

THE URBAN FOREST



THE URBAN FOREST
KEYA HOMES

Our Philosophy



Our journey began in 2013 when Keya was established as a Corporate with one goal in mind: to bring nature and technology to the lifestyle of our home buyers and transform living as we know it.

Bipin Ram Agarwal, Ratan Kumar Kandoi, and Dinesh Kejriwal are the promoters and shareholders of the company. With them, they bring experience in large-scale manufacturing, consumer trade, exports, finance and business strategy.

We have remained debt-free since inception and are professionally managed. We also handover defect-free homes to all our home buyers. This means that our home buyers can place their trust in us. With Keya, your dream home is in able hands.

In our journey, we have completed 1569 homes (5 projects).



Our Vision

Ours is to be the first choice for home buyers aspiring to buy a home.

Mission

Our endeavor is to lead the development of futuristic properties by building homes with timeless designs and quality, through well-planned processes.

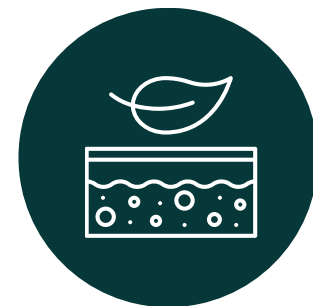


What Sets us Apart : **Our Core Values**

1. Nature



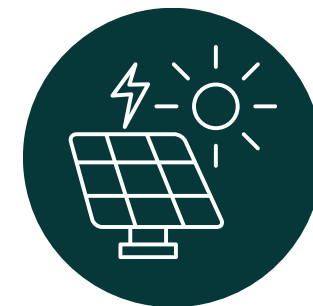
Abundant Green Spaces



Eco-sensitive Design



Nature Trails & Wellness Paths



Solar Power



Rainwater harvesting



Outdoor Community Zones

3. Lifestyle



95+ Curated Amenities



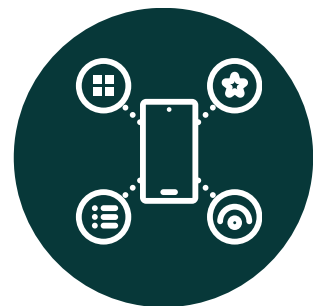
Wellness & Sports Zones



Community & Co-Working Spaces



Pet & Senior-Friendly Areas



Smart Living Features

2. Design



Eco-Friendly Architecture



Minimal Soil Impact



Energy-Efficient Homes



Zero Area Wastage



Best of the Material Basket



Zero Defect Homes

4. Technology



Radio frequency identification for all entry points



Centralized gas in all units



Video Door Bell



Centralised camera surveillance for common area



Centralized broadband connection



Centralized satellite cable system

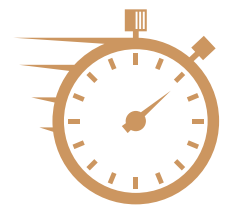


EV Charging for all homes



4 Committments by Keya

1.Fastest Project Completion



We are on time,
every time.

Keya Homes Project
Completion

27
Months



Other Developers
Project Completion

4-5
years

We nurture your
hard-earned trust.

Your overall cost savings at Keya in
Homeloan Interest Cost

2 BHK - Rs. 25-30L
3 BHK - Rs . 40 - 60L
4 BHK - Rs. 75-90 L

Only possible due to fastest completion

2.Eco - Pricing

Our prices are 10-30% lower than major brands
without compromising on quality

HOW?



Lean
Structure



Zero loan

3.Transparency



One price
policy



Minimal human
intervention



4. Top-Tier Brands

Crafted by Excellence

At Keya Homes, we believe that a great home begins long before the foundation is laid, it begins with choices. Choices made with care, precision, and purpose.

Every brick, beam, and bolt is handpicked with precision, not just for what it is, but for what it becomes.

We source only the finest raw materials from trusted origins, ensuring every element is tested for durability, sustainability, and timeless appeal. From the sand beneath your feet to the ceilings above, we craft your space with a commitment to excellence that turns quality into comfort, and strength into serenity.

Because your home isn't just built, it's curated.

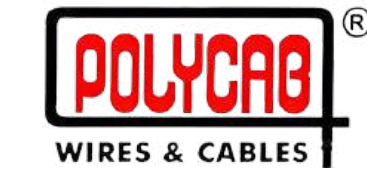
Waterproofing



Electrical Switches



Electrical Wires



Elevator



Sanitation



Glasses



Windows



Doors



Concrete – Infra Market



Kids Playing Equipment



PVC Pipes



PVC Pipes



Flooring



Door Safety



Paint



Quality Check



Paver



Steel doors



EV Charger



Quality You Can Trust. Proof You Can See.

In a pioneering move, Keya becomes the first company in India to implement AI-based quality control (QC) checks across every apartment it delivers.

We bring in independent verification partners like PropChk experts who scrutinize every detail with over 400+ checkpoints, from branded materials to carpet area accuracy.

We conducted this rigorous check even in our previous completed project, “Around the Life” for 468 apartments where we achieved an impressive **average rating of 97.59%**, a testament to our commitment to transparency, integrity, and excellence. Because we believe in doing justice to your hard earned money, not just handing over a home.

We commit to handover your dream home to you with minimum 95% rating



Avoid hidden renovation/repair costs of ₹10-20 lakhs per apartment



Save time and stress
No chasing contractors, no delays.



Every home is quality-checked, and backed by data.

Actual Test Report of a home



Inspected. Verified. Delivered
That's the Keya Commitment



About the Dream Weavers

At Keya Homes, our team of visionary experts is redefining the housing industry with innovation and dedication. Backed by extensive experience and a relentless passion for progress, we bring a unique perspective that truly sets us apart. Together, we are shaping the future of modern living.

