

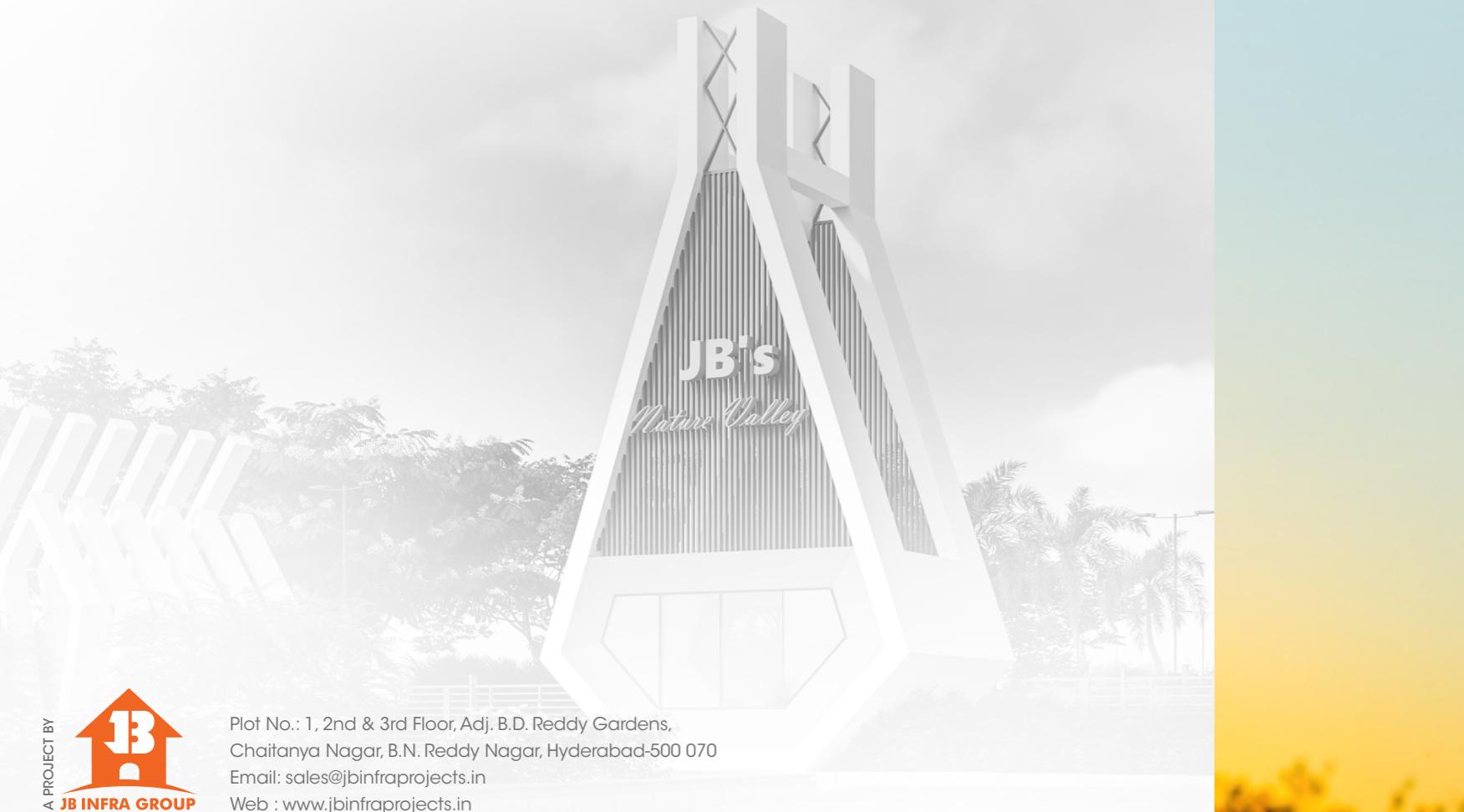


# Welcome

TO THE LAND OF NATURE WITH SERINITY



Scan for Website



A PROJECT BY



Plot No.: 1, 2nd & 3rd Floor, Adj. B.D. Reddy Gardens,  
Chaitanya Nagar, B.N. Reddy Nagar, Hyderabad-500 070  
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NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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## Golden INVESTMENT OPPORTUNITY

2 Massive Clubhouses  
with 1 Cricket Ground

6000+  
Residential Plots

Well Panned  
Gated Community

30% Green  
Zone Area

700 Acres Spread  
Out in 8 Phases

100 Feet Wide Road with  
a Stretch of 9Kms



## WELCOME TO A LIVING BEYOND SQUARE YARD

**JB's Bring to Your Residential Plots**



### Building a Legacy

With an experience of 25 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.



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

JB Infra brings to you "Nature Valley" a project which is one of its kind. Very well connected with Hyderabad and a 30 minutes drive from ORR & adjacent 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 as well as close to nature. JB's Nature Valley is ideally located near the contemporary landmarks for education and business. Connectivity spine between two major capitals and educational institutions, healthcare facilities, entertainment hubs and weekend getaways is just minutes away.

- Eco-friendly satellite township.
- Near to the green industrial park.
- Potential to fulfil future residential requirements.
- Expected fast habitation as its surrounded by many employments hubs so it will habitat fast.



