



Living in harmony  
with the elements

CREST Foundation, a committed nonprofit, is spearheading the creation of Carbon Neutral Climate Hubs, worldwide. With a robust framework, our initiatives meticulously integrate 16 UN Sustainable Development Goals (UNSDGs) into each project, ensuring a holistic approach to sustainable developments.

In addition to providing expert Development Advisory Services to a broad spectrum of developers, CREST Foundation is celebrated for its proficiency in grant writing for several US Federal Funds and crafting impactful Climate Action Reports.

These reports offer strategic guidelines for creating high-impact Climate Hubs and detailing methods to engage with impact funds committed to supporting sustainable projects. This significantly enhances the well-being of people and the planet.

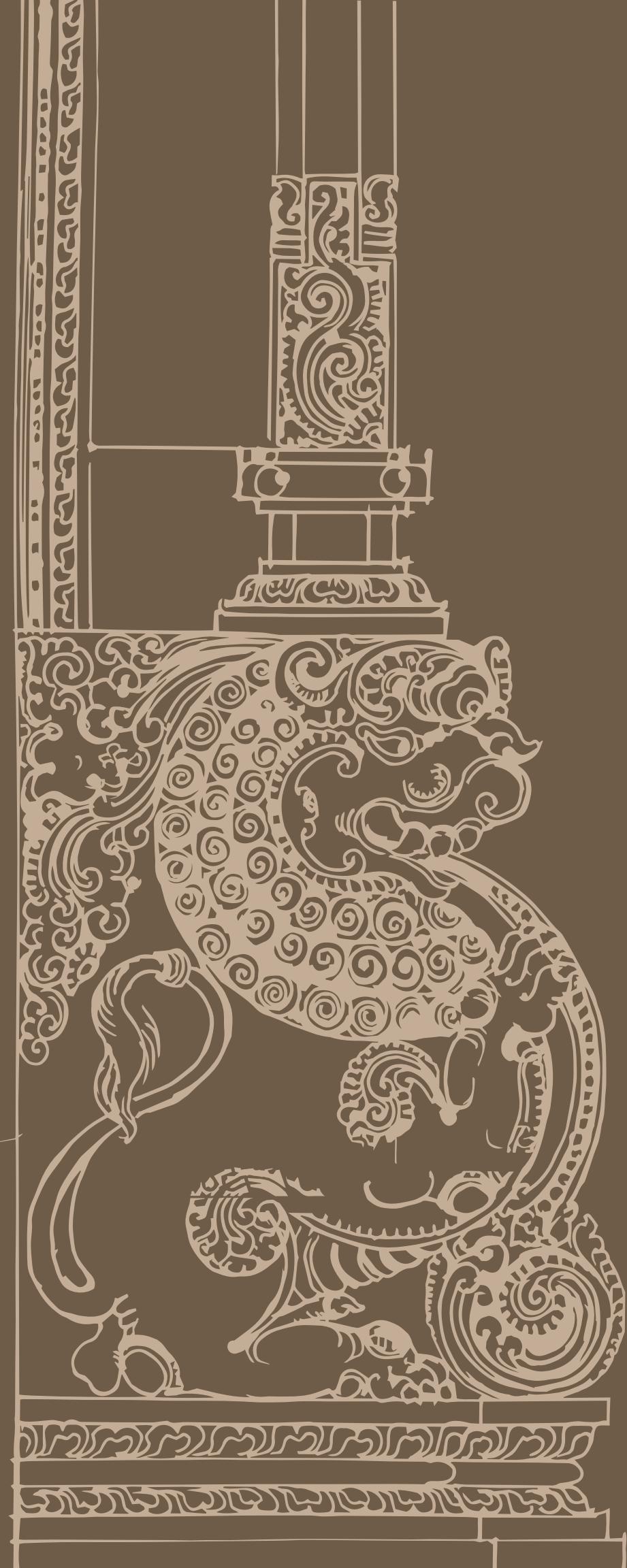
Currently, CREST Foundation manages a portfolio of investment-ready, high-impact projects around the world, each promising substantial returns.

Skanda Nilaya stands out as our flagship demonstration project. It is conceptualized to revive forgotten cultural traditions and architectural heritage of ancient Indian rural courtyard homes, fostering an environment of wellness living in the modern world.



**CREST FOUNDATION**  
CENTER FOR RESEARCH IN ENVIRONMENTAL & SUSTAINABLE TECHNOLOGIES

[www.crest.eco](http://www.crest.eco)



Om Purnamadah Purnamidam  
Purnatpurnamudacyate  
Purnasya Purnamadaya  
Purnamevavasisyate

That is Complete. This is Complete.  
From Completeness is Completeness Born.  
If Completeness is Removed from Completeness,  
What Remains is Completeness.

The Isha Upanishad, regarded as the first among the Upanishads, begins with the above shloka.  
The philosophy that forms the backbone of Vedic knowledge.

# A Profound life drawn from ancient wisdom

Modern lifestyle thrives in conditions that disconnect us from our higher nature.

Our endless pursuits, utilising all our precious yet limited time and energy, keep us absorbed fully but not fulfilling in any way, to our souls.

According to the Vedas, there exists a way of life, that invokes profoundness, completeness and true meaning to our existence, in every living moment. To actualize the attainment of life's greater purposes, it is essential to lead such a life. That's possible only in the right environs.



## Purnatva

purna(completeness) + tva(principle)

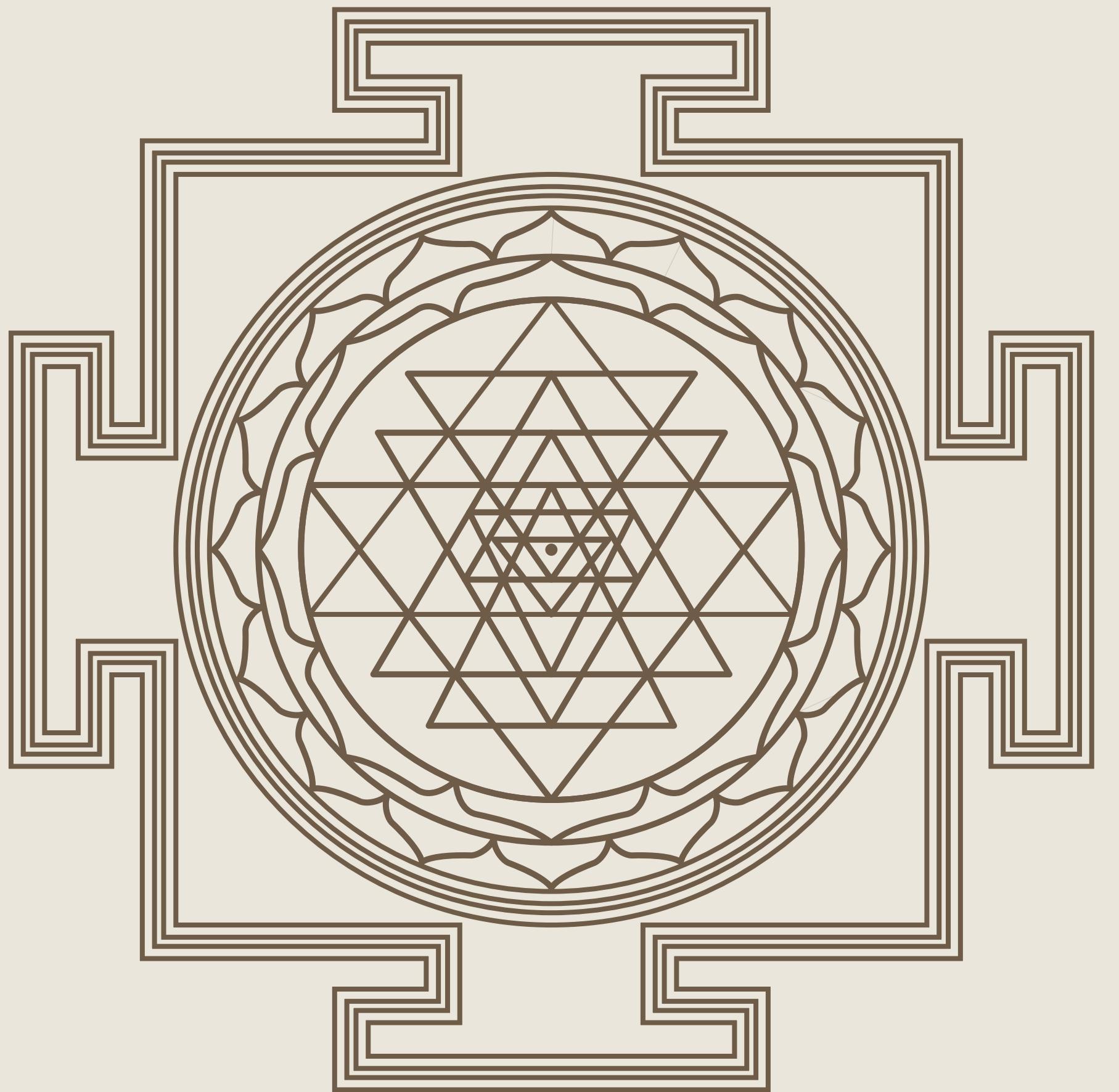
In yogic philosophy, the concept of Purnatva refers to absolute completeness which is the true nature of all things. Finding fulfillment, wholeness and perfection in every aspect of life is the central doctrine of Vedic thinking.



