

A Project By



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A PRIVATE FARM COMMUNE
SHAPED BY THE SENSES

Dear Awakened,



No story behind it.
IT'S ALL IN IT.

A story told by the earth, shaped by
the senses, and lived by you.

FEEL IT AS YOU LIVE IT.

Five senses. One address.
A WHOLE LIFE.

Somewhere between your third meeting and your fourth notification, something quietly goes missing. Not your time. Not your money. Something smaller, and harder to name. The ability to simply feel where you are.

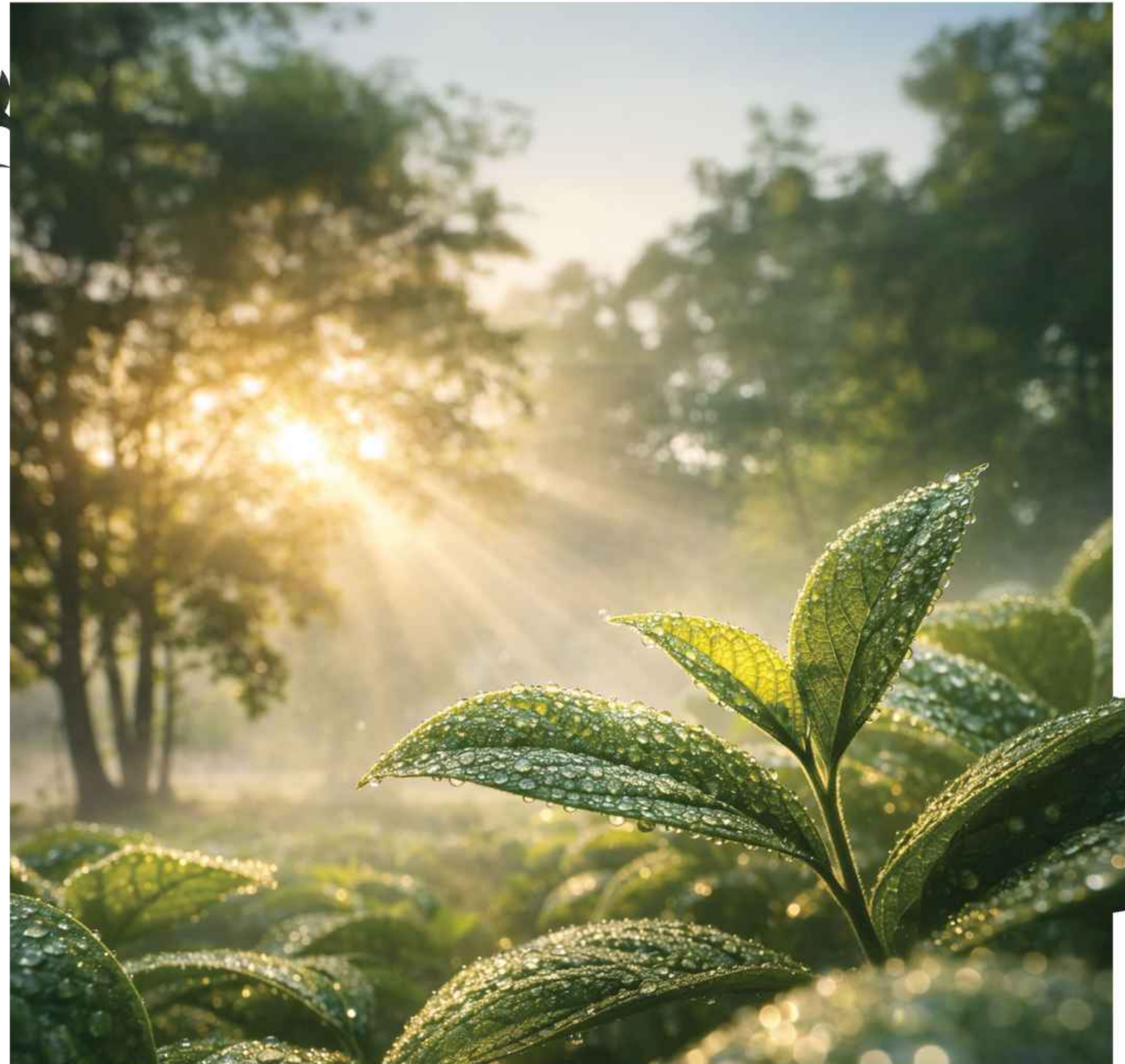
The Sensory was made for that missing thing.

