



Welcome

TO THE LAND OF NATURE WITH SERINITY

Golden
INVESTMENT OPPORTUNITY

2 Club Houses
1 Sports Arena

6000+
Residential Plots

Well Planned
Gated Community

30% Green
Zone Area

700 Acres Spread
Out in 8 Phases

100 Feet Wide Road
with 9km Cycle Track



JB's
Nature Valley

WELCOME TO A LIFE BEYOND SQUARE YARDS

JB's Integrated Satellite Township



Building a Future

With an experience of 20 years, we at JB Infra have built our reputation for developing a wide range of affordable real estate ventures in and around Hyderabad. We have in-depth domain knowledge in identifying, developing, and delivering real estate projects keeping targeted customers' needs in mind. That is how we have built our ever-lasting relationships with our customers. The pride and joy in seeing the dreams of thousands of happy families come to reality through our ventures is unparalleled, and is what we strive for day in and day out. We would also like to thank all our clients who believed in us as much as we believed in them.



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Invest in JB's Nature Valley project for a better tomorrow.

JB Infra Group brings to you "Nature Valley" a project which is one of its kind. Well connected with Hyderabad and a 30 minutes drive from ORR & to the national highway. It's a lifetime investment opportunity in an Eco-friendly satellite township to build your dream home close to the city, keeping nature in mind. JB's Nature Valley is located ideally, near contemporary landmarks, pharmaceutical companies, logistics parks, a green industrial park and a dry port, just a few mins away. It is the only connectivity spine between two major capitals, Hyderabad & Vijayawada.

- › Eco-friendly satellite township.
- › Near to the green industrial park.
- › Potential to fulfil future residential requirements.
- › As surrounded by many employment hubs, fast habitation is expected.
- › 8 Lane road and fast trade access between two capitals.



