

**Home.
Happiness.
Holistic Living.**



TLP.No.07/2022

P02400006111



NISARGAH

Destination | Luxury | Respite



About Us

Trust is a rare commodity that is earned through dedication and consistency. At **Ishani Infra**, we are in the business of building a foundation of trust through our dedication to consistently build quality infrastructure that delivers positive experiences. **Ishani Infra** is a real estate organization that is known to craft residential infrastructure of the highest quality. The company has gone from strength to strength to become one of the most trusted real-estate developers in Hyderabad today.





YOUR VISION.. OUR CREATION...

Ishani Infra Nisargah has been the name for elegance and luxury for over the years. We specialise in building homes with luxury like never before. Trust and quality are two core values of everything we do.



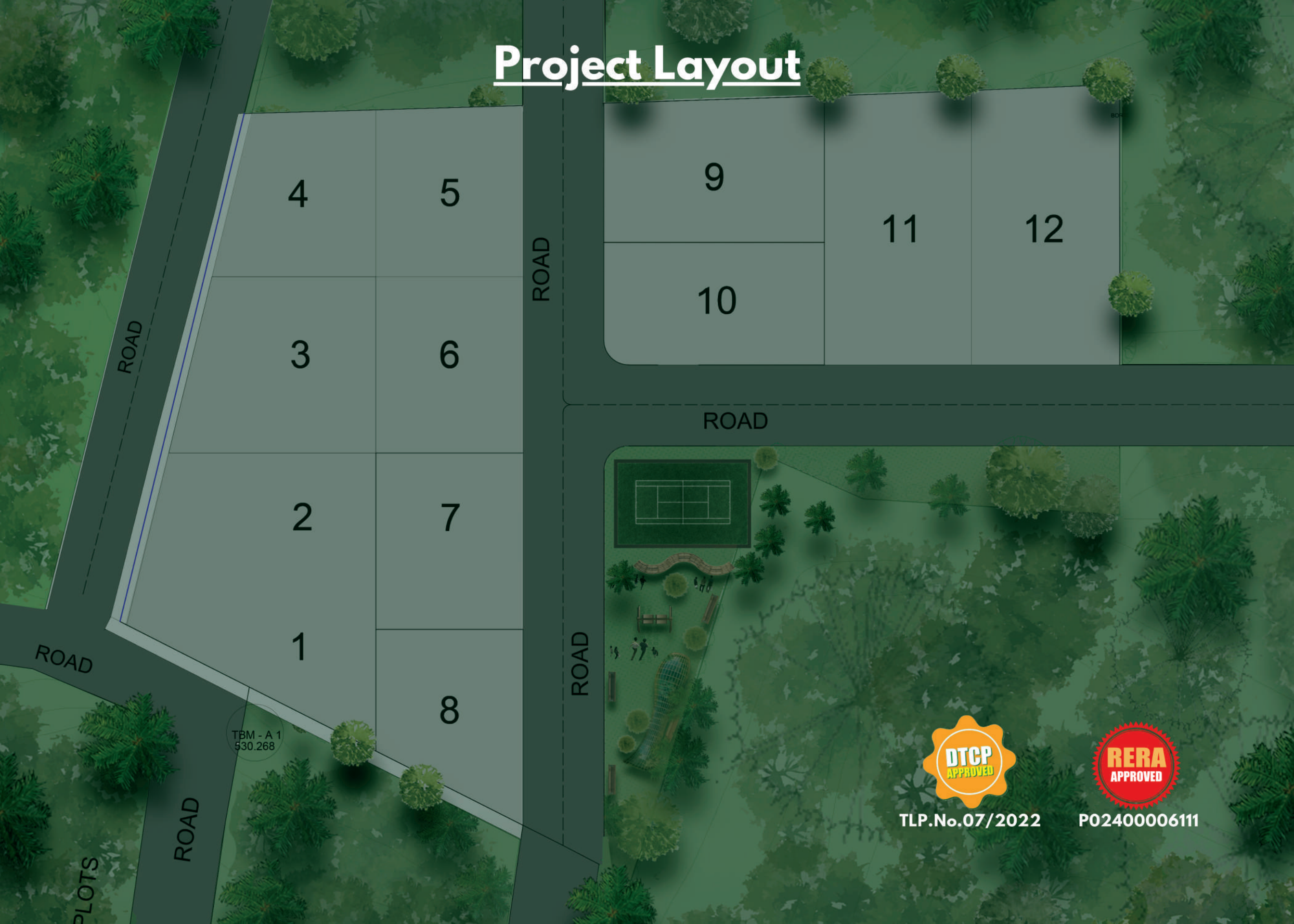
Entrance Arch

Premium Farm Houses with World class Amenities

**LUXURY
CONTEMPORARY
HOUSES THAT
MATCHES YOUR
LIFESTYLE**

NISARGAH is an ultimate statement of resplendence laid in unison with nature. This mammoth luxury villa Farmhouse project is the first of its kind in India when it comes to offering world-class amenities at affordable prices. Strategically located in the most happening locale of Yacharam Mandal Nearer to Pharmacy, we bet that your decision to invest in **NISARGAH** will remain the best you ever took.

Project Layout



TBM - A 1
530.268



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PLOTS

Floor Plan



Every Farm House has a pitched roof in order to maximize air circulation and natural light throughout the house and a few customized options to meet the specific requirements of each client. Nisargah Farmhouses are equipped with all modern conveniences on the ground and first floors.

A foyer, Open Kitchen, Dining area, Master Bedroom, Pool area, and Cocktail Bar are located on the ground floor. A guest bedroom on the first floor

A Vaastu expert and architect review every design before it is approved, focusing on natural light and airflow.

It depends on the plot you choose as to which way the villa will face,

As soon as **Nisargah** performs an analysis and concedes to the underlying with the customers, **Nisargah** comes up with the final development designs demonstrating the building's appearance and points of interest.