## Vastu-Sastra

Vāstu-Śastras (literally, science of dwelling) are ancient Sanskrit manuals of architecture. These contain Vastu-Vidya (literally, knowledge of dwelling).

Vāstu-Śastras, from our ancient and spiritual culture, delve deeply into science of integrating and living in harmony with nature. They include extensive guidelines and treatises on home design, construction and town planning (kingdoms in ancient times). Its how villages, towns and kingdoms integrated temples, residences, palaces, gardens, water bodies and various elements within them to achieve oneness with mother nature.



## Life in harmony with the elements

It is intrinsic to Vāstu-Śastras that the five elements known as the pancha-maha-bhutas - Prithvi (Earth), Ap (Water), Vayu (Air), Agni (Fire), Akasha (Ether/Space) have to be in balance for well-being. There is an invisible and dynamic relationship in the mix and interplay of the five elements in our lives - a very fine balance. It is believed that by harnessing the benefits bestowed by the balance of these elements, one can lead a harmonious life.

### Ap {Water}

Water symbolizes the fluidity and adaptability in life.

Flowing through our gardens, homes while nourishing the Skanda Nilaya landscape, the element water governs fluidity, purification, nourishment and controls the movement of energy, fluids and the physical body.

The water element is soothing and sensual, and helps connect us to our feelings and emotions.

### Akasha {Ether}

Ether - the space that permeates, connects all things and holds infinite potential.

The Ether or space element is neither visible nor audible. It is expansive, calming, intuitive and boundless.

At Skanda Nilaya, amidst the vast expanse of nature, residents can experience a deep sense of mindfulness, allowing the beauty of the present to unfold in all its splendor.

### Vayu {Air}

The Air element is gentle, uplifting, nurturing, healing, freeing and balancing.

It represents different types of 'Prāṇā' energy.

The gentle breeze that rustles through the trees and dances across our terrace embodies the element of air, bringing a sense of lightness and movement to Skanda Nilaya.

### Agni {Fire}

The Fire element is hot, bright, dynamic, strengthening and stimulating.

This element governs passion, anger, ambition, desire, willpower, courage, confidence, self-expression, creative thinking, and leadership.

At the heart of Skanda Nilaya, the element of fire ignites the spirit of creativity and passion, infusing our spaces with warmth and energy.

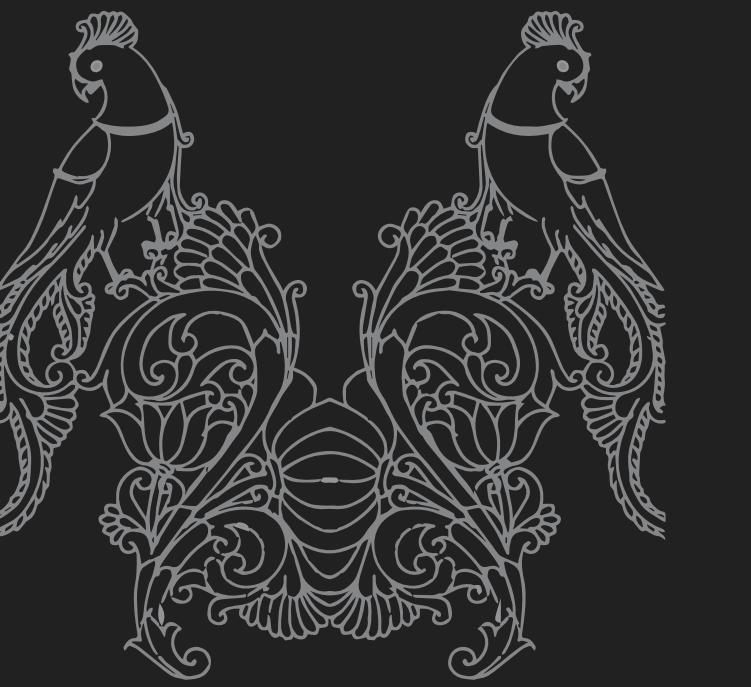
### Prithvi {Earth}

Earth is the foundational element of the Panchabhūtas.

This aspect of nature governs groundedness, stability, strength, permanence, patience, fertility, and security.

At Skanda Nilaya, the earth beneath our feet grounds us in the present moment, connecting with the rich tapestry of nature that surrounds us.

ANCIENT WISDOM  
HOLDS MANY SECRETS  
FOR A BALANCED LIFE





## SKANDA NILAYA's PANCHASUTRAS

From contemporary chaos to elemental harmony

Skanda Nilaya's "Panchasutras" is a ground-breaking concept that while defining the way one should live, also enables the creation of such an environment within our limited resources.

This visionary project seamlessly blend the sustainability of rural life with the sophistication of urban comforts, creating a haven for those seeking a responsible and fulfilling lifestyle.

## SUTRA 01

# Reviving Sanatana Dharma in Modern Times

Skanda Nilaya aims to be a beacon of cultural revival, where the timeless values of Sanatana Dharma thrive with the contemporary.

Our communities are a tapestry of traditional festivals and respect for elders, woven together to create a stress-free, agrarian-like society.

We aim to nurture a generation that grows with nature and traditional Indian rural culture celebrating the essence of Indian festivities while forging robust connections to our heritage.



## SUTRA 02

# Embrace the Vedic Way with Courtyard Homes

At Skanda Nilaya, ancient wisdom paves the way for modern living.

Drawing inspiration from the Vedic principle of adaptability, our Courtyard residences are designed to foster a deep and irrevocable connection with nature.

These dwellings are not just structures; they are sanctuaries that promote climate resilience and immunity, offering a retreat where residents can bask in fresh air, savor farm-to-table delights and relish the serene ambience of rural life.



## SUTRA 03

### De-urbanization: Back to Sustainable Living

With a visionary approach to de-urbanisation, Skanda Nilaya is on a mission to sculpt a sustainable future. This paradigm shift aims to alleviate urban pressures, envisioning a society that coexists in harmony with the environment.