RESIDENTIAL
PLOTS

8
PHASES

100 FEET ROAD WITH
GRAND ENTRANCE PLAZA

2
CLUB HOUSES

700
ACRES

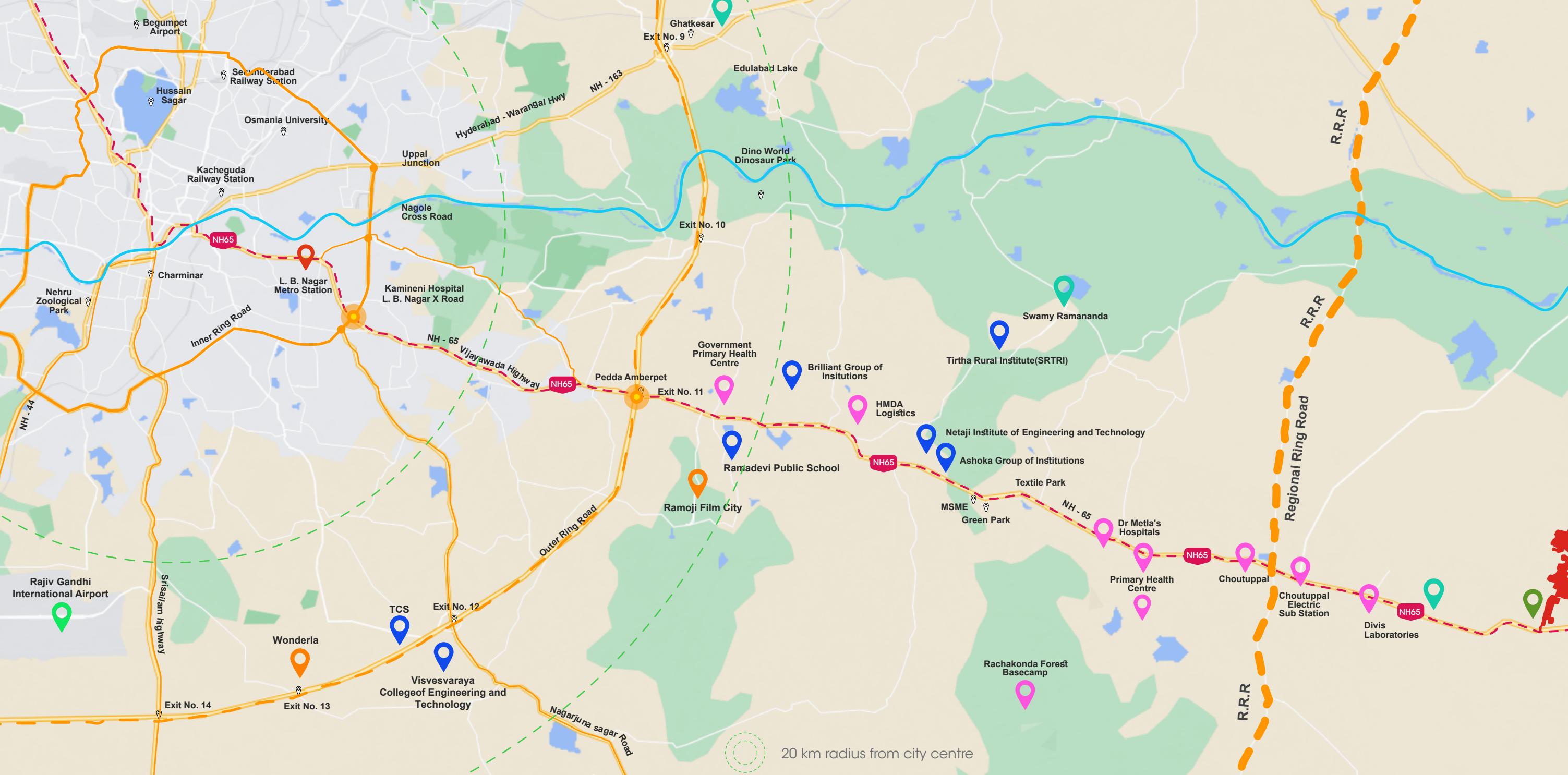
180 TO 600
SQ. YARDS

9KM
CYCLE TRACK

6000+
RESIDENTIAL PLOTS

MINI
CRICKET GROUND

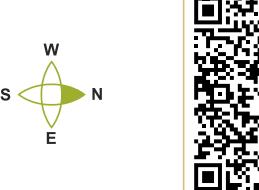
INDOOR
SPORTS ARENA



- Minor Roads
- - - Ring Roads
- - - - NH - 65
- - - - Musi River
- Distance from citycore to site
- Major Roads

- Entertainment Establishments
- Landmarks
- Institutions
- JB's Nature Valley

- Rajiv Gandhi International Airport (50 mins Distance)
- Metro Station Nearest : L B Nagar Metro Station (53 mins)
- Railway Station Nearest : Chityala Railway Station (20 mins)



Scan this QR code
to view the site
Google Coordinates



Site LOCATION

Inferences

- The 700 acres site is located about 40 mins away in the east of the city of Hyderabad.
- The Ramoji Film City is situated 30 mins away from the site.
- It is on the NH65.
- 2 mins away from the Proposed Regional Ring Road.
- 50 mins away from Rajiv Gandhi International Airport.
- 40 mins away from the Nehru Outer Ring Road.
- 80 mins drive from Financial District & Major IT Parks.
- 30 mins drive from Rachakonda Forest Basecamp.
- 40 mins drive from HMDA Logistics Hub.
- 25 mins drive from Green Industrial Park.

Access Analysis

R.R.R (Regional Ring Road)

- This proposed 8 lane Highway is adjacent to JB's Nature Valley.
- It aims at easing traffic congestion in the city.
- Amenities such as, Logistic Hubs, SEZ, Commercial Enterprises etc, are expected to be developed along-side providing more job opportunities, and developing the quality of living in the area.
- The proposal for the development of Satellite townships along the RRR.
- Increasing the connectivity between Occupational hubs and Residential quarters of the city.

NH 65 Widening & Speed Train Proposal

- The improvement of the Hyderabad-Vijayawada route of the NH65 provides connectivity between the two capitals. This proposal of 8 lane road & the speed train will make accessibility much faster and easier, resulting in faster habitation and development.

Outer Ring Road

- The Outer Ring Road is 40 mins drive away from the site.
- Increasing the connectivity between the site and the other places.
- Institutional and Occupational hubs of the city.
- The existing ORR has reduced traffic congestion in the city, and redirecting the urban growth, and allowing the out-skirts to grow along with the city core.



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Graphical Representation of Proposed 8-Lane Highway with Elevated Metro High Speed Train between Hyderabad - Vijayawada



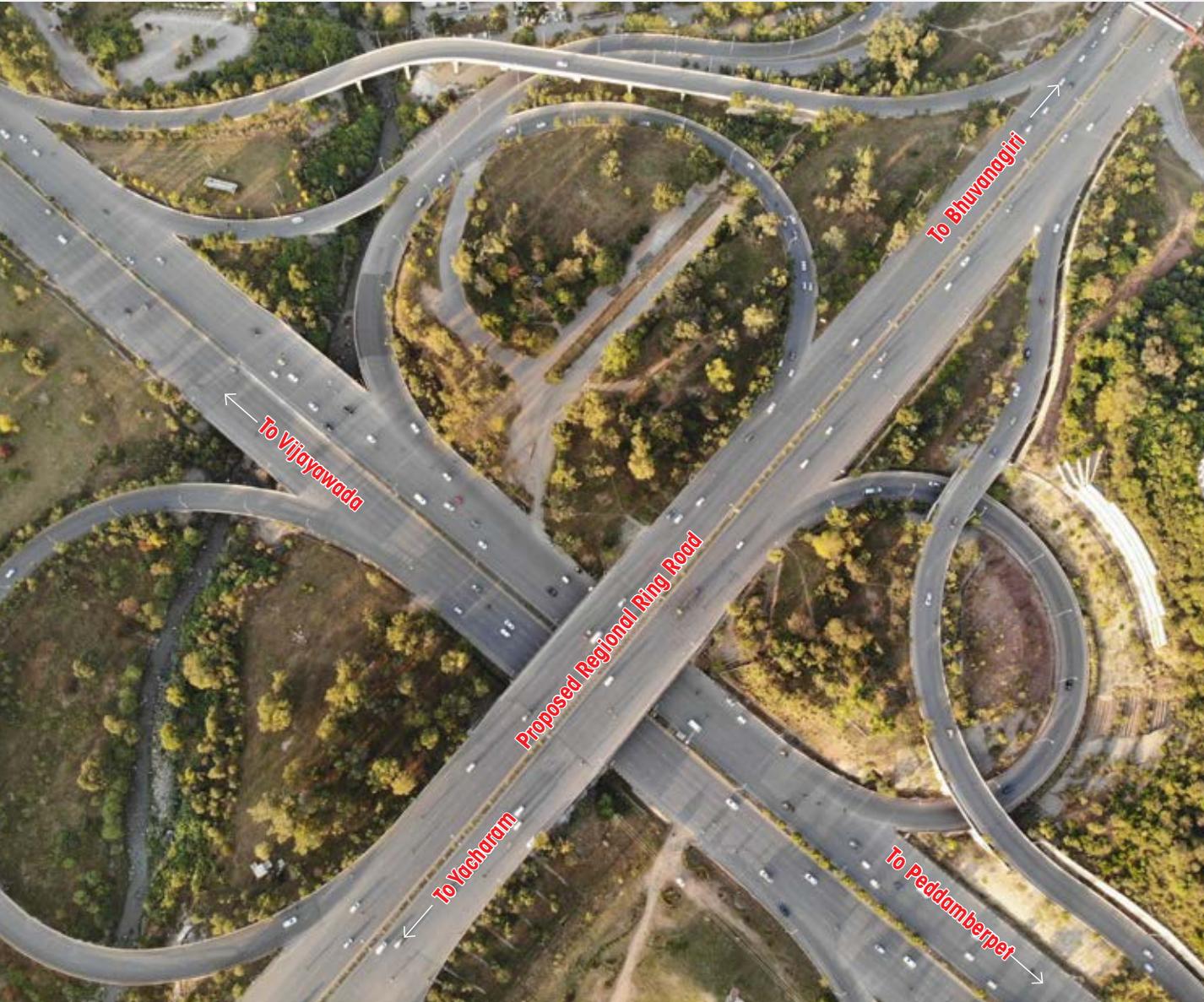
Proposed Dry Port Logistics near Choutuppal