Farm Concept 1



Plot Area - 450 SQYD



Built Up Area - 2200 SFT



Entrance View



Foyer



Open Kitchen



Dining Area



BEDROOM



Pool View

Farm Concept 2



Plot Area - 470 SQYD



Built Up Area - 2400 SFT



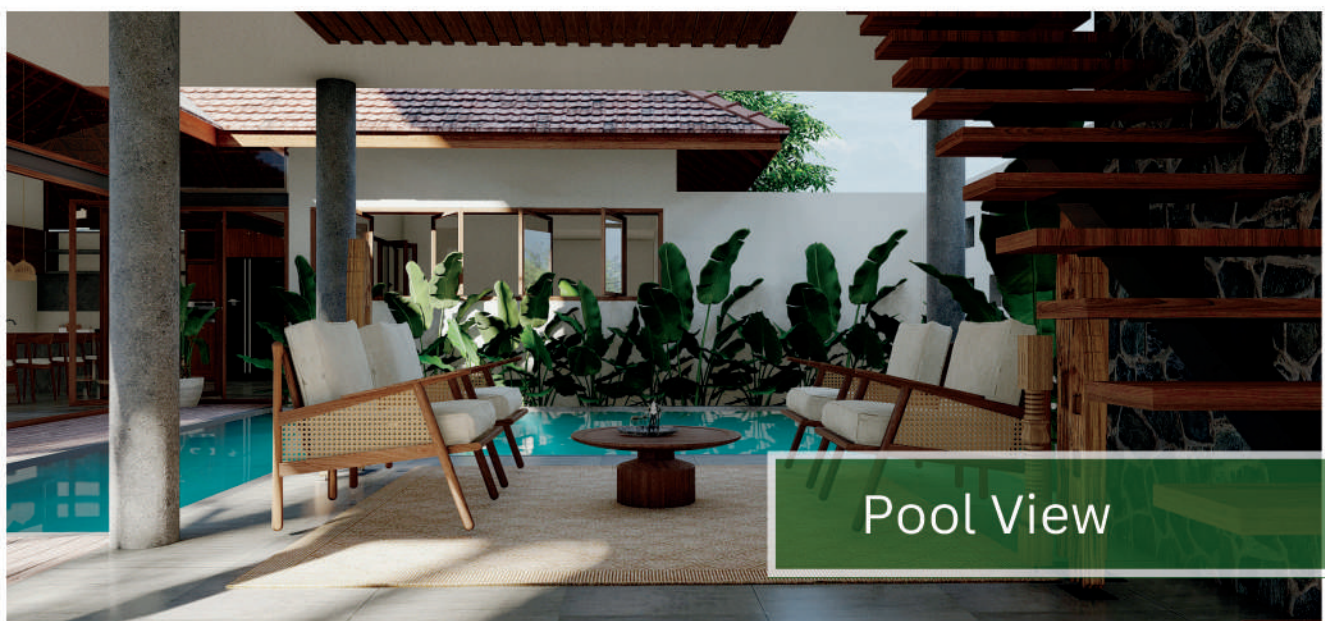
Entrance View



Foyer



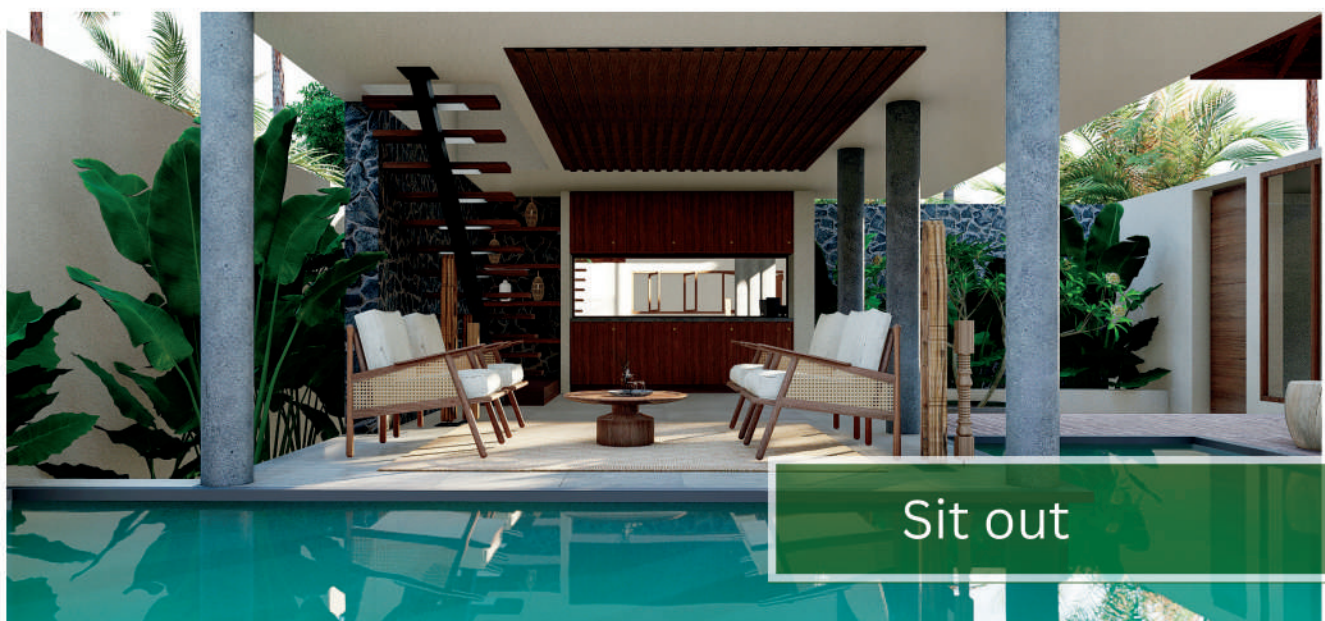