RESIDENTIAL PLOTS

100 FEET ROAD WITH GRAND ENTRANCE PLAZA

700 ACRES

10KM CYCLE TRACK

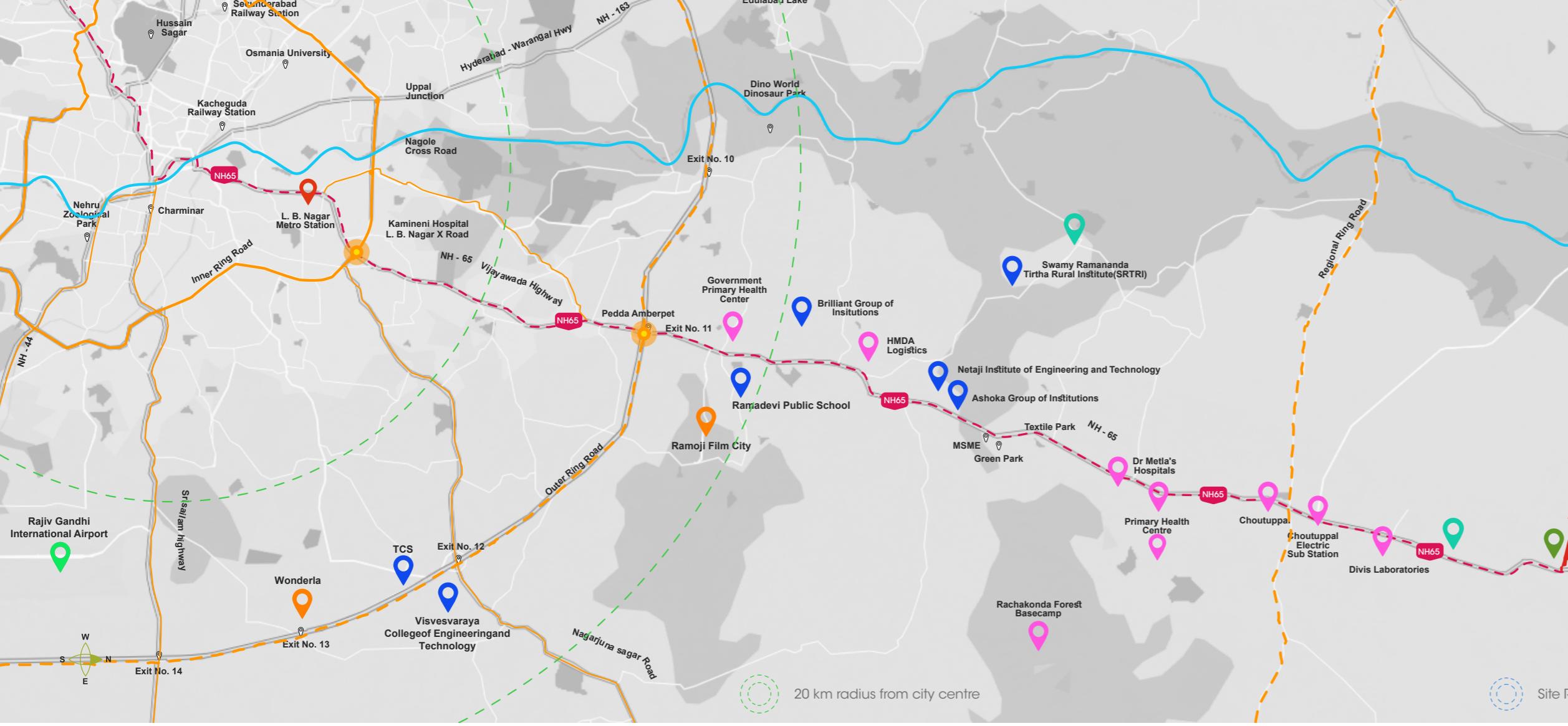
8 PHASE

2 CLUB HOUSE WITH INDOOR SPORT AREA

180 TO 600 SQ. YARDS

6000+ RESIDENTIAL PLOTS

JB's  
Nature Valley



## Site LOCATION

### Inferences

- The 700 acres site is located about 35kms East of the city centre of Hyderabad.
- The Ramoji Film city is situated 10 km away from the city.
- It can be accessed directly from NH65.
- River Musi flows about 17 km north to the site.
- 2km away from the Proposed Regional Ring Road
- 10km away Rajiv Gandhi International Airport
- 20km away from the Nehru Outer Ring Road.
- 40km away from the Rajiv Gandhi International Airport
- 50 min drive from Financial District & Major IT Parks
- 20 min drive from Rachakonda Forest Basecamp
- 10 min drive from HMDA Logistics Hub.
- 5 min drive to the nearest major Hospitals
- 10 min drive to the nearest Police Station

### Access Analysis

#### Regional Ring Road

- This proposed 6 lane Highway is 2km from Epitome Integrated City.
- 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

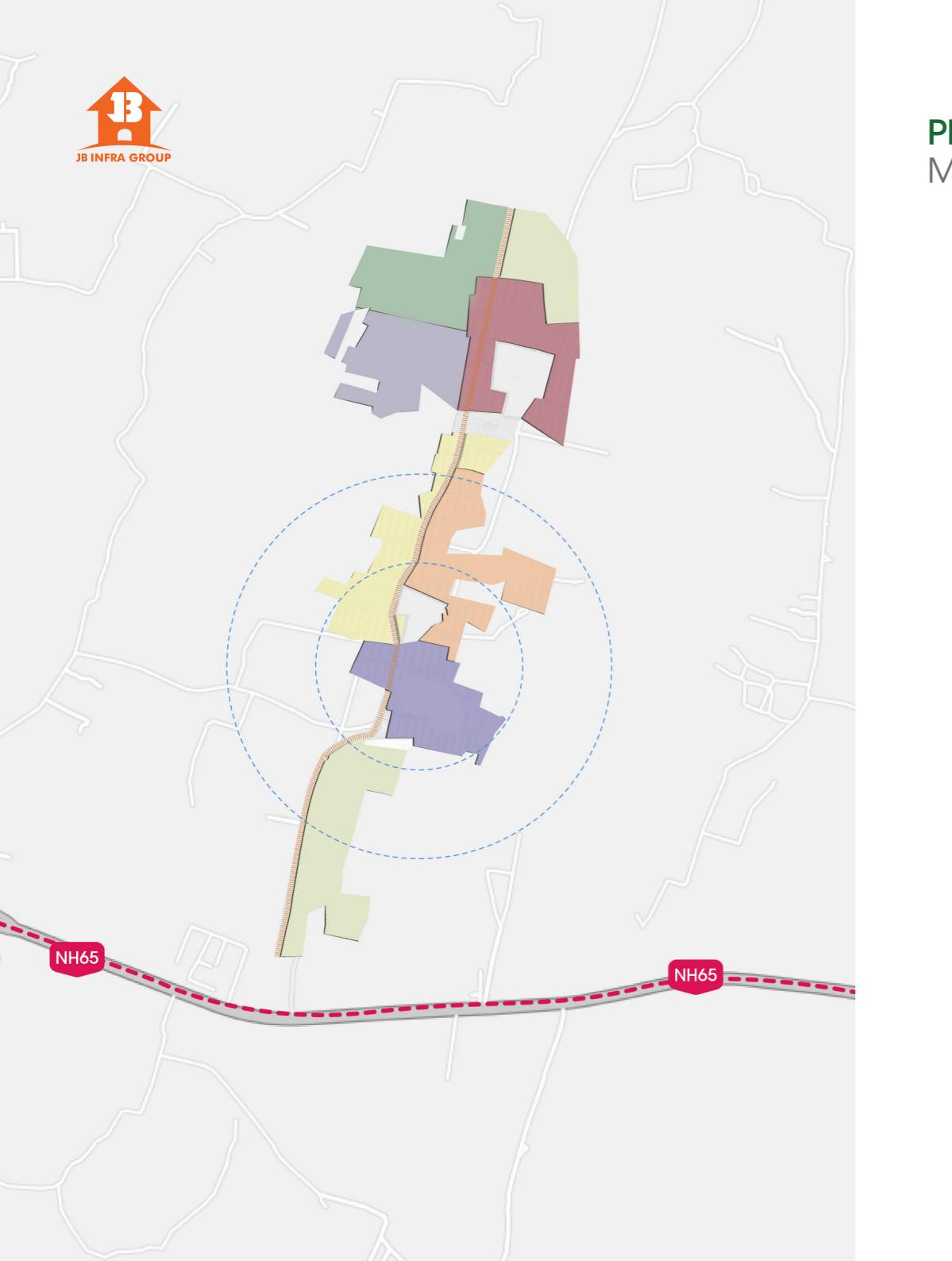
- A poposal for the improvement of the Hyderabad-Vjayawada route of the NH65, improving the connectivity between the site and other satellite towns.

