

An innovative project by



50+ ACRES PREMIUM FARMLAND DEVELOPMENT  
at VARKAL, CHINTHAPALLI



A DESIRABLE PROJECT  
ENVISIONED FOR THE FUTURE

Just 5 minutes drive  
from Sagar Highway

50+  
Acres

906  
Plots

1-acre  
Resort

Accessible  
Location

Indulge In The Beauty Of Nature  
& Enjoy Your Weekends At Our Luxurious Resort



**50+ ACRES**  
to  
Explore & Enjoy

**906 PLOTS**  
to  
Choose From

**1-ACRE RESORT**  
to  
Relax & Rejuvenate

**ESSENTIAL AMENITIES**  
for  
a Comfortable Experience

**NEAR  
REGIONAL RING ROAD**  
for  
an Unmatched Investment  
Opportunity

**A WELL-EXECUTED  
FARMLAND  
PROJECT  
OFFERING A  
WHOLESOME  
& SUSTAINABLE  
LIFESTYLE**



**MODERN AMENITIES FOR CONVENIENT LIVING**

- Gated Community
- Vaastu Compliant
- 100% Clear Title
- Spot Registration
- 906 Plots
- 36', 33' & 30' Roads
- 1-acre Resort Space
- Pet Area
- Fruit Trees On Each Plot
- CCTV Surveillance
- Electricity Supply
- Water Pipeline
- Children Play Area
- 24x7 Security
- Park/Garden Space
- Car Parking
- Compound Wall
- Swimming Pool
- Guest Cottages
- Outdoor Barbeque
- Rain Dance
- Multipurpose Hall
- Party Lawn
- Food Court

**AVENUE TREES**



Coconut



Mahogany

**TREES TO BE PLANTED IN THE PLOTS**



Taiwan Guava



Srigandham



Mango

(Plantation shall be maintained by the company)



**A PERFECT RETREAT, REDEFINING TRANQUILITY**

Located just 5 minutes from the Sagar Highway, Sai Brundavanam is a perfect blend of nature and modern living.

Designed as an ideal weekend getaway, Sai Brundavanam offers a safe and welcoming community. Encompassing 50+ acres of pollution-free land, this farmland project has 906 well-segregated plots. Each piece of land is spacious and well-planned. The project also features a range of amenities, including well-laid roads with fruit plants beside roads, a children's play area, vast open space, and much more. Along the roads, coconut and mahogany trees will be planted, and in the plots, sandalwood, mango, and Taiwan

guava saplings will be planted. The bonus feature is the 1-acre resort zone with ultra-modern amenities for you to relax and recharge with your family and friends.

The project's location is one of its strengths. With the proposed Regional Ring Road and Hyderabad Pharma City in the vicinity, this project has the capacity to give its investor good returns on investment. The area is well connected by public transport and is easily accessible. An investment at Sai Brundavanam provides an unparalleled opportunity to enjoy a life overflowing with laughter, fun, and joyful memories in a peaceful environment.

# SITE LAYOUT PLAN

Fitting relaxation seamlessly into your lifestyle

Sai Brindavanam features an excellent layout that is well-planned with good infrastructure that brings about a stress-free living experience making it convenient, aesthetic and practical. It also drastically increases the value of a property.

Get ready for the good life in your own private slice of the world, where you may unwind, relax, and engage in a range of activities like taking a dip in the pool, enjoying the rain dance facility, or partying in the open lawn area.