Kitchen & Dining



Pool View



BEDROOM



Sit out

Farm Concept 3



Plot Area - 480 SQYD

Built Up Area - 2300 SFT



Entrance View



Foyer



Open Kitchen



Dining area



Bedroom



Pool View

Farm Concept 4



Plot Area - 500 SQYD

Built Up Area - 2400 SFT



Entrance View



Foyer



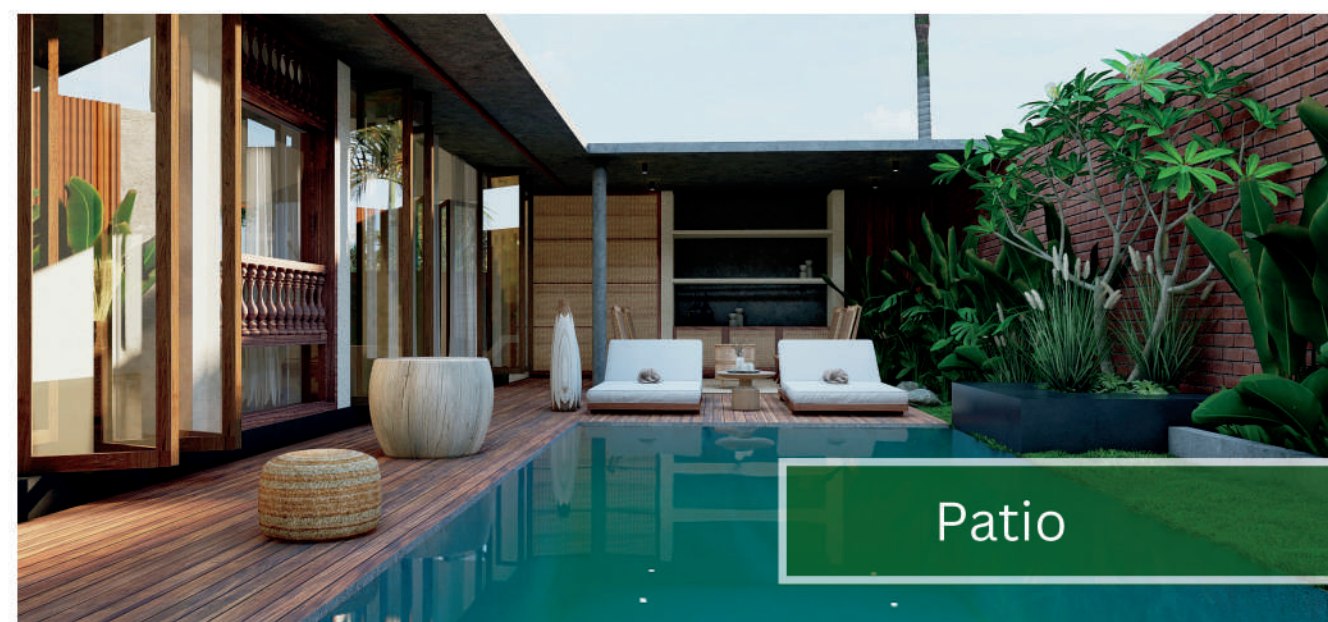
Kitchen & Dining



Bedroom



Pool View



Patio

Farm Concept 5



Plot Area - 590 SQYD

Built Up Area - 2500 SFT



Entrance View



Foyer



Dining area



Kitchen



Bedroom



Pool View

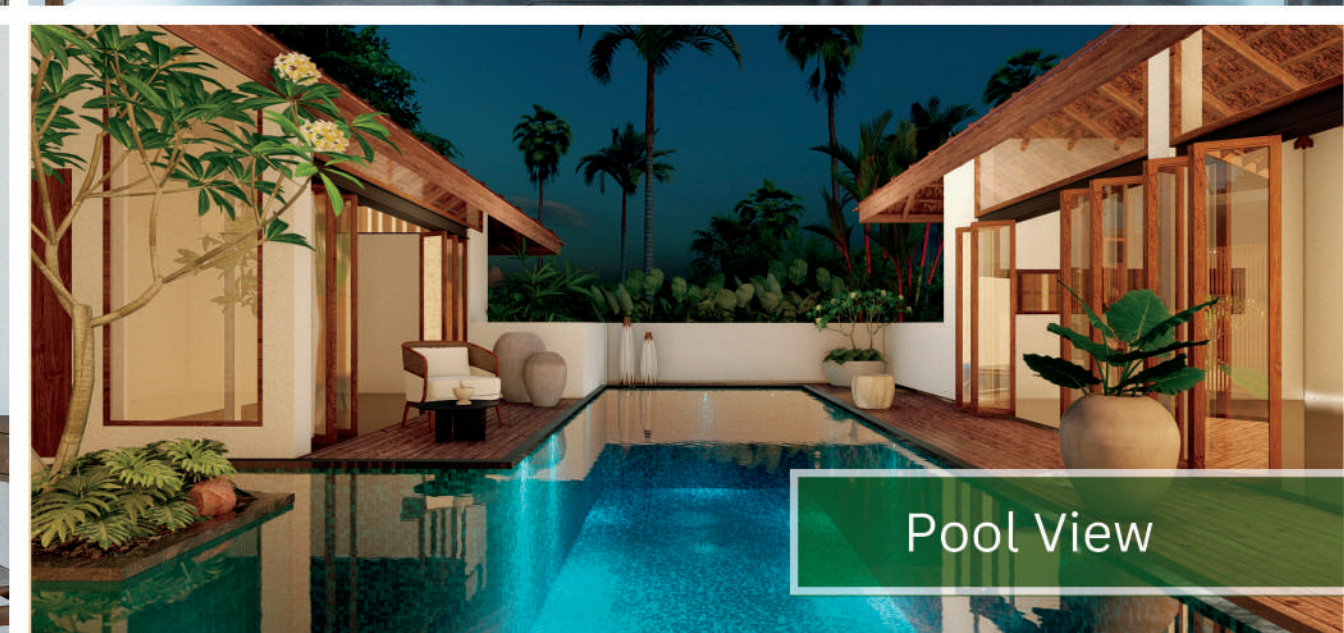
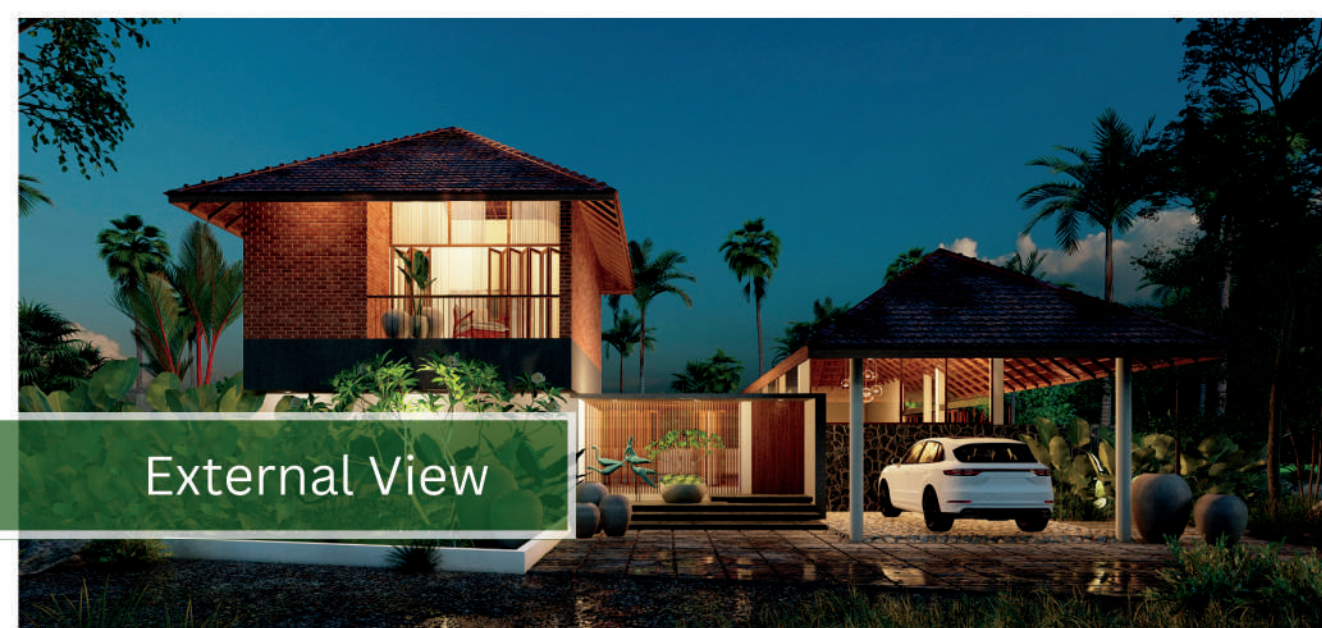
Farm Concept 6