#### NEHRU OUTER RING ROAD

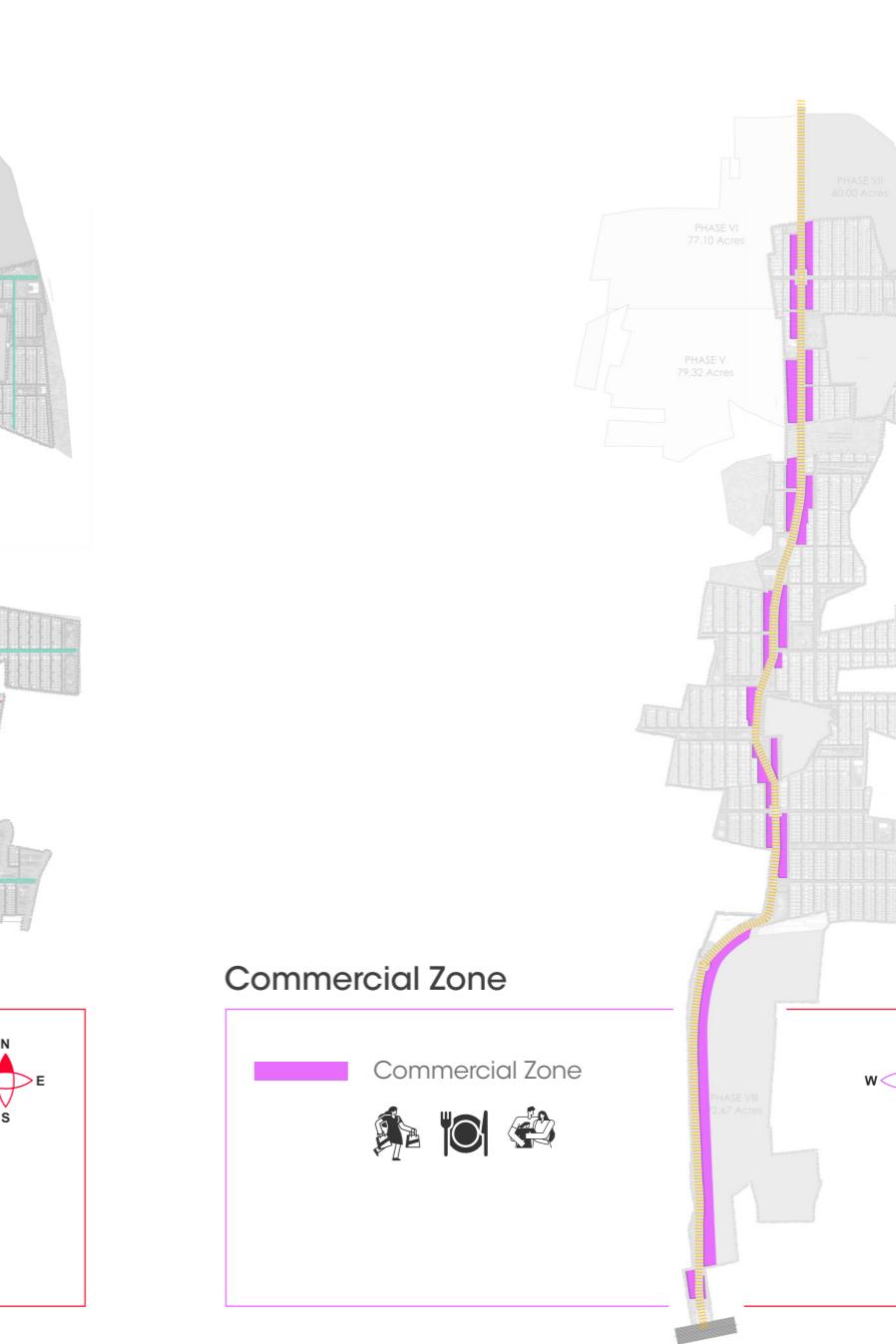
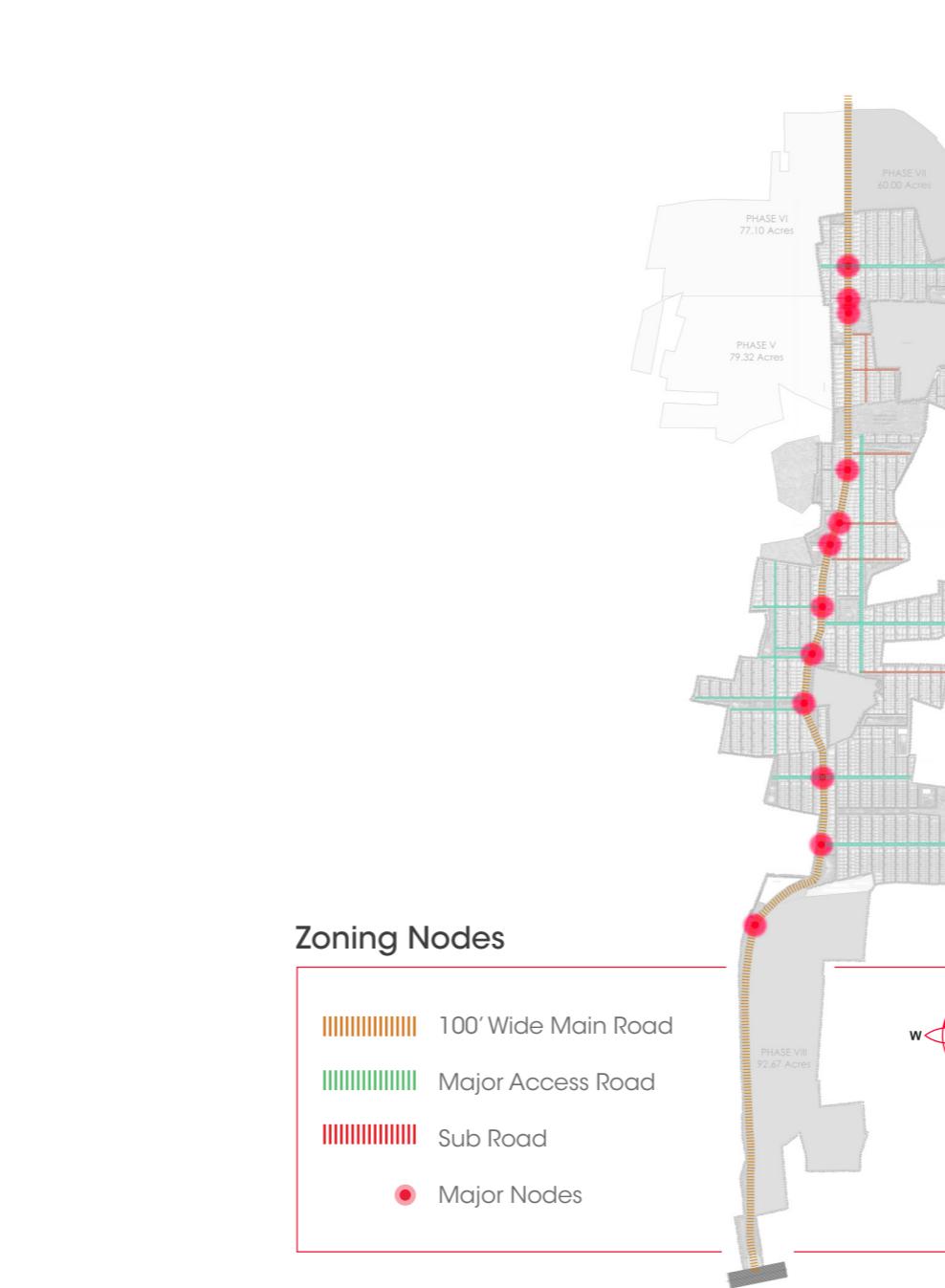
- The Outer Ring Road is a 20 min drive away from the site.
- Increasing the connectivity between the site and the other
- Institutional and Occupational hubs of the city.
- The existing ORR has reduced traffic congestion in the city, and redirecting the urban growth, allowing for the out-skirts to grow along with the city core.