Our commitment to a carbon-neutral lifestyle marks a significant step towards rectifying the ecological footprint, heralding a new era of Environmental Stewardship.



## SUTRA 04

### The Promise of a good life

Skanda Nilaya invites the world's achievers to discover the joy of an unhurried life.

This unique lifestyle choice offers an escape to the idyllic rural landscape, where the art of farming and the warmth of community life lead to a profound sense of satisfaction. It's an opportunity to contribute to the vitality of rural India, embodying the true essence of giving back.



SUTRA 05

## Invest for a green life and a greener future

Nestled in the burgeoning corridor of West Hyderabad, at Zaheerabad, Skanda Nilaya is the crowning jewel of Skandaya Infra. This mature development promises not just a home but a lucrative investment opportunity.

With over half of our farmhouses and community amenities already embraced by discerning investors, the promise of a rewarding return is not just assured; it's a given.

A testament to the enduring value of Skanda Nilaya.





PRESENTING

SKANDA  
**NILAYA**  
COURTYARD HOMES



## The Magical Manduva House

The first encounter with the timeless allure of a Manduva House is an experience that lingers in memory, like forever. Imagine strolling down the streets of Manduva, the air alive with earthy scents.

As you step inside, you are greeted by a symphony of colors and textures - a kaleidoscope of lush gardens, intricate wood carvings and sun-dappled courtyards. The grandeur of Manduva House unfolds before you like a canvas painted by a master impressionist. Every archway, every column, every frame is a testament to the timeless craftsmanship and artistry of a bygone era.

This vision is the inspiration behind Skanda Nilaya.





## The Philosophy of **SKANDA NILAYA**

Our philosophy at Manduva House is simple yet profound: we strive to create spaces where the elements are in balance, creating unforgettable life experiences. Through carefully curated environments designed to inspire inner peace and foster meaningful interactions, we aim to provide a sanctuary where residents can find solace and forge lasting connections with themselves and others.

Ultimately, our goal is to enrich all lives that encounter Skanda Nilaya.



SKANDA  
**NILAYA**



Courtyard homes  
with



Front yard



Courtyard



Back yard



## Nurturing A Vision

Real inspiration manifests in the form of a grand vision. Nourishing this vision every day and seeing it through is supremely important for a life of true meaning.

This is what forms the basis of Skanda Nilaya.

# SKANDA NILAYA Homes

Born of an epiphanic inspiration, Nilaya Homes is a concept of living that enables attainment of life's higher meaning. Extracted from ancient wisdoms, these immortal principles bring you elevated dimensions of productivity and fulfillment. Designed for impact makers and their families, discover an uplifted way of living through these exalting features.



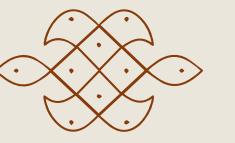
## Belong

Be one with a community whose residents share a common mindset. Be among those who inspire and induce awe with their accomplishments.



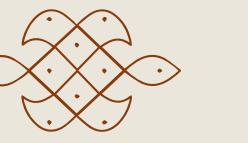
## Thrive

Be part of a collective that celebrates our culture and traditions by emphasising and inculcating the values intrinsic to Sanatana Dharma.



## Impact

Continuous practice and sharing of core values ensures to younger generations to be responsible citizens while being able to impact the world positively.



## Transform

Conscious citizens are the primary enablers in shaping the society and nurturing a sustainable and truly transformative world.





Timeless  
Allure





Natural  
Order





Sustainable  
Architecture





Traditionally  
Modern





Verdant  
Life



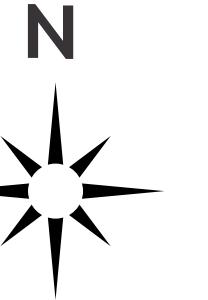


BP No. 321/2023/H

Swimming Pool

Clubhouse

DTCP  
APPROVED



SKANDA  
**NILAYA**  
PHASE - 1

**Master Plan**



VF Vegetable Farm

FF Fruit Forest



TLP No. 254/2023/H



### LEGEND

|                              |
|------------------------------|
| Type 1- 900 Sq Yards & Above |
| Type 2- 751 - 899 Sq Yards   |
| Type 3- 600 - 750 Sq Yards   |
| Type 4- 333 - 599 Sq Yards   |
| Mortgaged Plots 9 to 41      |
| PLOTS NOT FOR SALE           |



### Master Plan

| Plot No. | Facing | Type | Plot Size in Sq Yards |
|----------|--------|------|-----------------------|
| 01       | North  | 01   | 790                   |
| 02       | West   | 01   | 960                   |
| 03       | West   | 01   | 1132                  |
| 04       | North  | 01   | 845                   |
| 05       | North  | 02   | 780                   |
| 06       | East   | 02   | 780                   |
| 07       | East   | 02   | 874                   |
| 08       | East   | 02   | 845                   |
| 09       | North  | 02   | 780                   |
| 10       | West   | 02   | 780                   |
| 11       | West   | 02   | 939                   |
| 12       | West   | 01   | 858                   |
| 13       | North  | 02   | 907                   |
| 14       | South  | 01   | 650                   |
| 15       | East   | 03   | 600                   |
| 16       | East   | 03   | 600                   |
| 17       | East   | 03   | 722                   |
| 18       | East   | 03   | 358                   |
| 19       | North  | 04   | 333                   |
| 20       | West   | 04   | 333                   |
| 21       | West   | 04   | 333                   |
| 22       | West   | 04   | 358                   |
| 23       | West   | 04   | 358                   |
| 24       | East   | 04   | 333                   |
| 25       | East   | 04   | 333                   |
| 26       | East   | 04   | 333                   |
| 27       | East   | 04   | 358                   |
| 28       | East   | 04   | 358                   |
| 29       | West   | 04   | 333                   |
| 30       | West   | 04   | 333                   |
| 31       | West   | 04   | 333                   |
| 32       | West   | 04   | 333                   |
| 33       | West   | 04   | 333                   |
| 34       | West   | 04   | 333                   |
| 35       | East   | 04   | 333                   |
| 36       | East   | 04   | 333                   |
| 37       | West   | 04   | 333                   |
| 38       | West   | 04   | 358                   |
| 39       | West   | 04   | 358                   |
| 40       | West   | 04   | 333                   |

| Plot No. | Facing | Type | Plot Size in Sq Yards |
|----------|--------|------|-----------------------|
| 81       | East   | 03   | 600                   |
| 82       | East   | 01   | 2770                  |
| 83       | East   | 01   | 600                   |
| 84       | East   | 03   | 600                   |
| 85       | East   | 03   | 600                   |
| 86       | East   | 03   | 600                   |
| 87       | East   | 03   | 600                   |
| 88       | East   | 03   | 600                   |
| 89       | East   | 02   | 860                   |
| 90       | West   | 02   | 778                   |
| 91       | West   | 02   | 600                   |
| 92       | West   | 03   | 778                   |
| 93       | West   | 02   | 600                   |
| 94       | West   | 03   | 778                   |
| 95       | West   | 02   | 600                   |
| 96       | West   | 03   | 778                   |
| 97       | West   | 01   | 1116                  |
| 98       | North  | 01   | 1906                  |
| 99       | South  | 01   | 2092                  |
| 100      | East   | 02   | 778                   |
| 101      | East   | 03   | 600                   |
| 102      | East   | 03   | 600                   |
| 103      | East   | 03   | 600                   |
| 104      | East   | 03   | 600                   |
| 105      | East   | 03   | 600                   |
| 106      | East   | 03   | 600                   |
| 107      | East   | 02   | 860                   |
| 108      | North  | 01   | 1593                  |
| 109      | North  | 01   | 1167                  |
| 110      | North  | 01   | 1082                  |
| 111      | North  | 01   | 1361                  |
| 112      | North  | 01   | 1216                  |
| 113      | North  | 01   | 943                   |
| 114      | North  | 01   | 959                   |
| 115      | North  | 01   | 1033                  |
| 116      | North  | 01   | 987                   |
| 117      | North  | 01   | 987                   |
| 118      | North  | 01   | 987                   |

