



# Nature NXT

SARJAPUR, BANGALORE

Nxt is Now

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It's natural to think about what comes Nxt.  
We make plans, have dreams, and talk about the things to come.

Here's a chance to choose your Nxt and choose better. With high rises being constructed at an accelerated pace; we at Tattvam decided to take a step forward while being rooted to our core. Assimilating the concepts of sustainability, biophilia and green living. NatureNXT's offers 132 lots of land nestled on the cusp of future growth - the STRR. NatureNxt has huge, verdant open spaces spanning well over 94,000 square feet. NatureNXT is future proofed for seamless connectivity, providing an ideal equilibrium between urban convenience and natural allure.

Carefully crafted to help you escape the chaos of the urban sprawl.  
NatureNXT is Tattvam's ode to finer living.

Nestled on the cusp of growth with the rapidly progressing STRR at the doorstep ensuring seamless connectivity to the nodes of growth. NatureNxt is future proofed for seamless connectivity, providing an ideal equilibrium between urban convenience and natural allure.



# *Your Next begins here*



## Proximity Points

**Sarjapur Road**

🕒 5 Mins

**Prestige City**

🕒 9 Mins

**Gunjur Main Road**

🕒 23 Mins

**Carmelaram**

🕒 25 Mins

**Attibele (Hosur Road)**

🕒 27 Mins

**Hosur**

🕒 32 Mins

**Bommasandra**

🕒 36 Mins

**Hope Farm**

🕒 37 Mins



## Education

**Azim Premji University**

🕒 11 Mins

**Indus International School**

🕒 14 Mins

**TISB**

🕒 18 Mins

**Silver Oaks International School**

🕒 18 Mins

**Oakridge International School**

🕒 19 Mins

**Inventure Academy**

🕒 20 Mins

**Greenwood High**

🕒 20 Mins

**Delhi Public School, Bangalore East**

🕒 23 Mins



## Work Hubs

**Wipro SEZ**

🕒 22 Mins

**ORR (Cessna)**

🕒 34 Mins

**RGA Tech Park**

🕒 27 Mins

**ITPL**

🕒 40 Mins





## *Now and the Nxt*

NatureNxt is on the cusp of the most exciting growth corridor of Bangalore. Located off Sarjapur Road at the cusp of the STRR and NH207, NatureNxt offers comfortable access to the top IT hubs, entertainment and lifestyle options and the best schools Bangalore has to offer, with seamless connectivity. Stay in proximity to all that matters while living in a pristine and vibrant environment.

### Your Nxt begins here



**Peripheral  
Ring Road**



**Satellite  
Town Ring  
Road**



**Sarjapur-  
Attibele  
Road**



**Bangalore  
Suburban  
Rail**



**Metro Rail  
Phase 3**





## *Amenities* <sup>ANxt</sup>

Here you can both 'wander' & 'wonder'. Inspired by nature, a fusion of elements. Our amenities transcend the ordinary – with exceptional design and superior quality.



Yoga deck



Lily ponds



Barbeque



Work pods



Open air jacuzzi



Amphizone



Kids play area



Rainshower



Dog Park



Acupressure



Gazebo



Mini Golf course



Senior citizen zone



Parcourse

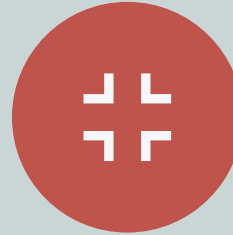


Sensory park





# ELEMENTS FOR BETTER LIVING



## Estate Plots & Sizes

- Plot sizes ranging between 1200 - 3000 sq.ft.
- Plot boundaries with natural green hedges



## Roads, Walkways and Entry Plaza

- Aesthetically landscaped entry plaza imparting a sense of arrival
- Environmental friendly plastic infused roads that offers longer lifespans
- Pedestrian paths laid with Fly Ash pavers shaded with green aiding enhanced water absorption



## Design Guidelines

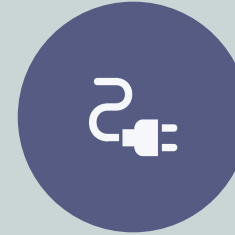
Ensuring a cohesive and green community with emphasis on street scape and architectural consistency





## Security

- 24-hr CCTV surveillance.
- Manned security 24/7
- 2m compound wall extending throughout the property



## Electricity & Distribution Network

Power supply through underground cables with transformers, RMU (Ring Main Unit) and feeder-pillars for internal distribution