Scan this QR code  
to view the site  
Google Coordinates





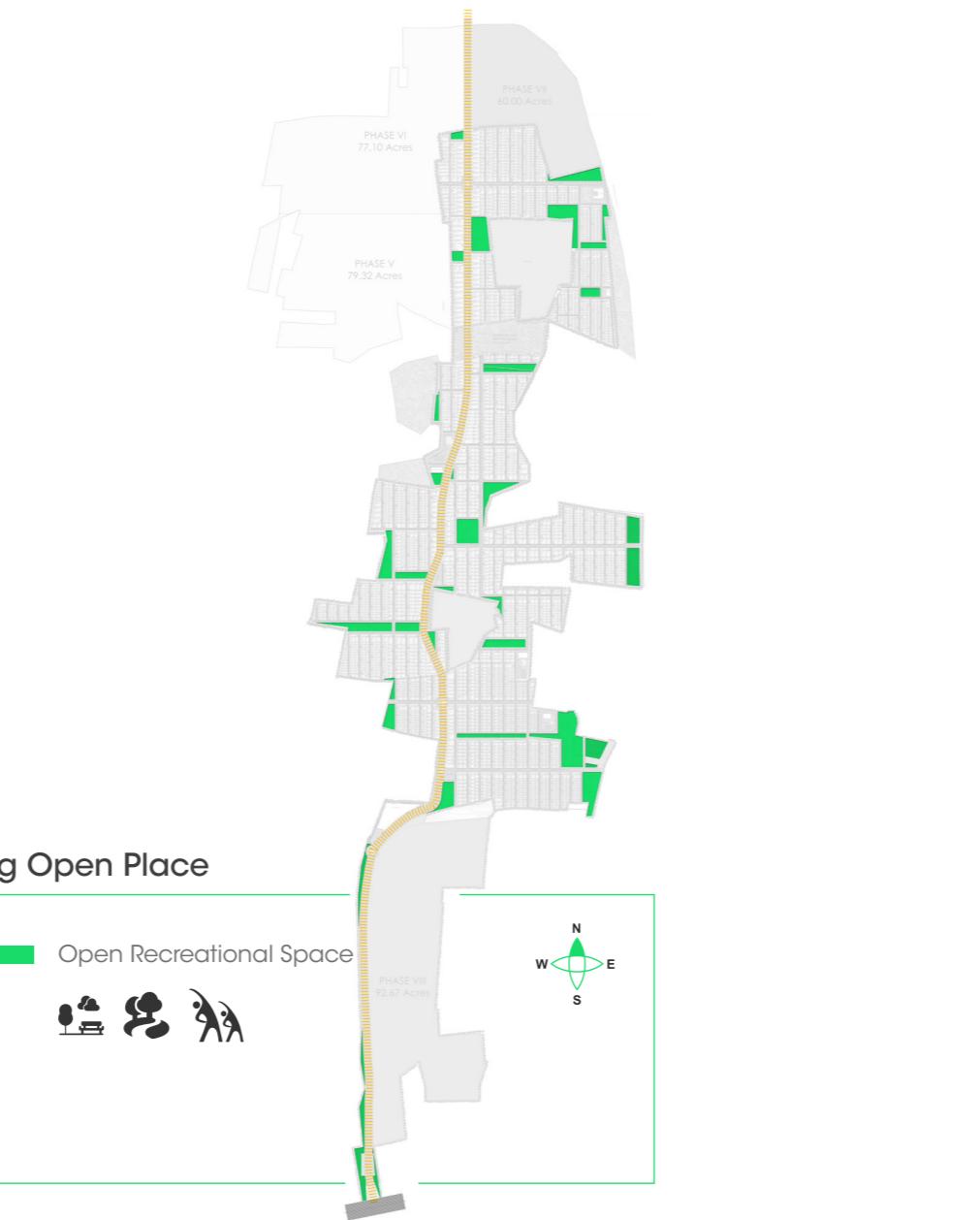
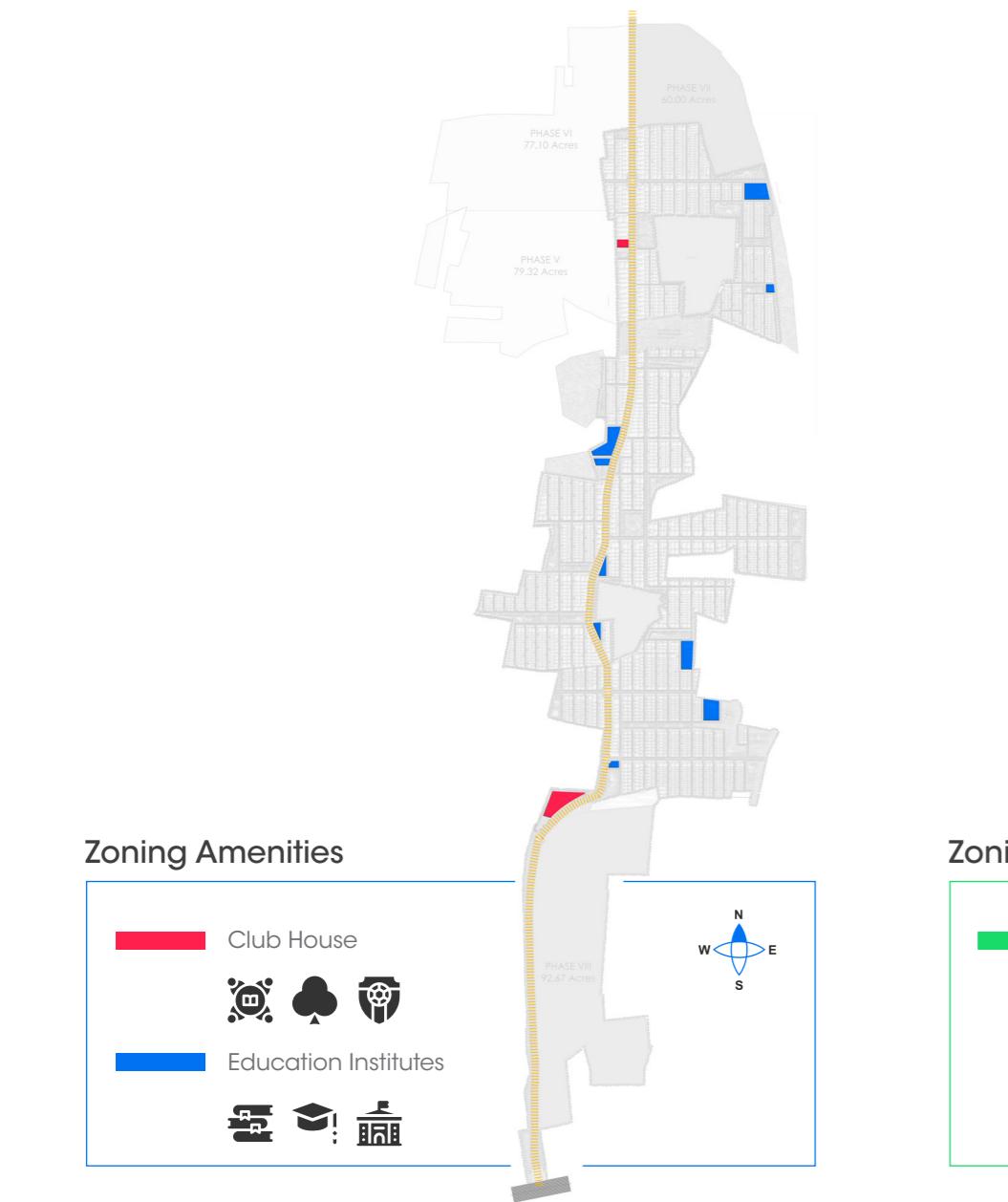
## Phase MASTER PLAN