Imagine waking up, and the morning itself is the very first thing you notice. Not the alarm. Not the screen. The morning. Light moving slowly through the leaves outside your window. Air that carries the garden right into the room.

The Sensory is a private farm commune shaped not by what can be built, but by what can be felt.

Open skies and living green stretch around you. Birds replace the noise of notifications. Your children touch the earth they will remember forever. Smell the first rain on dry earth. See light fall differently on land that belongs to you. Taste a tomato still warm from the vine.

This is the living that makes **SENSE.**





Open skies from edge to edge. A lake on the horizon.
AND YOUR GARDEN BETWEEN THEM.

The view from your veranda is not landscaping. It is land.

Living, seasonal, generous land that changes its colours with the months and never looks the same twice. Wide open. The kind of low density that lets you see the sky from the middle of your garden without a single rooftop in the way. A national lake shimmering just beyond the tree line. Green that is not painted on a hoarding but actually growing, actually moving, actually alive.

Because the view you wake up to every Saturday morning is not a feature. It is the whole point.

The Sensory is deliberately unhurried. A living that is sensibly yours, and yours alone.

15 Acres of Pvt.
Farm Commune

80% Open
Space

100+ Acres of Natural
Lake Habitat

3500 Sft. BUA
Clubhouse

15+ Amenities

50K+ Plantations



SIGHT

The Earth has always been this beautiful.
You just needed a window
that was worthy of it.



Eight out of ten steps you take here will be
YOUR OPEN & OWN EARTH.

All the years lived were four walls and a view of another four walls. Here, the boundary ends the moment you wake up. The first sound you hear is wind moving through your own trees.

Step outside and the rest is yours. Courtyards that open into farms, farms that open into green, and a long walk that feels nothing like a jogging track. Walk through mist, through golden morning light, through your own land. You will never find a limit here, because even the wall greets you by waving its flowers and leaves.

This is a world where chaos never finds an entry. Where sustainable living is not a feature, it is simply what the day begins with. Open land, open skies, open just like you.

Bio Fencing

15 Trees in
Every Plot

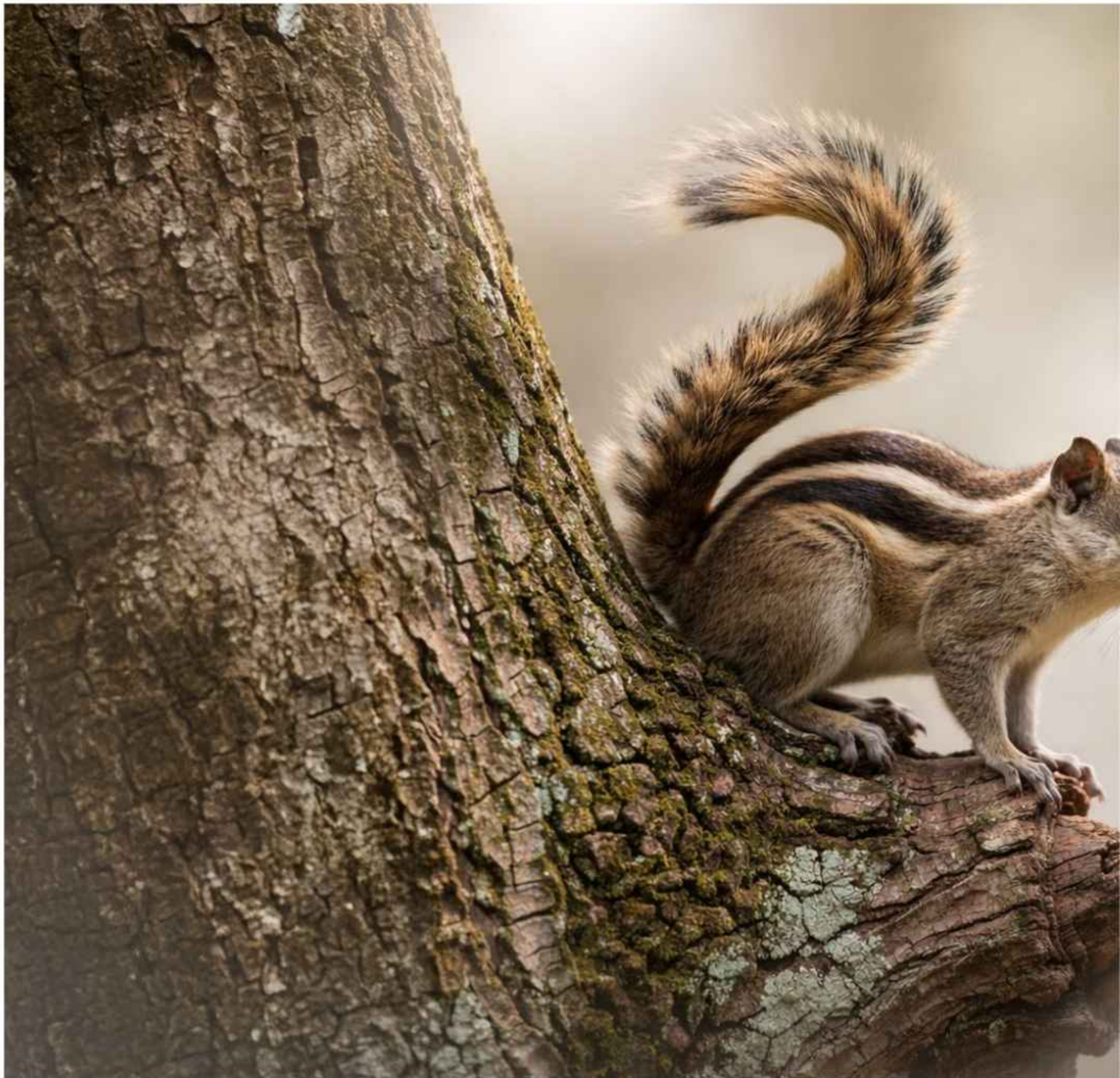
608 Sq. Yds.