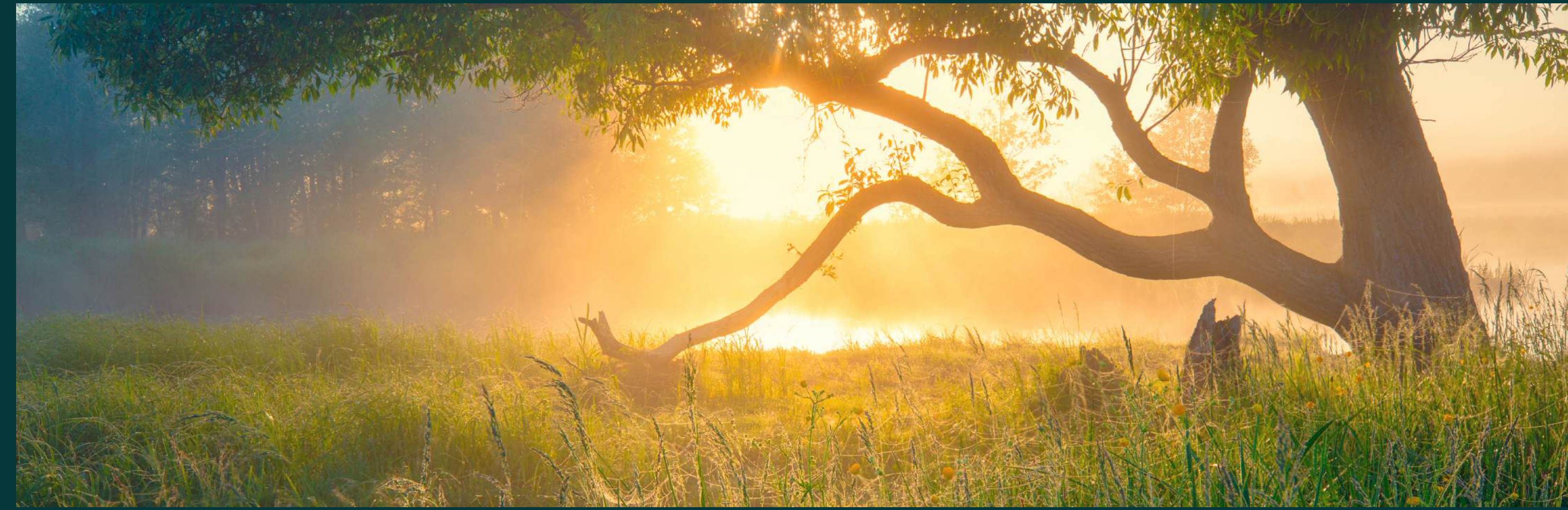


Welcome to "The Urban Forest"

A place where nature and modern living come together. The Urban Forest offers a peaceful retreat in the heart of the city, surrounded by lush greenery and open spaces. Designed to breathe life into the concrete jungles of urbanization, this unique community redefines the way you live, work, and connect with the environment.

Here, 83% of the land is dedicated to nature, including your very own forest, creating a calm and refreshing environment for you and your family. With sustainable living and thoughtful design, this is more than just a home, it's a lifestyle that nurtures your soul and the planet.

Experience the perfect balance of luxury and tranquility. Welcome to a place where nature and urban living coexist seamlessly. Welcome to The Urban Forest.





As you step into The Urban Forest, the first thing that greets you is the serene temple at the entrance, a beacon of tranquility and divine energy. Here, the morning begins with the gentle ringing of bells, each chime filling the air with a promise of strength, positivity, and hope. With every resonating note, feel the weight of the world lift from your shoulders as the day unfolds before you. This sacred sound marks the start of your journey, guiding you into a space where nature, peace, and new beginnings converge. It's not just the start of a day, but a celebration of every moment that awaits in this haven of balance and beauty.



Spiritual connection

The presence of nature and the calming design invite moments of mindfulness and reflection, promoting mental well being and a deeper connection to the world around you

Neem Tree:

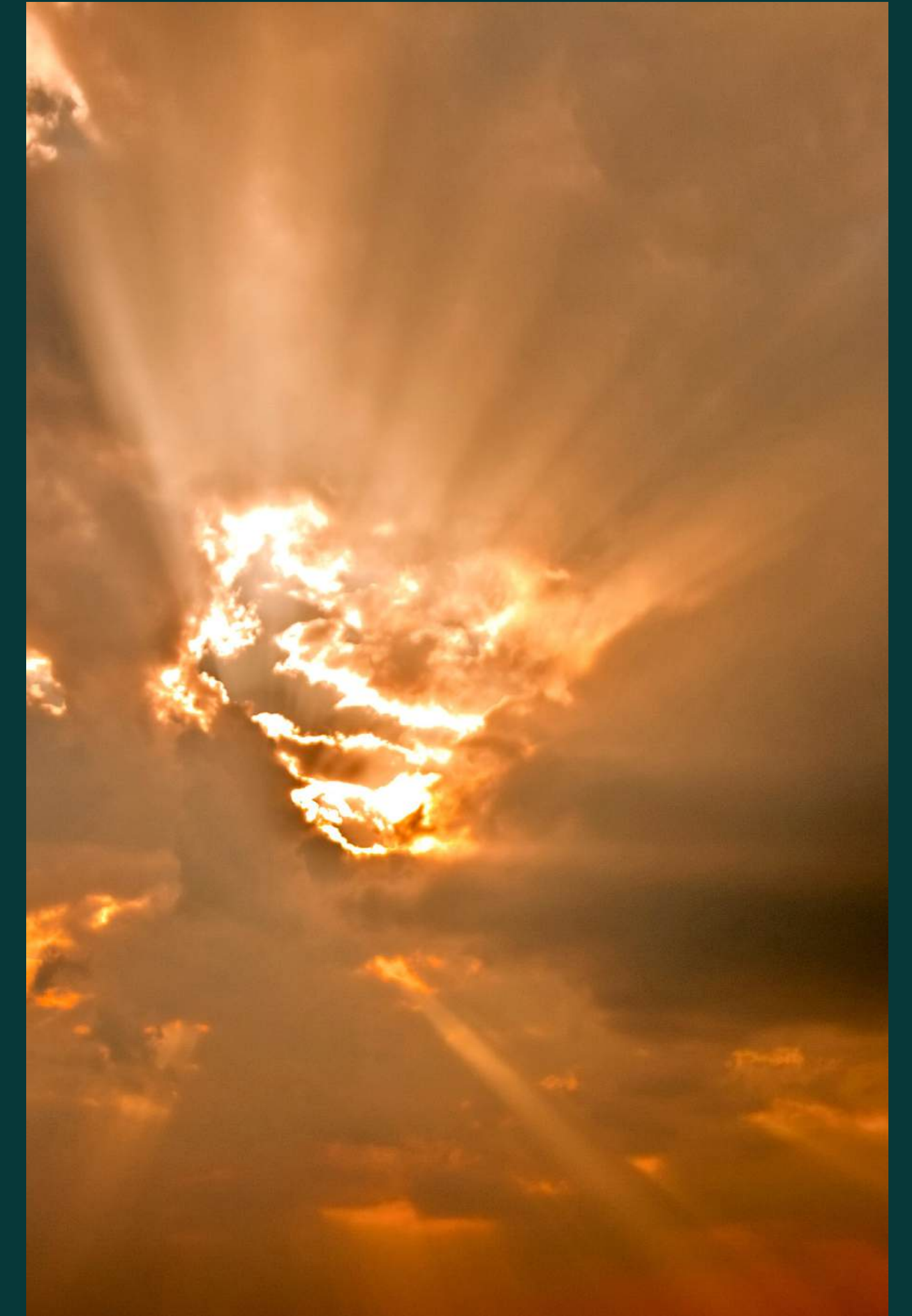
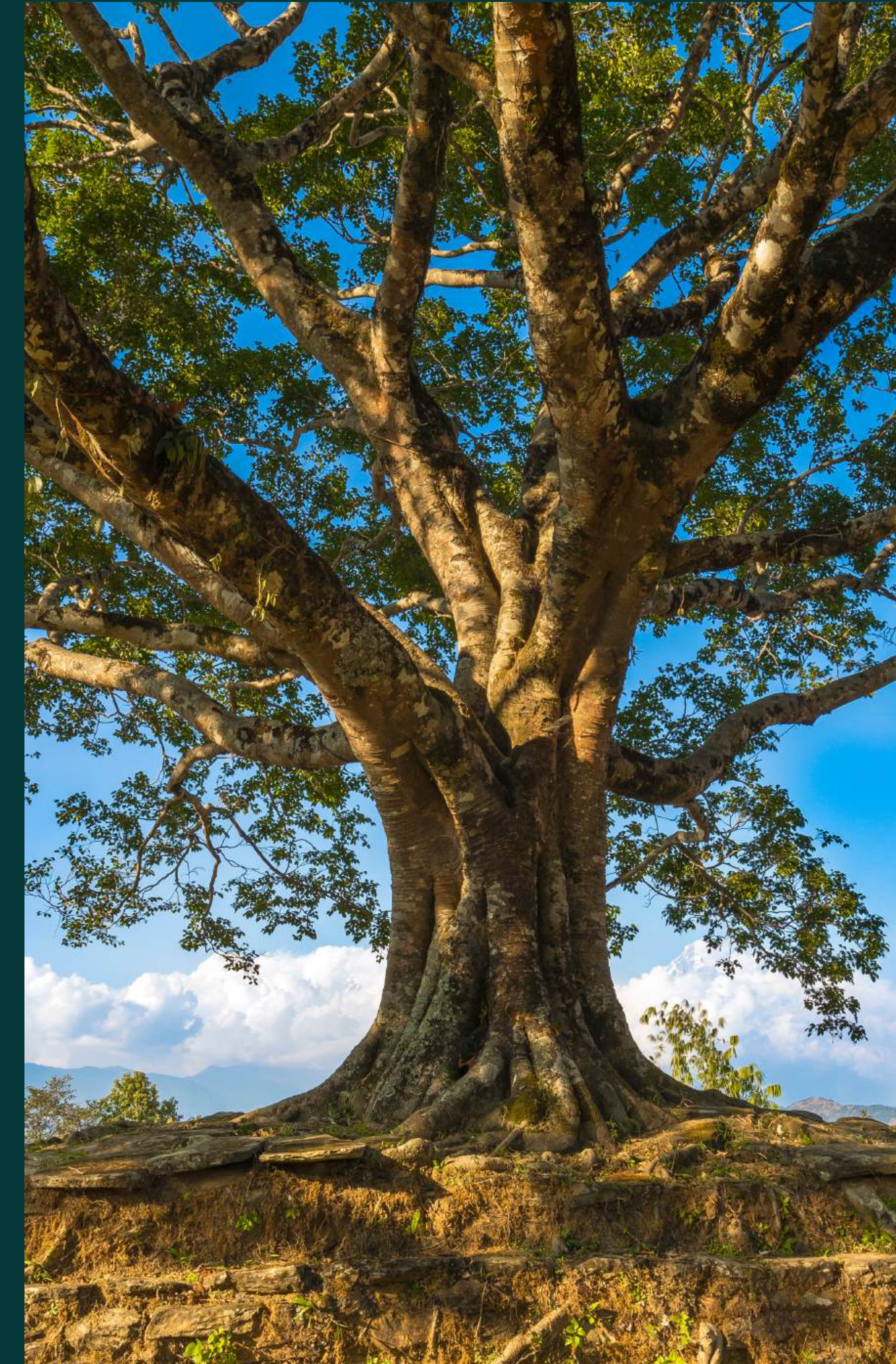
The Neem tree stands for purity, healing, and protection from negativity.