**JB's**  
**Nature Valley**



JB INFRA GROUP

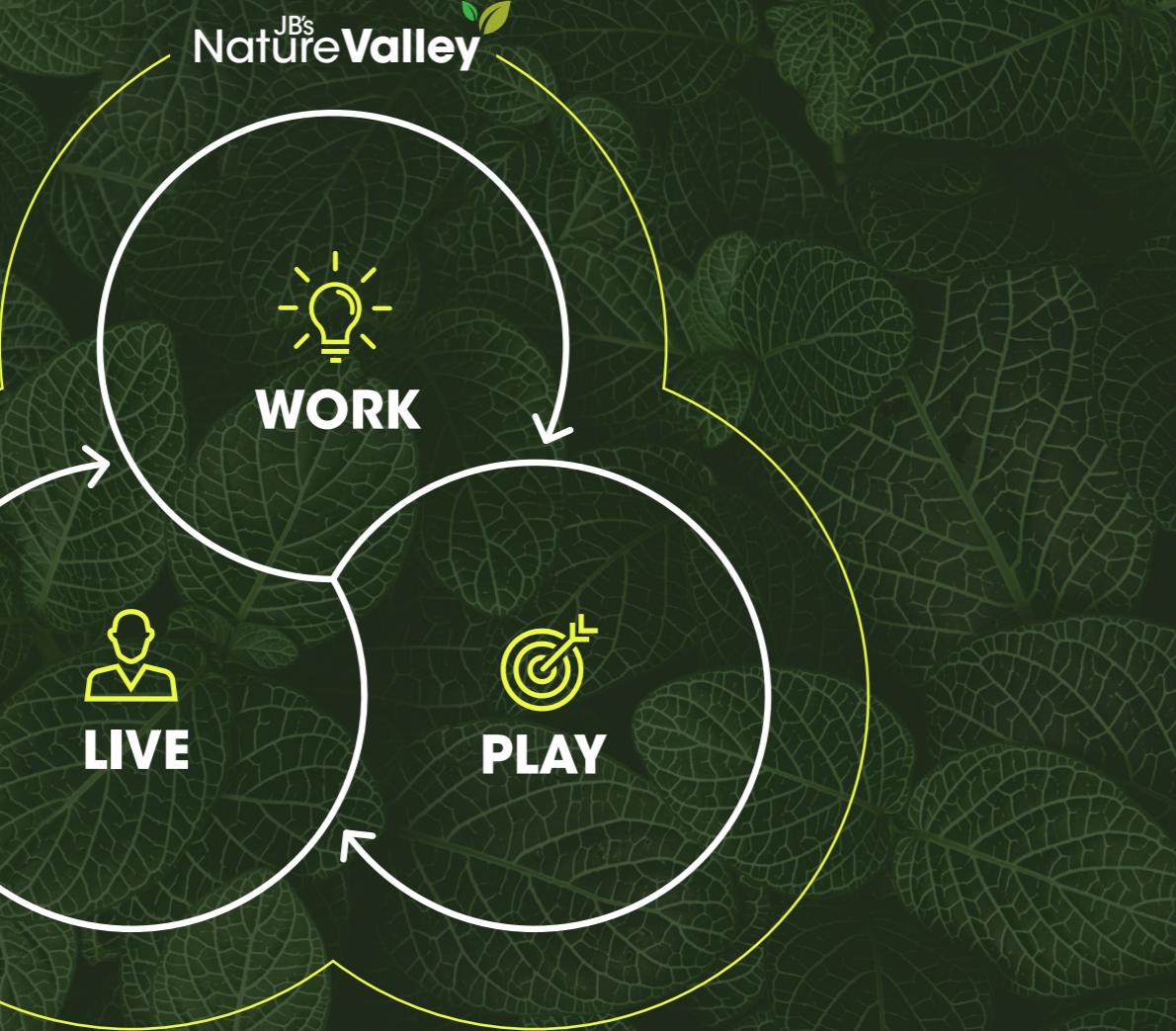


700+

ACRE OF A BIG SCALE  
GROUP HOUSING DEVELOPMENT



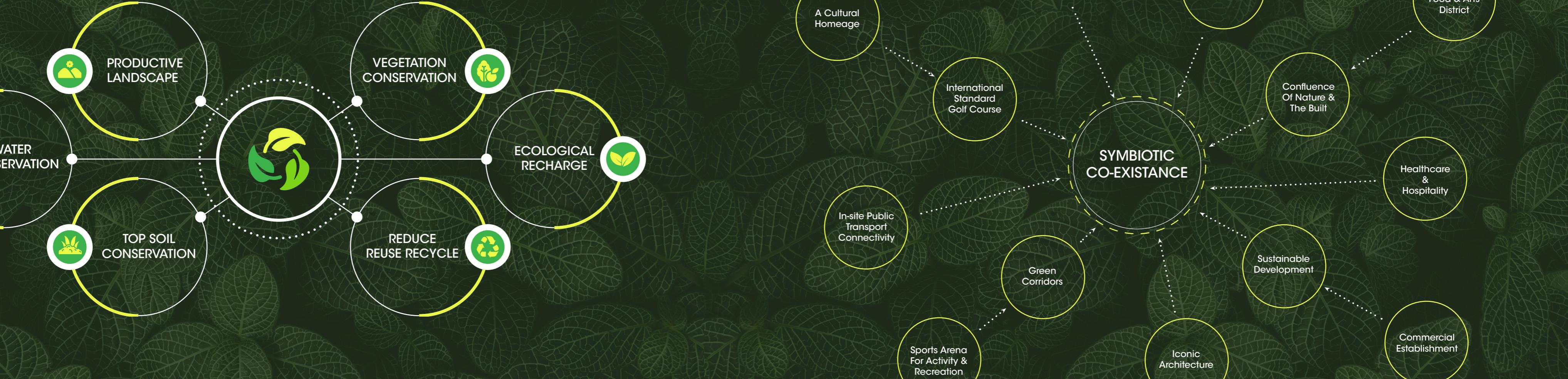
JB's  
Nature Valley



### CONCEPT

"Redefining Modern Living in the Coalescence  
of the Urban and Rural"







**JB's Nature Valley**  
project for a better tomorrow.



Scan this QR code  
to view the site  
Google Coordinates



