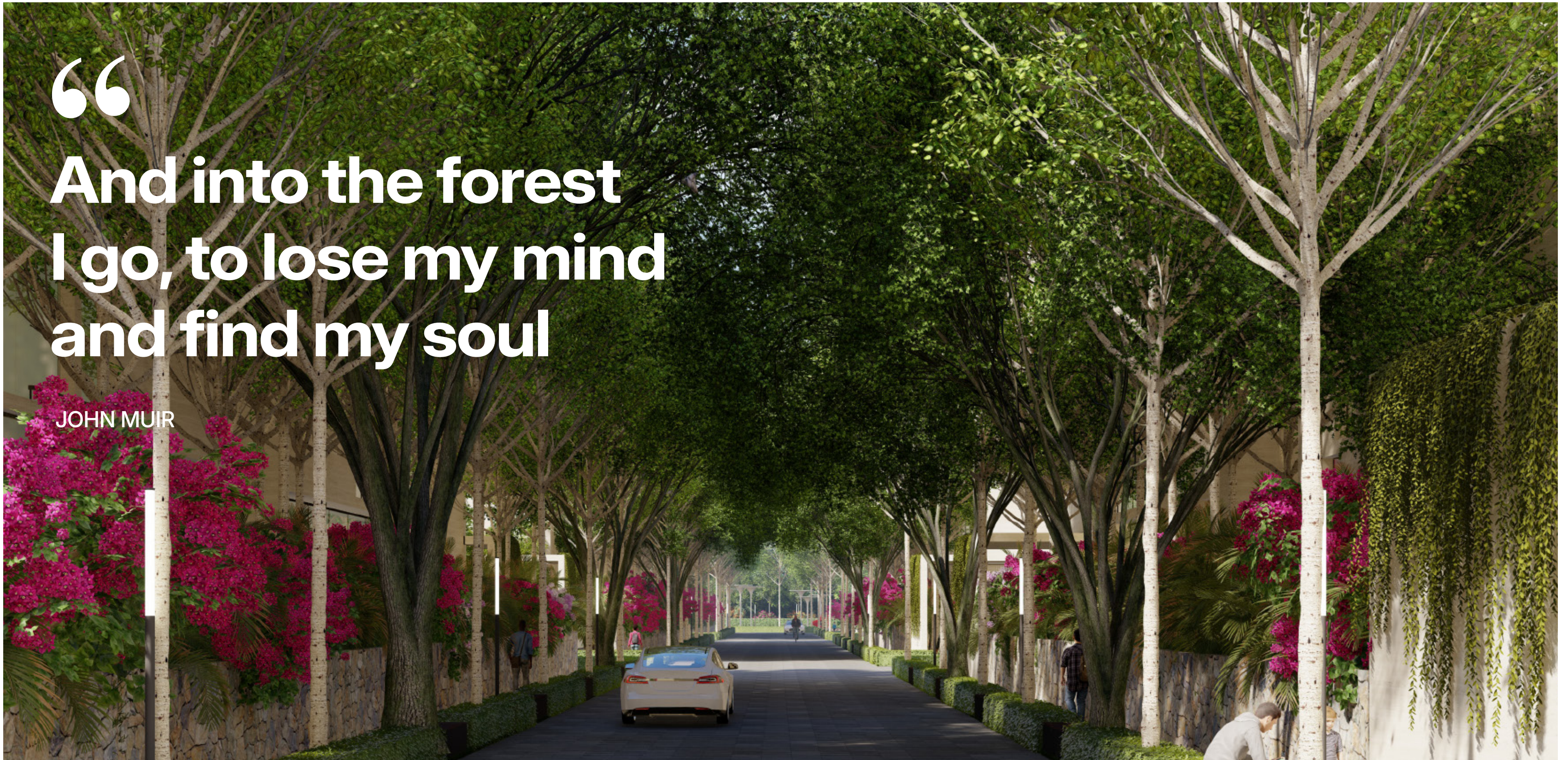
Experience our stunning villas, surrounded by gentle trees and the tranquillity of nature.

Wake up to soft sunlight filtering through lush leaves and savour every sunset accompanied by the soothing symphony of rustling foliage and birdsong.

Let your dreams take root among the trees—where every path invites serenity and every corner holds the promise of adventure.

“  
**And into the forest  
I go, to lose my mind  
and find my soul**

JOHN MUIR





## About Aranya

Welcome to Aranya, — an exclusive, intimate community set within the serene embrace of Mrugavani National Park in Gandipet.

With stunning hilltop views and lush greenery all around, Aranya seamlessly blends elegant, timeless design with the beauty of nature.

This is a luxurious sanctuary for those who cherish authenticity and peace.

## FOREST SIDE VILLAS

JAMUN VILLA  
**597 SQY**

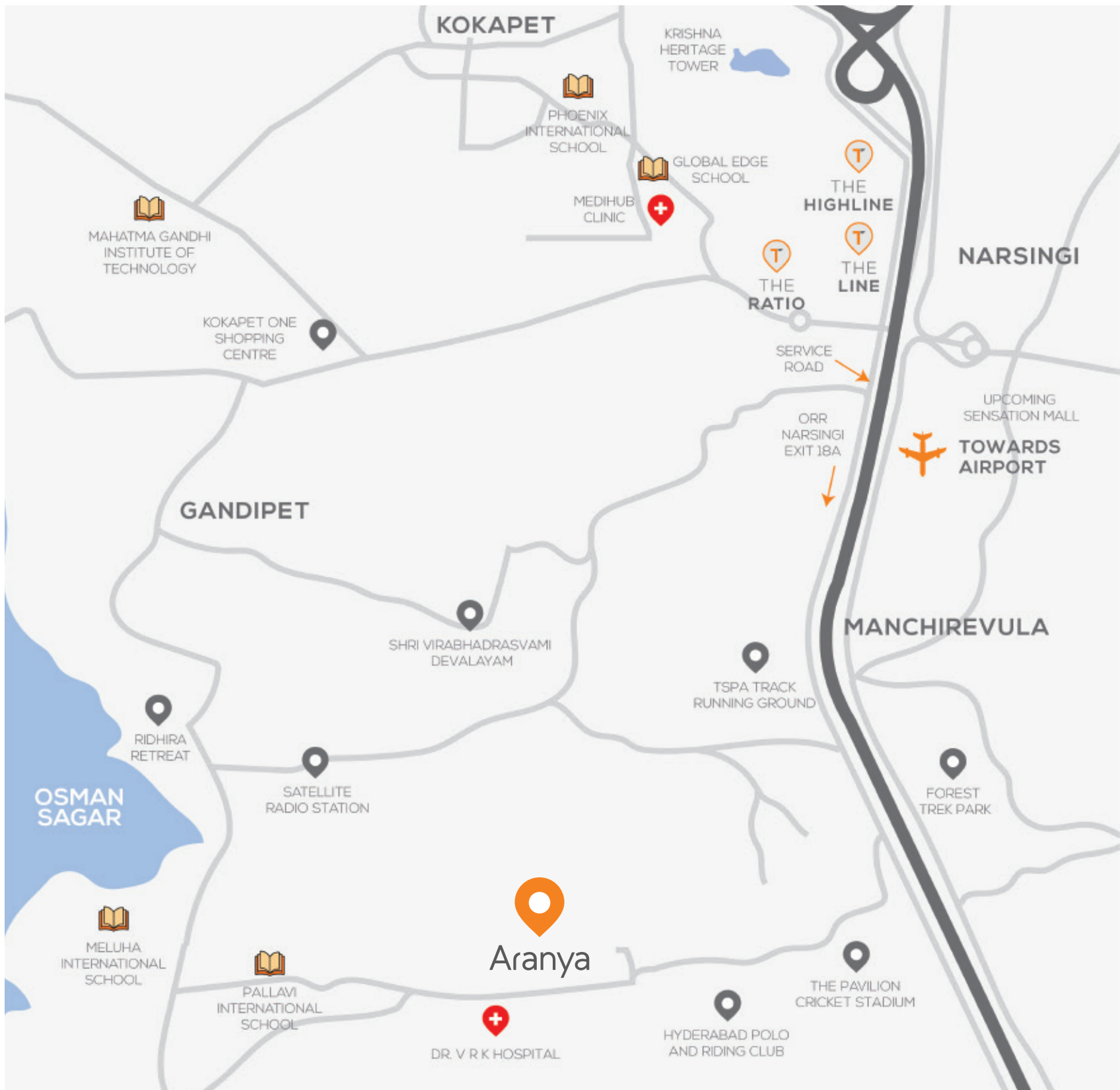
BANYAN VILLA  
**803 SQY**

EAST FACING  
**15**

WEST FACING  
**21**

8.95 ACRES  
36 HIGH END VILLAS





## Key Distances | N ↑

Hospitals	KILOMETERS	MINUTES
Dr. V R K Hospital	3.6	7
Continental Hospitals	11.7	23
Apollo Hospitals	13.8	25
Star Hospitals	14.9	24
<b>Institutions</b>		
Meluha International School	2.1	5
Pallavi International School	3	6
The Shri Ram Universal School	15	24
Oakridge International School	16.1	26
<b>Recreations</b>		
Hyderabad Polo and Riding Club	4.1	7
The Pavilion Cricket Stadium	5.4	9
Himayat Sagar, Fishing Spot	8.8	20
Himayat Sagar lake, Birding Point	8.6	19
Inorbit Mall	20.3	34
<b>Corporate</b>		
Accenture	13.6	25
ADP	14.4	25
Cognizant	15.8	27
Wipro	16.2	27
Microsoft	17.7	32