Parijatha Tree:

The Parijatha teaches silent service and humble renewal, blooming unseen by night and gifting its fragrance to all by dawn.

Peepal Tree:

The Peepal tree represents spiritual awakening, wisdom, and divine connection.





Life Before Urbanization

Life before urbanization was serene, surrounded by nature's symphony. The air was pure, water sources were abundant, and green spaces provided a harmonious environment. Communities thrived in simpler, slower paced lifestyles, deeply connected with the land and each other.

- Abundant Nature: Forests, rivers, and clean air define everyday life.
- Sustainable Living: Resources were utilized responsibly, creating a balanced ecosystem.
- Close Communities: Small neighborhoods fostered warmth and connection

Life During Urbanization

Urbanization transformed landscapes, bringing modern infrastructure and conveniences but at the cost of the environment. Concrete jungles replaced greenery, and the hustle overshadowed moments of peace. Rapid development led to shrinking green spaces and rising pollution levels, disrupting the balance we once shared with nature



The Urban Forest: Bridging the Gap

"The Urban Forest" by Keya Homes aims to redefine urban living by bridging the gap between nature and modernity. This innovative real estate project embodies the best of both worlds, offering a unique blend of luxurious amenities and eco-friendly living.

Out of 8.15 acres, 4.5 acres remain untouched - pure, virgin soil preserved just for you.
The highest green ratio you'll find in any project, crafted not by chance, but by choice.

In a world of concrete, we chose to give back to the earth.
A rare balance where modern living meets mindful preservation.
Because protecting Mother Earth while meeting today's needs isn't a compromise, it's our commitment



Reclaiming What Was Lost:



At Keya Homes, we understand the challenges posed by urbanization. Our vision for the future of living revolves around giving back to nature. The Life project is designed to restore harmony by integrating green spaces, parks, and sustainable solutions within the urban fabric. Imagine a home where you wake up to the sounds of birds, stroll through serene tree-lined paths, and breathe fresh, clean air.

With our commitment to 83% lung space and our own forest on the property, we aim to blend the benefits of urban living with the rejuvenating power of nature. Our focus on sustainable development ensures that every corner of Life reflects a deep respect for the environment, encouraging residents to reconnect with nature and enjoy a healthier, more balanced lifestyle.



A century back



Present day



The urban forest vision



ENTRY GATE



Central Vista feels like a quiet hug in the middle of the city.
Tall palm trees line the path, their leaves swaying softly overhead.
A small fountain bubbles in the center, tossing cool drops into the air and making gentle, soothing sounds.
Sit on a nearby bench, breathe in the fresh air, and let this cozy spot slow the day down.





Life Amid Nature's Embrace

As the day goes on, life at The Urban Forest unfolds beautifully. Start with a peaceful walk along tree-lined paths or a refreshing jog surrounded by greenery. Every moment feels like a breath of fresh air, helping you recharge and feel inspired.

Afternoons are a perfect mix of relaxation and productivity. Whether you're working from your cozy home office, taking a break at the calming oxygen pavilion, or enjoying the peaceful vibes of the Zero Gravity Zone, your day flows effortlessly.

Evenings are all about connection and unwinding. Spend time with neighbors at the clubhouse, play outdoor games with your family, or relax by the serene water features that reflect the project's eco-friendly spirit. As night falls, gaze at the stars from your terrace and soak in the peace of this natural haven you now call home.





5 Elements of Nature, most natural way possible

We embrace the core principles of nature, creating a living environment where the five elements—Earth, Water, Fire, Air, and Ether, blend seamlessly into your daily life, crafting a sanctuary that nurtures your well-being and a lifestyle rooted in the most natural way possible.

Feel the solid grounding of Earth in every pathway, sense Water's calm in reflective pools, breathe Air that dances through green canopies, greet Fire as the warm glow of sunset, and rest in Ether's quiet embrace—each element choreographed to restore balance and deepen your connection to the world around you.





