



Welcome to the most
**HARMONIOUS
 &
 PANOPTIC LIVING**

SAKET
Bhu:Satva
 Live Differently!
 @ Gowdavally, North Hyderabad
 in ORR Growth Corridor

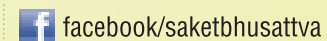
SAKET ENGINEERS (P) LTD.

Saket Bhu:Satva, Gowdavally, Kompally, Hyderabad.
 Tel: 040-27131811, 27131962, 27134058.
 sales@saketgroup.com | www.saketgroup.com

Member



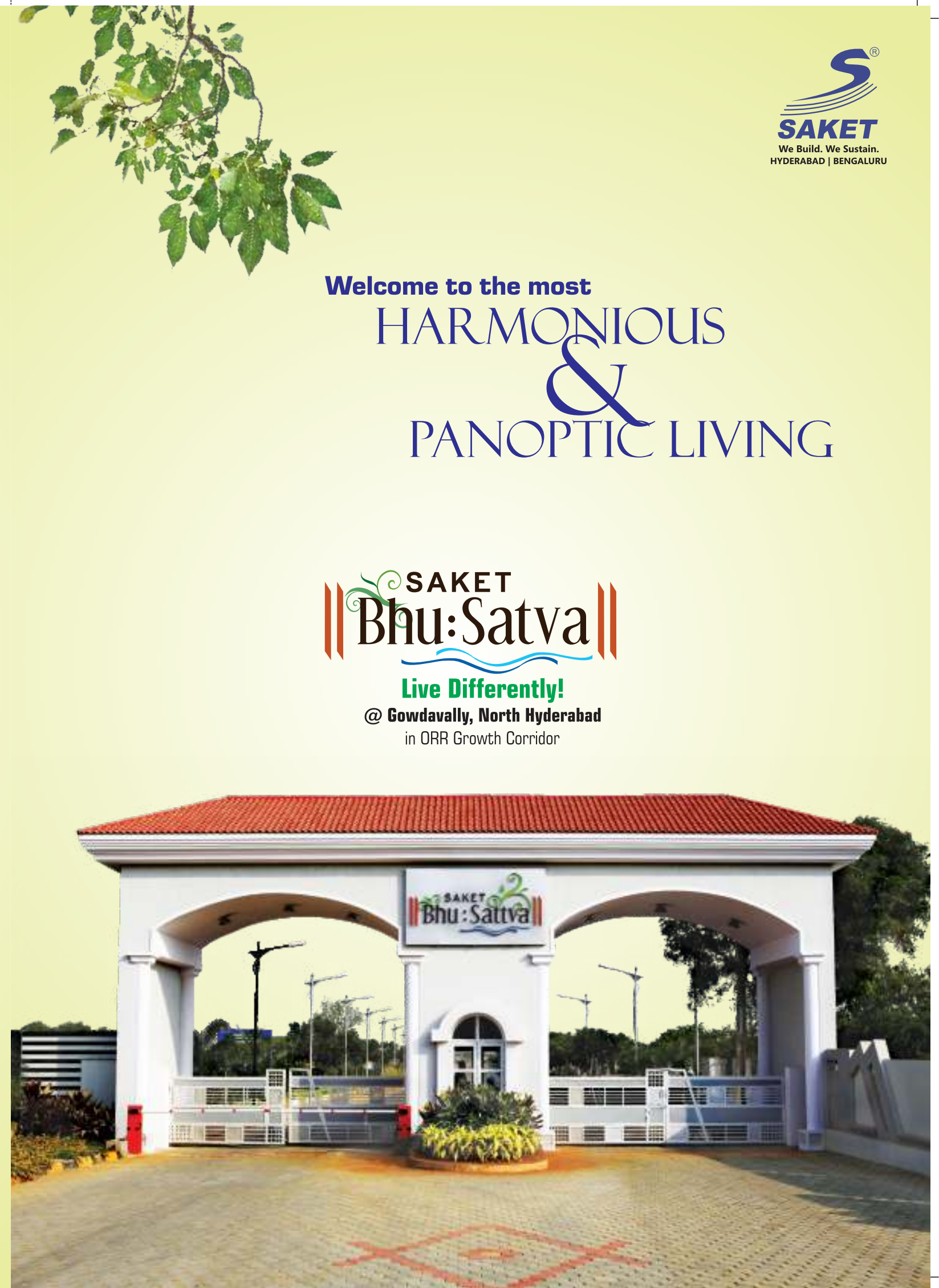
Reach us @



House Loans available from
 all major financial institutions.