SCAN FOR LOCATION

A photograph of a modern, multi-story building with a light-colored stone or concrete facade. The building features large glass windows and a balcony with a glass railing. The sky is clear and blue. The text is overlaid on the top left of the image.

“

**Aranya embodies luxury  
that goes beyond mere  
visual appeal**

### **Design Philosophy**

Aranya embodies luxury that goes beyond mere visual appeal, defined by the use of high-quality materials and attention to detail, catering to those who truly appreciate authenticity.

The design, rooted in a genuine intent to create architecture that harmonizes with nature, is both elegant and pet-friendly, featuring parks for children and the elderly.

The entrance is a celebration of nature and sophistication, welcoming residents into a tranquil yet luxurious haven.

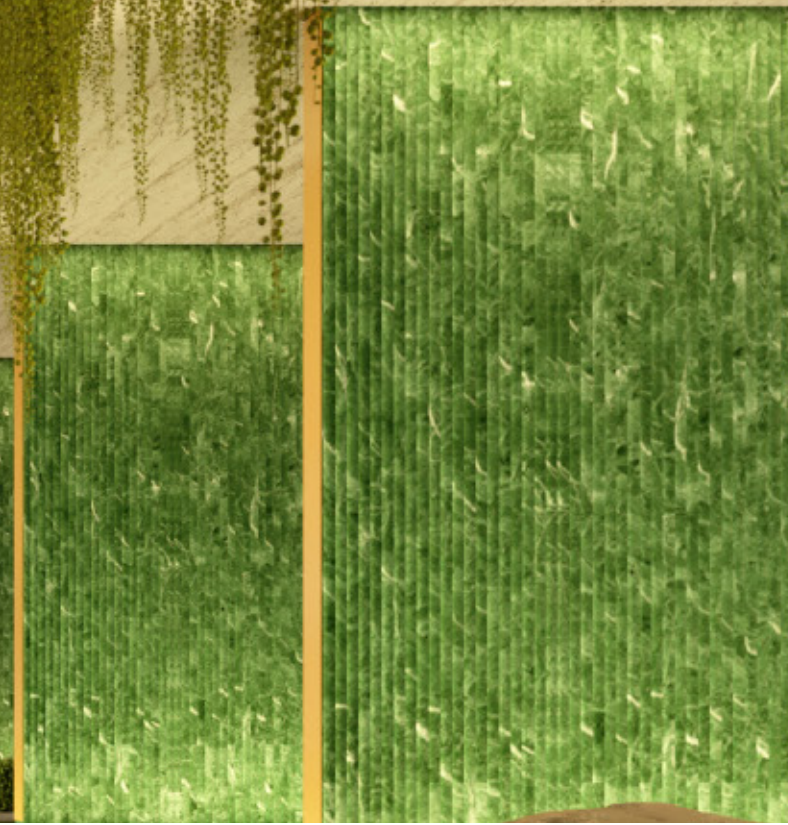
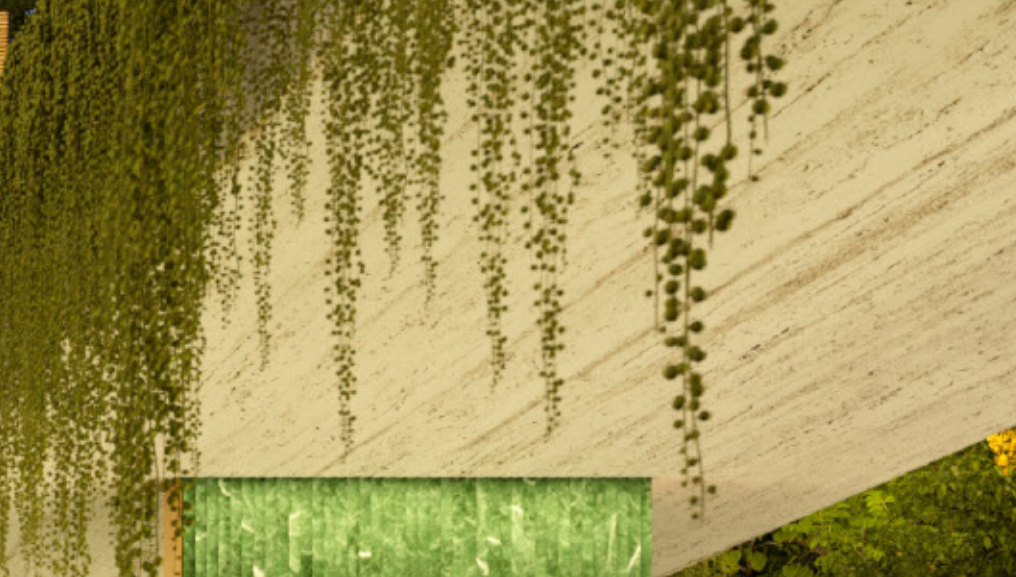
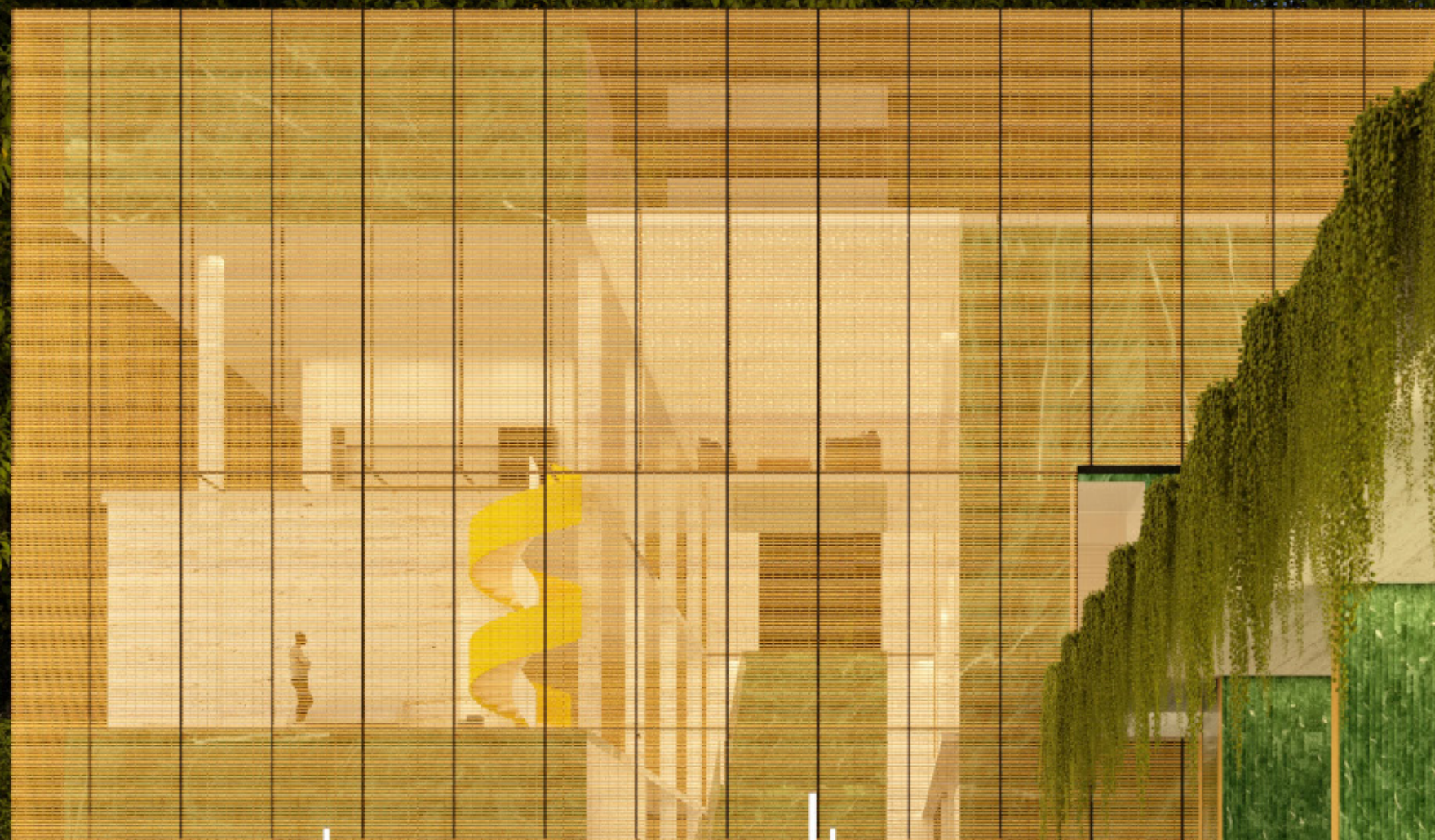
“  
Home is where  
your journey begins.  
Make your next  
chapter one of  
rare luxury.”