LOW **AQI**

64 Units

03 Raised Bed
Gardens





Your name on the land.

NATURE'S NAME ON EVERYTHING ELSE.

In the city, you own a floor. A number on a deed, somewhere in a building, somewhere on a street.
At The Sensory, you own earth. Geotagged, registered, and mapped to the last inch. Land that has a precise location on the planet and a precise place in your life.
And what lives on that land is extraordinary. Native trees, fruit groves, flowering wild borders, and a biodiversity so rich that the birds arrive every season without being asked and the butterflies have already chosen their corner.

Open your eyes every morning to a green that is not a screensaver. It is yours. Every inch of it, recorded, alive, and in full view.

GEO-Tagged Plots

Abundant **Bio-Diversity**

Strategic Location

Every window used to show you another window.
THERE IS A DIFFERENT VIEW TO WORK.

Glass, concrete, and another building looking back at you. That was the view. That was the inspiration. That was what the day began with.

At The Sensory, the window shows you your farm. Your trees in the morning light. A sky that has nothing in its way.

The work is the same. The calls, the deadlines, the decisions. But something shifts when the air is clean and the view is honest. The mind settles. The day breathes. And when the last call ends, the farm is twenty steps away.

This is what a workspace should have always felt like.

Work from Farm
Serene Living with Panoramic Views





The hands know what the eyes sometimes miss.
Here, everything is worth touching.
Everything you touch here has always belonged to the earth.





From the floor to the roof, from the farm to the table.
A HALLMARK OF NATURE.

Every material chosen here has a reason that goes beyond aesthetics. Walls built from what the earth offers. Floors that carry the memory of sun and season. Roofs that sit lightly on the land, as if they were always meant to be there.

Step outside and the same philosophy continues. Farming land that feeds your table. Native trees that shade your courtyard. A garden that gives back more than it takes.

From the first thing you touch in the morning to the last meal of the evening, everything at The Sensory traces back to the same source.

The earth beneath your feet.

Natural Stone Paving
Terracotta Tiles Roofing



The Grotto That Brings You
BACK TO WHAT MATTERS



An aerial photograph of a village with a central road and houses. The houses have red roofs and are surrounded by lush green trees. The scene is captured during the golden hour, with a warm, hazy light. The road is paved and has a few cars. The overall atmosphere is peaceful and idyllic.

The
Sensory

Three birds flying in the sky, positioned to the right of the main image.

Two types of cottages.
One facing the dawn. One facing the dusk.
BOTH BUILT TO BE FELT.

Most homes are built to be photographed.
But the cottages at The Sensory are built to be felt.
From countryside materials to planning that welcomes light, air, and life into every corner and every room.
Here, light leads the life.

Choose the light that suits your particular kind of living. The one that arrives early and fills the room before the kettle boils. Or the one that stays late, amber and unhurried, over the garden.
Sustainable living here is not a certificate on the wall. It is in the weight of what you walk on, what you lean against, and what you open your windows to every single morning.