Plot Area - 605 SQYD



Built Up Area - 2800 SFT



Farm Concept 7



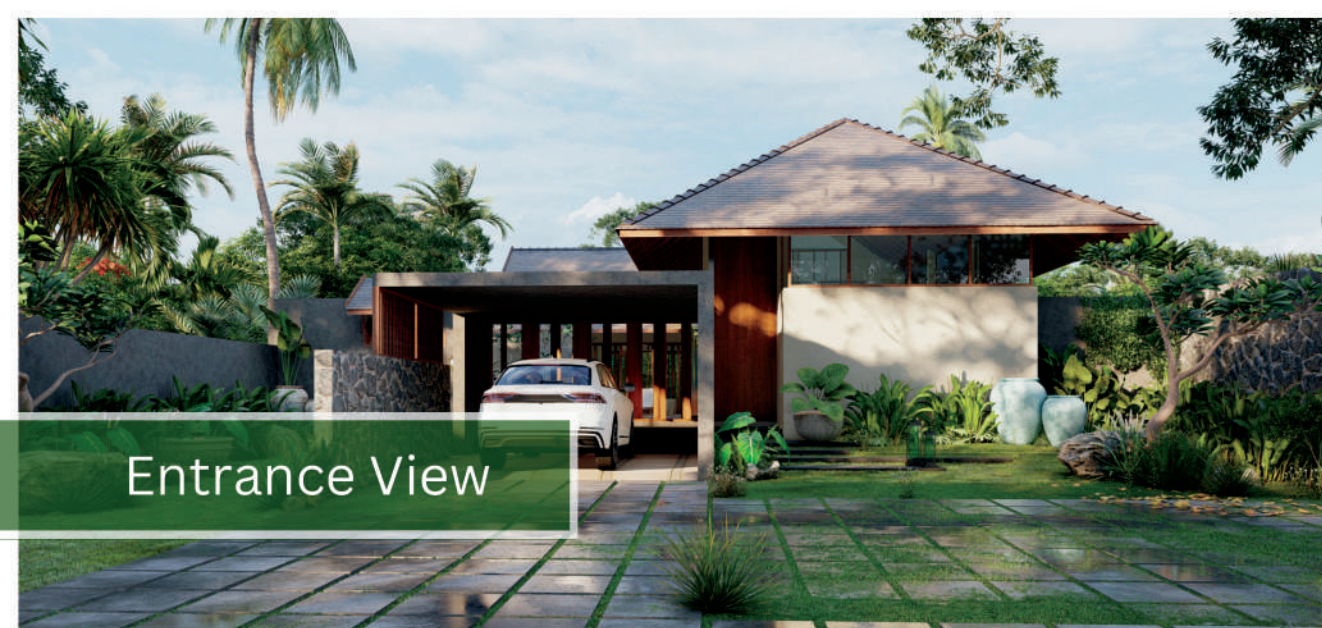
Ground Floor Plan

Plot Area - 755 SQYD



First Floor Plan

Built Up Area - 2600 SFT



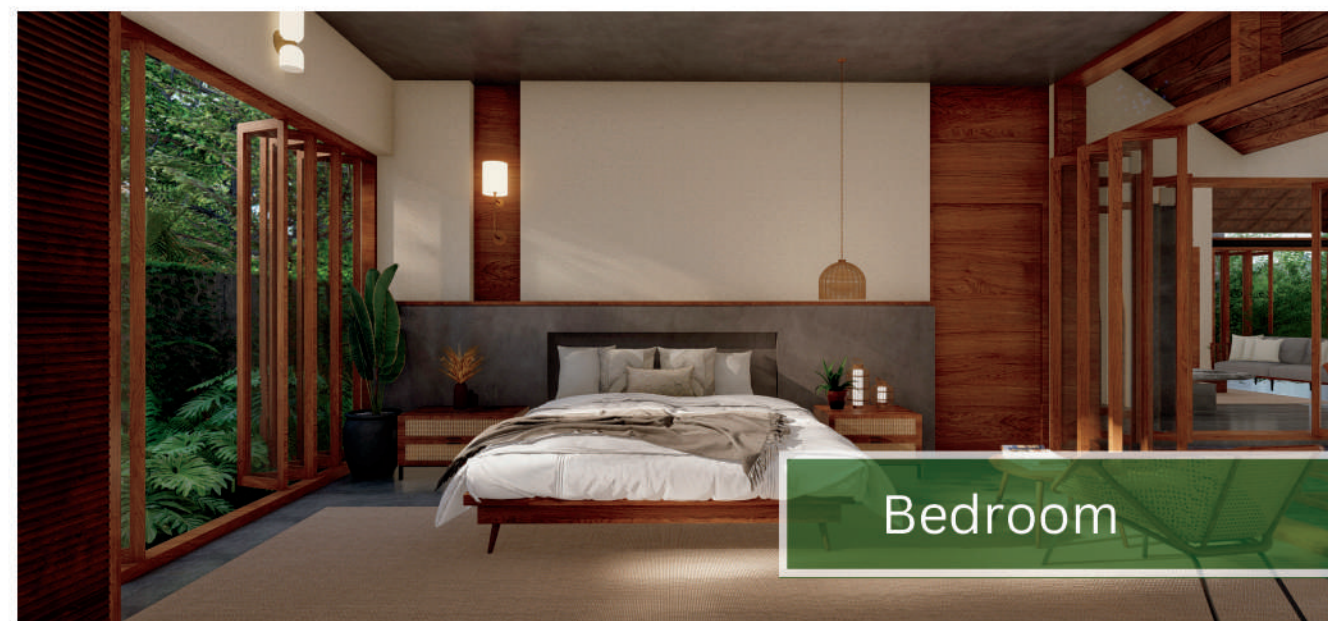
Entrance View



Foyer



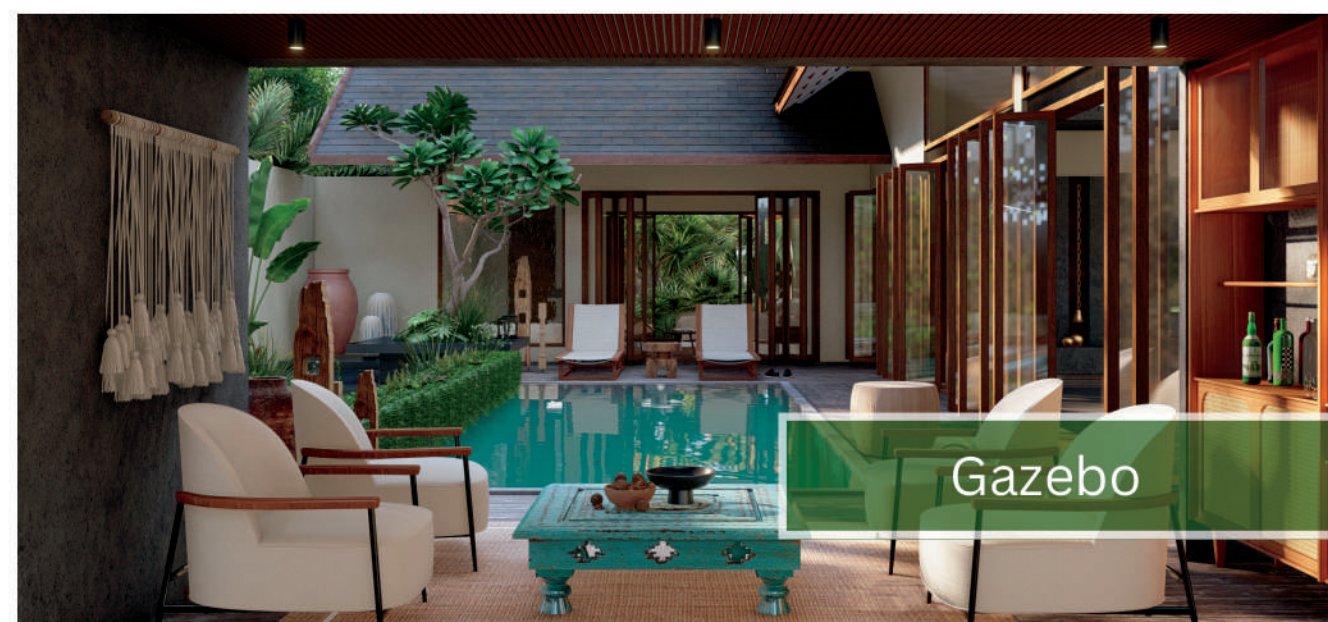
Kitchen & Dining



Bedroom



Pool View



Gazebo

SPECIFICATIONS

STRUCTURES

ROOFING: Supply & installation of roofing with GI truss, purlins, angles, and all other sections and fixtures combined. Terra Cotta / Ceramic Tiles
SUPER STRUCTURE: Solid/Hollow cement concrete blocks for External walls & Internal walls.

PLASTERING

INTERNAL: Gypsum /Cement sand plaster for walls and ceilings.
EXTERNAL: Double coat plaster for RCC and masonry surfaces.

DOORS & WINDOWS

MAIN DOOR:

Frames: Teak wood with melamine polish.
Shutter: Flush shutter with veneer on both sides with melamine polish.

INTERNAL DOORS:

Frames: Hardwood/Engineered wood.
Shutter: Flush shutter with veneer on both sides with melamine polish.

HARDWARE: Hardware of reputed make

FRENCH DOORS: UPVC sliding door with clear glass & provision for mosquito mesh

WINDOWS: UPVC Windows with clear glass & provision for mosquito mesh for sliding windows.

FLOORING

DRAWING, LIVING / DINING, FAMILY LOUNGE
ALL BEDROOMS, KITCHEN & MULTI-PURPOSE HALL
800x800 mm Vitrified tiles of reputed make

BATHROOMS: Anti-skid vitrified tiles of reputed make

Swimming Pool: Porcelain tile for the pool & Installation of Filtration Systems

PARKING AREA: Lime Stone/Vitrified tiles of reputed make

KITCHEN: Polished Glazed Vitrified Tiles (PGVT) of reputed makeup to 2' ht. above kitchen platform.

BATHROOMS: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) of reputed make up to lintel level.