# Types of Courtyard Homes



Bedroom 01      Bedroom 02



Living Area      Courtyard



Parking Area      Kitchen

**2 BHK  
1600 Sft.  
Single Floor Home**



Bedroom 01      Bedroom 02      Bedroom 03



Living Area      Courtyard      Powder Room



2 Car Parking      Kitchen      Dining Area

**3 BHK  
East, West & North Facing  
2804-2844 Sft. Single Floor Home**



Bedroom 01      Bedroom 02      Bedroom 03



Living Area      Courtyard      Swimming Pool



2 Car Parking      Kitchen      Dining Area

**3 BHK West Facing  
Single Floor 3405 Sft. Home  
with Swimming Pool**



Bedroom 05      Bedroom 04      Bedroom 03



Bedroom 01      Double Height Courtyard      Bedroom 02



Kitchen      Swimming Pool      Dining Area



Exclusive 4 Car Parking Space      Living Area

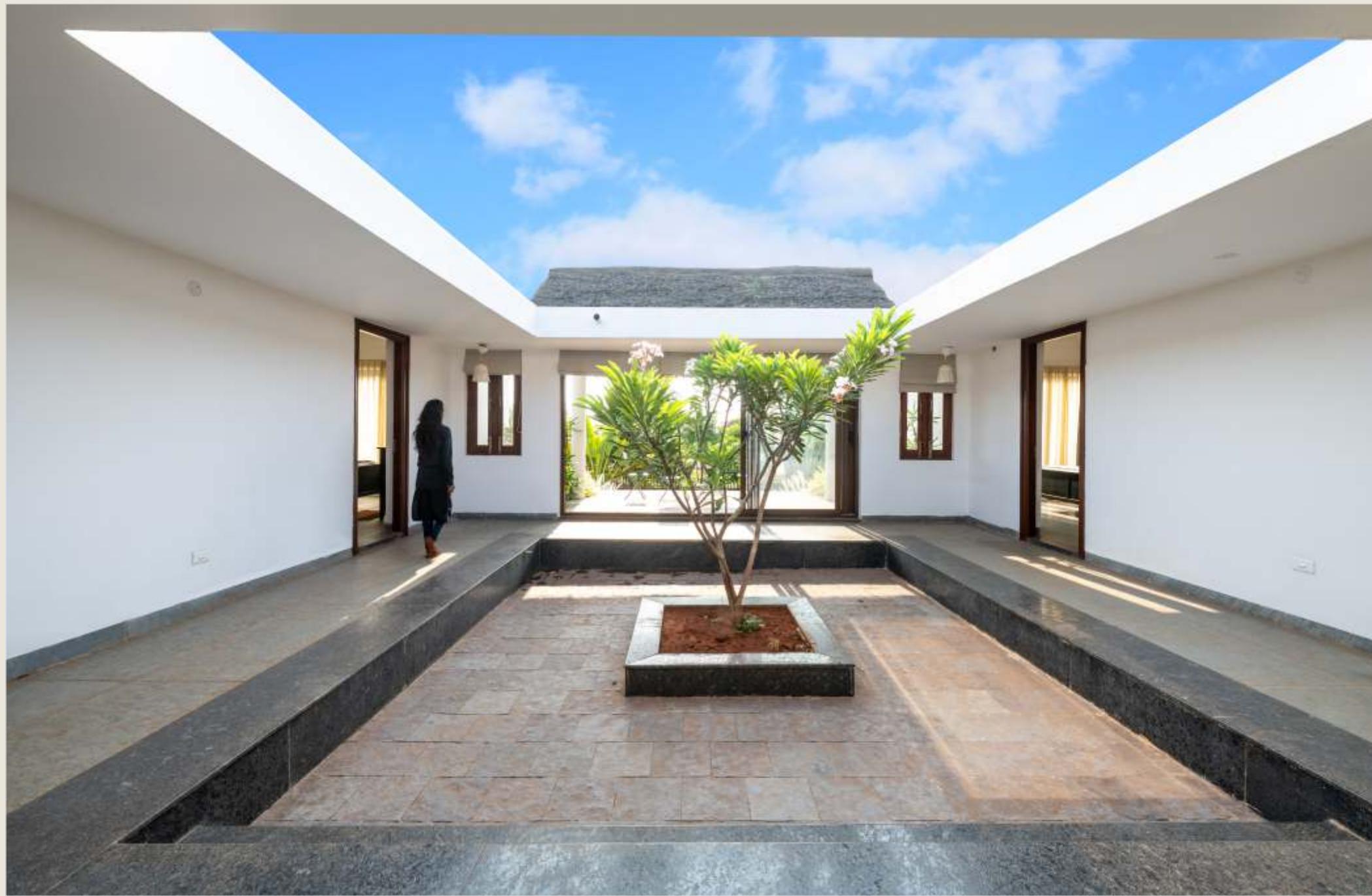
**5 & 6 BHK North Facing  
5077-8000 Sft. Duplex Home  
with Swimming Pool**



EAST FACING 3 BHK  
COURTYARD HOME

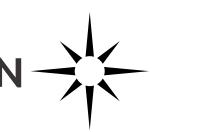


Courtyard



An expression of luxury  
celebrating our rich heritage

Experience the magic of seasons right in your private  
courtyard - a blessing beyond expectations.