Choose the light that suits you best.

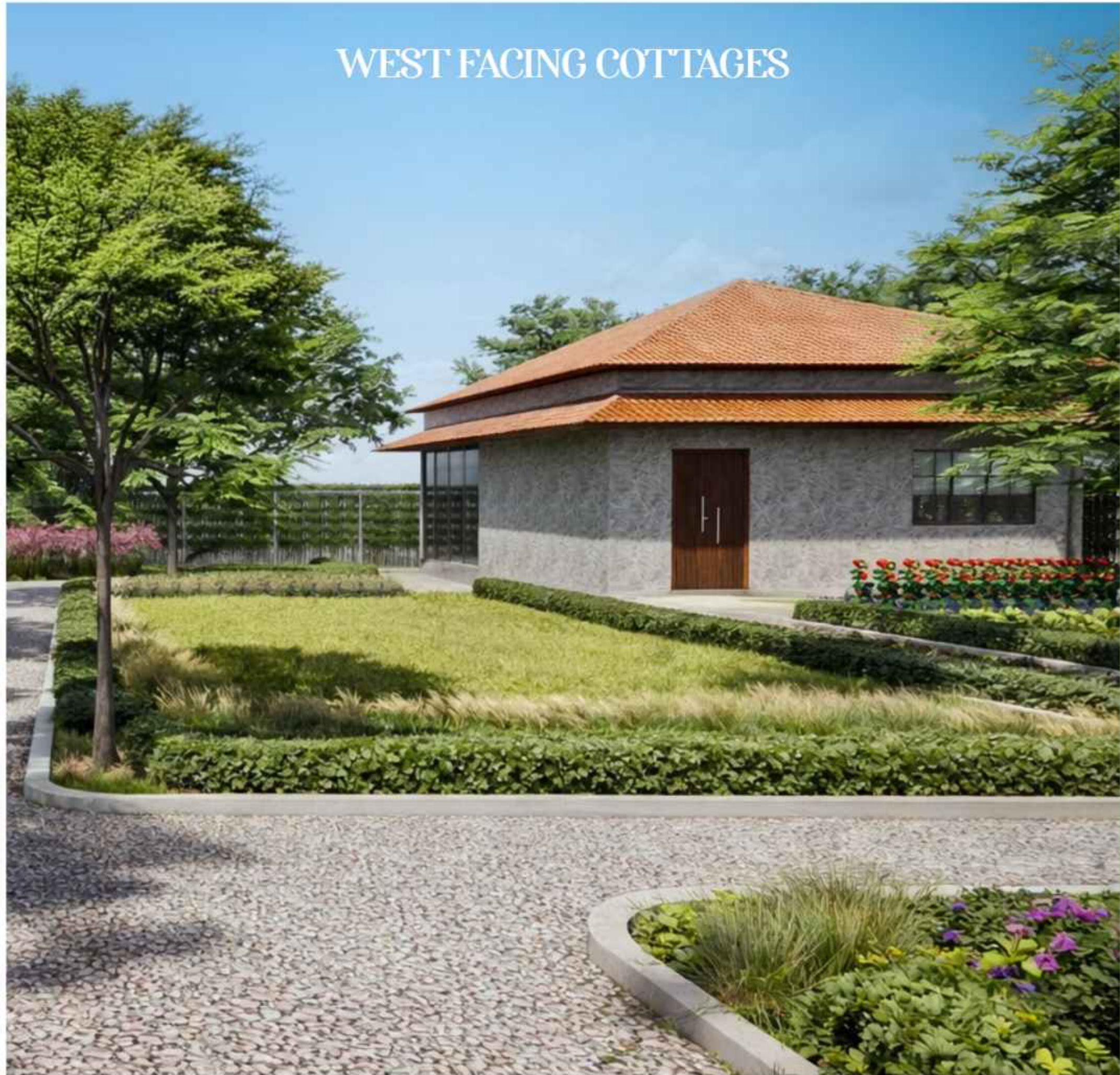
East Facing Landscape Concept Plan



EAST FACING COTTAGES



WEST FACING COTTAGES



East Facing Landscape Concept Plan



The Sensory

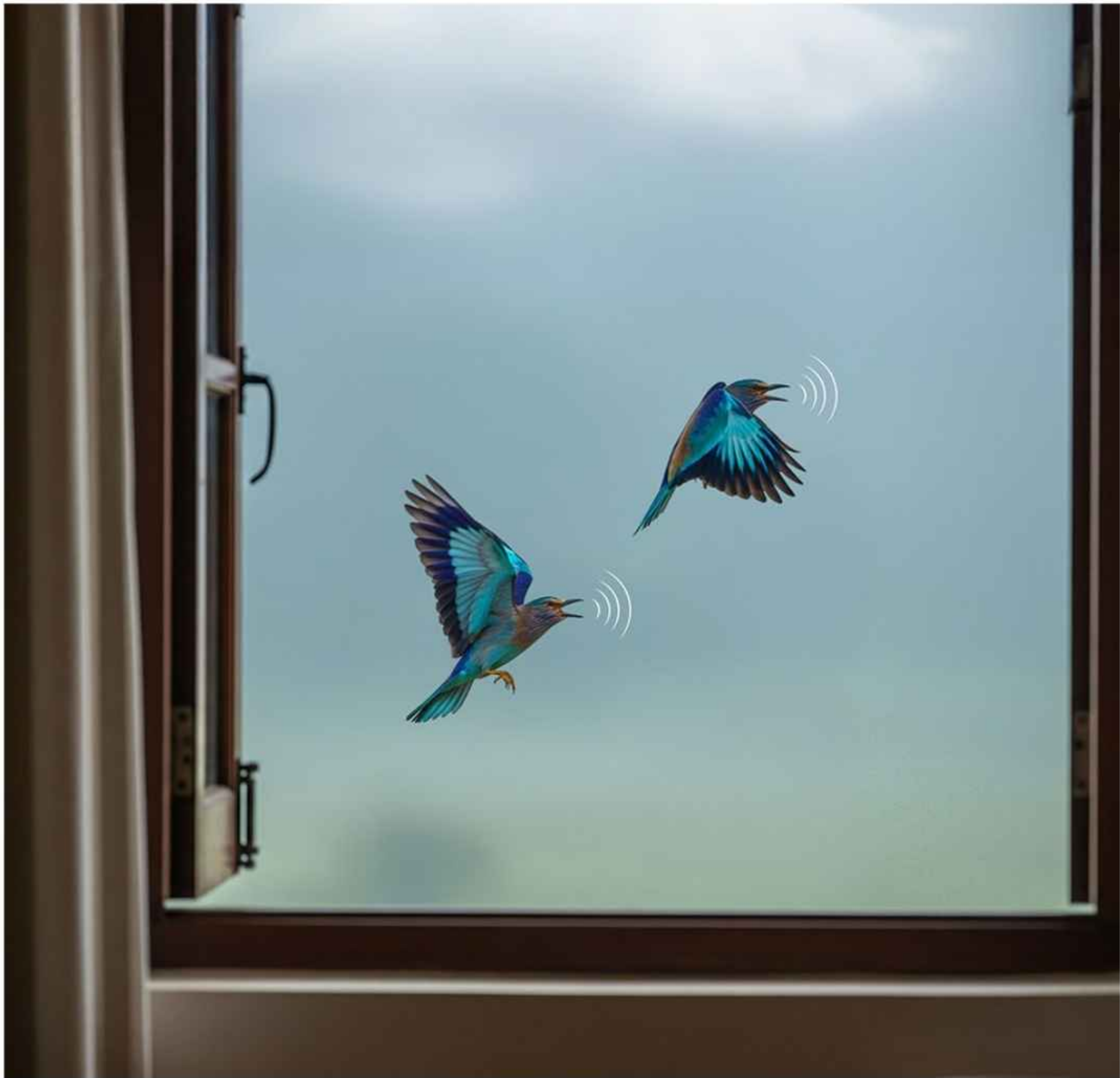


A PLAN WITH PLANTS AND SENSE.

Sixty-four plots, each embracing the sun, the breeze, and the green, set within a master plan that puts the land first and lets everything else follow naturally.



The wind has been moving through
these trees long before you arrived.
It has been waiting.



The one who wakes up before you and never complains about it.

THE ONE NEIGHBOUR YOU WILL NEVER WANT TO LEAVE.

The Palapitta, Telangana's bird, your earliest neighbour, arrives before the alarm. Before the kettle. Before the day has decided what it wants to be.

Its call moves through the grove at first light, unhurried and entirely its own. A sound so particular to this land that once you have heard it here, you will never hear it anywhere else the same way again.

At The Sensory, the Palapitta is not a feature of the landscape. It is a resident. A neighbour who has been here longer than any of us, and will be here long after the last wall is built.

Every morning it reminds you of the same thing.
You chose well.

You have forgotten what silence sounds like.
LET US REMIND YOU.