Note: Brochure is only conceptual presentation of the project and not a legal offering. The builders/promoter or the authority reserves the rights to make changes in the design, elevation, plans, sizes, facilities and specification as deemed fit.

Date of print:



The Vision of **Bhu:Satva**

Bhu:Satva is envisioned to grow as one of the largest Green and Tech enabled township replete with a broad range of options for Living, Work, Recreation and conveniences.



About Saket Engineers

The Pioneering Spirit

Saket Group, established in 1988, has earned immense goodwill setting enviable benchmarks in the real estate development arena as a committed builder of repute. Our penchant for quality and dedication in delivering the best in design, amenities and location speak volumes of our reputation and unmatched customer focus.

Till date we have constructed more than 4 Million sq ft of living spaces spreading smiles of joy on the faces of over 2500 happy families.

Being the first ISO 9001:2008 certified real estate company with many pioneering milestones in our basket we have emerged as a formidable brand. No wonder our name is synonymous with customer satisfaction, as we believe in the concept of customers for life!

Saket Engineers has the credit for the honour of introducing many FIRSTS in the real estate arena;

Saket Designer Homes, The First residential project of 800 custom built houses on 100 acres land.

Saket Mithila, The First seamless residential project without compound walls.

Saket Pranaam, The First Active Adult Retirement Community.

Saket Sriyam, The First 25 storeyed residential structure in Hyderabad.

Saket Callipolis, Luxury apartments in Bengaluru.

Saket now brings you another unique concept - **Saket Bhu:Satva!**



Of **Bhu:Satva & verdant grace**

Truly a haven - your personal space!

Imagine living in pristine and verdant surroundings in the lap of nature along with all conveniences of daily life at your doorstep. A sense of peace and tranquility is what you will encounter as you enter this serene paradise. Bhu:Satva is another unique project by Saket Engineers. It is Hyderabad's first Green and Tech enabled self contained township offering modern amenities and an eco-friendly lifestyle.

Bhu:Satva is designed conforming to IGBC Gold standards

'Bhu' denotes Earth and 'Satva' means Purity and at Bhu:Satva the eco-system and bio-diversity of the project are of prime importance. Bhu:Satva is spread across 75 acres, as a starting point, which will be expanded in due course, adjoining 51 acres of lake development and in close proximity to a 600 acre forest area giving a humongous lung space, better oxygen levels which is a rarity in real estate development in Hyderabad or elsewhere.



Of **cutting edge technological superiority**

With **state-of-the-art automation**

Ensuing safety, security and contentment

A perfect habitat

All images in this brochure are actual site images.

GREEN TECH

- Rain water Harvesting
- Water conservation equipment, flush systems
- Water recycling
- Energy conserving CFL lights
- Avenue plantation and landscaped gardens
- Solar water heater for all villas

DIGITAL TECH

- Digital automation platform for access control, surveillance, building management systems
- Tech ready homes - client can choose their extent of internal home automation at **extra cost**
 - Video door phone
 - Biometric Entry
 - Control of all electrical equipment
 - Centralized billing of utilities like electricity, gas, water

LIVING TECH

Unique Infrastructure:

- Gated community with controller entry
- 100% DG back up
- Large open spaces @ central park
- Water bodies
- Children's play area
- 120', 100', 60', 40' & 30' BT roads
- Sewerage treatment plant
- Underground network for water supply, electrical & telecommunication systems
- Solar power fencing all-around
- Decorative street lights
- Treated Water

RECREATION

Clubhouse with:

- Swimming pool & Toddler pool
- Well equipped cardio & weight gymnasium
- Multipurpose hall
- Billiards
- Table tennis
- Indoor games
- Health club
- Tennis court

SAFETY & SECURITY

- Gated community
- Digital/24 hours control at gate complex
- CCTV cameras



A perfect place to rejuvenate your senses...