## Master Plan

- Landscape concept by Cracknell, UK
- Well planned road and pedestrian circulation with emphasis on green zones



## Water and Sewage

- Water supply is through a hydro-pneumatic system, ensuring constant pressure to all plots
- A well-planned STP and usage of grey water for landscaping
- A network of saucer drains and holding chambers for rainwater harvesting ensuring maximum retention



## Maintenance

- Native foliage ensuring easy maintenance with an interplay of hard and soft landscaped zones
- Reduce & recycle ethos through grey-water re-usage
- Efficient usage of renewable energy ensuring lesser maintenance costs
- Organic produce from farm to table for the community





Now that we done with ‘What’, ‘When’, ‘Where’,  
let us explain the Differentiator

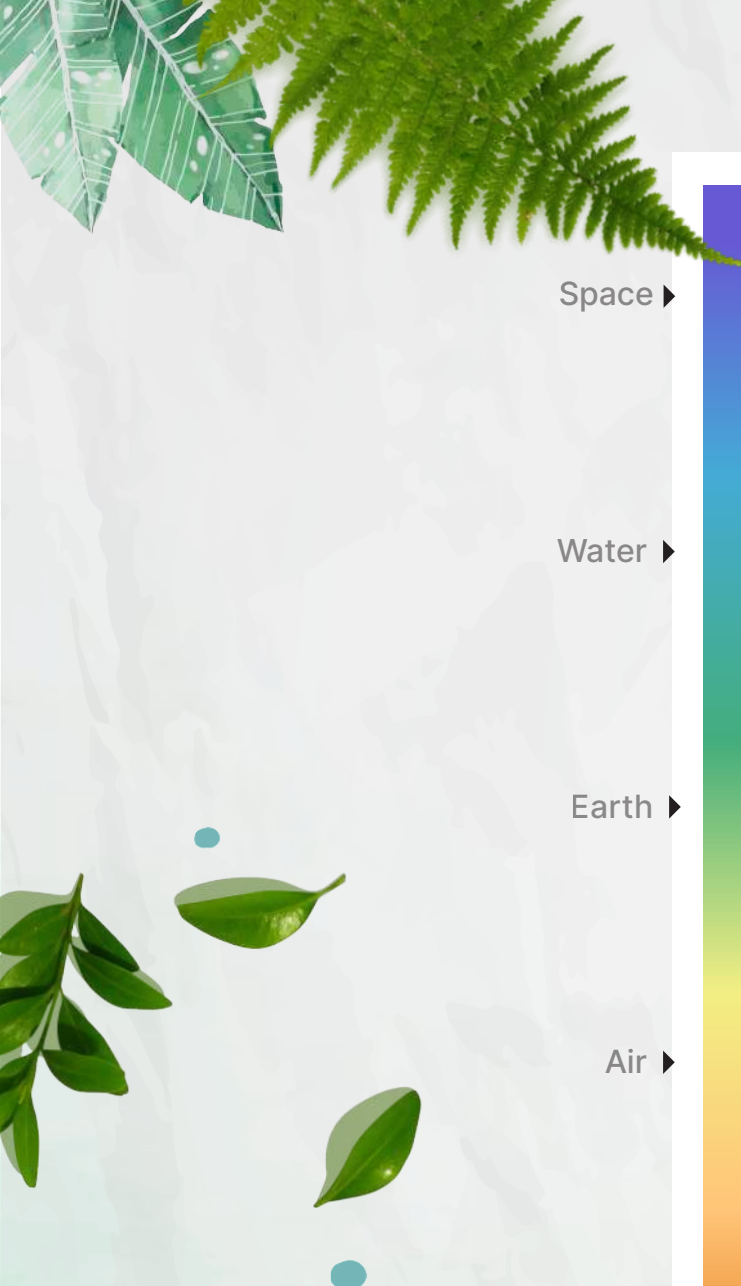
## Quest of Perfection

### Innovation in Design

A new paradigm of living

Rooted in the ethos of Sustainability





Space ▶

Water ▶

Earth ▶

Air ▶

Fire ▶

## *Why the five elements?*

The five elements of nature represent the fundamental aspects of our existence, encompassing our physical bodies and the natural world that surrounds us.

When the dynamics of these elements remain steady and balanced, the flow of energy and harmony of life are synchronized. We aspire to establish **NatureNxt** as a project that helps you balance these five elements within yourself so as to help you lead a harmonious life that is in sync with nature.