**JB's** Nature Valley



## Club House SPECIFICATION

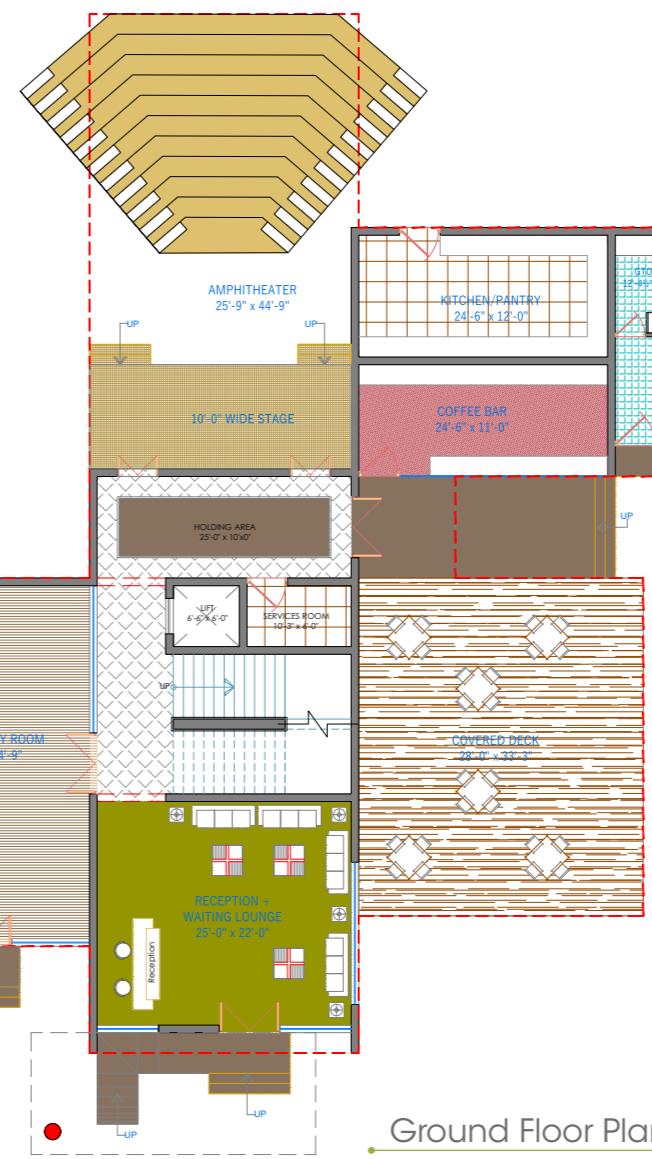
- Ground Floor Area : 5482.25 Sq.Ft
- First Floor Area : 4273.50 Sq.Ft
- Head Room : 737.00 Sq.Ft
- Total Built Up Area : 11190.50 Sq.Ft

## 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



## CLUB HOUSE FLOOR PLAN



Ground Floor Plan



First Floor Plan



## NATURE CLUB HOUSE AMENITIES

- Drop Of With Portico
- Plaza Area
- Reception With Waiting Loung
- Preview Theatre
- Guest Room