MAYA ANGELOU

Aranva  
Tanzania Group Project



Club Aranya



Streetscape





## Master Plan | N ↑

- A. Main Entrance/Exit
- B. Arrival Plaza With Stepped Water Feature
- C. Pavilion With Seating
- D. Lawn
- E. Entrance Water Feature With Stream
- F. Open Space Entrance Plaza
- G. Clubhouse Entrance Waterbody With Bubblers
- H. Ripple Run With Bubblers
- I. Barcounter Under Pavilion
- J. Zen Harmony Grounds
- K. Woods In The Walk/Jogging Track
- L. Fitness Station Zone
- M. Enchanted Explorer's Den
- N. Kid's Play Area
- O. Cricket Practice Pitch
- P. Meditation Zone
- Q. Pickleball Court With Half Basket Ball Ring
- R. Single Tennis Court
- S. Party Lawn
- T. Amphitheatre Seating



## Landscape Philosophy

The term Aranya carries profound significance, encapsulating the essence of gardens and forest. We aim to create a design that embraces the modernity of straight lines and a spatial programming that uses the space in an optimal way with a lush tropical setting.

This project aim to seamlessly integrate the vibrant diversity of tropical vegetation, using meticulously planned patterns that incorporate both structured straight lines with staggered edges.

The result will be a captivating visual experience that harmonizes the precision of geometry with the organic allure of tropical flora, offering a unique and enchanting outdoor space for relaxation and appreciation of nature's splendor.

A modern architectural rendering of a courtyard. The scene features a long, low wall covered in dense, cascading green foliage. To the right, a large, mature tree with a thick trunk and lush green canopy stands prominently. In the foreground, a paved walkway leads towards a white car parked on the left. The sky is bright blue with a few birds flying. The overall atmosphere is clean, modern, and lush with greenery.

## Landscape Design

Plants are an indispensable element of the human environment. Hence while developing a built natural environment, the softscape elements become a major consideration.

Keeping in line with the overall intent of the landscape concept, dense clusters of tropical plantation are created to further add-on to the urban forest effect.

Tropical plants help in pacifying the climate by providing shade and inducing humidity in the atmosphere thus increasing the overall comfort of the outdoor spaces.

