



DHRITI
NIRVANA

THE ONLY-OF-ITS-KIND
COURTYARD FARM HOMES

ARE YOU
SIMPLY EXISTING?

OR

ARE YOU
ACTUALLY LIVING?



**THE FIRST SOUND
YOU HEAR EVERY MORNING**

IS IT YOUR
LOUD ALARM

OR

IS IT THE
BIRDS CHIRPING



**THE FIRST THING
YOU SEE WHEN YOU STEP OUT**

IS IT VEHICLES BLOCKING
YOUR PASSAGE?

OR

IS IT A LUSH GREEN
FOOD FOREST





**THE FIRST SCENT
THAT HITS YOUR SENSES**

IS IT SMOKE THAT
FILLS YOUR NOSTRILS?

OR

IS IT THE AROMA OF FRESH FRUITS,
FLOWERS & VEGETABLES?



**THE FIRST FEELING
WHEN YOU TASTE YOUR FOOD**

IS IT THE ENHANCED
TASTE OF PROCESSED FOOD?

OR

IS IT THE DELICIOUSNESS
OF FRESH FOOD?



**NOW IMAGINE
A LIFESTYLE
IN WHICH...**



YOU WAKE UP TO THE CHIRPING OF BIRDS



YOU SEE ONLY GREENERY ALL DAY



YOU FILL YOUR SENSES WITH FRESHNESS



YOU EAT FOOD THAT IS UNADULTERATED

INTRODUCING



THE ONLY-OF-ITS-KIND
COURTYARD FARM HOMES

REWIND

RELIVE

REFRESH

MASTER PLAN



- Wellness Village
- Swimming Pool
- Clubhouse
- Visitors Parking
- Entrance Gate
- Outdoor Volleyball Court
- Children Play Area
- Tennis Court
- VF: Vegetable Farm
- FF: Fruits Forest



- Rainwater Retention Pond
- Water Stream



OVERVIEW

- Phase -1: 26 Acres
- Total Courtyard Homes: 91
- Farm Plots Range: 600 to 1100 Sqyds
- Built-up Area: 2804 to 5000 Sft.
- Courtyard Homes Types: 3 & 5 BHK
- Clubhouse & Wellness Village: 28,750 Sft.

EAST FACING
COURTYARD HOME



FLOOR PLAN
EAST COURTYARD HOME



BUILT UP AREA
2804 SFT.

WEST FACING
COURTYARD HOME WITH POOL



FLOOR PLAN
WEST COURTYARD HOME WITH POOL



BUILT UP AREA
3405 SFT.