Survey No.'s :  
25, 25/1/3/2, 25/1/3/1, 23/e/2, 27, 24  
Site Located @ Varkala Gram Panchayath



## AREA STATEMENT

### BLOCK - A

Plot No.s	Area in Sq. yds	Plot No.s	Area in Sq. yds	Plot No.s	Area in Sq. yds	Plot No.s	Area in Sq. yds	Plot No.s	Area in Sq. yds	Plot No.s	Area in Sq. yds
1	104	64	375	37	363	169-176	182	342	186	491	243
2	171	65	266	38	305	177	364	343	182	492-500	121
3	185	66	251	39-41	191	178	364	344-354	121	501	130
4	199	67-73	121	42	129	179-192	182	355	242	502	158
5	213	74	167	43	262	193	139	356	364	503-511	182
6	225	75	409	44	171	194	152	357-367	182	512-513	364
7	227	76-82	182	45	197	195-207	121	368	214	514-520	182
8	537	83	359	46	223	208	242	369	201	521	230
9	246	84	316	47	250	209	243	370-379	121	522	198
10	403	85-92	121	48	276	210-217	121	380	242	523-528	182
11	376	93	113	49	300	218	203.5	381	137	529	242
12-16	182	94	132	50	303	219	242	382-388	182	530	243
17	152	95-103	182	51-54	121	220-234	121	389-390	364	531-540	121
18	72	104	285	55	243	235	302	391-400	182	541	117
19-22	121			56	263	236	284	401	241	542	239
23-24	243			57-64	121	237-251	182	402	207	543-552	182
25	186			65	203	252	363	403-411	121	553-554	364
26	257			66	242	253	311	412	242	555-560	182
27	182			67-78	121	254-261	182	413	243	561	225
28-29	364			79	114	262	364	414-420	121	562	196
30-32	182			80	133	263	242	421	155	563-567	121
33	156			81-93	182	264-275	182	422	296	568	242
34	202			94	363	276	337	423-429	182	569	243
35	121			95	306	277	170	430	364	570-580	121
36	249			96-103	182	278	165	431	364	581	105
37	251			104	364	279-290	121	432-440	182	582	220
38-39	121			105	364	291	242	441	239	583-593	182
40	219			1	147	106-109	182	292	243	442	204
41	308			2	170	110	132	293-305	121	443-450	182
42-44	182			3	194	111-124	121	306	308	451	222
45-46	377			4	222	125	242	307	284	452	243
47	182			5	248	126	243	308	257	453-460	121
48	169			6	274	127-134	121	309	231	461	142
49	89			7	298	135	203	310	202	462	277
50	251			8	121	136	242	311	176	463-470	182
51	252			9	121	137-151	121	312	149	471-472	364
52-55	121			10	242	152	248	313	122	473-480	182
56	252			11	121	153-156	182	314	222	481	234
57	355			12	102	157-166	182	315-327	182	482	201
58-62	182			13	115	167	363	328-329	364	483-489	121
63	379			14	168	168	305	330-341	182	490	242

TOTAL AREA	189247.835 Sq. Mts. 226339 Sq. Yds.	46 Ac 30 Guntas
PLOT AREA	130208.6373 Sq. Mts. 155728 Sq. Yds.	32 Ac 7 Guntas
ROAD AREA	54900.6907 Sq. Mts. 65661 Sq. Yds.	13 Ac 23 Guntas
GREEN AREA	4183.33 Sq. Mts. 5003 Sq. Yds.	1 Ac
NUMBER OF PLOTS	906	

ESCAPE TO  
**SAI BRUNDEVANAM**  
FOR THE ULTIMATE IN  
RELAXED, OUTDOOR LIVING

**SAI BRUNDEVANAM** is a well-envisioned project, equipped with modern facilities and a variety of farm plots to choose from. With state-of-the-art amenities, the luxurious resort is a private oasis of leisure. It provides ample open spaces for socialising with your friends and relaxing with your family.