EARTH

01

A close-up photograph of several green, elongated leaves, possibly from a tropical plant, covered in numerous small, glistening water droplets. The leaves are set against a dark, almost black background, which makes the green color and the highlights on the water droplets stand out. The lighting is soft, creating a serene and fresh atmosphere.

83 % Green Space

Unlike typical urban developments, The Urban Forest is built with an emphasis on nature. A vast 83% of the land is dedicated to preserving lush green space, making the entire project feel like a forest retreat.

At Keya, sustainability is not just a promise — it's a practice. During the building process, we ensured that the preservation of virgin soil was kept to a maximum, with more than 47% of the original natural soil being preserved. Through careful planning, responsible construction techniques, and a deep respect for the land, we have protected the site's natural integrity. This approach not only preserves the ecological balance but also offers our residents a home that remains deeply connected to nature.





Green Building Materials

We use environmentally-friendly materials in construction, from energy-efficient insulation to non-toxic paints and finishes. These sustainable materials reduce the overall carbon footprint of the project and ensure that the homes are both energy-efficient and safe for residents.





T E R

02



4 Million Liters of Rainwater Harvesting: A Step Towards Sustainable Living

Sustainability is not just a concept, it's a commitment. Our state-of-the-art rainwater harvesting system can collect and store an impressive 4 million liters of water annually, ensuring efficient use of every precious drop.

Ten eco-engineered recharge pits turn every shower into groundwater. They filter runoff through sand-gravel-charcoal layers, keeping pollutants out and the water table healthy. Fewer tanker runs, greener landscaping. Sustainability is literally built into the soil beneath your feet.

Choose a home where every drop counts and every drop sustains life. Experience a lifestyle that **harmonizes with nature**.





Natural Water Features

Water plays a crucial role in creating a calming, peaceful atmosphere. Our project integrates several serene water features, such as ornamental ponds, streams, and waterfalls. These elements not only enhance the aesthetic beauty of the space but also contribute to the overall well-being of the residents by providing a sense of tranquility and connection with nature.





Zero Water Discharge Project

Every drop of water is recycled

Design Brief of water management system As per the International environmental norms, we have designed this project as ZERO water discharge project with three separate water lines –white, grey and black.

White Line

Fresh water

Source- rain water harvesting, borewell and tanker.

Purpose – only for drinking usage in kitchen. (Treated through Water Treatment Plant-WTP)

Input – rain water, borewell and tanker,

Output- drinking water. It runs in your kitchen tap as drinking water.

Black Line

STP water

Source- flushed water in EWC.

Purpose – only for EWC usage.

Input – used water in flush system

Usage – flushing in EWC.

It's a closed loop with separate line to avoid any mixing of 1 and 3.

Grey Line

WWTP/UV/RO water

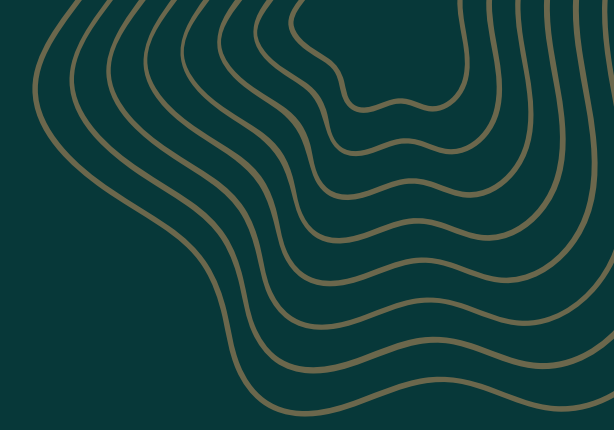
Source- water from shower/ bathing and wash basin .

Purpose – re-treat it to portable drinkable water level by WWTP/UV and RO and supply back to shower/bathing and wash basin area loop.



FIRE

03



Solar Power Integration

Harnessing the sun's energy, we have equipped The Urban Forest with solar panels across common areas and rooftops to reduce our carbon footprint. Solar energy powers everything from lighting to common utilities, ensuring that every step towards sustainability is taken.

Planned 250 KW of Solar Power at the Project

Actual shot At ATL Project
Installed 250 KW of Solar Power

EV Car Charging – Ready for the Future

Dedicated E.V for each home

Stay future-ready with our EV car charging stations located in the basement. Conveniently powered up for your electric vehicle, it's a perfect blend of sustainability and modern convenience.



Natural Sunlight for Wellness

The design of every home maximizes natural sunlight, allowing it to pour into your living spaces. By reducing the need for artificial lighting, we not only cut energy costs but also promote a healthier and more uplifting environment for residents. The warmth of the sun has been scientifically shown to improve mood, productivity, and overall well-being.





AIR

04



Attributes of The Urban Forest

8.15 acres of 83% lung space

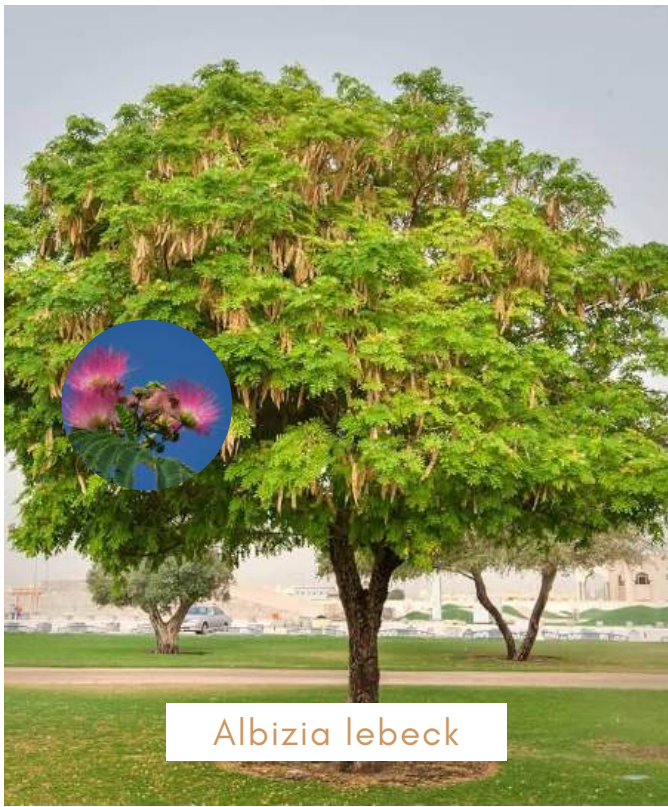


At The Urban Forest, we've dedicated 83% of our sprawling 8.15-acre estate to lush greenery, creating a sanctuary of serenity amidst the bustling city.