WEST FACING
COURTYARD HOME



FLOOR PLAN
WEST COURTYARD HOME

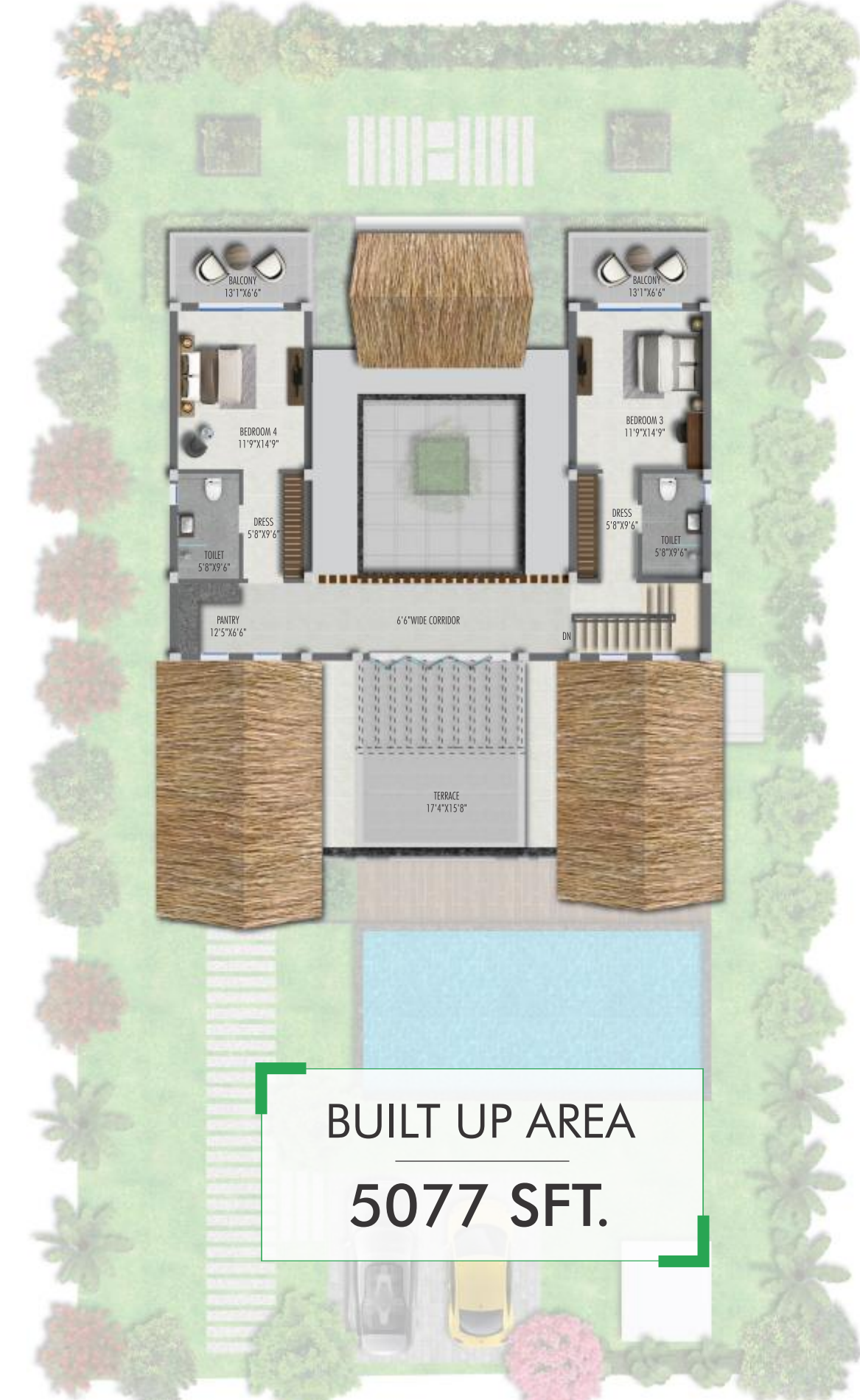


BUILT UP AREA
2844 SFT.

**NORTH FACING
COURTYARD HOME WITH POOL**



**FLOOR PLAN
NORTH COURTYARD HOME WITH POOL**



**BUILT UP AREA
5077 SFT.**

NORTH FACING COURTYARD HOME



FLOOR PLAN NORTH COURTYARD HOME



BUILT UP AREA
2804 SFT.



TIME TO REWIND



Return to simplicity. Escape into a new reality.

All of us are so entangled in the fast paced city life that we have to “escape” to revisit those old times and shell out extra bucks just to experience peace. Wouldn't it be wonderful to hit the rewind button and go back to those days? When regular walk in itself be a nature trial and deep breaths no longer make us cough.



Bringing back courtyard living

Courtyard homes encompass the goodness of shelter and happy life, and the magic of nature to aid wellness and happiness.

Back in the day, almost every home was designed in this manner because connecting with nature was said to benefit us physically and mentally. This has been proven scientifically as well, which is why switching back is a refreshing way to lead a long, healthy life.



A wonderfully slow and satisfying life

A couple of generations ago, this was a regular day. This was what everyone called routine. Life was wonderfully slow and satisfying as everyone lived around nature, respected greenery, and made their living with it. Flora, fauna, and humanity lived in perfect harmony, complementing each other at every step. This is why they were happier, self-sustained, and lived more enriched lives than us. This is why they were more peaceful than we could imagine.