UTILITY/ WASH AREA: Polished Glazed Vitrified Tiles (PGVT) /Glazed Vitrified Tiles (GVT) of reputed make upto sill level

KITCHEN

Granite platform with stainless steel sink with faucet

PAINTING

EXTERNAL:

- Texture/smooth paint with two coats of acrylic exterior emulsion.
- Tile cladding as per facade detail

INTERNAL: Two coats of emulsion paint over a smooth putty finish

SPECIFICATIONS

PLUMBING & SANITARY

ALL BATHROOMS:

- a. Polished chrome (CP) and sanitary ware fixtures of reputed make
- b. Vanity-type wash basin with hot and cold mixer.
- c. European water closet in all toilets.
- d. Shower- Single lever diverter with Spout & overhead shower

ELECTRICAL

- a. Concealed copper wiring of reputed make
- b. Power socket for VRV A.C system for the villa.
- c. Power socket for geysers in all bathrooms and kitchens.
- d. Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/ grinder & water purifier in kitchen.
- e. Power socket for washing machine in Utility area.
- f. Three-phase supply for each unit with individual dual source energy meter.
- g. Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- h. Modular switchboards of reputed make

WATERPROOFING: Toilets and Roofing.

BACK-UP FOR POWER: 100% Invertor backup

BILLING SYSTEM

Prepaid billing system for electricity & Maintenance

SECURITY SYSTEM

- a. Sophisticated round-the-clock security system.
- b. Solar fencing throughout the boundary.
- c. Intercom facility to all units connecting to main Security

WATER SUPPLY

Each house will have its own Borewell.

WTP&STP

- a. Water Treatment Plant only for bore-well water supply.
- b. Sewage Treatment Plant of adequate capacity as per norms will be provided for each Unit. Treated sewage water will be used for landscaping purposes.
- c. Rainwater harvesting is provided for recharging groundwater levels.

TV/TELEPHONE

- a. Fibre-to-the- Home for internet, telephone & Intercom.
- b. Provision for DTH & TV services in all bedrooms, living room, family lounge & multipurpose hall.
- c. Provision for a telephone in the drawing room, master bedroom.

AMENITIES

Project NISARGAH is aesthetically structured as Peaceful recreational zone

EXPERIENCE ZONE

Artfully decked with a spacious and elite Open space manifested with lavishly structured water bodies, a rock garden, and equipped with a host of indoor game options is the 'Experience zone'. Artistic the landscaped garden further adds to heighten your overall experience quotient. Furthermore, other amenities such as an open-air amphitheater, theme-based children's play area, and senior citizen rest area add to the glory and functionality of the overall space, thereby offering a uniquely pleasing experience.

SMART HOME AUTOMATION

Managing all of your home devices from one place. The convenience factor here is enormous. ...

Maximizing home security. ...

Remote control of home functions. ...









Increased energy efficiency. ...



Project Highlights:

- Entrance Arch.
- Parks development.
- water Harvesting Pits.
- Pollution free environment.
- All Plots Facing to Park Area.
- Venture 100% Vaastu, clear Title.
- Underground drainage & Pipe lines.
- All Roads As per DTCP Norms.
- Avenue Plantation on both sides of Road.
- Luxury farm Houses with High quality construction.
- Every Farm House is unique ****
- Underground Electricity with Street Lights****
- Each unit has its own EV charging facility, making it the first of its kind****

LOCATION HIGHLIGHTS:

-  **Very Nearer to Pharma city (Yacharam)**
-  **Closer to Regional Ring Road (RRR)**
-  Direct connect to 200ft Amaravati Highway.
-  15 minutes' drive to Amazon data base centre.
-  30 Minutes' drive from Bongluru (ORR) Exit - 12.
-  40 minutes from TCS Aadibatla.
-  1 Hour from (RGIA) Rajiv Gandhi International Airport.
-  Well connected to National Highways & Hyderabad city.



About Pharma city

BIGGEST PHARMA CITY IN THE WORLD

During the last couple of years, the Government of Telangana has been working on establishing Hyderabad Pharma City as the "world's largest pharmaceutical industrial park" near Hyderabad, India. The Park is comprised of 19,333 acres, making it one of the largest industrial clusters for the pharmaceutical industry of its kind, serving as a one-stop solution for pharmaceutical companies in regard to manufacturing and research and development requirements.

Having embarked on this mission, the Telangana Government has undertaken the task of helping pharmaceutical companies optimize their CAPEX and OPEX investment by about 30%, in order to make them more cost-competitive and facilitate their speed to market. A USD 9.7 billion investment is expected to be attracted to this project, which is expected to generate employment for 560,000 people. This project is intended to provide smart infrastructure solutions as well as set an international benchmark for sustainable industrial cities by providing smart infrastructure solutions in Hyderabad Pharma City.



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Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.