Existing Outer Ring Road Junction at Peddamberpet - 30 minutes from Site



Proposed Elevated Metro High Speed Train between Hyderabad - Vijayawada

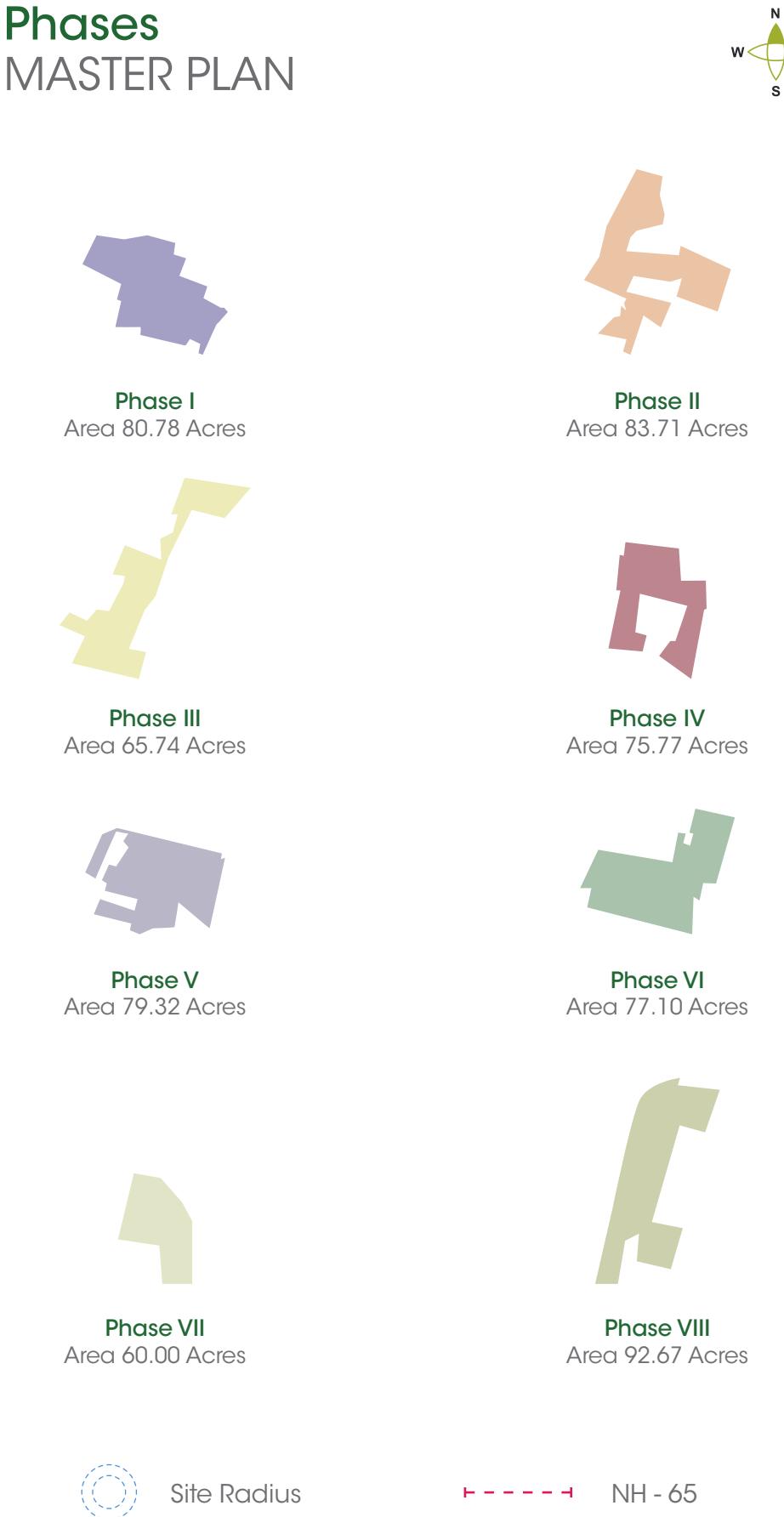


Proposed Regional Ring Road Junction at Choutuppal

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Phases MASTER PLAN



Zoning Nodes

- 100' Wide Main Road
- Major Access Roads
- Sub Roads
- Major Nodes

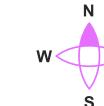


Commercial Zones

- Commercial Zones



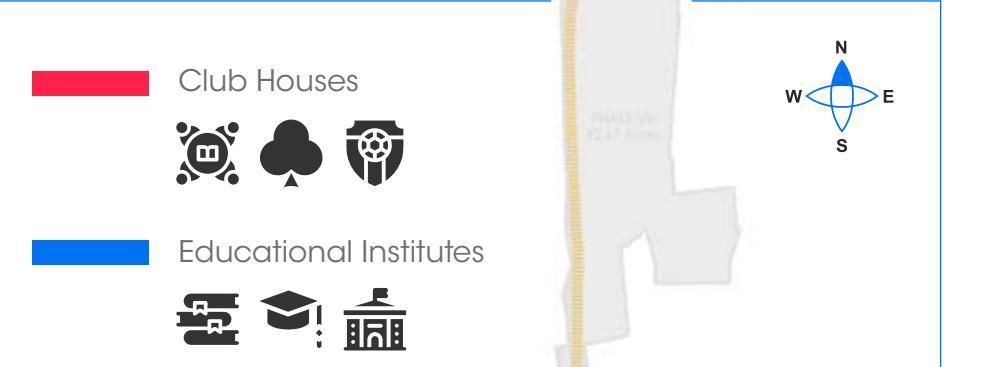
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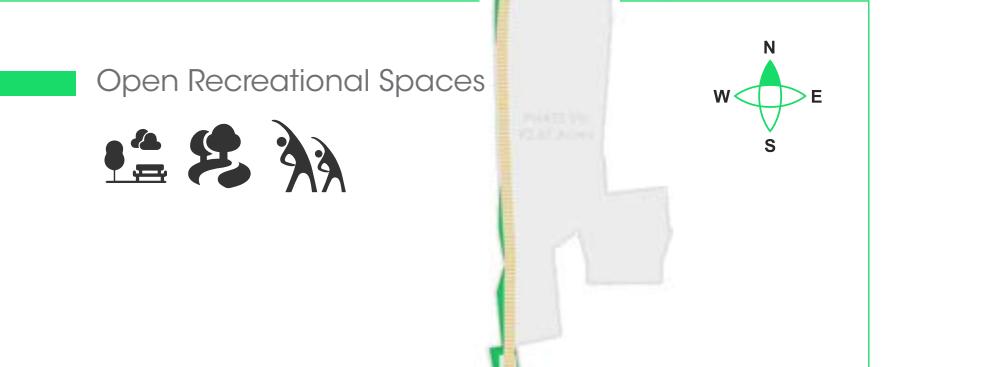


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Zoning Amenities



Zoning Open Places



700+ ACRES OF A BIG SCALE
RESIDENTIAL TOWNSHIP



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LEGEND

- > Green spaces
- > Outdoor gym