Connect with nature & bring out the best in you

When we go to a resort, we unknowingly end up leading a very active lifestyle. We relax and have fun at the same time, with gentle & clean breeze welcoming us outdoors. Some of us even work amidst nature for a refreshing, breathtaking change that boosts productivity and work satisfaction. Connecting with nature brings out the best in all of us.



Have nutritious food everyday

70 different varieties of plantation along with 20 medicinal plants, seasonal fruits, rare fruits, and vegetables adorn the property, waiting to be plucked. Your kitchen garden will have its own wonders with the freedom for you to grow whatever you wish to.

TIME TO  RELIVE



ENVELOPE YOURSELF
IN THE WONDERS
OF NATURE



14,000

HANDPICKED
FRUIT & FLOWERS
BEARING TREES
ENVELOPE YOU

Eye opening view as you rise everyday

When you wake up, the first thing you see won't be a closed window and the AC. It will be a magnanimous tree in a water body whose leaves dance in the gentle morning breeze. You will receive a warm hug of direct sunlight in your home as you begin your daily chores. And when it rains? The pitter-patter of the drops will be your natural playlist.



A MEDLEY OF
RURAL INDIAN CULTURE,
ANCESTRAL CONCEPTS
AND MODERN AMENITIES



The sounds of nature, your natural playlist

Imagine a resort-working situation wherein the only noise you hear is the tweeting of birds and the rustling of leaves. When you look up, there won't be any untidiness. A seemingly endless stretch of greenery that makes work stress just melt away, resulting in a hyper-focused mindset that you ever thought is possible. Efficiency will, thus, be higher without effort.



Start your day with magnificence

Beauty doesn't just wait for you outside the doors at Dhriti Nirvana. It encompasses you wherever you are. Our courtyard homes have been designed to be spacious, functional, and naturally beautiful inside out. Each bedroom has an unending view of tall trees that preserve your privacy and create a cocoon of safety and comfort for you. The large trees have been planted such that your view is uninterrupted – even the opposite villa is out of sight!



Stunning bed lounges

The stylish neutral palette of the living spaces continues into the bedrooms. All the family friendly bedrooms are designed for the finest of contemporary lifestyles keeping human emotions in mind. The bedrooms on the rear side open up to sit out spaces which offer spectacular views of serene surroundings of food forest. The attached bathrooms are adorned by contemporary sanitary fixtures and provide an extra touch of comfort and luxury.



As you move towards the kitchen, you won't be able to help yourself. The magnanimous kitchen has been carefully crafted to balance aesthetics and functionality. It will add an extra touch of love to everything you do.