# The Jamun Villa

476 - 597 SQY | 17 UNITS

## EAST FACING

476 SQY - 1  
522 SQY - 1  
535 SQY - 1  
545 SQY - 1  
555 SQY - 1  
562 SQY - 1  
597 SQY - 2

## WEST FACING

487 SQY - 1  
577 SQY - 1  
587 SQY - 1  
597 SQY - 6





# The Jamun Villa

597 SQY EAST FACING

GROUND FLOOR | N ↑



Built Up Area - 8245 Sqft



# The Jamun Villa

597 SQY EAST FACING

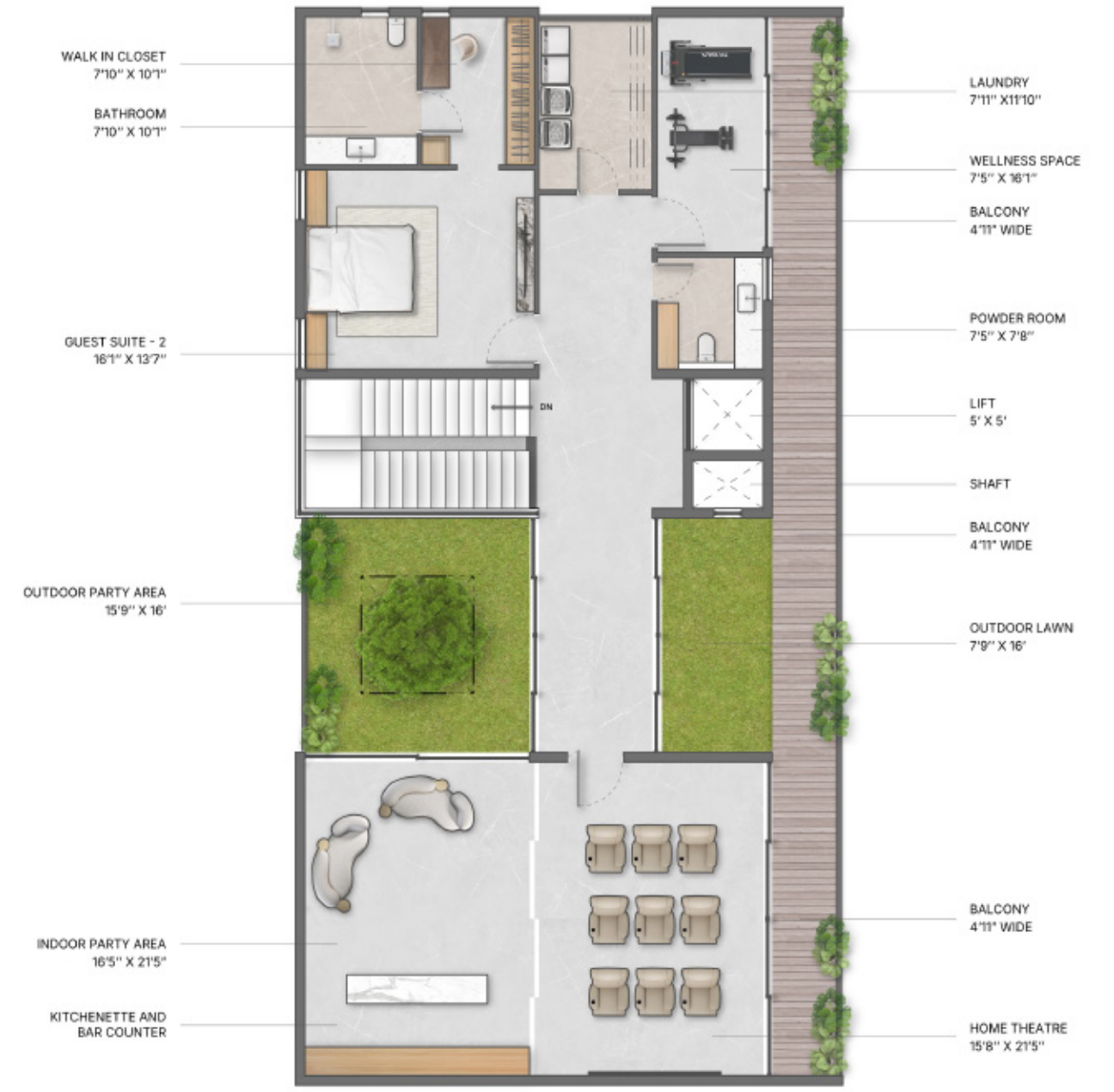
FIRST FLOOR | N ↑





**The Jamun Villa**  
597 SQY EAST FACING

SECOND FLOOR | N ↑







# The Jamun Villa

597 SQY WEST FACING

GROUND FLOOR | N ↑



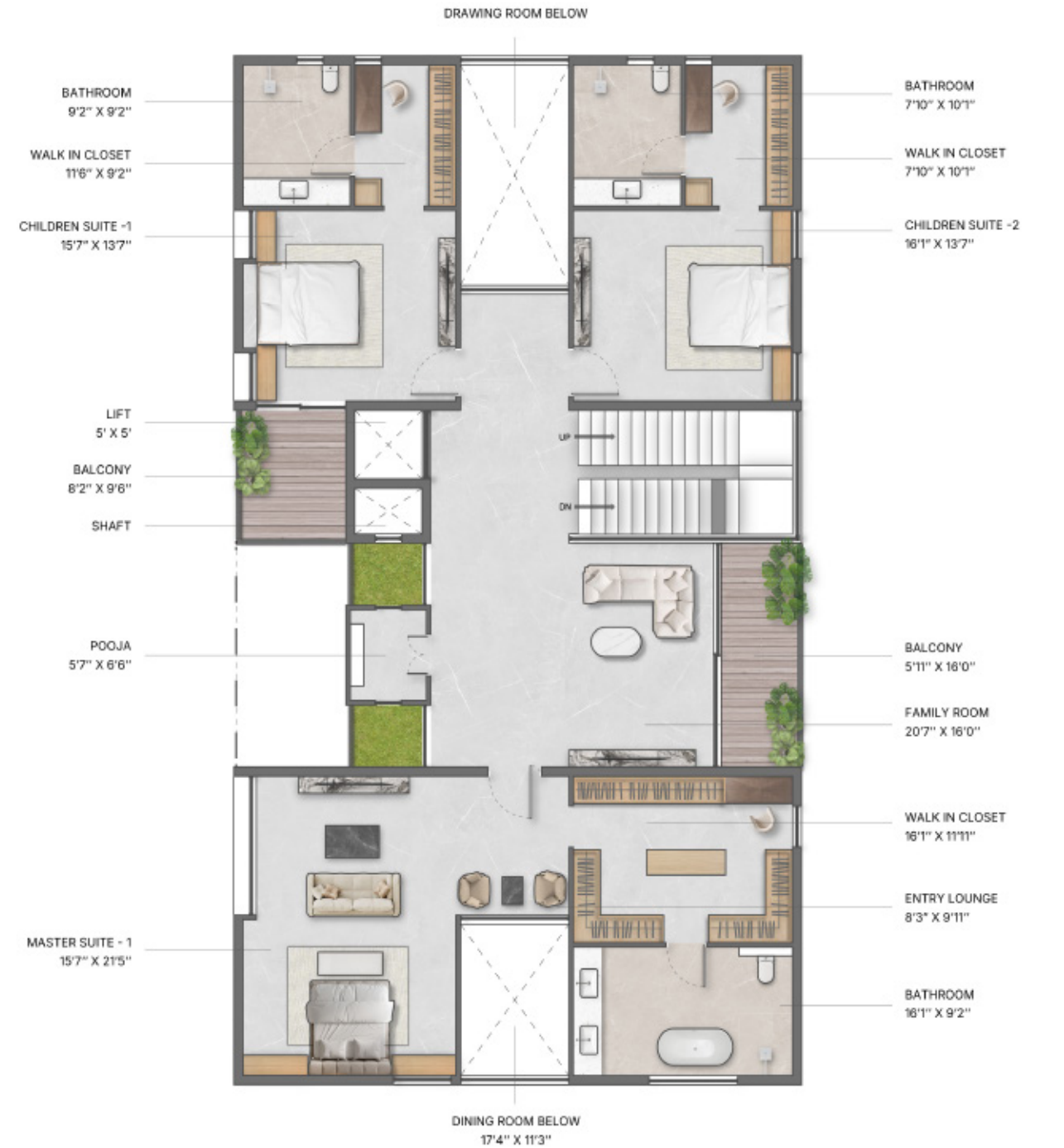
Built Up Area - 8245 Sqft



# The Jamun Villa

597 SQY WEST FACING

FIRST FLOOR | N ↑





**The Jamun Villa**  
597 SQY WEST FACING

SECOND FLOOR | N ↑





DRY KITCHEN



LIVING AREA



INDOOR PARTY AREA



FRONT ELEVATION