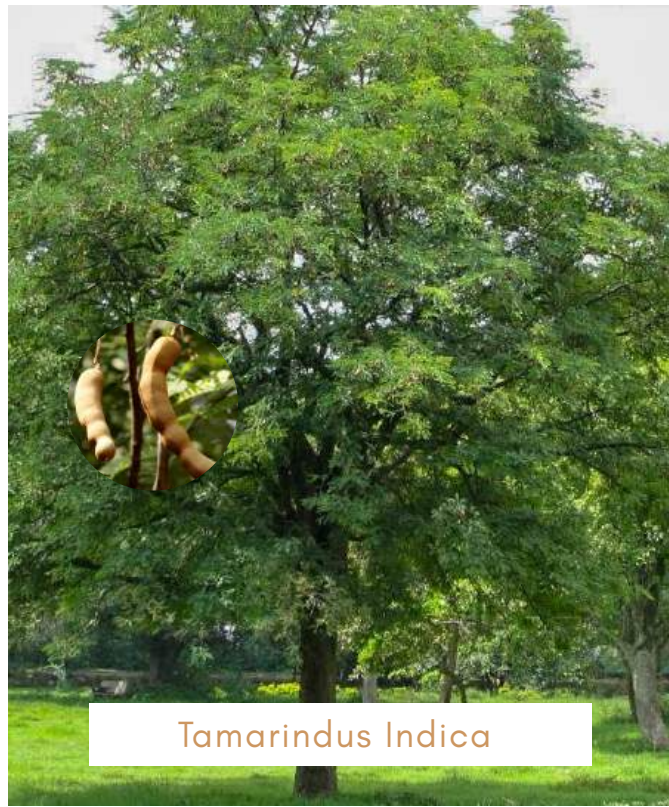
This isn't just open space; it's living, breathing nature—your oxygen-rich haven. With native trees, landscaped gardens, and tranquil walking trails, our lung space is designed to rejuvenate your mind and body.

Step into a community where nature thrives, and you do too. Experience the perfect blend of urban living and natural harmony at The Urban Forest.