The city is never quiet. It hums through the night, vibrates through the walls, lives inside your ears even when you are trying to sleep. After a while, you stop noticing. That is the part that should worry you.

At The Sensory, the first sound of the morning is wind moving through your own mango grove. Then the birds, negotiating the light between branches. Then the sound of your children in the garden, doing something with their hands for once.

This is not an escape from life.
It is a return to it.

50,000+

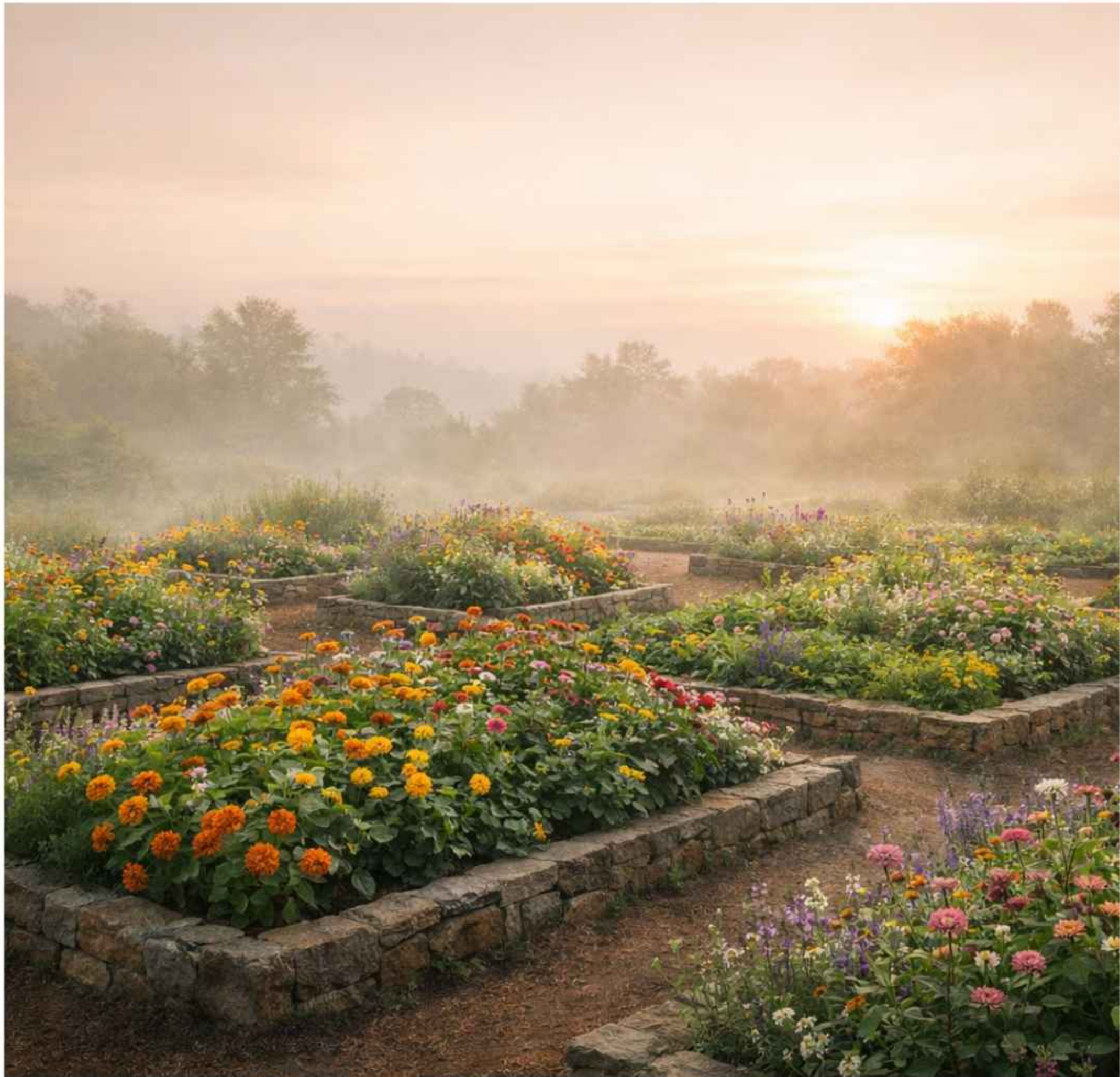
Plantations Across The Farm | Low **AQI**



SMELL

A branch of white flowers with green leaves and scattered petals against a light background. The flowers are small and delicate, with some petals floating in the air around them. The background is a soft, light greenish-yellow color.