# The Banyan Villa

604 - 1160 SQY | 19 UNITS

## EAST FACING

713 SQY - 1  
785 SQY - 1  
800 SQY - 4  
1160 SQY - 1

## WEST FACING

604 SQY - 1  
800 SQY - 4  
803 SQY - 6  
1010 SQY - 1

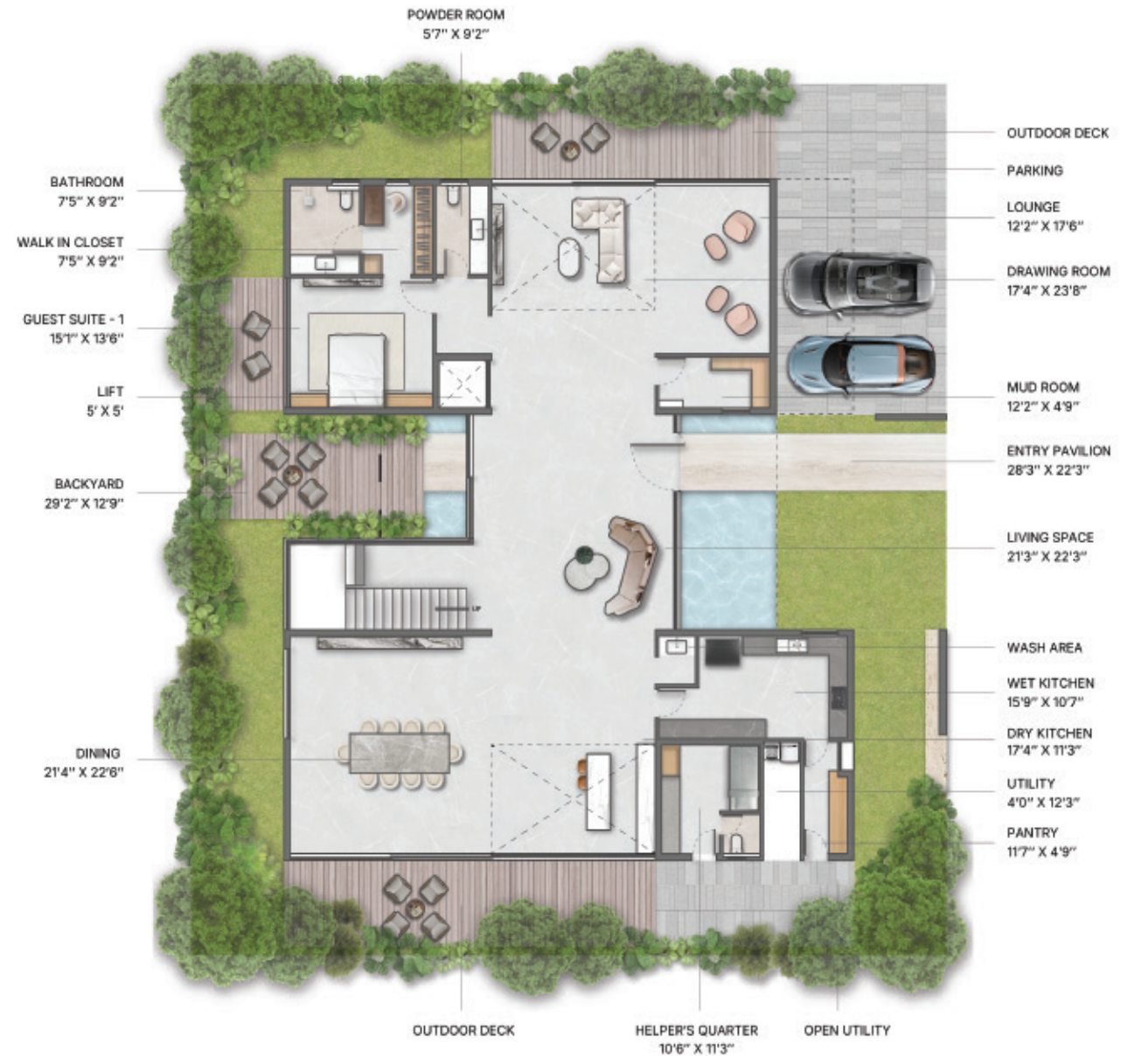




# The Banyan Villa

803 SQY EAST FACING

GROUND FLOOR | N ↑



Built Up Area - 10609 Sqft



# The Banyan Villa

803 SQY EAST FACING

FIRST FLOOR | N ↑





# The Banyan Villa

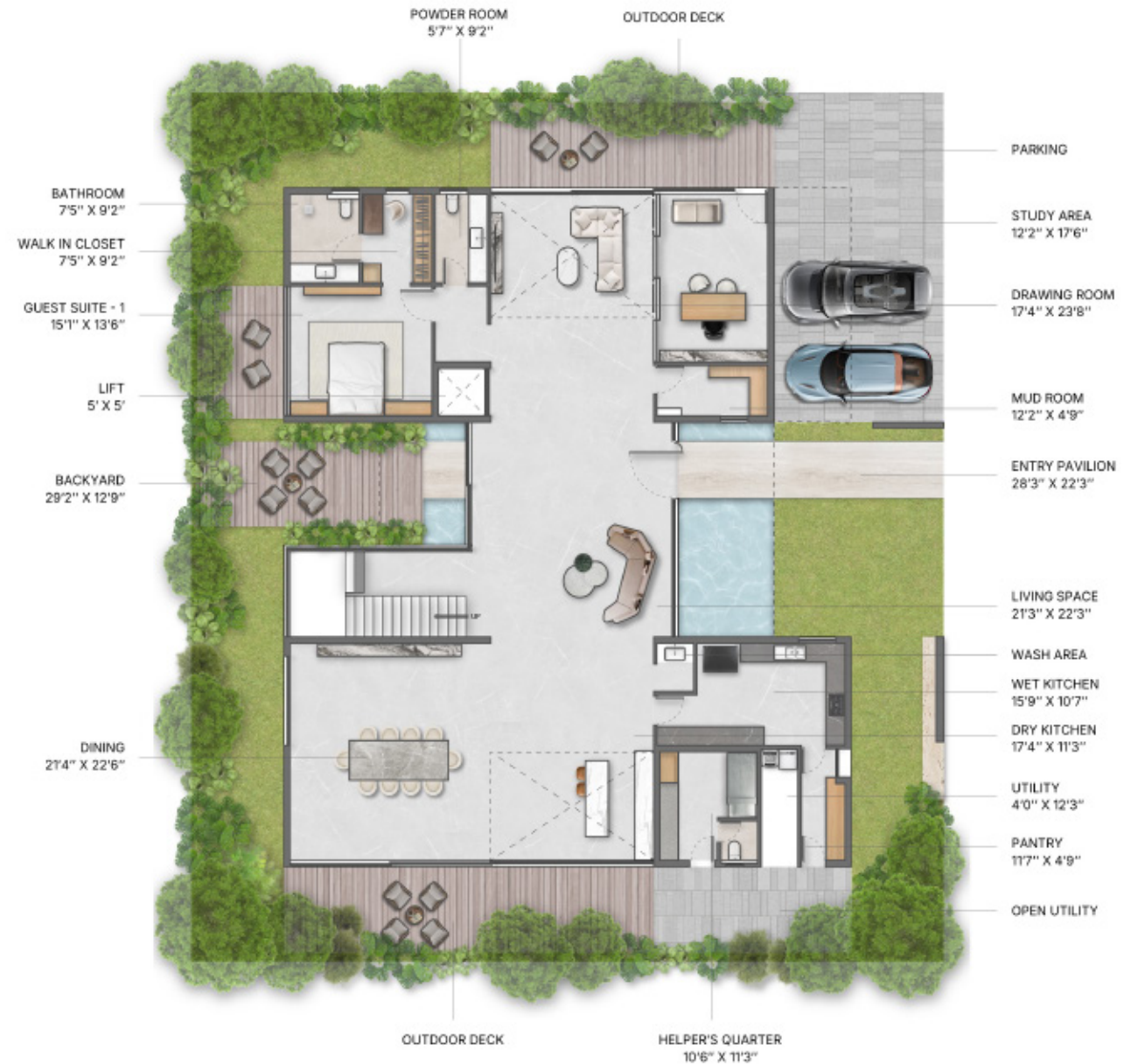
803 SQ EAST FACING

SECOND FLOOR | N ↑



GROUND FLOOR FLEX OPTION | N ↑

The flexible ground floor includes a private study with its own entrance, blending tranquility with seamless home design.



SECOND FLOOR FLEX OPTION | N ↑

The second floor offers a secondary master suite with a walk-in closet, lavish bathroom, and jacuzzi area, creating a personal spa-like retreat that blends luxury with comfort.