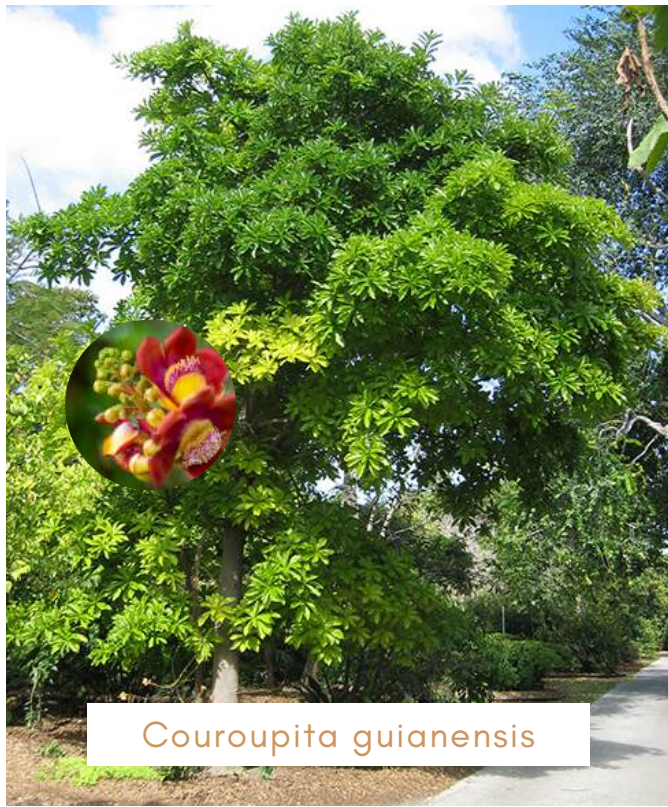




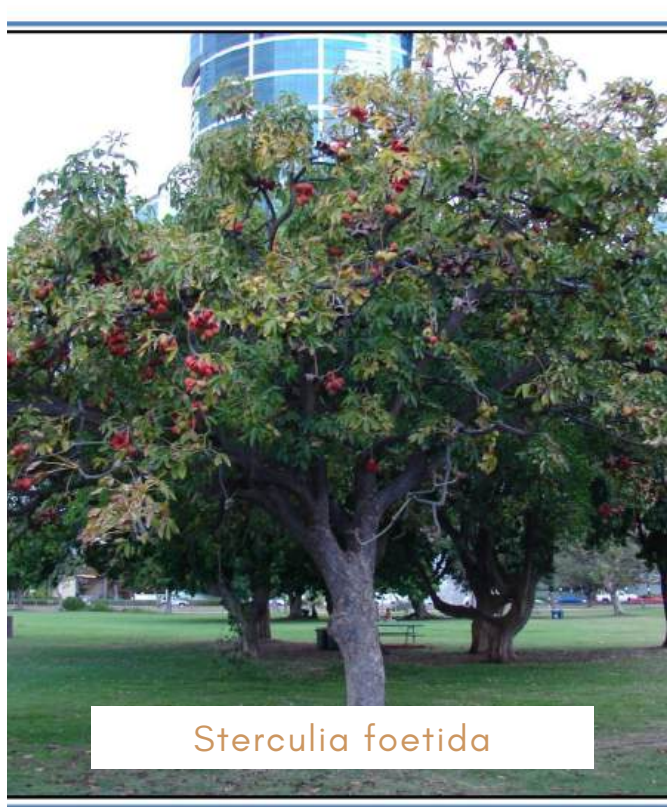
Albizia lebeck



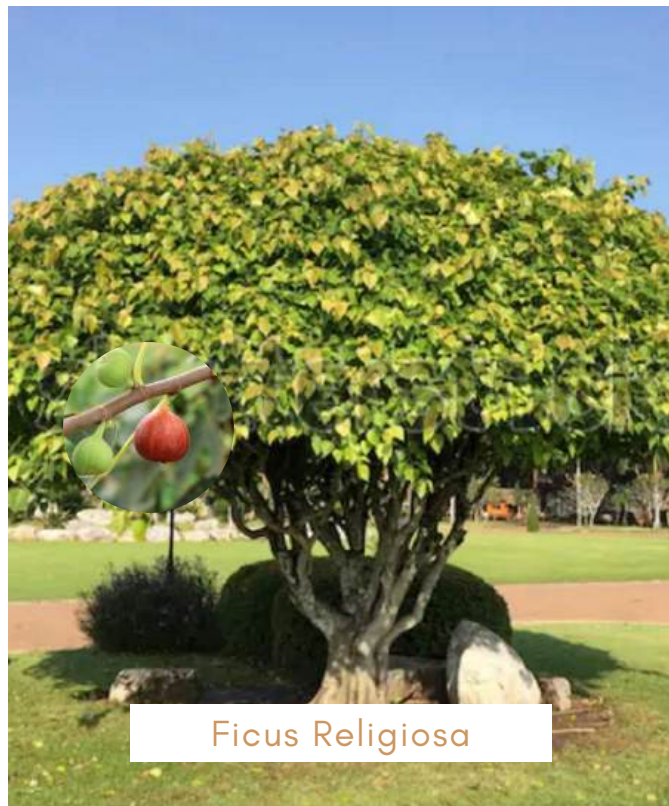
Tamarindus Indica



Couroupita guianensis



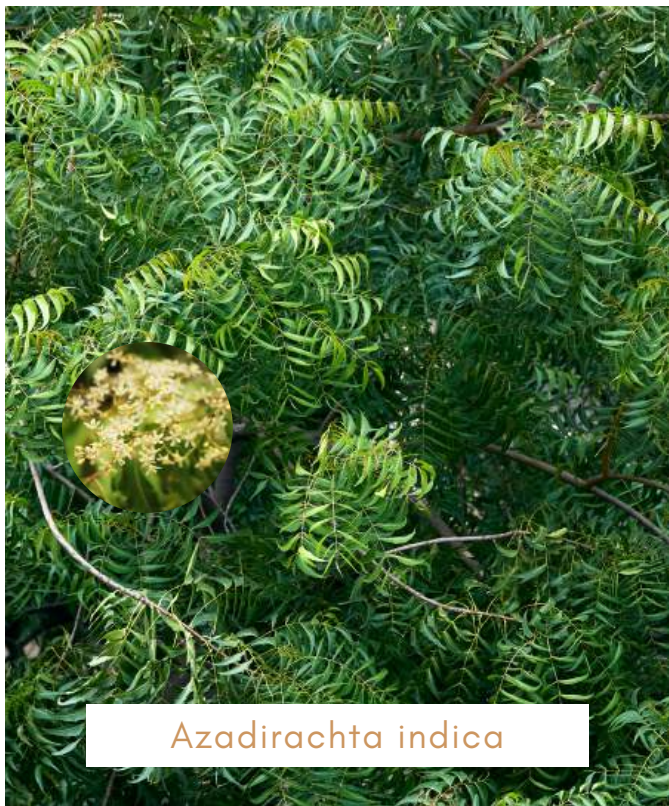
Sterculia foetida



Ficus Religiosa



Dalbergia Latifolia



Azadirachta indica



Artocarpus heterophyllus

CLEAN AIR - GREEN AIR

Total Units	727
No of residents per apartment	3
Visitor/Helper/Maid	1
Total Human Population in the society	2908
Average Oxygen Required per person a day	0.78 L
Total Oxygen needed at project per day	2268 L

We will be planting oxygen generating trees which have been selected on the basis of maximum oxygen release, exceptional longevity, low-maintenance hardiness, and a proven knack for filtering airborne toxins

This way, your space stays fresher, greener, and healthier for years to come.
This will substantially help the society to maintain a clean and green climate

DISCLAIMER

The above working is based on our research on daily oxygen requirement of normal human being. While, KEYA would put its best efforts to plant tree's shown above at the project to generate maximum quantum of oxygen to allow the project to have clean self generated oxygen, KEYA does not commit any quantum of oxygen generation at the project. It would solely be dependent on how the society would maintain the planted trees at the project. This is an additional environmental initiative of KEYA homes to improve the oxygen generation at the project.



Reconnect with nature. Reclaim your breath

CO2 Saturation Reduction: Breathing Life Back into the City

A place where every breath feels fresher, every moment feels lighter, and the air around you seems to embrace you with a sense of vitality. We prioritize reducing CO2 saturation to create an environment that isn't just livable but truly breathable.

By incorporating an abundance of green spaces, tree canopies, and natural vegetation, we actively combat CO2 levels.





ET

HER

05



Open Spaces & Expansive Design:

The layout of The Urban Forest prioritizes large, open spaces that promote a sense of freedom and serenity. With wide boulevards, expansive communal areas, and vast green lawns, you'll feel surrounded by the calm, uplifting energy of Ether.

Thoughtfully designed spacious homes allow for effortless movement and comfortable living, while abundant natural sunlight fills each space, enhancing warmth, positivity, and well-being. The architectural approach minimizes clutter, creating environments where light, air, and energy flow freely — resulting in a setting that feels both grounded and serene.



Unplug. Step Out. Game On.

From 4 to 70, we're all hooked — to screens, to reels, to virtual highs. We scroll more than we stroll, tap more than we toss, and swipe more than we swing.

But here, at The Urban Forest, we invite you to rewrite that story.

To trade gadgets for gear.

To replace likes with laughter.

To ditch the digital and rediscover the real game.

Put down the phone. Lace up your shoes. And step into a world where movement matters.

At The Urban Forest, life plays out off-screen.

6 courts. Countless memories

35000 SFT OF PHYSICAL COURTS



FUTSAL COURT



(29m X20.5m)

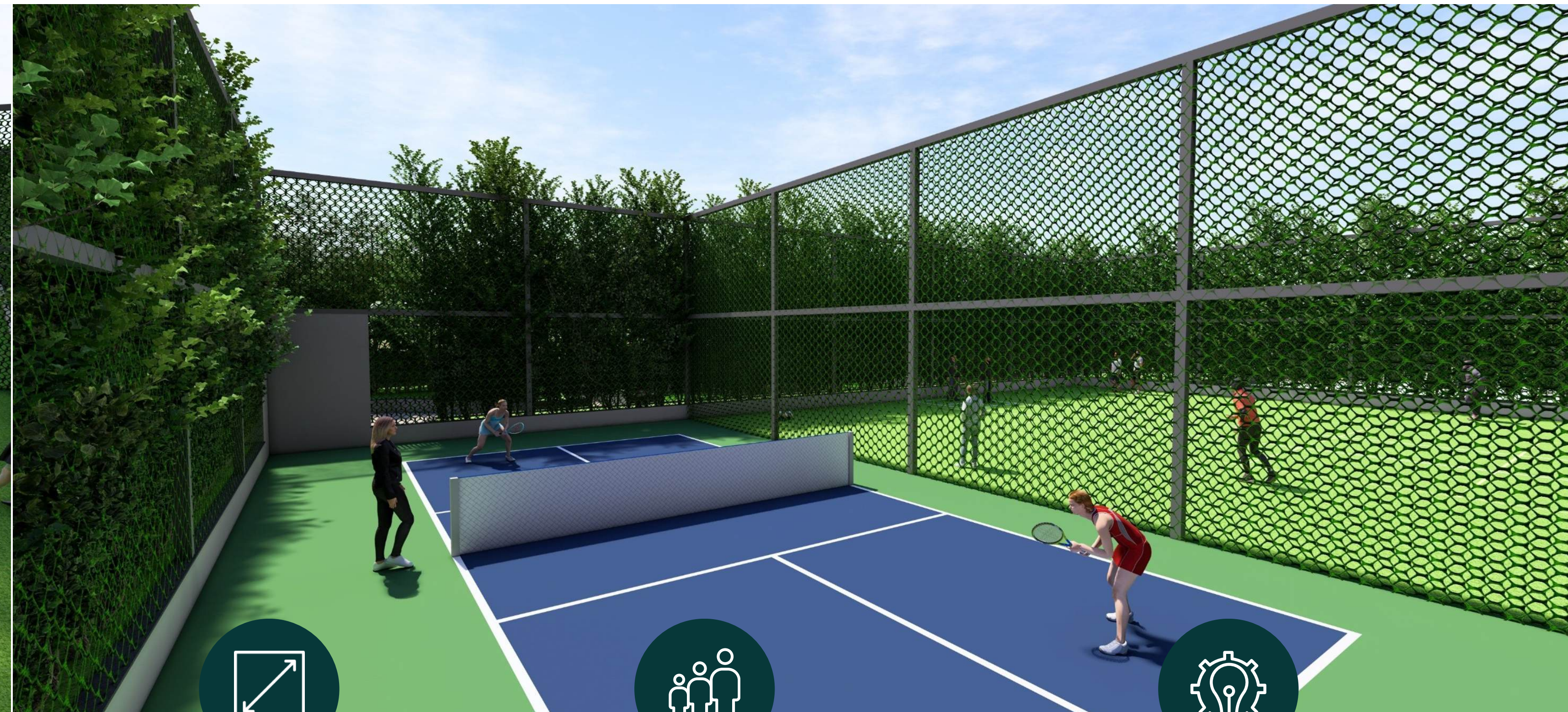


Popular among ages 9-18



Improves footwork, ball control, agility, and quick decision-making.