- > Club houses
- > Multipurpose hall
- > Kids play area
- > Banquet hall
- > Herbal garden
- > Cricket ground
- > Yoga / Meditation/Aerobics
- > Amphi theatre
- > Restaurant





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JB's Nature Valley



CONCEPT

“Redefining Modern Living in the Coalescence of the Urban and Rural”





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project for a better tomorrow.



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CLUB HOUSE - 1

20,000 Sq.Ft



JB's NATURE RETREAT

JB Infra is offering a central clubhouse in Nature's Valley as a retreat from hubbub of City traffic.

Aptly named JB's Nature's Retreat, this clubhouse offers a host of amenities.

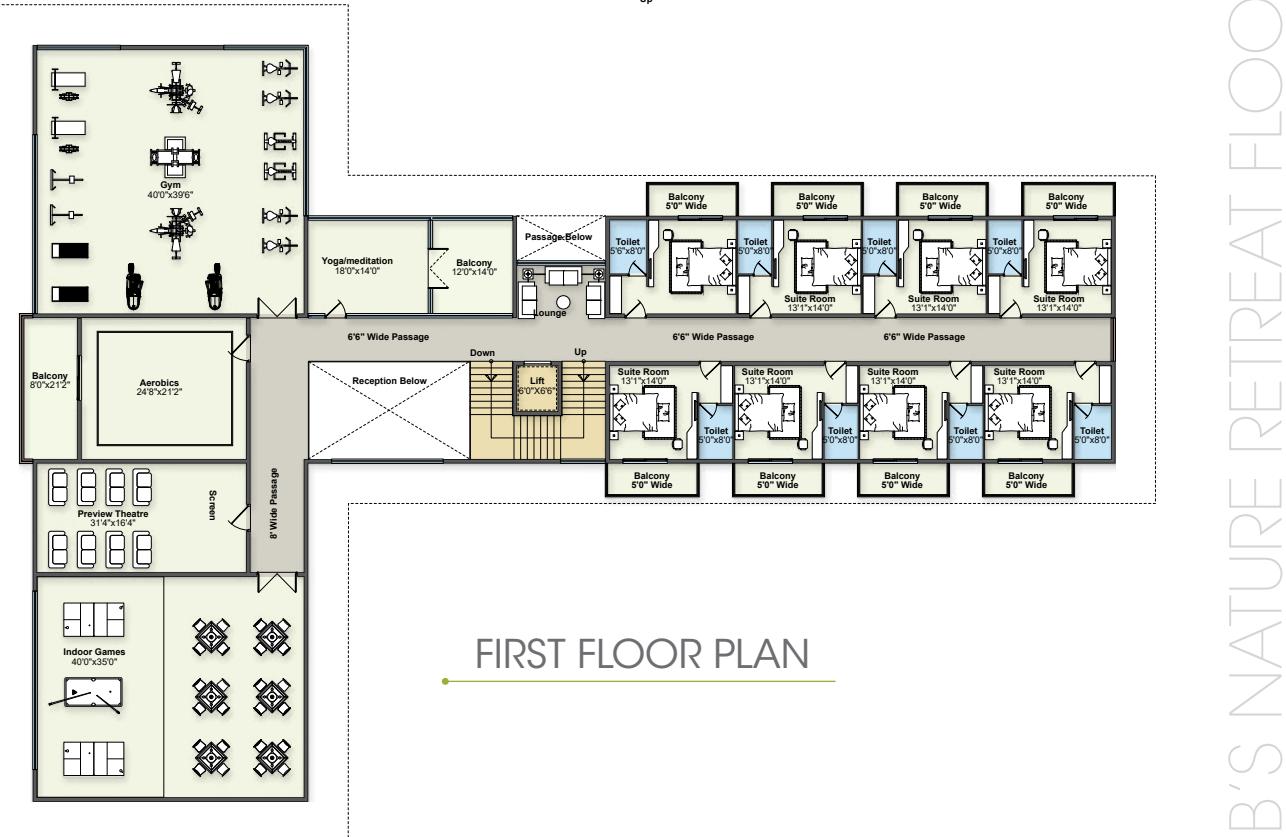
Nature's Retreat is set in a large expand of 3 Acres, with as less as 20% ground coverage and sufficient parking space.