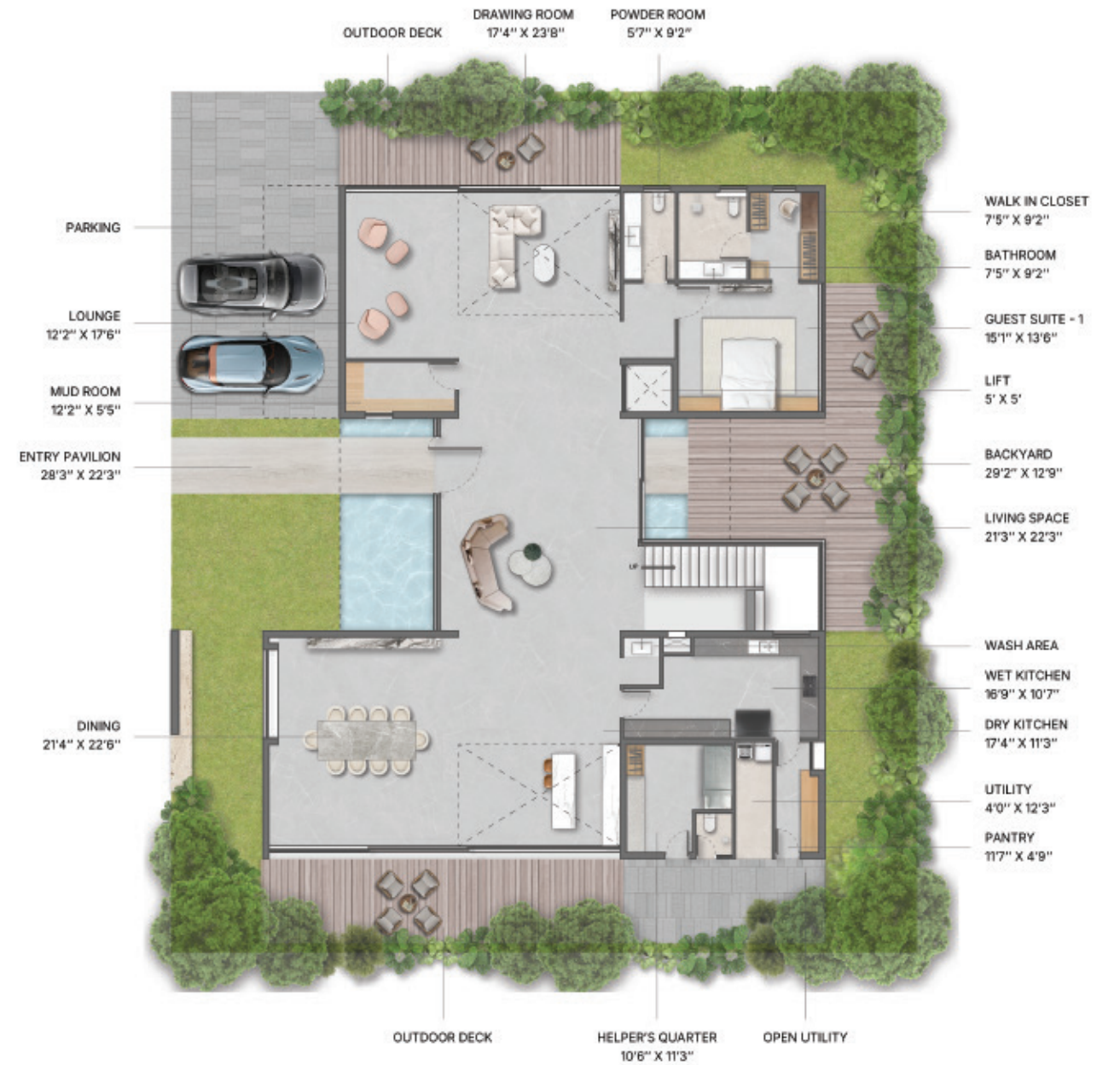




# The Banyan Villa

803 SQY WEST FACING

GROUND FLOOR | N ↑



Built Up Area - 10699 Sqft



# The Banyan Villa

803 SQ Y WEST FACING

FIRST FLOOR | N ↑





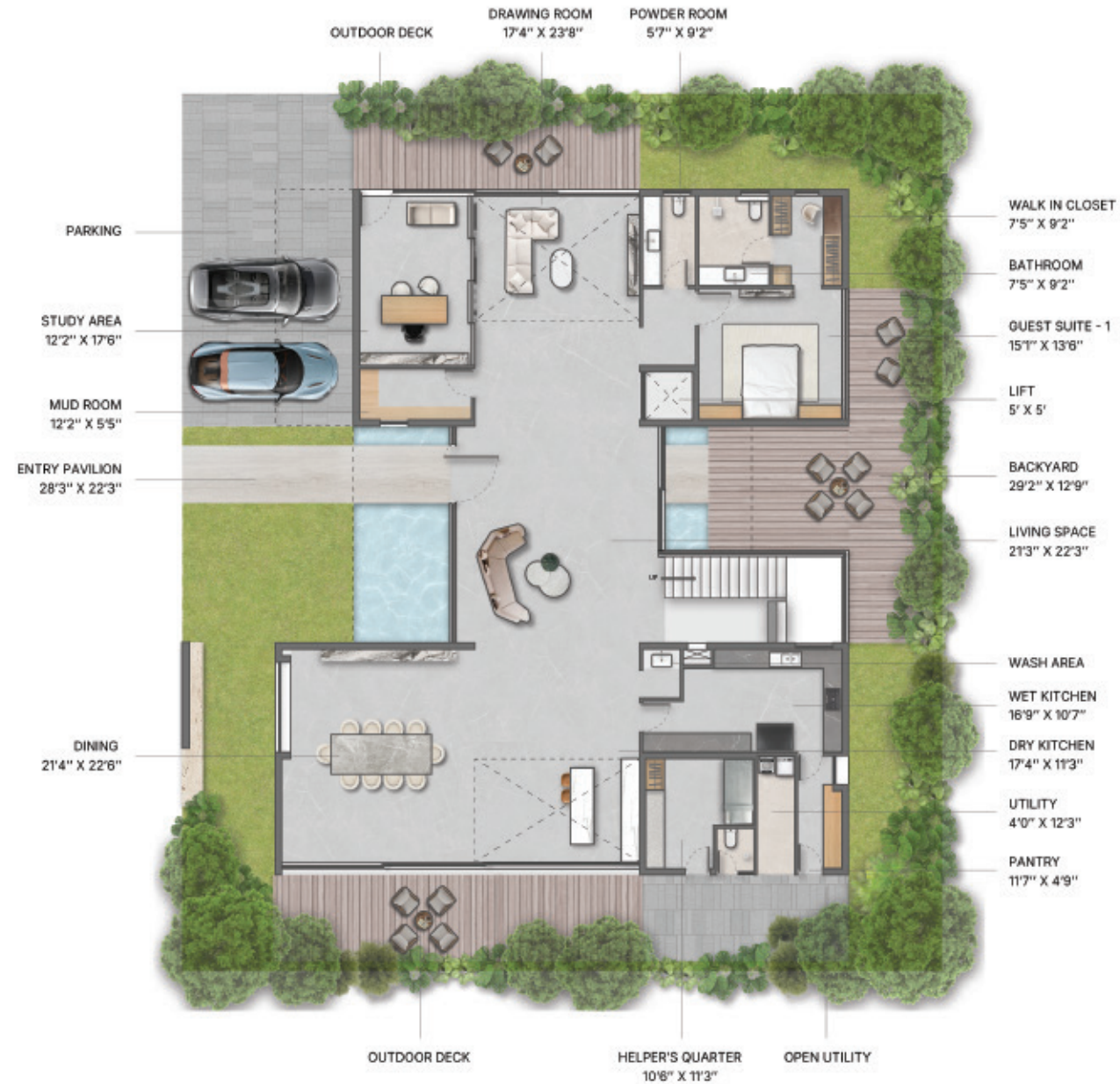
**The Banyan Villa**  
803 SQ WEST FACING

SECOND FLOOR | N ↑



GROUND FLOOR FLEX OPTION | N ↑

The adaptable ground floor features a private study with its own entrance, offering a blend of tranquility and harmonious home design.



SECOND FLOOR FLEX OPTION | N ↑

The second floor boasts a secondary master suite with a walk-in closet, lavish bathroom, and jacuzzi, creating a luxurious spa-like retreat.