At **NatureNXT**, we embark on a journey to enhance and redefine the Quality-of-Life spaces by integrating the five elements of nature.

We at **Tattvam**, have carefully crafted our clubhouse, parks and other amenities by assimilating these aspects of nature which not only **allows us to promote sustainability/biophilia** but also helps us foster the harmonization of oneself with the surrounding environment.

**...foster the harmonization of oneself with...**





## *Where the elements come together*



Amidst the clubhouse's walls, a tale unfolds.  
In design and ideation, we sought their embrace, Creating a haven, a harmonious space.



Earth, the foundation,  
steady and secure,  
Within the architecture,  
its essence, pure. With  
natural materials, we  
sculpted and shaped,  
A grounded retreat,  
where you can escape.



Air, a gentle breeze,  
circulates through, In  
open spaces, where  
life breathes anew.  
Ventilation embraced,  
bringing life's flow,  
Inviting serenity with  
each gentle blow.



Fire, the spark, igniting  
hearts' fire, A hearth  
in the center, a soul's  
desire. In warm hues  
and flickering lights,  
In unity and joy, our  
spirits take flight.



Water, the essence,  
a tranquil retreat, A  
pool's reflection, where  
troubles deplete. In  
cascading fountains,  
soothing and calm, A  
space to rejuvenate, a  
healing balm.



Space, boundless  
horizons, stretching  
wide, In vastness,  
imagination takes  
its stride. With artful  
spaces, where minds  
may roam, Unleashing  
creativity, our spirits  
bloom.





*NXT level*

Why NatureNxt is where  
you will want to live  
– and for all the right  
reasons

Tattvam has delivered Woodsvale – a landmark project in the region ahead of schedule

Landscape ideation by Cracknell (one of the top landscape architects responsible for greening half of Dubai)

High livability due to successive phases in the development which will consist of villas, row houses and low-density apartments

Unique amenity profile: mini golf course, maker's space, barbeque zones, chromotherapy spots/ sensory parks, dog park, outdoor theater, and community garden

NatureNxt is one of the only plotted development(s) in close proximity to the STRR, providing high scope for land appreciation.

Clear land titles vetted by top legal firms in Bangalore

Offers you improved accessibility to 12 major satellite towns in Bangalore

We are known for quality, consistency and a passion for green living

Incorporation of sustainability into the aspects of project: use of native foliage, plastic roads, eco-friendly construction material (fly ash bricks), solar parks and more

Maintenance friendly project: landscape that does not harm the native ecosystem along with power consumption done through renewable energy sources.



# NatureNxt – Location Primer



## Proximity Points

- ❖ Prestige City – 9 Mins
- ❖ Attibele (Hosur Road) – 27 Mins
- ❖ Hope Farm – 37 Mins
- ❖ Gunjur Main Road – 23 Mins
- ❖ Carmelaram – 25 Mins
- ❖ Bommasandra – 36 Mins
- ❖ Hosur – 32 Mins

## Education

- ❖ New Oxford School – 3 Mins
- ❖ Azim Premji University – 11 Mins
- ❖ Indus International School – 14 Mins
- ❖ Inventure Academy – 20 Mins
- ❖ TISB – 18 Mins
- ❖ Oakridge International School – 19 Mins
- ❖ Silver Oaks International School – 18 Mins
- ❖ Greenwood High – 20 Mins
- ❖ Delhi Public School, Bangalore East – 23 Mins

## Work Hubs

- ❖ Wipro SEZ – 22 Mins
- ❖ RGA Tech Park – 27 Mins
- ❖ ORR (Cessna) – 34 Mins
- ❖ ITPL – 40 Mins

Indicates upcoming infrastructure



Step into a realm where the essence of nature intertwines seamlessly with modern living.



NatureNxt's experience centre represents the vision and ethos that we would be infusing into the development of NatureNxt.





# *About Tattvam*



RELIABLE  
DIFFERENTIATOR  
VALUE  
TRUST  
LIFESTYLE  
ARCHITECTURE  
DILEGENCE  
BIOPHILIA  
SHIFTER  
DELIVERABILITY  
QUALITY  
SUSTAINABLE  
INNOVATION  
EXECUTION  
EXPERIENCE  
REAL-ESTATE  
LEGACY  
KNOWLEDGE  
PASSION  
NATURE  
ACCOUNTABILITY  
LIFESPACES  
CSR  
REDEFINE  
PARADIGM  
HONEST  
ASPIRATIONAL





*Your Next is NatureNxt*