With hospitality as the key component, it offers indoor as well as outdoor amenities like swimming pool, party lawns, play areas, kids zones, and several other other activities.

Nature's Retreat is easily accessible due to its proximity with the 100ft wide traffic spine.

Architecturally, it is a perfect example of Contemporary Design, integrated with modern technologies and state-of-the-art engineering.

Nature's Retreat - A clubhouse designed for you to Gather, Eat, Play, Work-out, Stay and Enjoy. An Architectural masterpiece to celebrate a perfect combination of good design and relaxing amenities.



FIRST FLOOR PLAN



- Drop off with Portico
 - Plaza Area
 - Reception with Waiting Lounge
 - Preview Theatre
 - Guest Room
 - Banquet Hall with Holding Area
 - Party Lawn
 - Coffee Shop with Reading Lounge
 - Swimming Pool & Toddler Pool
 - Deck Area
 - Meeting Rooms
 - Maintenance Office
 - Indoor Games
 - Changing Room
 - Outdoor Kids Play Area
 - Gym
 - Yoga/Meditation
 - Aerobics
 - Guest Room
 - Visitor's Parking

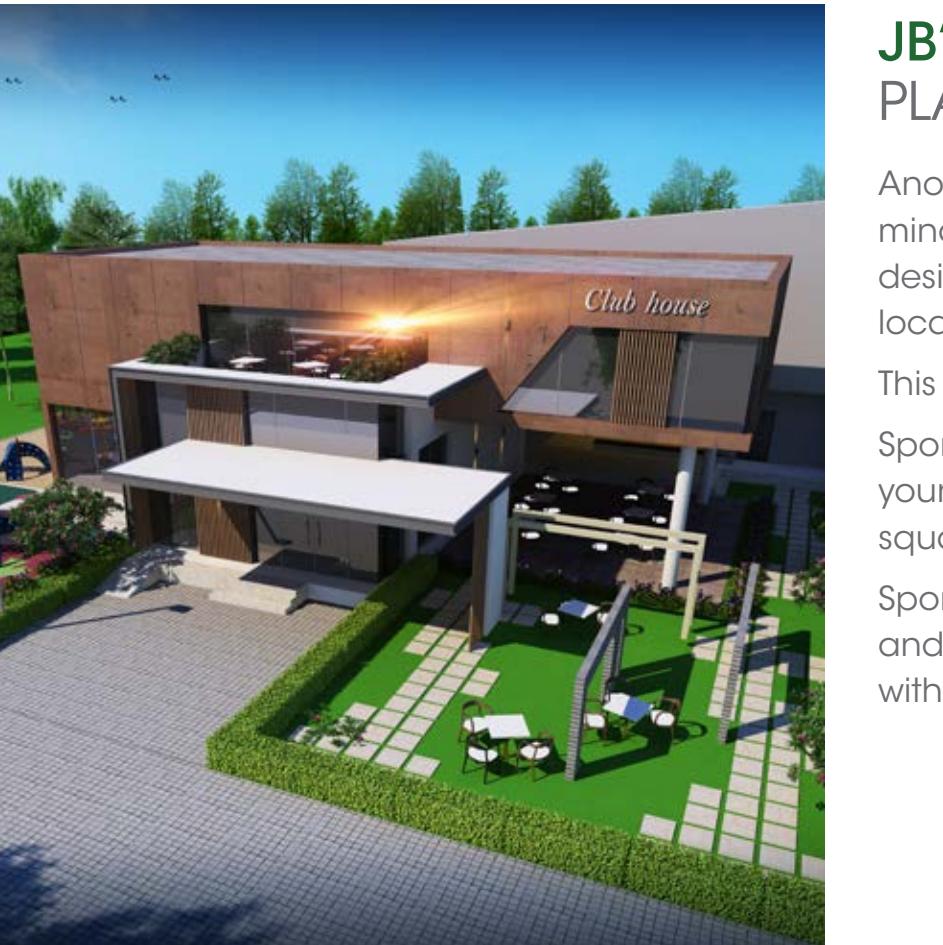


CLUB HOUSE - 2

12,000 Sq.Ft

AMENITIES

- Reception
- Waiting Lounge
- Kids Activity Room
- Amphitheater
- Covered Deck
- Coffee Bar
- Open Lounge
- Squash Court
- Table Tennis & Billiards Hall
- Suspended Net
- Ladies & Gents Spa
- Library / Reading Hall
- Semi Open Seating



JB's PLAY HUB

Another clubhouse has been designed keeping in mind the large extent of JB Nature's Valley. It has been designed as an activity based clubhouse and has been located close to the 4th phase.