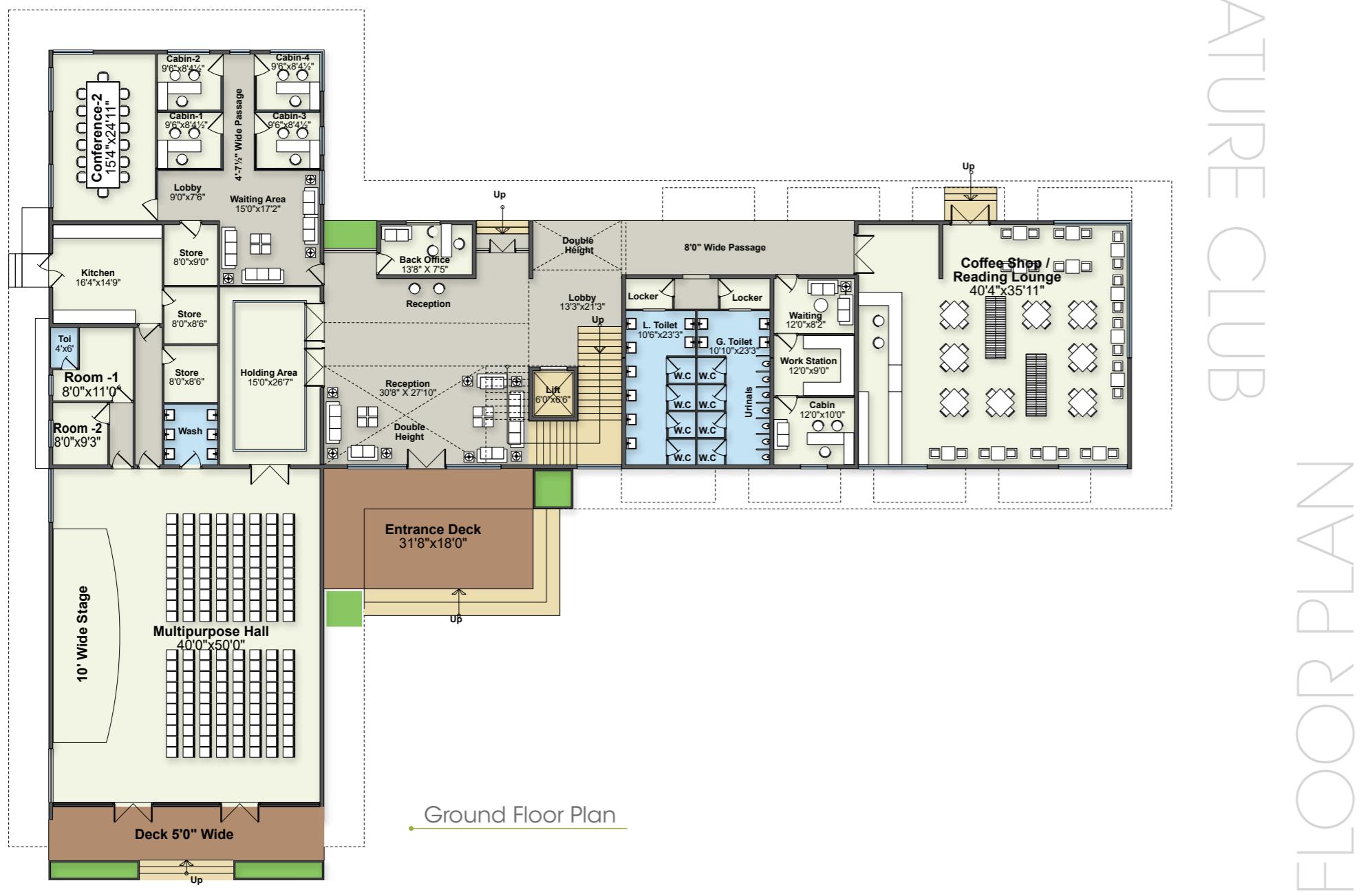
- Banquet Hall With Holding Area
- Party Lawn
- Coffee Shop With Reading Lounge
- Swimming Pool & Toddler Pool
- Deck Area

- Meeting Rooms
- Maintenance Office
- Indoor Games
- Changing Room
- Guest Room
- Outdoor Kids Play Area