## FLOOR PLAN

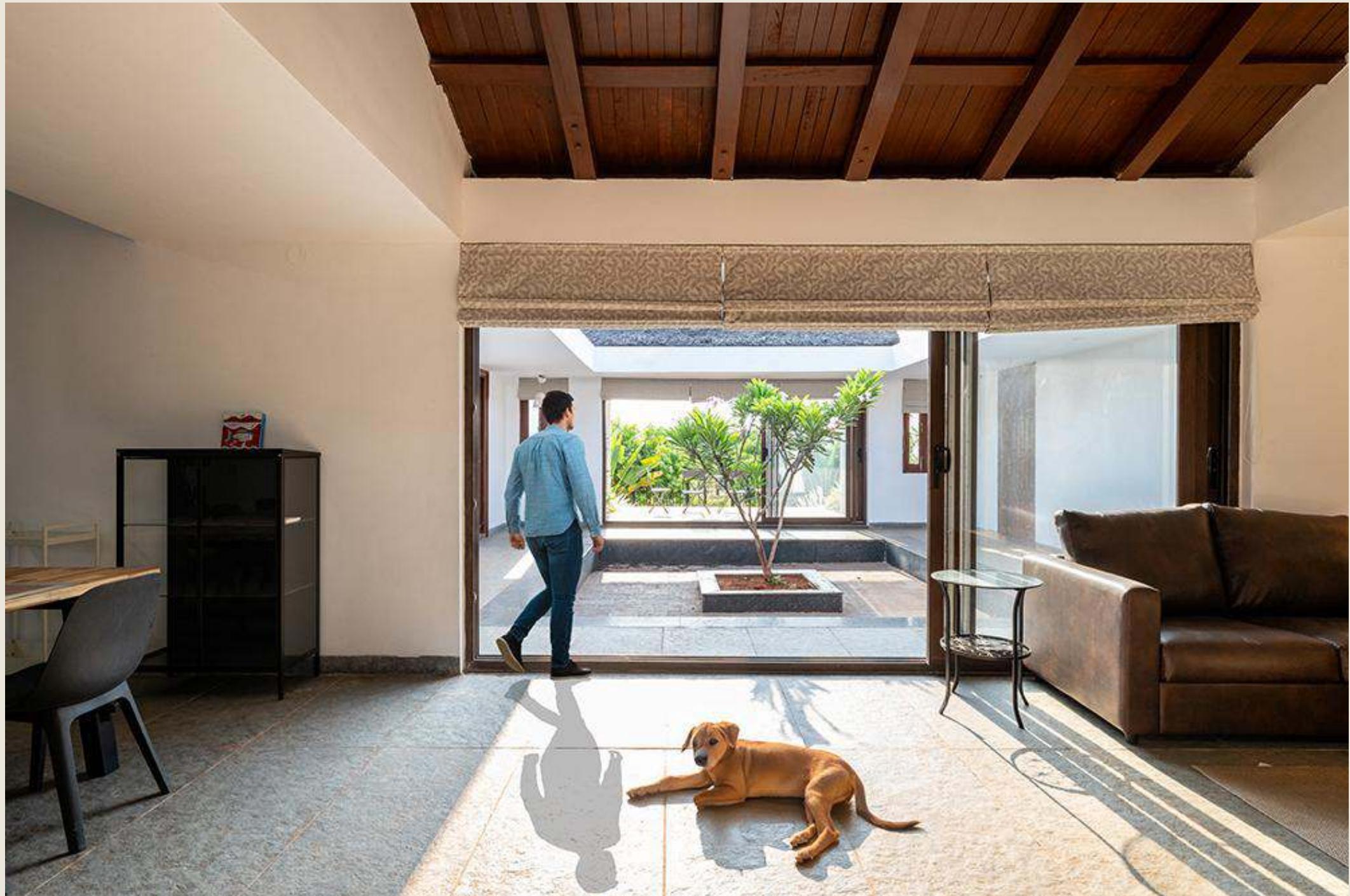
EAST COURTYARD HOME

BUILT UP AREA

**2804-2844 Sft.  
home in  
600-778 Sq. Yds. Plot**

WEST FACING 3 BHK  
COURTYARD HOME





## Thoughtful spaces for harmonious living

The magic of blending the outside with the inside is an enlivening experience at all times.



## FLOOR PLAN

WEST COURTYARD HOME

BUILT UP AREA

**2804-2844 Sft.  
home in  
600-778 Sq. Yds. Plot**

## WEST FACING COURTYARD HOME WITH POOL



## An indulgent private haven in your backyard

Cool off in the pleasant waters and indulge in pool side pleasures, right in the backyard of your home. Blending luxury and natural relaxation, the swimming pool turns your courtyard home into a private haven.



## Minimally opulent Private sanctuary

Abundant natural light and improved ventilation helps physical and mental well-being.



## FLOOR PLAN

WEST COURTYARD HOME  
WITH POOL

## BUILT UP AREA

**3405 Sft. home in  
778-900 Sq Yds. Plot**

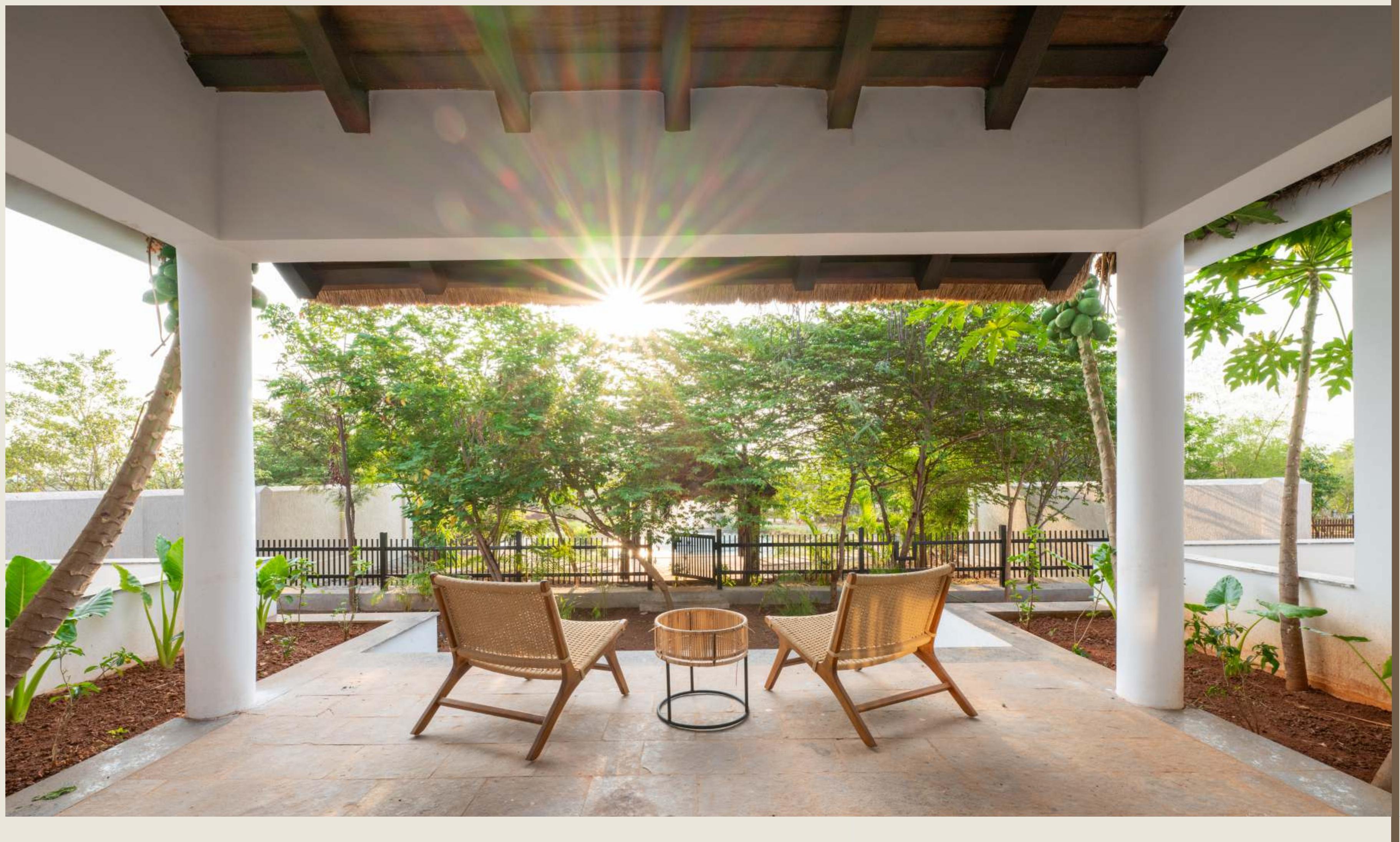


## FLOOR PLAN

NORTH COURTYARD HOME  
WITH POOL

## BUILT UP AREA

5099 Sft. home in  
800-1200 Sq. Yds. Plot



## Bewitching backyard with fruit-filled forest

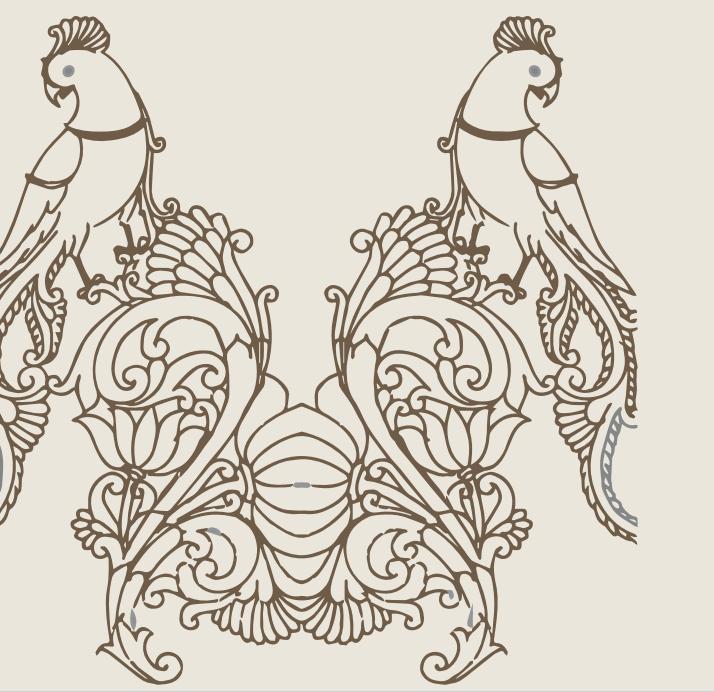
Bringing the indoors outdoors, the backyard offers a stunning hideaway filled with fruit and flower bearing trees.