This clubhouse has been aptly named JB's Sports Zone.

Sports Zone has been designed with a focus on the younger generation, with sports facilities like play zones, squash courts etc.

Sports Zone has been designed as a compact structure, and is designed as a Modern Architectural landmark with conventional method of construction.



| | | |
|-----------------------|---|----------------|
| ◦ Ground Floor Area | : | 5482.25 Sq.Ft |
| ◦ First Floor Area | : | 4273.50 Sq.Ft |
| ◦ Head Room | : | 737.00 Sq.Ft |
| ◦ Total Built Up Area | : | 11190.50 Sq.Ft |



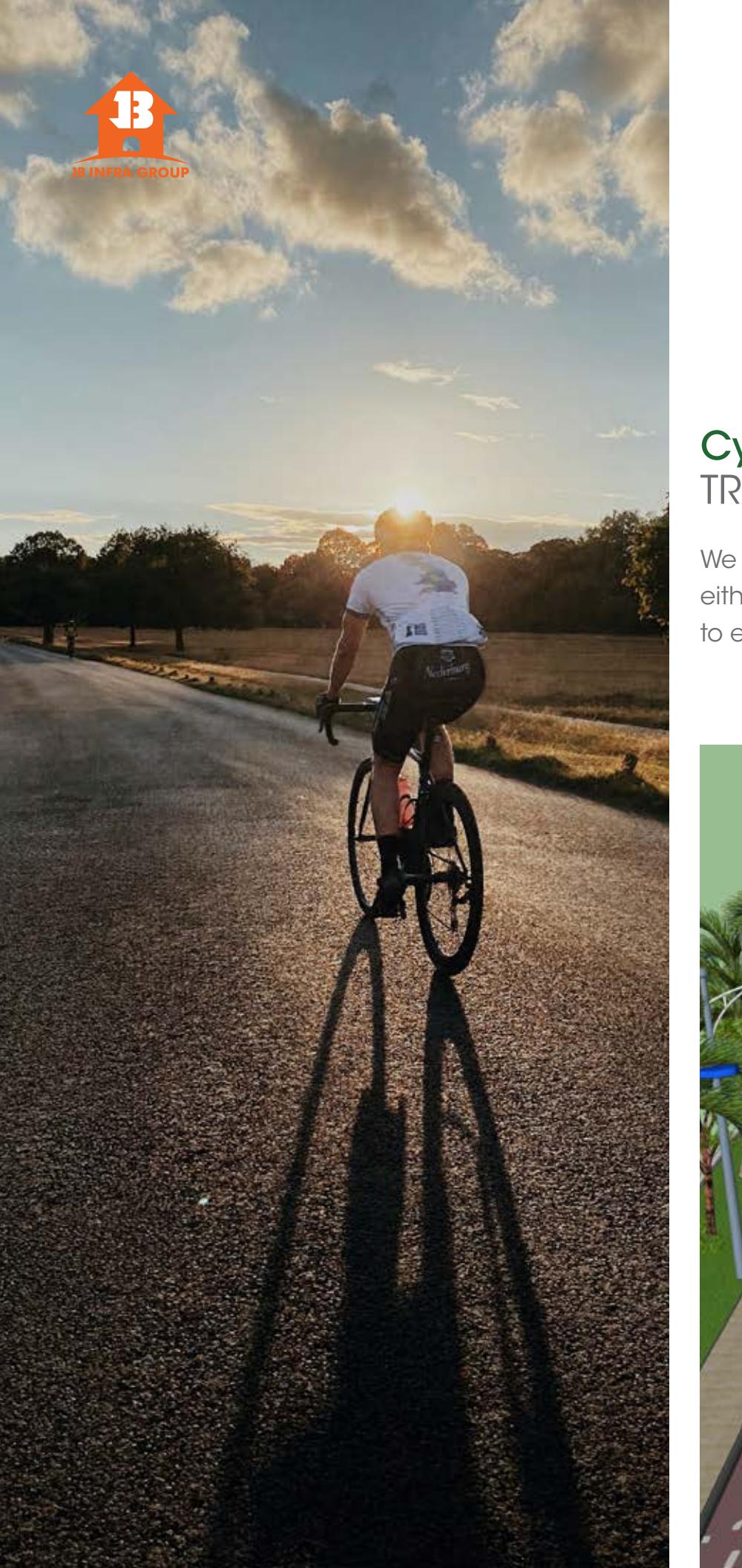
Mini CRICKET GROUND

No more gully cricket!
It's your time to get back to the good old childhood days.
Get the best of cricket as a sport, as you enjoy playing at the mini cricket ground. Your obsession with cricket inspired us to build the infrastructure for this sport. You can start your weekend mornings on a sporty note with your kids and friends. You never know the next captain of the Indian cricket team could be you or your kids. So, all the best, see you at the ground.