Saket Bhusatva has recreational options for everyone. Whether you prefer relaxation by the pool side or filling your time with activity; there is something for everyone.

A state-of-the-art Clubhouse with entertainment spaces is woven scenically into the landscaping. It holds indoor games, a gymnasium, library, business centre and a kids' play area. Outdoor facilities include multi-game courts, a playground, and a beautiful swimming pool.



Clubhouse under speedy construction ▼



Building Specifications

Foundation & Structure	R.C.C framed structure
Super Structure	4" Solid block machinery / Clay bricks
Plastering	Internal:- Smooth Cement Plaster in two coats External:- Two coats of cement plaster
Joinery works	
Doors:	Doors:- Factory engineered door frames & shutters with standard hardware Windows:- UPVC with 4MM thick glass panels and standard hardware.
Painting	
Internal:-	Two coats of OBD (Oil Bound Distemper) over smooth Lappum finished surface
External:-	Exterior weather shield paint or equivalent
Flooring	Vitrified tiles of 2'x2' size for bedrooms, living room, dining room, study and kitchen, Anti skid ceramic flooring for toilets. Polished granite for staircase. Matt finished ceramic tiles for sit out and balconies. Parking tiles for parking area .
Kitchen	Granite platform with stainless steel sink with drain board. Provision for meter connected bore & municipal water
Utility	Provision for washing machine, dish washer.
Toilets	WB/ Commodes Hindware or equivalent. Hot and cold wall mixers with shower Solar heated water supply to toilets. Glazed ceramic tile dado up to 7'-0' Ht All Cp fittings of Jaquar or equivalent chrome plated
Electrical	Concealed copper wiring in PVC pipes Power outlets for air conditioning in all bedrooms. Power outlets geyser in all toilets. Power plug for cooking range, chimney, refrigerator micro-oven Plug points for TV, music system in all bedrooms and living rooms 3 Phase supply for each unit with dual metering for TSEB/DG supplies Miniature Circuit Breakers (MCB and ELCB) of MDS or equivalent All electrical modular switches and sockets will be Havels equivalent.
Tele Communications	Internet for all villas Provision for internet connection in bedrooms. Intercom connectivity to security. TV points
General	100% backup generator for villas External compound wall with painted gate Home automation optional Sewerage treatment plant Solar fencing B.T. Road with tiled footpath Tile cladding for sloped roof SS Handrail for staircase



Location Advantages

1. It is said that the three most important aspects of a residential project are location, location and location. At Bhu:Satva you couldn't ask for more. Bhu:Satva is strategically located in Northern Hyderabad at Gowdavally, near Kompally and is equidistant to all major urban work nodes of the city - HITECH CITY, BIOTECH PARK, POCHARM IT HUB, Secunderabad and Industrial Development areas at Jeedimetla, Medchal, etc.,
2. This is the first Green project on HMDA's growth corridor. The Outer Ring Road (ORR) is just 500 meters away which provides quick access to all the areas of the city.
3. Surroundings
 - 0.5 km from Outer Ring Road
 - 1 km from Gowdavally railway station
 - 3 km from Kandlakoi butterfly junction (ORR)
 - 5.0 km from APIIC Apparel Park/Gundlapochampally
 - 5.5 km from Medchal
 - 6.0 km from Dommara Pochampally butterfly junction (ORR)
 - 19 km from Secunderabad Railway Station
 - **24 km from HITECH City**
 - 25 km from Pocharam Infosys campus
 - 25 km from Biotech park

Bhu:Satva is in close proximity to leading Schools, Colleges, Hospitals for additional comfort of your family.

Gowdavally MMTS



HITECH City, Madhapur



Infosys Pocharam



Biotech Park

Location Map
(Not to scale)





Vicinity to Bhu:Satva from ORR



Bhu:Satva Central Park

WHY BUY A VILLA IN BHU:SATVA?