The earth has a fragrance that
no city has ever managed to bottle.
You will smell it two kilometres before you arrive.



Wet Soil. Wild Jasmine.

THE FIRST RAIN OF THE SEASON.

There is a scent that belongs to no city. It has no name in any language we have invented yet. It travels on the breeze two kilometres before you arrive and your body recognises it before your mind does.

At The Sensory, that scent lives here permanently. In the herbal garden outside your door. In the soil after an evening shower. In the flowers that bloom in their own time, without being asked, because this is simply what living land does.

It is the smell of somewhere real.

HERBAL GARDEN | FLOWER GARDENS | FRUIT GARDENS |
SEASONAL PLANTATION

A wicker basket overflowing with fresh vegetables like tomatoes, carrots, and cucumbers, sitting in a field at sunset.

TASTE

Somewhere between the tree and your table,
something extraordinary happens.
That matches your taste.



Breakfast tastes better.

WHEN YOU GROW WHAT'S IN IT.

Supermarkets do a remarkable job of making food look like food. The colour is right. The shape is uniform. The shelf life is impressive. But something happened between the soil and the plastic wrap, and whatever it was, it took the flavour with it.

Every plot at The Sensory carries its own working kitchen garden. Fruit trees that give generously, in their own season. Raised vegetable beds that reward whoever tends them, and quietly flourish for those who simply admire.

15 Fruit-Bearing Trees Per Plot | Farm Fresh Dining

Mango | Guava | Papaya | Custard Apple | Lemon
Chikoo | Drumstick | Tomato | Chilli | Brinjal | Carrot

When every day feels like Sunday,
YOU KNOW YOU ARE IN THE RIGHT PLACE.

At the heart of The Sensory sits a clubhouse that understands what a weekend and every evening actually need. Not amenities on a brochure, but a place that is genuinely good to be in. A weekend is only as good as the people you share it with and the place that holds you. This is where the whole community comes together.





AMENITIES



36 ft x 18 ft swimming pool
with a covered roof



1,000 sq ft
banquet hall



Restaurant and
private gatherings



Open deck with
uninterrupted views



Three
guest rooms



Children's play area,
outdoor gazebos



24x7
gated security



Car parking



Professional house keeping,
always on



Continuous water and
electricity to every plot

A REAL ON-SITE MOMENT.

Showcasing the raw miracles of nature and life, captured in a fleeting instant that speaks of authenticity and wonder.



SPECIFICATIONS



Site Preparation & Earthwork

- Site clearing, levelling, and excavation as per approved drawings
- Anti-termite treatment in foundation & plinth areas



Foundation & Sub-Structure

- RCC foundation (M20 or higher) based on soil report
- PCC bedding, plinth beams, compacted filling & protection



Super Structure

- RCC framed structure (columns, beams, slabs) as per IS codes
- Masonry: AAC blocks / solid concrete blocks / red bricks



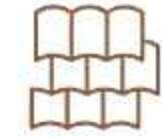
Electrical

- Concealed copper wiring with modular switches
- Adequate light, fan & power points
- MCB & ELCB safety systems



MS Roof Structure

- Mild steel roof members with anti-corrosion primer & protective paint



Roofing - MS Pitched Roof with Mangalore Tiles

- MS trusses, rafters, purlins designed for load
- Anti-corrosion treated structure
- Mangalore clay tiles with proper overlap
- Ridge tiles fixed with cement mortar
- Designed slope for rainwater drainage



Paint & Wall Finishes

- **Internal Walls:** Multi-coat lime plaster (breathable, humidity control)
- **External Walls:** Weather-resistant paint / lime-based finish for durability



Bio Fence with Creepers

- Metallic diamond-shaped fencing for plot enclosure
- Creepers (flowering & edible) for aesthetics + function



Vegetable Gardens

- Dedicated organic farming areas
- Raised beds (if required), soil prep & irrigation support



Fruit-Bearing Plantation

- Climate-suitable fruit trees & shrubs
- Provides shade, seasonal produce & biodiversity



Bedroom Furniture

- One cot with mattress (simple, durable design)