PICKLEBALL COURT



(18.28m x 9.14m)



7 years and above



Teamwork, Coordination, Spatial Awareness, Communication, Agility, Social Skills

BOX CRICKET/VOLLEYBALL COURT



(32m x 19m)



8 years and above



Enhances agility, reflexes,
teamwork, and
hand-eye coordination.

TENNIS/BASKETBALL COURT



(36.50m x 18.20m)



10 years and above



Enhances hand-eye
coordination, quick reflexes,
and strategic play.

NET CRICKET



(32m x 4m)



8 years and above



Sharpens batting, bowling precision, reflexes, and concentration.

HUMAN FOOSBALL



(12m x 6 m)



10 years and above



Teamwork, Coordination, Spatial Awareness, Communication, Agility, Social Skills



Spanning 40,000 SFT, Our clubhouse is a pinnacle of contemporary design. It offers 95+ amenities including temperature controlled pools, cutting-edge fitness, lively sports, and exquisite social spaces, factoring diverse preferences and groups in mind.

More than a building, it's a vibrant micro-city where fitness goals, creative passions, and neighbourly bonds find room to thrive.





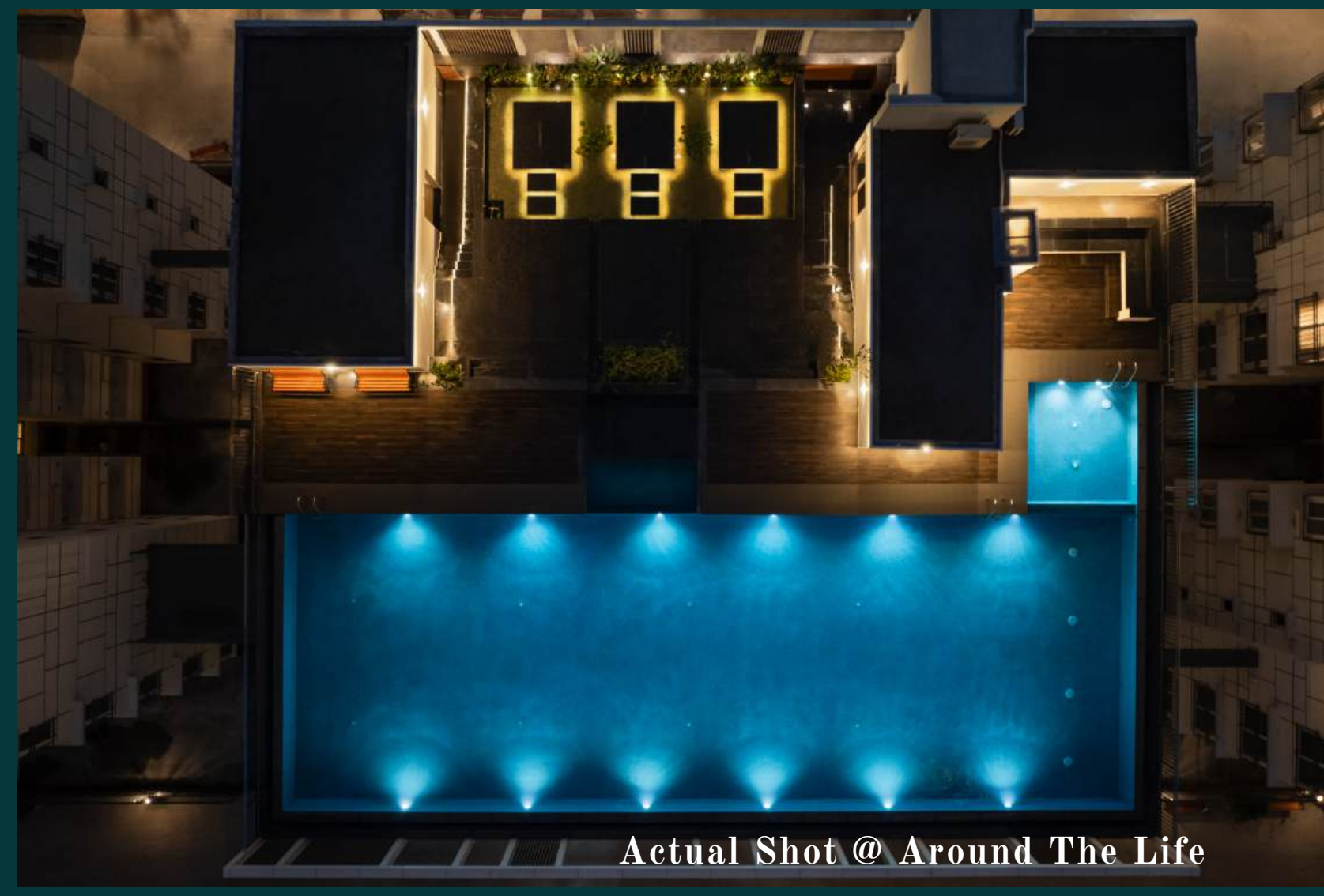
Actual Shot @ Around The Life



Actual Shot @ Life by the Lake



Actual Shot @ Around The Life



Actual Shot @ Around The Life



CHILDREN'S PLAY AREA

Where every swing, slide, and smile tells a story of joy

A thoughtfully designed play zone where over 50 children can laugh freely, play safely, and grow together.

This exclusive children's play area is more than just a collection of equipment, it's a world built for imagination, movement, and connection.



Actual shot At ATL Project



Nature's Haven in the Urban Jungle

Perfectly connected to the heart of the city, it feels like a peaceful retreat in nature. Surrounded by greenery, you can enjoy the calm and beauty of the outdoors, all while staying close to the city's key spots. Whether you're relaxing in the lush surroundings or stepping out for errands, everything you need is just around the corner—offering the perfect balance of nature and convenience.

Location Advantage

Strategically Located for Convenience

We offer the perfect mix of peace and convenience. Located in a prime spot, it connects you effortlessly to key city areas. Whether it's your office, schools, or hospitals, everything is just a short drive away. With easy access to major roads and highways, your daily commute is quick and stress-free, giving you more time to enjoy what truly matters.





Where Neighbors Become Family

A vibrant community where everyone feels connected and supported. Here, we grow together, creating a future that's not only green but full of warmth, friendship, and shared moments. It's a place where we all thrive, building a stronger, more united neighborhood for the years to come.