DINING AREA



STAIRCASE



FRONT ELEVATION



LIVING ROOM

## Clubhouse Amenities

Party Lounge

Restaurant

Outdoor Party Area

Amphitheatre

Kids Play Area

Indoor Games

Gym

Business Centre

Lounge

Pool Bar

Outdoor Patio

Indoor Party Area

Reception Area

Kitchen

Badminton Court

Pantry

Infinity Pool

Pool Deck

BBQ Deck

Sky Dining

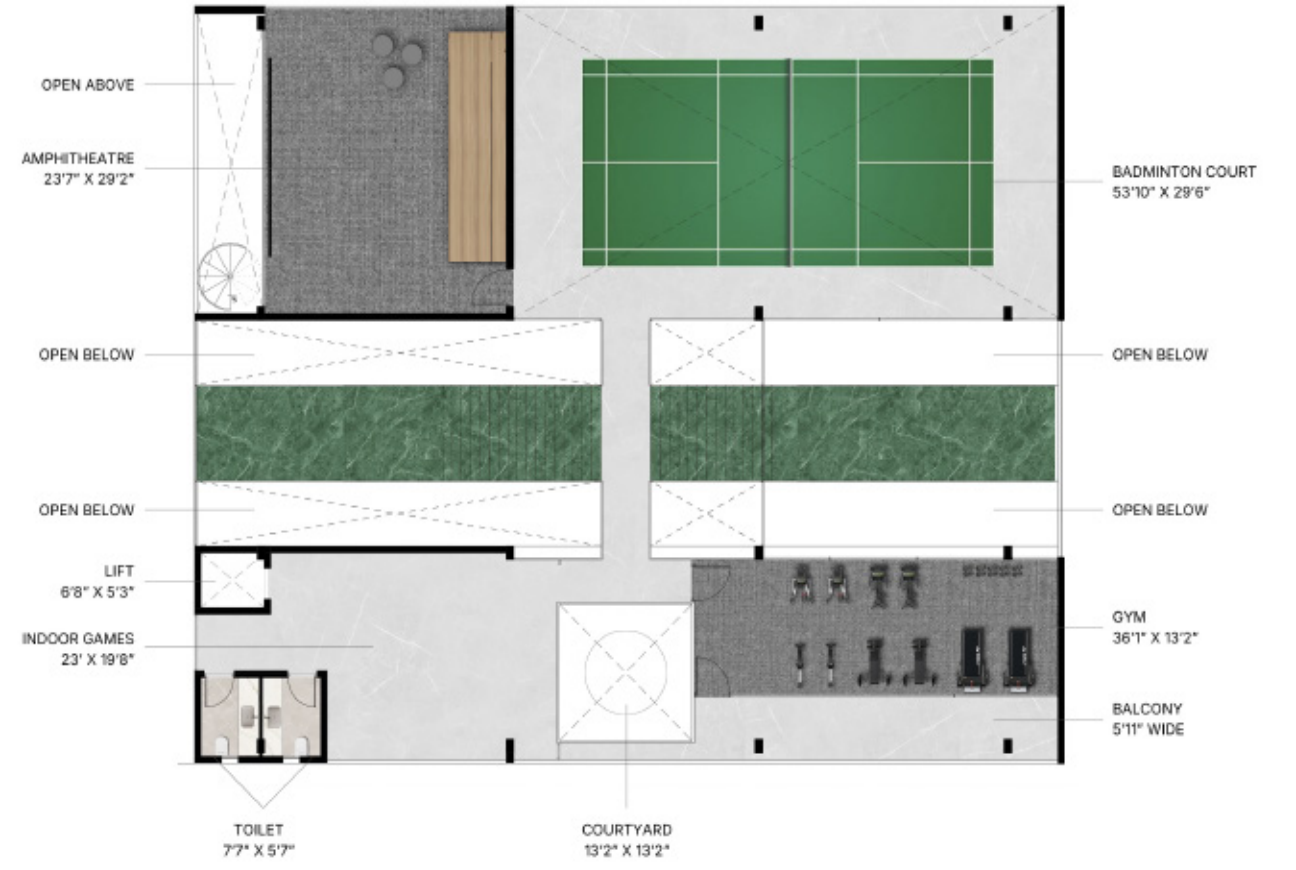


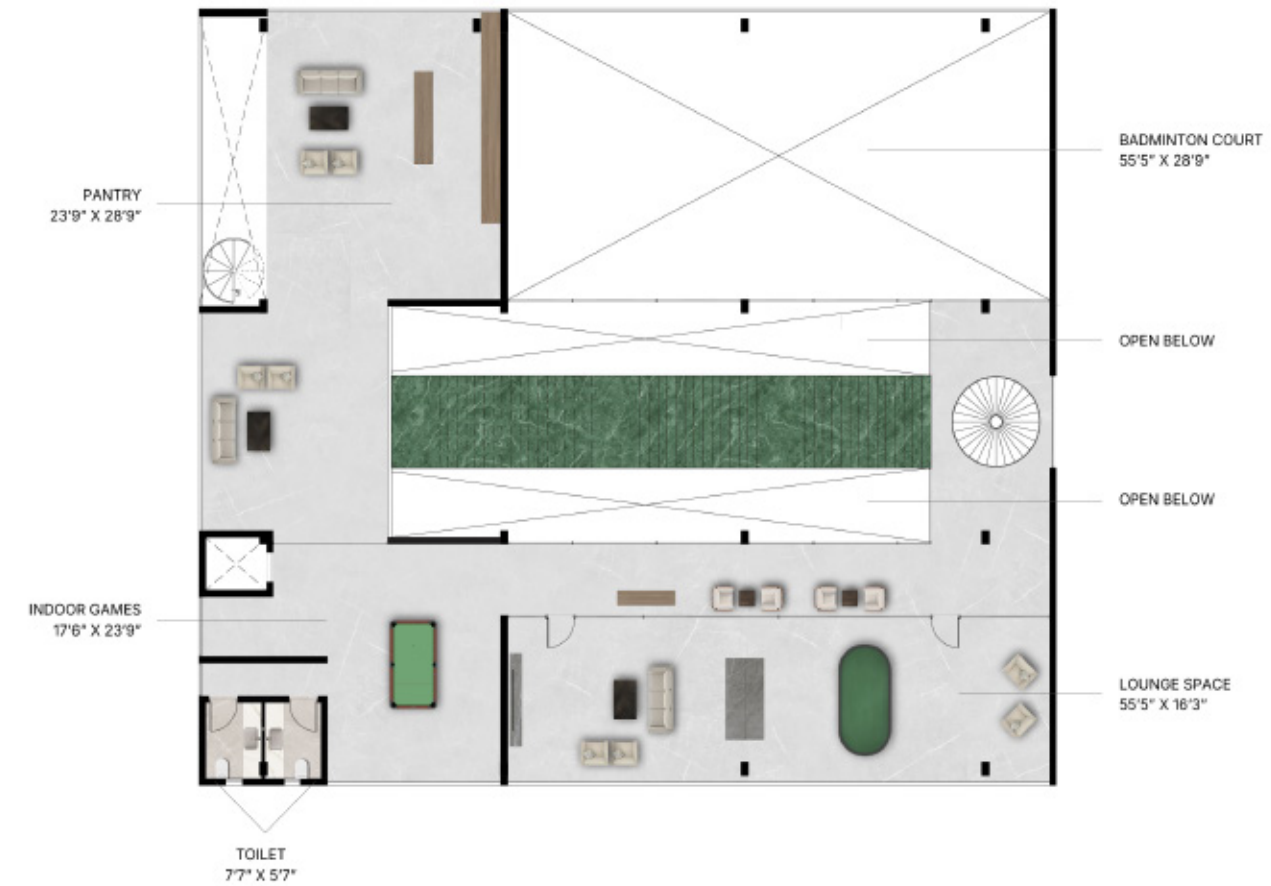
Club Aranya





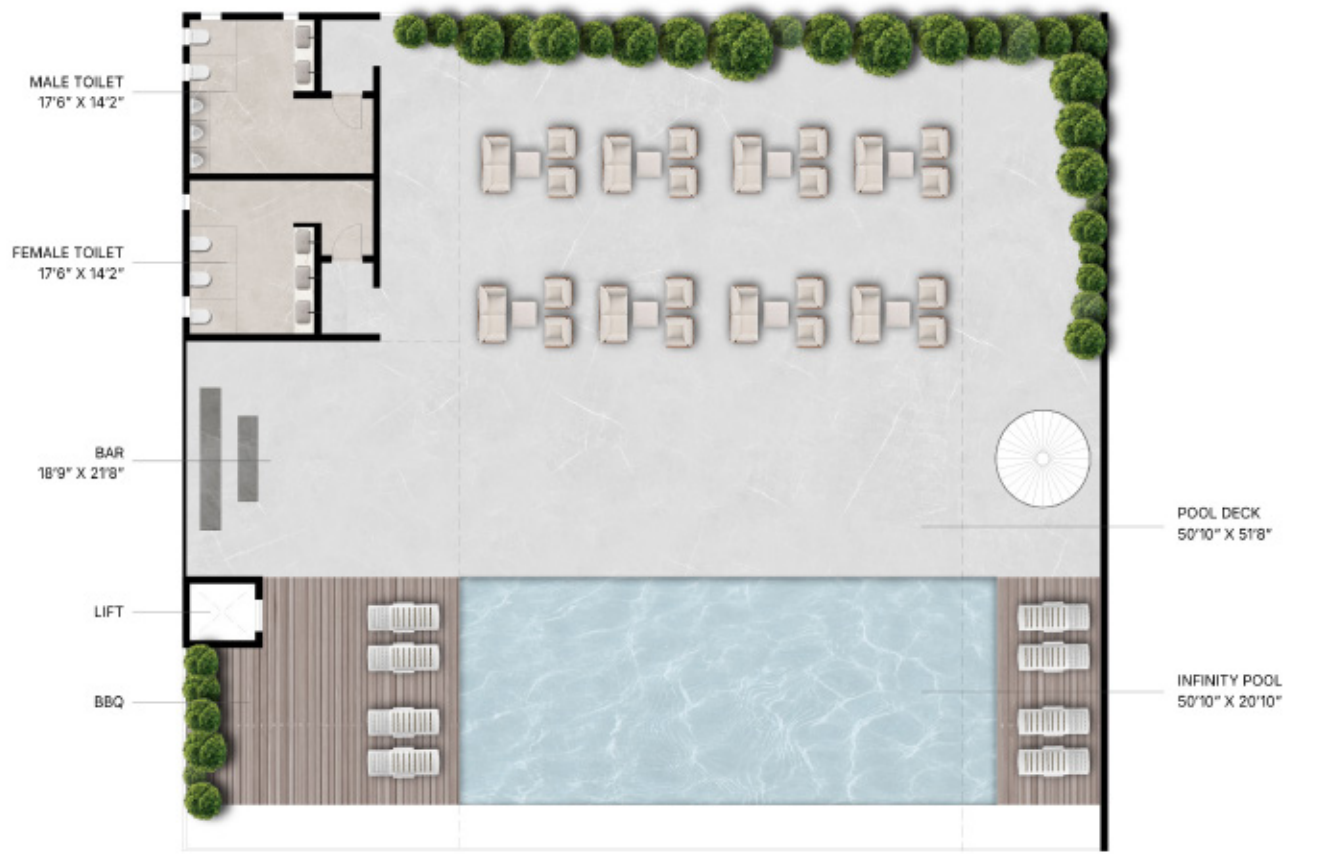
Built Up Area - 1444.2 Sqm (15545.2 Sqft)







Terrace | N ↑





A wide, paved walkway lined with mature trees and flowering plants, with a stone wall and a building in the background. The scene is bright and sunny, with shadows cast on the path. The trees are tall and leafy, and there are large, vibrant pink flowers in the foreground. A stone wall runs along the right side of the path, and a building is visible in the background.

“  
Trees are poems  
that the earth writes  
upon the sky

KHALIL GIBRAN

## Team Aranya

### Terminus – Developer

Terminus Group has a proven track record across various sectors, including Residential, Retail, Commercial, Life-Sciences and Hospitality. Our suite of services ranges from investment, development, and asset and facility management.