Backyard

# SKANDA NILAYA CLUBHOUSE

(28,750 Sft. of sheer luxury amidst nature)





## AT SKANDA NILAYA THE CLUBHOUSE IS MORE OF A RESORT

It features a plethora of amusements and entertainment options to keep every member of your family in good spirits.



## Amenities

- Entrance & Arrival Area
- A/C Banquet Hall
- Alfresco Dining
- Swimming Pool
- A/C Banquet Hall
- Amphitheatre With Stage
- Mini Theatre
- Co-working Spaces
- Fitness Studio
- Indoor Games
- Guest Suites
- Pool-side Cafe

# OUTDOOR AMENITIES



## Recreational Huts

Retreat to our cozy recreational huts, nestled among the trees and offering a peaceful sanctuary for relaxation.

Whether you're looking for a quiet spot to read, have an intimate conversation or simply enjoy the sounds of nature, our huts provide the perfect escape.

## Nature Trails

Explore the beauty of our nature trails meandering through lush food forests, and rolling meadows.

Our trails offer the perfect opportunity to connect with nature everyday.



## Sundowner Place

Experience the magic of magnificent sunrise and sunsets at our exclusive sundowner place. It's the perfect spot to unwind in the lap of nature.



## Natural Ponds

Discover the beauty of our natural ponds: teeming with life and lush greenery. Perfect for fishing, birdwatching or simply enjoying a peaceful moment by the water's edge. The ponds offer a tranquil retreat from the stresses of the day.



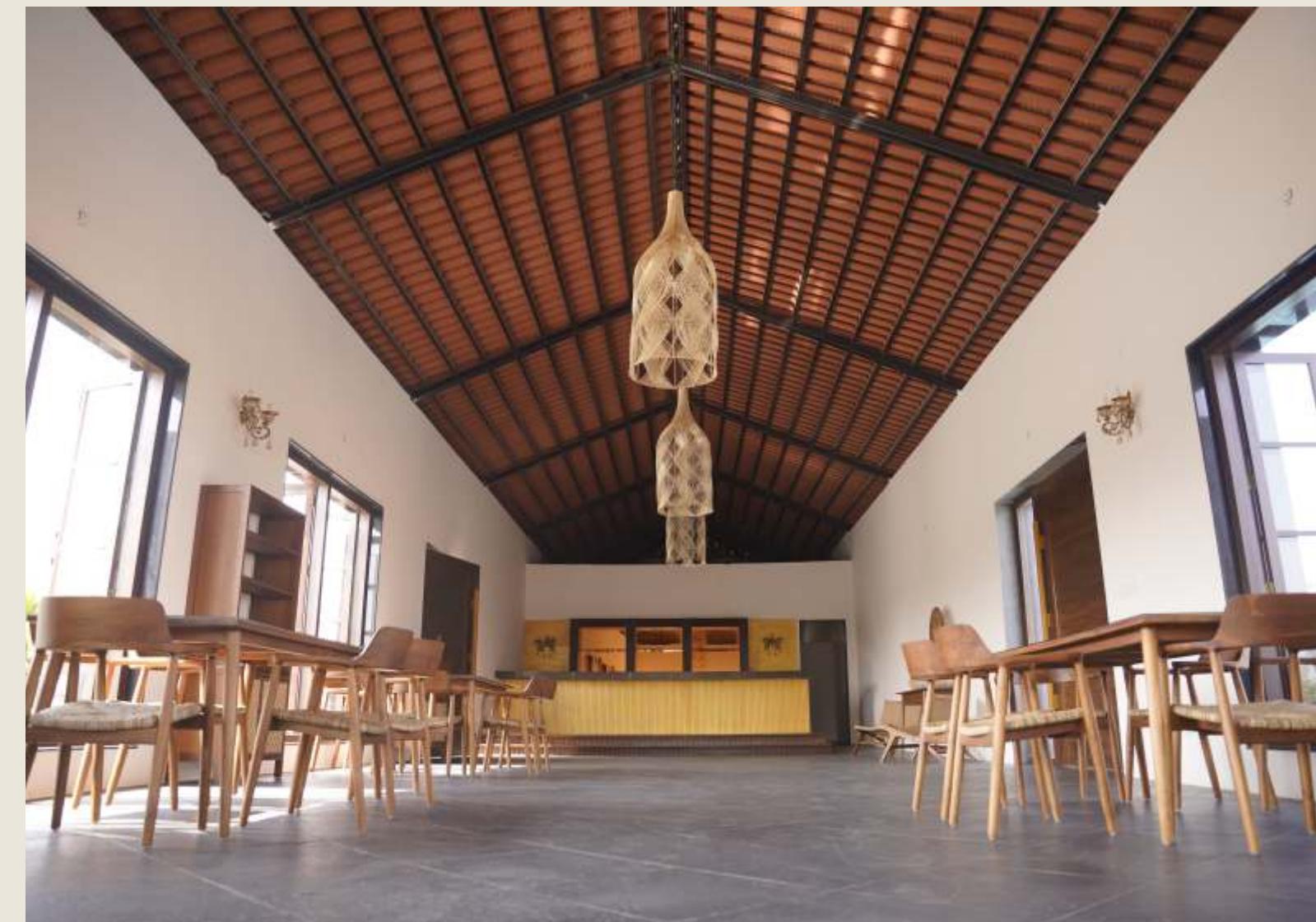
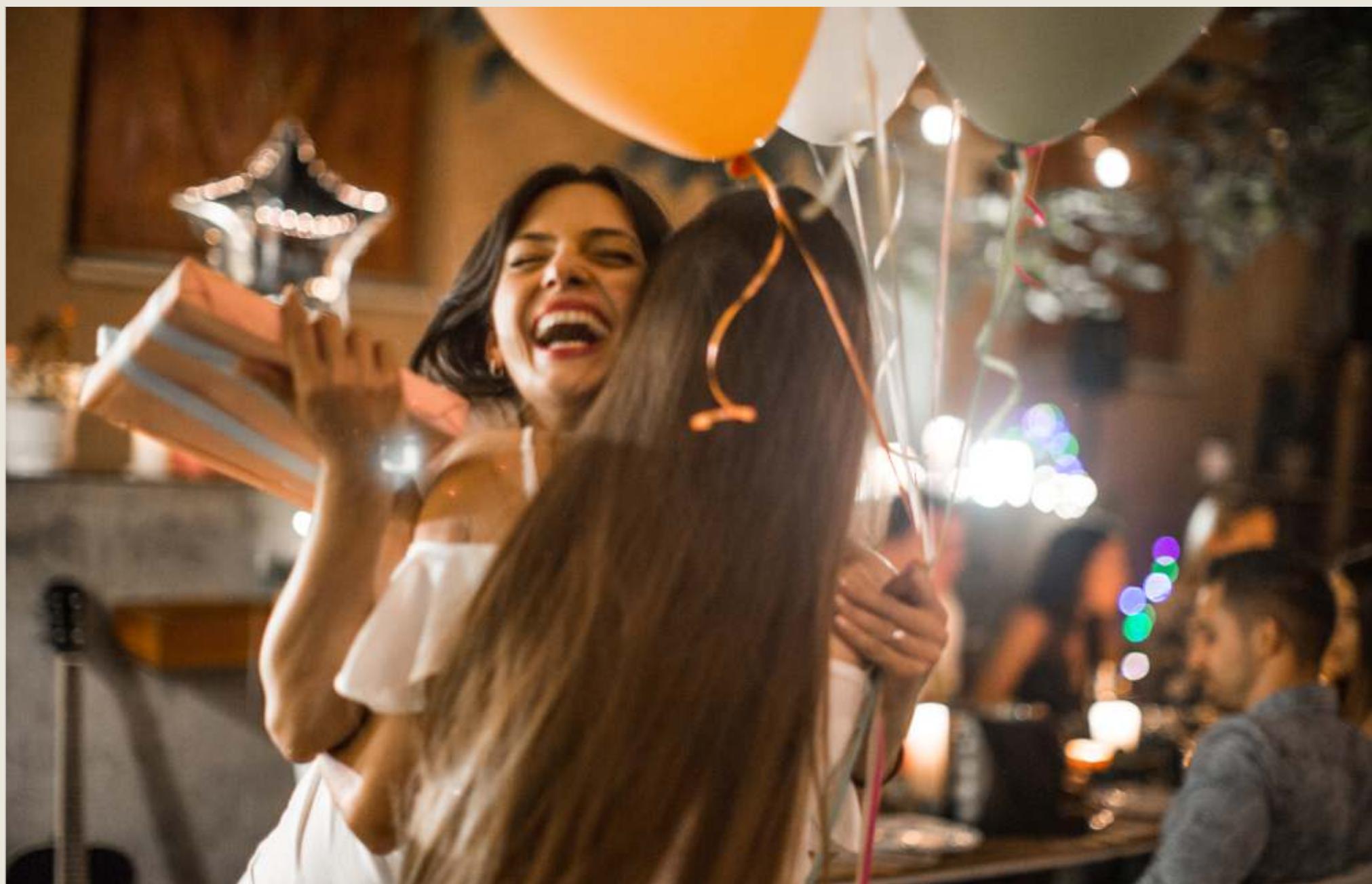
## Community Amphitheatre