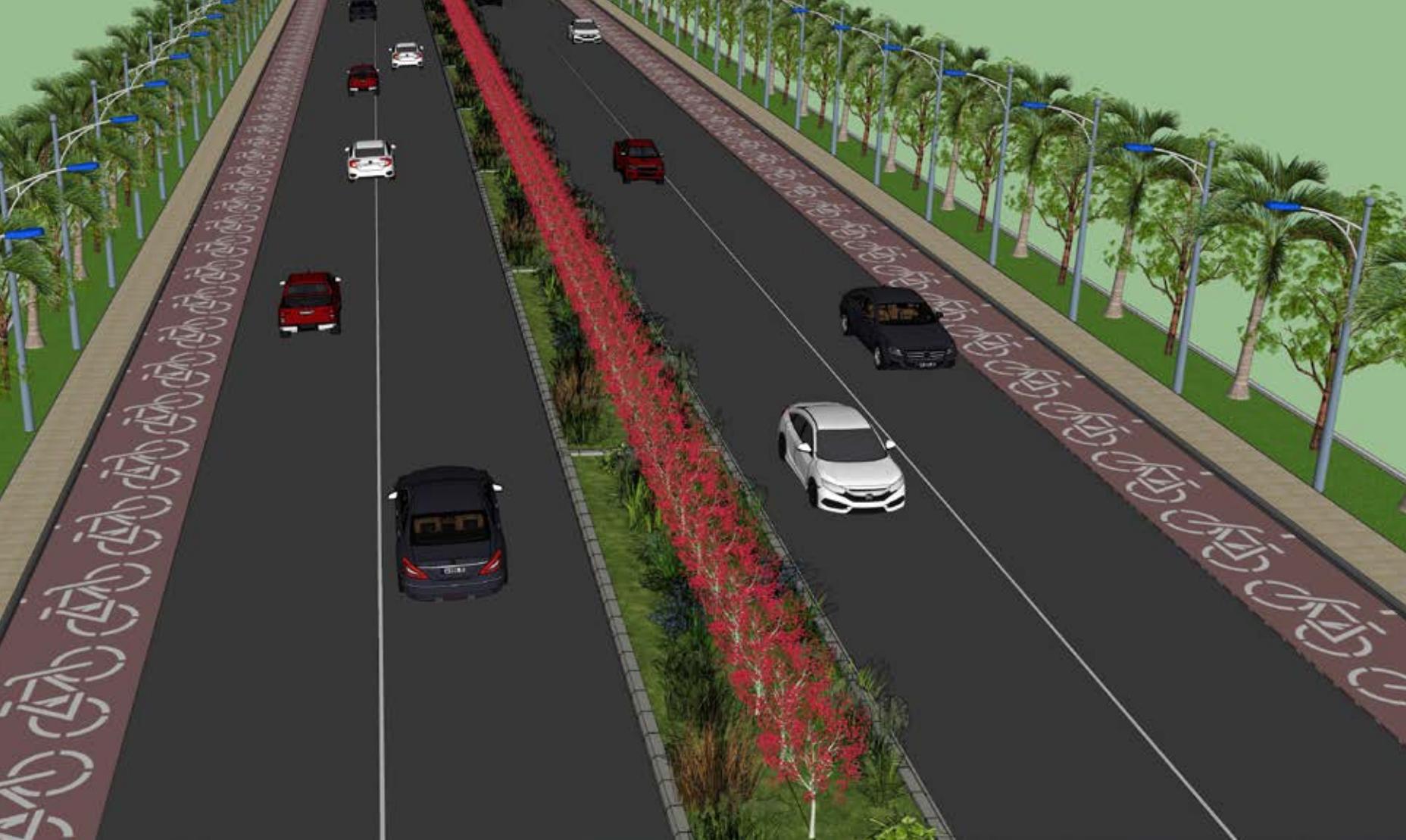
Sports COMPLEX

For the first time in real estate journey, JB is launching a sports complex with world-class amenities and facilities. They're equipped with chess, carrom, multi-purpose indoor stadium with badminton court and others. This complex can also be used for events & social gathering.