12. Seating Provision

- Built-in seating integrated into living/common areas



Kitchen

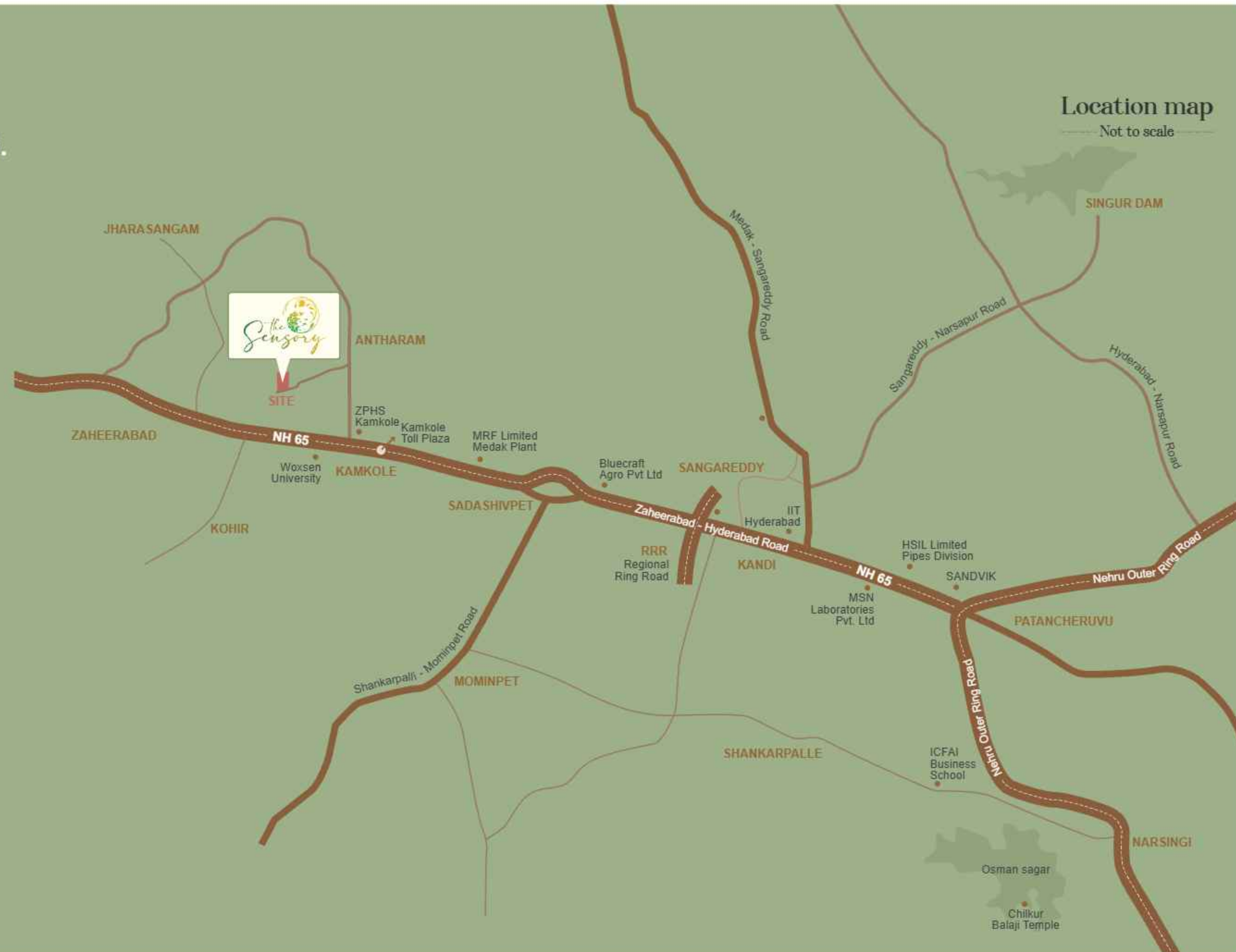
- RCC kitchen platform
- Open "Bombay shelf" storage
- Designed for durability, ventilation & ease of maintenance

While the city looks elsewhere,
THIS LAND IS QUIETLY APPRECIATING.

Location map

Not to scale

- | | |
|--|---|
|  Woxen University
5 min |  NIMZ Industrial Zone
20 min |
|  Sadashivpet
15 min |  IIT Hyderabad
35 min |
|  Singur Dam
15 min |  Sangareddy
30 min |
|  Regional Ring Road
20 min |  Outer Ring Road
45 min |
|  Zaheerabad Station
20 min |  Int. Airport (RGIA)
75 min |





An Invitation

The story begins When You Step Out of the Car.

A brochure can go this far and no further. The part where the air changes, where the garden is actually yours, where the morning asks nothing of you at all, that part only happens in person.

We would love to show you around.

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