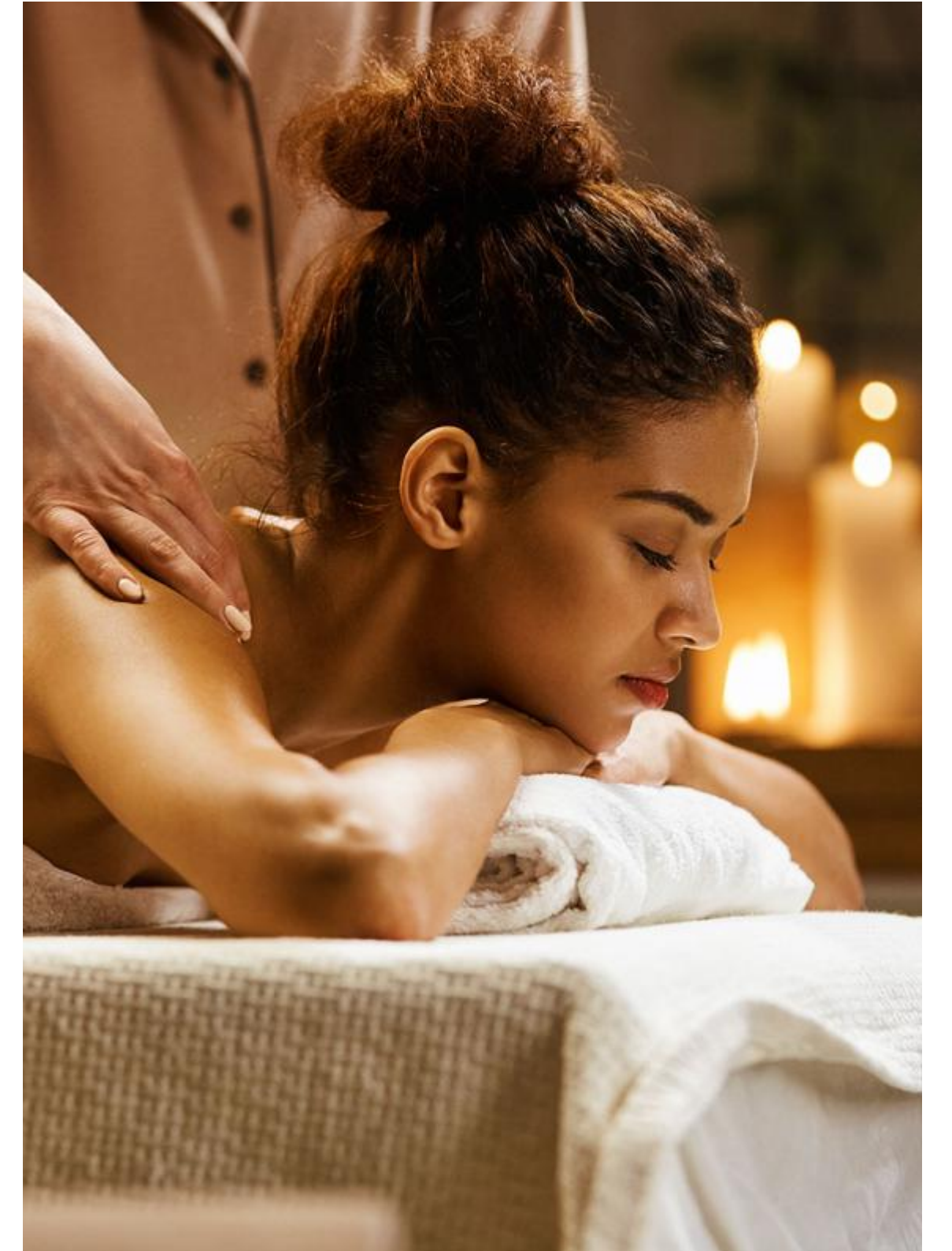
Here, you don't just dream of delightful mornings – you experience them every single day.



50%
OPEN GREEN SPACE

with an
EXCLUSIVE HERBAL
AND
FOOD FORESTS

TIME TO  REFRESH



The Clubhouse of Dhriti Nirvana is more of a resort than a clubhouse. It is lavishly spread across 5.5 acres and features a plethora of amusements and entertainment options to keep every member of your family in good spirits.

The Wellness Village next to the clubhouse is designed to relax, rewind and rejuvenate your body, mind and soul and attain nirvana status.



28,750 SFT.
CLUBHOUSE &
WELLNESS VILLAGE

FOR YOU
TO LEAD
AN ACTIVE,
HEALTHY
LIFESTYLE

FLOOR PLAN CLUBHOUSE

Amenities

- Clubhouse
- Reception
- Waiting lounge
- Swimming Pool
- Indoor Badminton
- Squash Court
- Banquet Lawn
- Mini Theatre
- Alfresco Dining
- Indoor Games
- Guest Rooms





Self Love. Self Care. Live in a community of wellness and well-being



Our lives are currently so interlaced with stress and haste that we barely ever take the time out for ourselves or our family. The biggest hurdle is the need to take a vacation to experience peace and have fun. With a spectacular clubhouse right in the vicinity, you won't have to worry about anything. Your family can head over at any time and engage in some much needed pampering and relaxation.



This is not your average gated-community clubhouse that is overloaded with amenities in a small space. This is a 3-acre clubhouse that's nothing short of a mini resort all by itself. It redefines convenience & luxury and simplifies active living. With state-of-the-art amenities such as a pool, dormitories, gymnasium, salon, lawns, banquet hall, indoor games, wellness village and more, it will be your go-to for self-care and well-being.