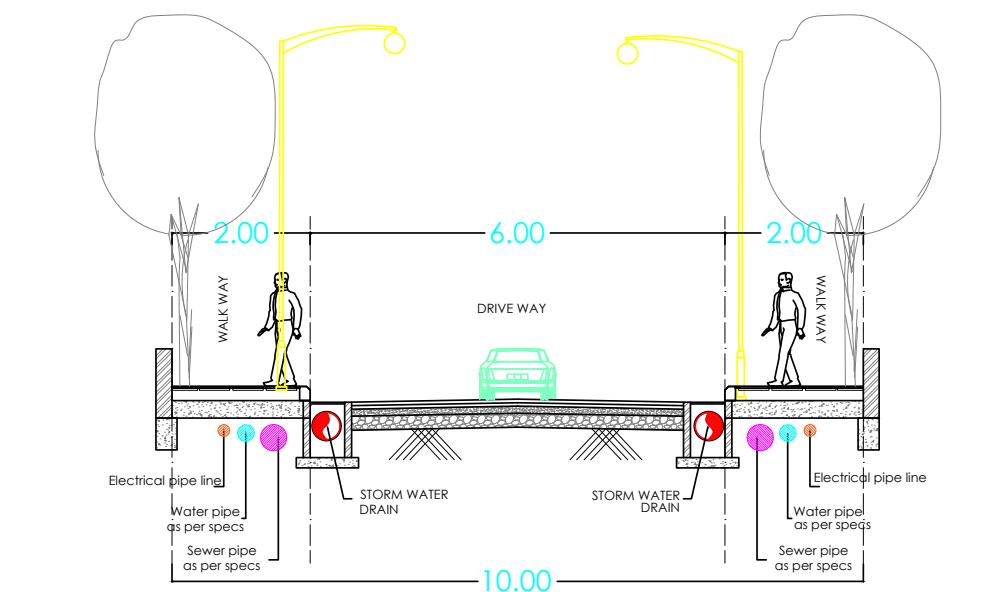
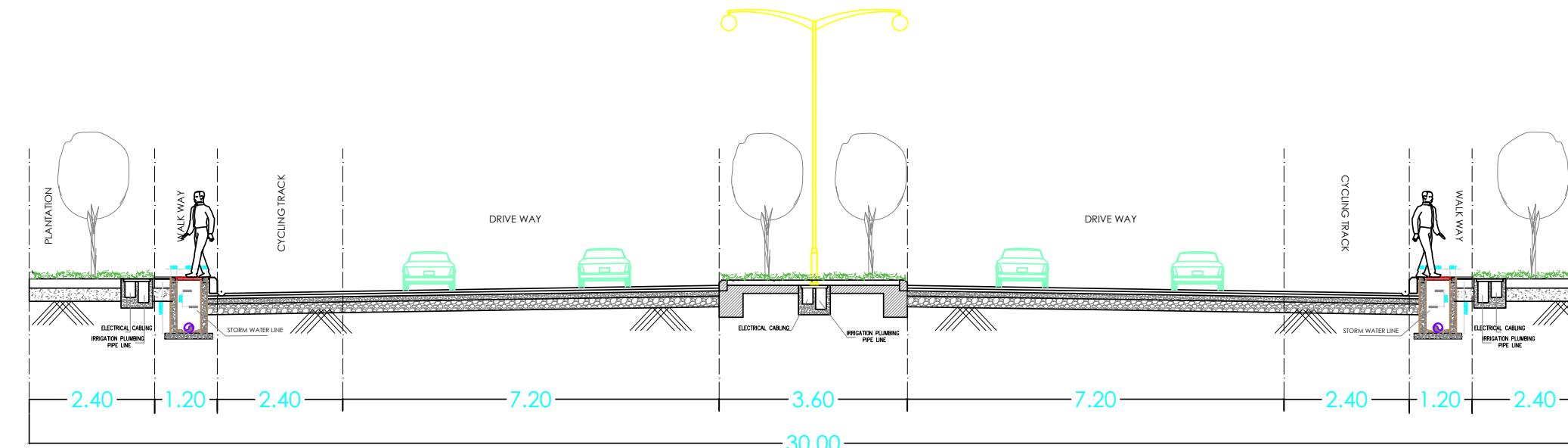


Cycle TRACK

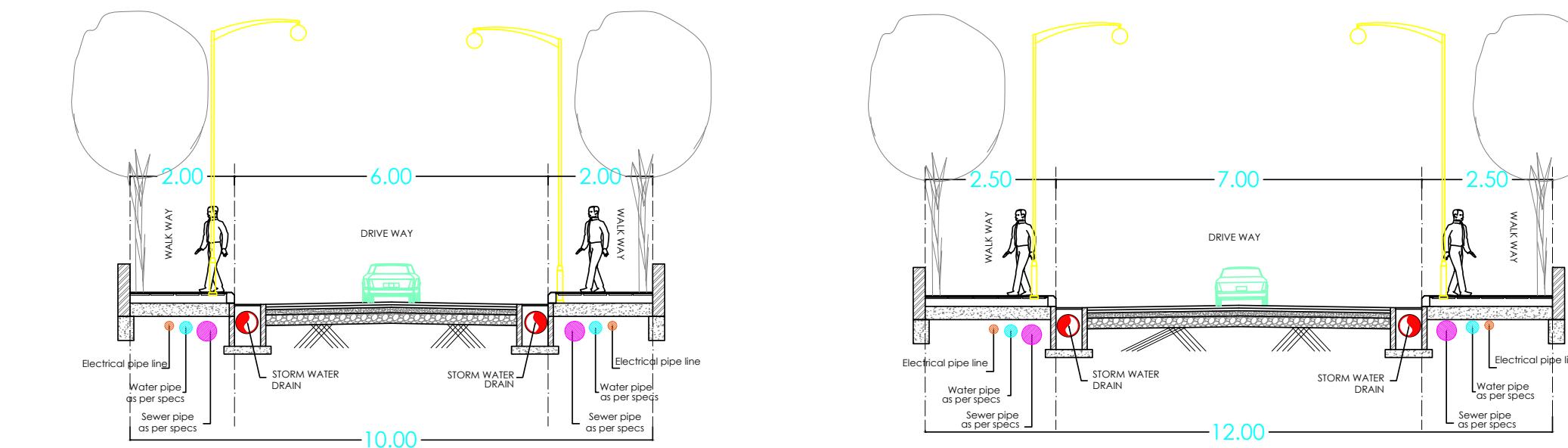
We have designed a dedicated space for cycling path which is 8 feet wide on either sides, all along 4.5 km, complete cycle path is 9 km in length. It is provided to enjoy the nature and to encourage people to lead a healthy lifestyle.



Road SECTIONS



SECTION (10 M WIDE ROAD)



SECTION (12 M WIDE ROAD)



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By reaching so far you have achieved the tip of an iceberg. This is just the beginning, you will be stunned when you get the real experience.

Thank You!

Be a part of the Mega Satellite Township & look forward for a bright future.

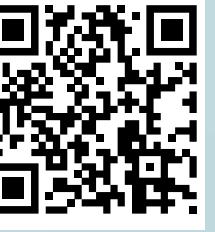
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www.jbinfragroup.com



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A PROJECT BY



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