- Unique external environment unmatched by competitive projects.
- Vast permanent open spaces, forests, lakes, parks, massive roads - a paradise regained.
- 650 acres of forest land is around you - it's like world's oxygen is surrounding you.
- 75 acres of lake land.
- 120' & 100' growth corridor roads.
- 75 acres of integrated villa development - which is the largest in the City. This helps to get an easy recognition / recall as experiences with Saket Township at Kapra.
- High end amenities.
- Excellent Connectivity to Work spots: Hitec City, Pocharam, Secunderabad, through ORR, MMTS, NH & SH.
- Surrounded by Schools, Hospitals, Colleges & Entertainment Hubs with easy commute to the facilities.
- Value for money and very much affordable.
- First Integrated Township - in the Growth Corridor.
- Living - Recreation - Conveniences - for wide age groups with wide ranging budgets.
- Bhū:Sattva will have an Integrated Senior Enclave.
- First Jewel in Bhū:Sattva Crown: a convenience for your near & dear elders

Testimonials



After visiting of 15 to 20 properties in Hyderabad. I did not notice any builder who can offer me the features and amenities what I am looking for. Coincidentally, I happened to pause at Saket Bhū:sattva while I was returning from Gundla Pochampally.

I was spot on my decision to book the villas as location-wise, amenities-wise and architecture-wise Saket Bhū:sattva matches my aspirations exactly in the way what I planned for. I did not have second thoughts and zeroed in on Saket as it has been on the scene for the last 25 years and enjoys a rich reputation of delivering the projects in time. Taking a cue from me, my close relatives too joined me in booking 3 Villas. I do not hesitate to recommend the name of Saket Bhū:sattva..

Surya N. S. Chavali
Villa No. 134
Purchased in 2012



Our decision to finalize Bhū:sattva was a unanimous family decision. While I and my spouse liked the vision, the layout and the options provided on individual plans, the kids liked the garden and the interiors of the model house dreaming about their own room.

Proximity to the lakes, the ring road, wide internal roads, amenities promised and the whole green concept sets a picture of an ideal place where one would dream of going back after long tiring days.

Importantly the openness in discussions, transparency, ability to listen to the needs and the flexibility showcased to meet them reinforced my trust in what I heard about Saket builders.

Srinivas Ambatipudi
Villa No. 72
Purchased in 2013

Ongoing Projects

SAKET Swarna
Saket Township, Kapra

A master class in itself, Saket Swarna is a premium luxury lifestyle offering from Saket Group. These 34 3BHK villas are designed as per your comfort; every corner tells a story of perfection in architecture. Lavish bedrooms, bountiful bathroom and thoughtful sitting area just make this project different from the rest. Situated in a tranquil location connecting the maximum city, Saket Swarna is a picture perfect destination to live life.



Completed Projects

SAKET Sriyam
LIFE ON CLOUD NINE
@ Saket, Kapra, Hyderabad

Hyderabad's first & tallest residential towers of 26 floors consisting of 312 flats with clubhouse along with luxurious amenities.



Hyderabad's first Active Adult Retirement Community project promotes companionship and well being of senior citizens. A multi-storied residential complex, the project comprises around 370 flats with a clubhouse & an array of thoughtful and enabling amenities for senior citizens including food, medical and other facilities.

SAKET Dranaam
ACTIVE ADULT RETIREMENT COMMUNITY
@ Saket, Kapra, Hyderabad

SAKET DESIGNER HOMES
@ Saket

India's first featured 1000 designer homes sprawling over 100 acres with every conceivable infrastructure.



Hyderabad's first seamless gated community project with 101 exquisitely designed independent duplex villas spread over 11 acres of land at Saket Township.

SAKET MITHILA
@ Saket

Saket **Callipolis**
The address for the global Bengalurian
@ Sarjapur Road, Opp. Wipro, Bengaluru

Premium Apartments at Bengaluru Saket Callipolis is the future address for the global Bengalurian, a Mixed Use Tech enabled Complex. Saket Callipolis occupies a coveted niche in a neighborhood that hosts some of the biggest names in the technology, finance and corporate words.



Discovering
Active Retired Lifestyle
is amazingly easy.



Give a gift of comfort to your spouse, parents or to yourself.
Celebrate retired life with new friends & soulmates in the comfort & care of
Saket Pranaam @ Saket Bhu:Satva.



◀ The completed project
of Saket Pranaam at Kapra