For PICNICS

For FAMILY FUN

For CELEBRATIONS

For RELAXATION

## PROJECT LOCATION : VARKAL, CHINTHAPALLI

## A PROMINENT & PROMISING NEIGHBOURHOOD



### BENEFITS OF INVESTING NEAR THE PROPOSED REGIONAL RING ROAD AND HYDERABAD PHARMA CITY

- Major initiatives are being planned around the Regional Ring Road by the state government.
- The majority of pharmaceutical businesses intend to locate their facilities and labs around the Regional Ring Road.
- Industrial clusters & logistics parks will develop
- Infrastructure will receive a major boost
- Increase in employment opportunities
- Increase in the number of satellite townships
- The number of IT centres will grow
- There will be more commercial and shopping centres
- The Hyderabad Pharma City would promote economic growth and soon turn into a hub for real estate investment.
- Due to this data center, small and medium scale industries like IT centers will be established.

### Location Highlights

- 4 min EnerSol 2MW solar plant
- 5 min Sagar Highway
- 5 min Proposed Regional Ring Road
- 6 min Sai Baba Temple, Chinthapalli
- 10 min Chalidona Lakshmi Narasimha Swamy Temple
- 30 min Hyderabad Pharma City

SPEND YOUR  
WEEKENDS AWAY FROM  
THE CONGESTION OF  
CITY LIFE, WHILE SOAKING  
IN FRESH, CLEAN AIR.



CHALIDONA  
LAKSHMI  
NARASIMHA  
SWAMY TEMPLE



Strategically placed near the Sagar Highway, Sai Brundavanam is in a region that is poised for a significant spurt of economic and developmental growth in the near future. Though away from the maddening rush, you are still close to residential developments and everyday essentials. Sai Brundavanam's excellent location in a pollution-free, picturesque landscape, its proximity to the Sagar Highway, its unparalleled connectivity, eco-friendly features, and integrated living ensure a quality of life that is class-apart.

- **Varkal** is very well connected; you can easily reach this quaint suburb on well-developed roads.
- The project is near the southern part of the proposed **Regional Ring Road**.
- The renowned **Sri Sai Baba temple** at Chinthapalli is six minutes from the venture.
- The soon-to-be-launched 19,333-acre **Hyderabad**

**Pharma City at Mucherla** is 30 minutes from the venture. It has been awarded the status of NIMZ (National Investment and Manufacturing Zone). With an estimated investment potential of 64,000 crores and an expected export potential of 58,000 crores per annum, Hyderabad Pharma City is expecting 5 lakh jobs initially.



Location Map  
Not To Scale



A STUNNING VIEW OF  
THE RESORT at  
SAI BRUNDAVANAM



All Images Are Artistic Representations Of The Resort



SWIMMING POOL | MULTIPURPOSE HALL | GUEST COTTAGES | PARTY LAWN | RAIN DANCE ZONE | INDOOR GAMES | FOOD COURT



1-acre Luxurious Resort  
For You To  
Enjoy, Energise, & Entertain



AERIAL VIEW OF THE RESORT

SPEND YOUR WEEKENDS AWAY FROM THE CONGESTION OF CITY LIFE, SOAKING IN FRESH, CLEAN AIR.



AN ELEGANT WELCOME



SPACIOUS GUEST COTTAGES



OUTDOOR BARBEQUE & GRILL



PERFECT PLACE FOR RAIN DANCE



MULTIPURPOSE HALL & SWIMMING POOL WITH DECK



EXCLUSIVE PLAY AREA FOR YOUR YOUNG ONES



AMPLE LAWN SPACE FOR OUTDOOR PARTY



BREATHTAKING LANDSCAPES

# INVEST IN A PLOT TODAY, ENJOY A BEAUTIFUL HOME TOMORROW



Our commitment to sustainable development means that we have taken great care to preserve the natural flora and fauna of the locality, while also providing modern amenities to our residents.



**SAI PREGNYA**  
INFRA PROJECTS PVT.LTD

**Sai PREGNYA Infra Projects Pvt.Ltd**

3rd Floor, Plot No. 14/15, B. S. Towers,  
Beside Karur Vysya Bank,  
L. B. Nagar, Hyderabad - 500 068,  
Telangana State.

CONTACT

Note : This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoter reserves right to alter and make changes in layout and plans as deemed fit.