An encouraging and a motivating space to hold community gatherings, cultural events and celebrate festivals with fervour. The amphitheatre with the stage provides the perfect setting for residents of Skanda Nilaya to enjoy every occasion to the fullest.



## Banquet Hall

Host memorable events and celebrations in our spacious banquet hall which opens up to an extended lush green party lawn. Surrounded by landscaped water bodies and trees, it provides a picturesque backdrop for memorable events.



## All-Day Dining

Indulge your taste buds with delicious farm-to-table cuisine at our all-day dining space. From hearty breakfasts to gourmet dinners, our talented chefs use fresh, locally sourced ingredients to create mouth-watering dishes that will delight your senses.



## Swimming Pool

Skanda Nilaya boasts of a large size swimming pool with a deck area for adults and a dedicated kids pool. The pool has all the filtration equipment along comfort facilities like shower area, change rooms and separate toilets for men and women.



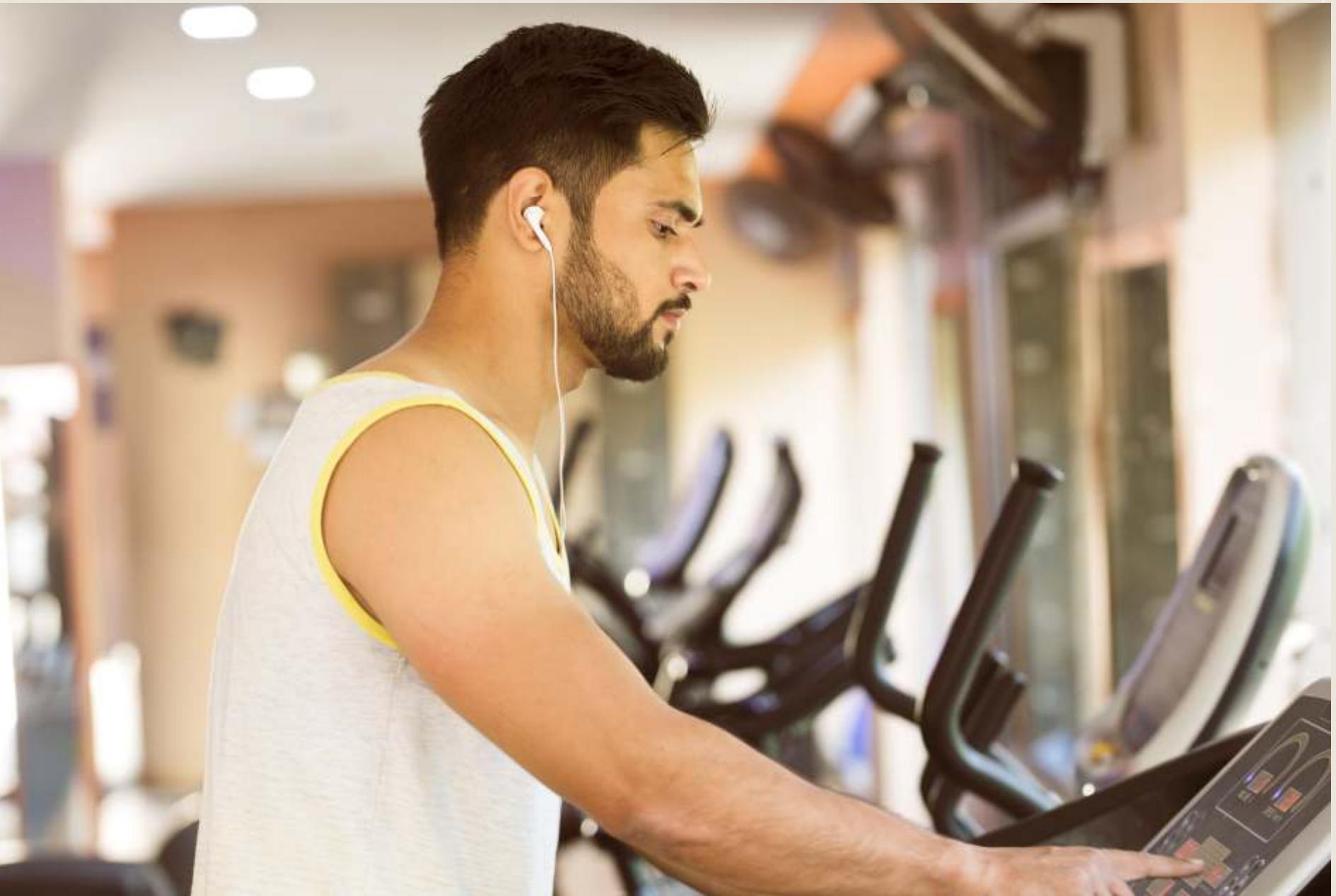
## Pool side Café

Lounge by the poolside and soak up the sun at our health cafe. Surrounded by lush greenery, our pool side cafe is the perfect place to relax and unwind on a hot summer day. Offering a range of nutritious and delicious options, including fresh juices, smoothies, salads, and light bites, it's the perfect place to refuel after a day of exploring various activities at Skanda Nilaya.