■ Indoor Games Area



■ Alfresco Dining



■ Mini theatre



■ Banquet hall



Gym



Guest Suites



■ Squash court



■ Badminton court



WELLNESS VILLAGE

A journey in the outdoor that takes you within.

Rejuvenate at our Wellness Village by indulging in farm grown food, recreational activities and spa therapy.

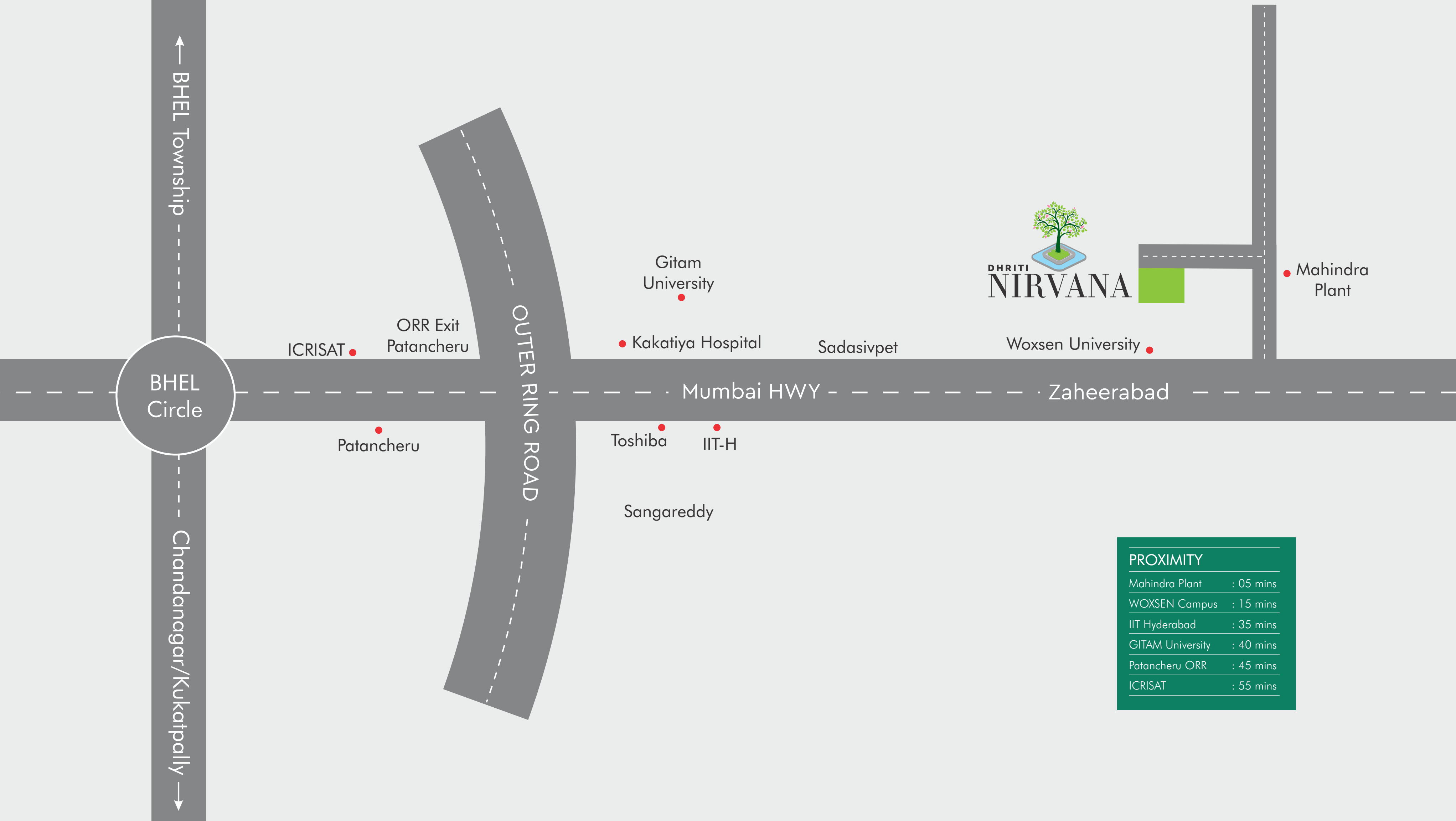
Take a break from your daily hustle to spend time with yourself and the ones that matter to you.