The accomplishments include the successful completion and handover of 6 Mn. sft. with an additional 10 Mn.sft. in the pipeline across the South of India. Partnering with acclaimed engineers and architects, the team is committed to delivering the best quality in construction with sophisticated design and high-end amenities.

### Landbase Consulting – PMC

Landbase Consulting is a multi-disciplinary project management services company offering custom-made solutions for all land development, construction project management and engineering requirements.

They provide every service from inception to completion ranging from from new premises to high quality refurbishment of existing sites.

### Studio Chintala – Architects

From its studios in San Francisco, Bangalore and Hyderabad, they refine logic and reasoning to a fine art where every project has a style with soul.

With the belief that “design is problem-solving”, Studio Chintala strives to use logic and reasoning to create sophisticated and timeless designs.

From their studios in San Francisco, Bangalore and Hyderabad, their teams design and deliver projects that are simple and honest and therefore inherently beautiful. With a keen focus on users, every design is based on the functional and aspirational needs of people.

### Naveen Associates – Landscape consultants

They are a Hyderabad based firm specialising in thoughtful landscape design. The projects encompass a variety of scales, from residential gardens to large urban projects, with an emphasis on sustainability and functionality.

Each project is approached with a sensitivity to the environment. Ensuring minimalistic designs with contemporary outlook, evolving from nature including natural materials and technology that integrate seamlessly with their surroundings while addressing the unique needs of space.

### Synergy infra – MEP consultants

They have been a pioneer in MEP Consultancy for various sectors ie. High-rise Residential/ Commercial Buildings, Malls & Multiplexes, Hospitals, Defence projects, Industries, IT/ITES facilities.

The Designs are carried with Energy efficiency, Sustainability & Safety as the prime requirements.

### MLN and Associates – Structural Consultant

MLN and Associates has been at the forefront of delivering innovative and optimal structural design solutions across a wide range of building types and scales. Known for their commitment to design excellence, the firm specializes in creating resilient structures, with a focus on cutting-edge technologies and expertise in seismic and wind-resistant designs.

Led by the highly experienced structural engineer Manikonda Laxmi Narasimha Rao, with over 24 years of expertise, MLN and Associates has a proven track record of delivering prominent projects across India.

## Project Specifications

### FOUNDATION AND STRUCTURAL FRAME

RCC framed structure designed to withstand wind and seismic loads

### SUPERSTRUCTURE

Brick masonry using Porotherm or red bricks, with 8" thickness for external walls and 4" thickness for internal walls, in a cement mortar (1:6) proportion.

### PLASTERING

**INTERNAL** - Double-coat plaster with a smooth finish, 12mm (8mm + 4mm).

**EXTERNAL** - Double-coat sand-faced cement plaster, 20mm (12mm + 8mm).

### JOINERY WORKS

**MAIN DOOR** - BT teak wood frame with a height of 10 ft, with a framed door as per design, or frameless solid core full-height pivot doors. Hardware for all doors, including handles, hinges, and locks, will be from Hafele or Dorma.

**INTERNAL DOORS** - BT teak wood frame with a height of 9 feet, fitted with veneer flush doors on both sides, or frameless solid core full-height pivot doors made of Hunsur.

**FRENCH DOORS (for balconies)** - Schuco brand powder-coated aluminum doors. All French doors will be floor-to-ceiling height, as per the design.

**WINDOWS** - Schuco powder-coated aluminum with plain or tinted double-glazed units (DGUs). Thermal sealant with suitable finishes as per design, including track provision for mosquito mesh.

### PAINTING

**EXTERNAL** - Combination of engineered tile or travertine, with two coats of Asian Paints weather shield emulsion over a coat of primer and Birla Wall Care Putty.

**INTERNAL** - Two coats of smooth Birla lappum finish, followed by Royal Emulsion paint over a coat of Asian Paints primer.

### FLOORING

**ROOMS** - Italian marble flooring for all bedrooms and living areas, excluding the home theatre, which will have carpet flooring. The maid's room with a bathroom will have vitrified tiles from a reputed brand. Parking and ground paving will feature 35mm granite pavers or narrow modular concrete pavers. The cost of marble, including laying and diamond polishing, is approximately Rs 475 per sqft.

**TOILETS** - Anti-skid ceramic tiles.

**LIVING BALCONIES** - Natural stone (granite) flooring in all balconies.

**STAIRCASE** - Steel staircase with open riser, wooden treads, and glass railing.

**OUTDOOR DECK** - Natural stone flooring, as per the design.

### CLADDING

**KITCHEN (Backsplash)** - Glazed ceramic tile dado up to 2' height above the kitchen platform, with engineered stone or natural stone cladding.

**TOILETS** - Italian marble cladding up to false ceiling height.

**UTILITY** - Ceramic tile dado up to 3' height.

### KITCHEN/UTILITY/WATERPROOFING

**PLATFORM & SINK** - Granite platform with stainless steel or quartz sink. Crystalline waterproofing for all sunken slabs, toilet floors, and exposed terrace areas.

**WATER CONNECTIONS** - Treated water will be provided from the community, with provision for city water connection.

**EXHAUSTS** - Provision for installation of water RO system, exhaust fan, and chimney.

**UTILITY / WET KITCHEN** - Provision for dishwasher and washing machine in the utility area.

### TOILETS

**SANITARY FITTINGS** - Vanity-type wash basin or countertop in all bedrooms. EWC: Wall-mounted, Villeroy & Boch.

**C.P. FITTINGS** - Villeroy & Boch, Hans Grohe, or Toto.

### ELECTRICAL

**MAIN** - Three-phase supply for each unit with individual meters. Concealed copper wiring in conduits with Finolex or Polycab brand. Miniature Circuit Breakers (MCBs) for each distribution board. Prepaid metering system will be provided.

**BEDROOMS** - Power outlets for air conditioners in all bedrooms and the living room.

**KITCHEN** - Power plugs for cooking range, chimney, refrigerators, microwave ovens, mixer/grinders, washing machine, and dryer.

**TOILETS** - Provision for heat pump.

## **COMMUNICATION AND CABLE**

TV, telephone, and data points will be provided in the kitchen, living room, and all bedrooms. An integrated app will be available for communication with the main security and villas.

## **GENERATOR POWER BACKUP**

100% power backup for all villas, common amenities, common areas, online water pressure pumps, street lights, etc., provided by an auto-start, soundproof generator of Cummins, Baudouin, or equivalent make, with changeover switches.

Power supply will be delivered through underground electric cabling laid in RCC Hume pipes.

## **LIFTS**

The lift will be provided by the developer, with options from Schindler, Otis, or Mitsubishi brands.

## **WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT AND PEST CONTROL**

A sewage treatment plant of adequate capacity, as per norms, will be provided. Treated sewage water will be used for landscaping as per the design. Underground water supply to each villa will be through a centralized Hydro-Pneumatic system of a reputed make.

Water from the terrace and open areas will be collected through rainwater pipes and discharged into rainwater harvesting pits to recharge the groundwater. Pre-construction anti-termite treatment for structures and pest control for the landscape area will be carried out as per industry standards.

## **SECURITY/BMS**

A 24×7 manned security booth and other infrastructure will be provided. Surveillance cameras will be installed in all areas, covering the entire layout.

## **CLUBHOUSE AND AMENITIES**

A well-designed clubhouse ranging from 15,000 to 20,000 sq. ft. (as per design feasibility) will be provided, featuring facilities such as a gym, lounge, café/dining area, banquet hall/multi-purpose hall, storeroom, half basketball court, indoor shuttle courts, and an infinity swimming pool with changing rooms, as per the design.

## **CENTRAL GAS BANK**

A gas connection with a meter, along with a gas leak detector, will be provided to each villa.

## **AIR CONDITIONING**

VRF (Variable Refrigerant Flow) piping up to individual room inlet points will be provided by the developer.

## **STREET LIGHTING, SIGNAGES AND ROUTE MAPS**

Street lights with a solar panel system and wayfinding signages will be provided as per the design.

## **SOLAR PANELS**

Solar panels on the terrace/roof, ranging from 10 to 15 KVA, will be installed as per design feasibility for each villa.

## **COMPOUND WALL**

As per the design, the height will be 8 feet, with solar or barbed wire installed as per feasibility.

## **FABRICATION WORKS**

**STAIRCASES RAILING** - Stainless steel handrail with glass railing, or wooden handrail with glass railing, as per design.

# Aranya

RARE, LIKE YOU

"Aranya" is a premium development by Terminus

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# Aranya

RARE, LIKE YOU

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THE FINEST