## Fitness Studio

For those who go to gym regularly, our fitness studio in the clubhouse is equipped to fully support your fitness goals, to let you prioritize your well-being and stay more health-conscious.



## Play Area

Mimicking natural elements, our play area connect kids to nature, increase environmental stewardship and encourage creativity while providing an accessible, safe and durable play area for them.



## Outdoor Sports

Enjoy your time outdoors and get inspired by the intense outdoor sports that will keep you fit and connected to nature, at the same time.



## Pickleball Court

Engage in a riveting game of Pickleball, keeping you fit while having fun.



## Guest Suites

Indulge your guests to the comfortable stay at our well-appointed guest suites that feature a private balcony opening up to food forests.



## Outdoor Working

Stay productive while enjoying the beauty of nature with our outdoor working spaces. Whether you're looking for a quiet spot to work, a creative environment to brainstorm ideas, or a peaceful retreat to recharge your batteries, our outdoor workspaces provide the perfect setting.



## Specifications

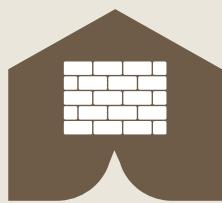


### Structure

RCC framed structure with RCC beams & slabs

#### Super Structure:

Masonry with laterite stone block of 8" thickness



### Wall finishes

**External:** Weather proof paint in smooth/textured finish

**Internal:** Double coat plastering

Exposed surfaces with putty finish with two coats of premium Acrylic emulsion paint over a coat of primer.

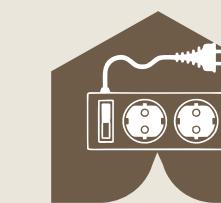


### Steps (At Entry & Courtyard)

French brown granite - Rough finish.

#### Parking Area:

PCC with rough Tandur/Parking tiles



### Electrical fittings

Power supply 2 or 3 phase Power supply

#### Cables

Polycab or equivalent

#### Modular Switches & Sockets

Legrand or equivalent

#### DTH/ TV Points

Will be provided in the Living



### Doors

#### Main door

Teak wood frame with and A1 grade teak door

#### Internal doors

Hardwood frame with hollow core engineered door with laminate finish

#### French Doors

UPVC



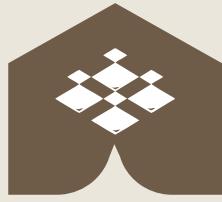
### Windows

UPVC windows



### Sanitary & CP fittings

Vitra Or equivalent make



### Internal Flooring

600 x 600 mm Tandur stone flooring in foyer, living, dining, kitchen, corridor, bedroom, puja & outdoor living area.

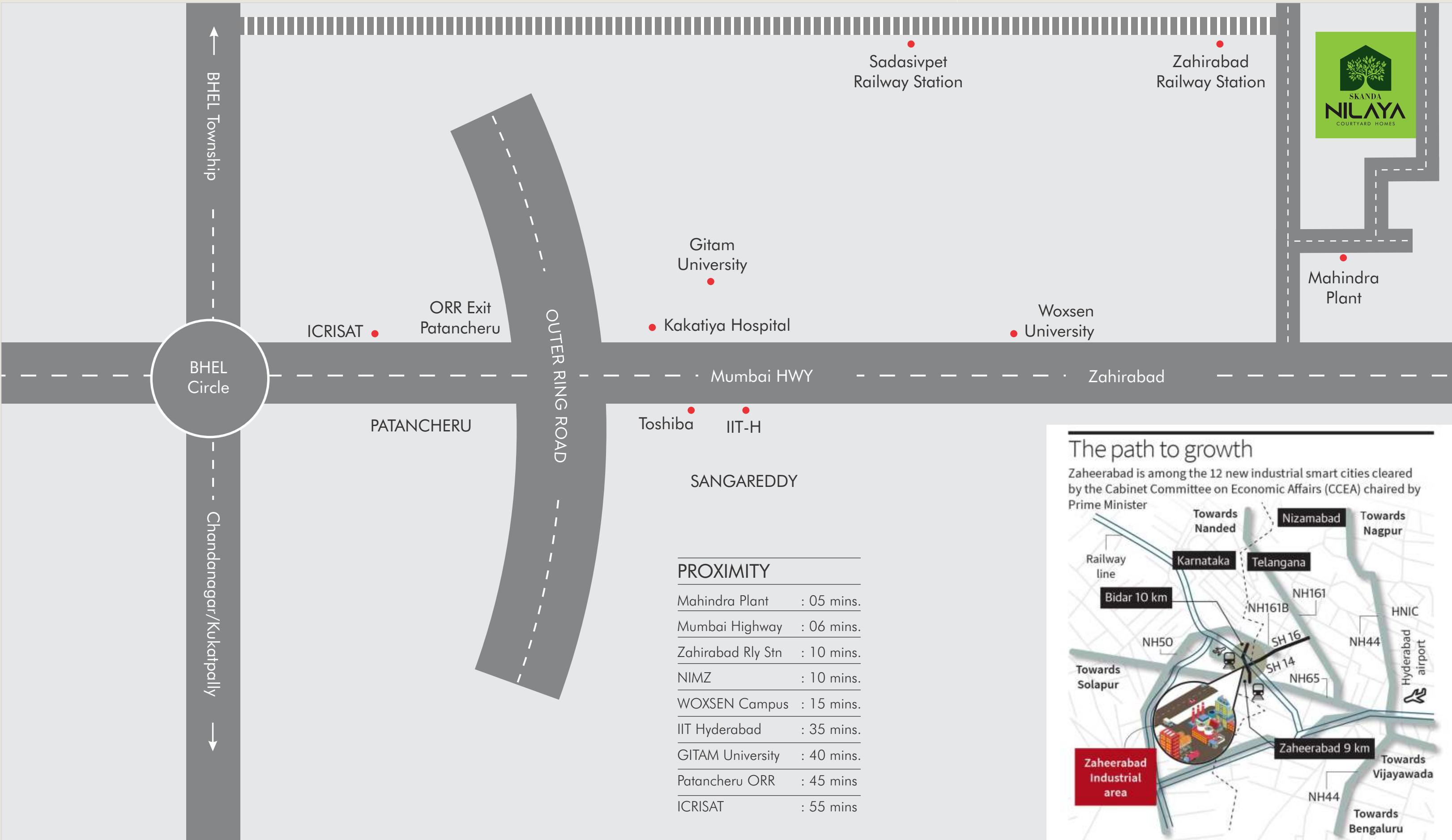
600 x 600mm Anti-skid vitrified tile in outdoor utility, powder room & toilet



### Roof

250 mm Thatch on concrete sloped roof

# ZAHEERABAD - A New Industrial Smart City



## Location Highlights

Skanda Nilaya is located in Zaheerabad - designated as a Smart Industrial City by the Govt. of India. The initial phase of Special Purpose Vehicle (SPV) focuses on 3,245 acres at a cost of Rs. 2,369 Crores. This project is estimated to generate about 1.74 lakh employment opportunities and attract investments worth Rs. 10,000 crore.

There can be no better time than this to invest at Skanda Nilaya for your vacation getaway or high return investment.

## Connectivity:

Easy access to the Outer Ring Road, National Highway and the upcoming Regional Ring Road.

Just 10 minutes away from Zaheerabad Railway Station.

Rajiv Gandhi International Airport is less than 90 minutes.



Join us on this journey at Skanda Nilaya, where each step is a leap towards infusing tradition with modernity, nurturing nature into all aspects of our lives thereby creating not homes but transformative legacies.

Welcome to a world where mindful living is a responsibility and a chosen reality.

DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



[skandanilaya.in](http://skandanilaya.in)