A wellness village amidst nature is an ideal getaway.





The Wellness Village features a spa with exclusive massage rooms for men and women, well-appointed cottages and more to help you unwind and feel rejuvenated.



PROXIMITY	
Mahindra Plant	: 05 mins
WOXSEN Campus	: 15 mins
IIT Hyderabad	: 35 mins
GITAM University	: 40 mins
Patancheru ORR	: 45 mins
ICRISAT	: 55 mins



Mumbai Highway



MRF Plant



Mahindra



Gitam University



IIT Hyderabad



ICRISAT



Woxsen University

SPECIFICATIONS



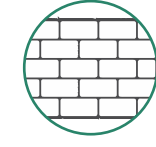
STRUCTURE

Rcc framed structure with rcc beams& slabs

SUPER STRUCTURE

Masonry with laterite stone block of 8" thickness

WALL FINISHES

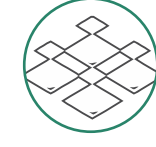


Internal

Double coat plastering, exposed surfaces shall be finished with smooth putty finish
With two coats of premium Acrylic emulsion paint over a coat of primer.

External

Weather proof paint in smooth or textured finish.



FLOORING

600 × 600 mm
Tandur stone flooring

Entry porch, Living, Dining, Kitchen, corridor, Bedroom, Puja & Outdoor living area

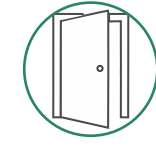


600 × 600mm
Anti skid

Vitrified tile Outdoor utility, Powder room& Toilet

WINDOWS

UPVC or Wooden windows



FRENCH DOORS

Wooden

MAIN DOOR

Teak wood frame and teak door A1 grade



INTERNAL DOORS

Hard wood frame with hollow core engineered door with laminate finish



ROOF

250 mm thatch to slope along concrete sloped roof

STEPS (Entry, Court)

French brown granite- Rough finish

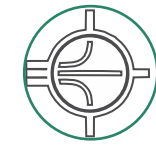


PATH WAYS

As per Landscape design

PARKING AREA

PCC with rough Tandur Laid to pattern



SANITARY & CP FITTINGS

Vitra Or Equivalent

ELECTRICAL FITTINGS

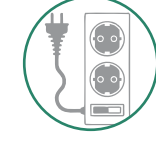


POWER SUPPLY

2 or 3 phase Power supply

CABLES

Polycab or Equivalent



SWITCHES & SOCKETS

Modular switches and sockets- Legend or equivalent

DTH/ TV POINTS

Will be provided in the Living

Advantages of using Laterite bricks

- Reduces the emission of carbon dioxide.
- It has Optimum Thermal mass and Thermal insulation properties.
- Homes are cooler.
- Electricity consumption is less.
- It helps in regulating the humidity of indoor air.



Awaiting IGBC Certification

We are fully-equipped and align with the mandatory requirements to attain the IGBC (Indian Green Building Council) certification. Dhriti Nirvana is planned and developed with the aim to be self-sustainable through and through, while contributing to saving the environment. We have taken all the necessary steps towards this, including the implementation of techniques for water efficiency, energy saving, handling consumer waste, and reduction in the usage of fossil fuels. We are positive that we will receive the IGBC Certification soon.

NATIONAL BENEFITS ACHIEVED

through IGBC Certified Green Building



ENERGY SAVINGS
150,000 Mwh of Energy
per million Sft. per annum



CO₂ EMISSIONS
Reduced Co₂ emissions by
12,000 Tons per million Sft.
per annum



WATER SAVINGS
45,000 KL of Water
per million Sft.



MATERIALS
Diverted 400 Tons of
construction waste from
landfill every year

Source: www.igbc.in

PROJECT CONSULTANTS

ARCHITECTS



MANAGEMENT



ORGANIC FARMING



MEP



NEWMEDIA