- Gym
- Yoga/Meditation
- Aerobics
- Guest Room
- Visitor's Parking

**JB's**  
*Nature Valley*

**JB**  
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# NATURE CLUB FLOOR PLAN





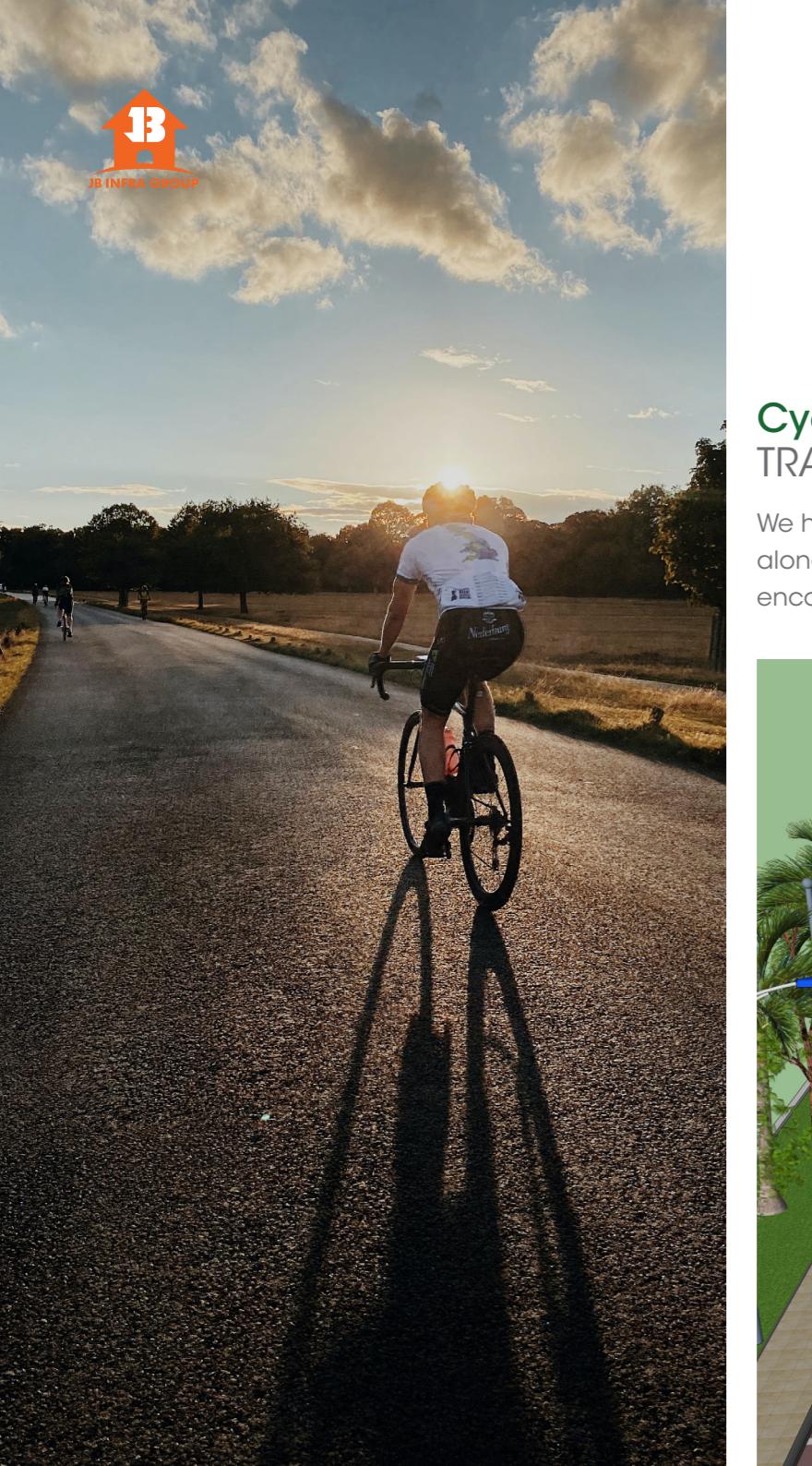
## MINI CRICKET GROUND

A rare feature is mini Cricket Ground with a professional pitch, a green outfield Cricket in India is not just a sport, it is a religion for many. Such is the obsession of this sport that any elongated object in our hand transforms us into a batsman and induces us into a cricketing shot. Playing Cricket is not just a hobby now, but is fast emerging as one of the most sought after profession in our country. However, limited infrastructure has been hampering the prospect of this sport as a profession.



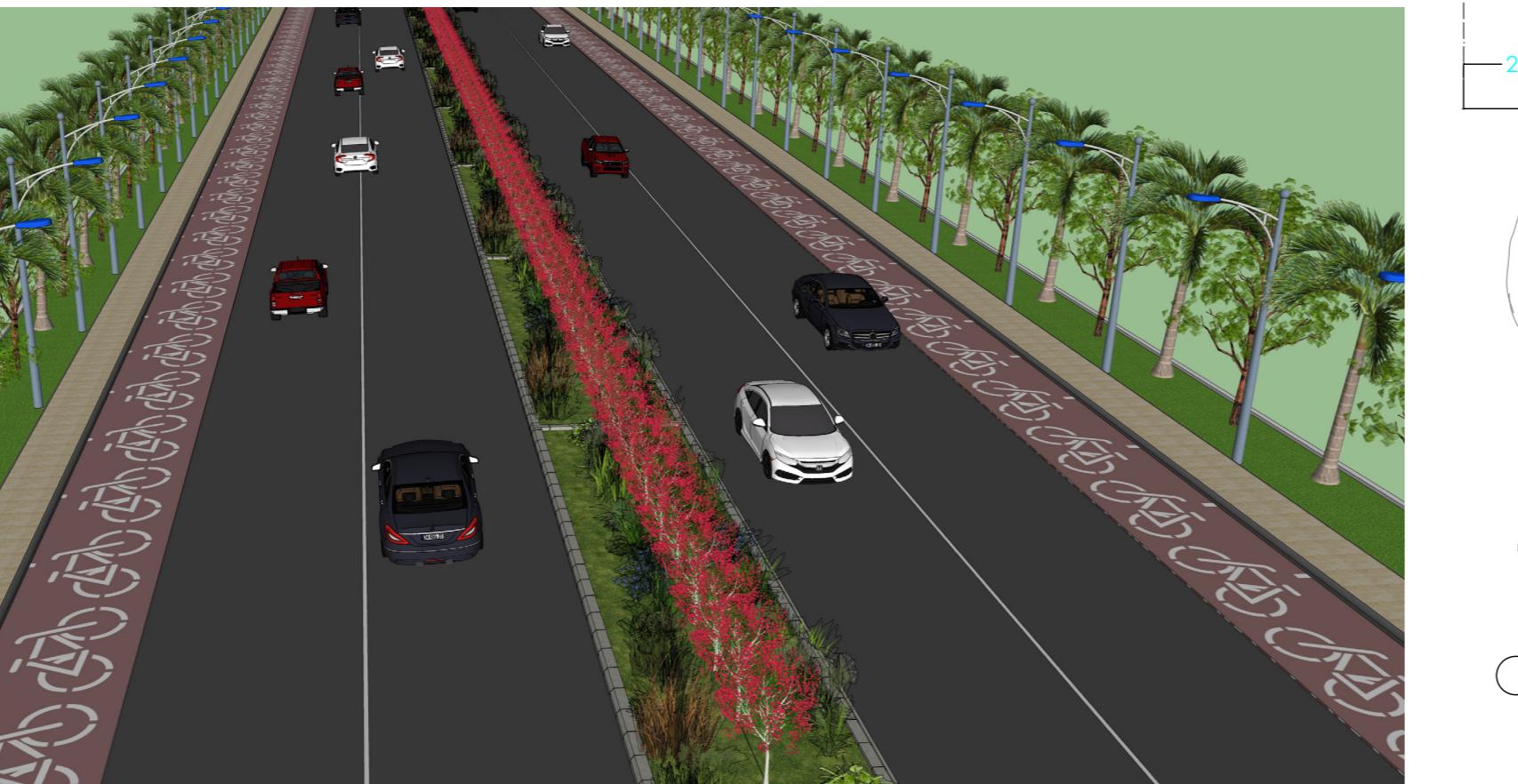
## Sports COMPLEX

For the first time in real estate journey, JB is launching sports complex with world-class amenities and facilities. They're equipped with four tennis courts, an Olympics basketball, multi-purpose indoor stadium, golfing range and others.



## Cycle TRACK

We have proposed dedicated space for Cycling path which is 8 feet wide on either sides, all along 4.5 kms, complete cycle path is 9 kms in length, it is provided to avoid injuries and to encourage people to lead a healthy lifestyle.



## Road SECTION