A Green Paradise for Pets

Let your pets enjoy the freedom of lush, open spaces where they can explore safely. Dedicated pet zones offer the perfect spots for exercise and bonding time, while the serene green surroundings ensure they feel as rejuvenated as you do. Here, it's not just a home for you—it's also a haven for your pets. The Urban Forest is where every wag, purr, and playful leap finds its perfect place.

Pet-Friendly Features For Your Furry Friends

We know your pets are family, where they can roam, play, and thrive. From shaded walking trails to open parks, every corner is designed with your furry friends in mind.



Actual shot At ATL Project

The Role of Technology

Smart Living, Naturally

Our homes are equipped with smart systems that not only enhance convenience but also prioritize sustainable living. Designed for automated lighting to energy-efficient climate control, every feature would integrate seamlessly to create a comfortable and eco-friendly lifestyle.



Radio frequency
identification for all
entry points



EV Charging
for all homes



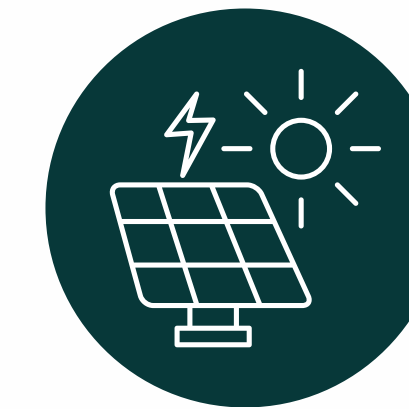
Centralized
gas in all units



Video
Door Bell



Centralised camera
surveillance for
common area



250 KW of
Solar Power
Plant



Centralized
broadband
connection



Centralized
satellite cable
system



Nature as Therapy

Healing Through Green Spaces

In a world that moves at breakneck speed, nature offers a much-needed pause. The abundant greenery isn't just a visual treat; it's a sanctuary for your mind and soul. Walking through the shaded trails, surrounded by towering trees and the fragrance of fresh earth, has a calming effect that words often fail to capture. This is the essence of ecotherapy—letting nature heal you.

The gentle sound of leaves rustling, the sight of vibrant flowers, and the feel of soft grass beneath your feet create an environment where stress dissolves and a sense of peace takes over. It's a natural remedy for the pressures of modern life, available to you every day.

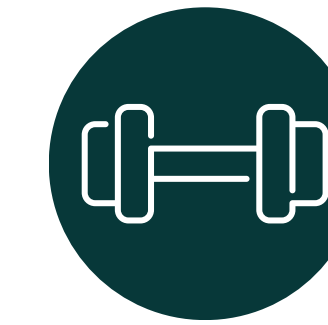
WHY THE URBAN FOREST ?



Fatstest Completion



Zero SFT Wastage



95+ Amenities



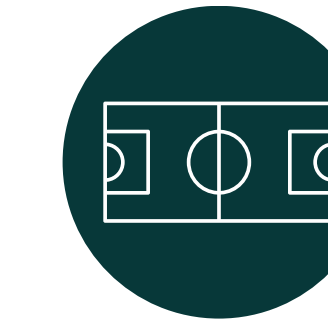
Future Ready



83% Open Space



Spacious Homes



6 Courts



Zero Defect Homes



Community Living



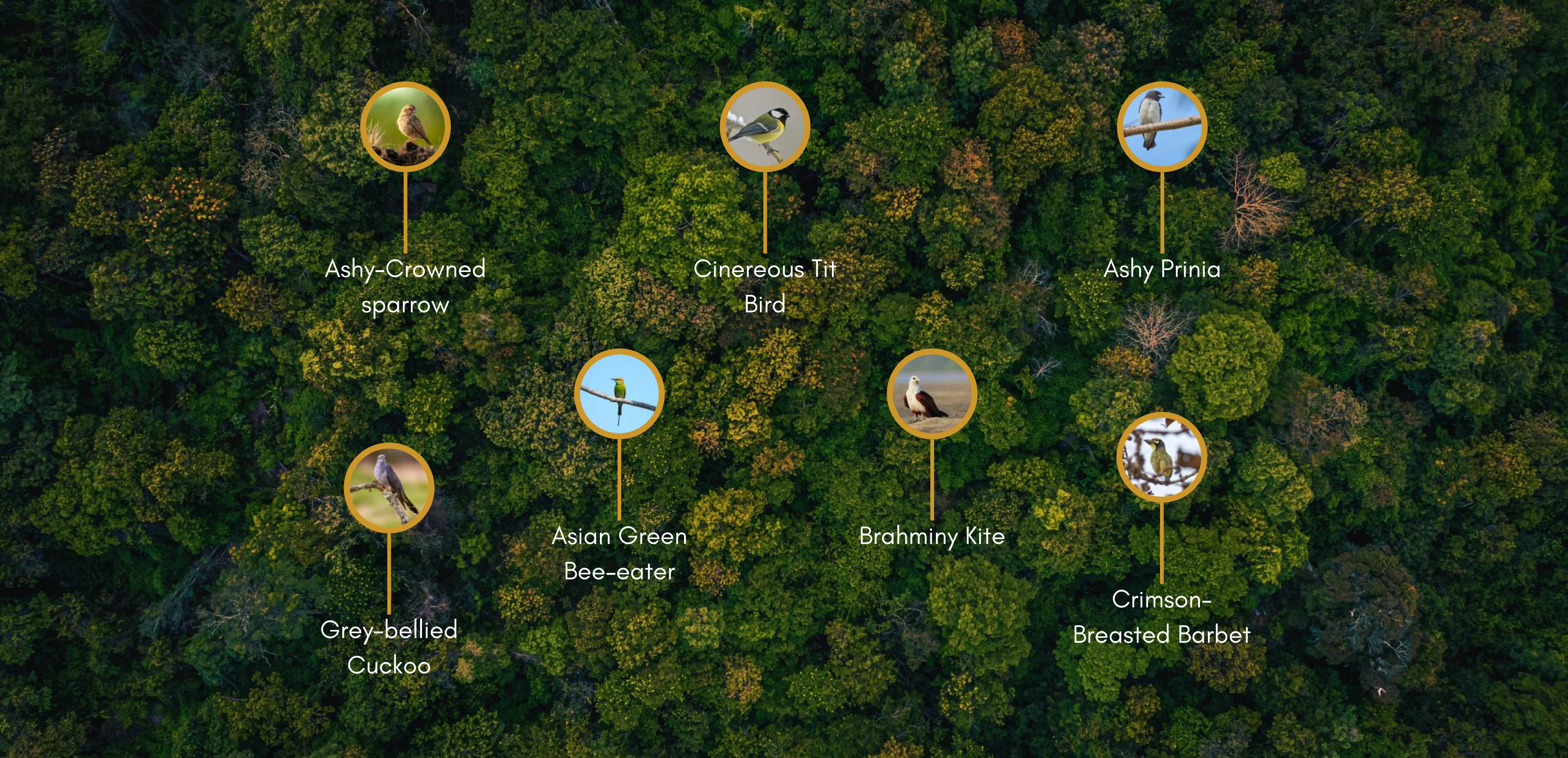
Best Material Plate



Seamless Connectivity



Nature at Your Doorstep



Ashy-Crowned
sparrow

Cinereous Tit
Bird

Ashy Prinia

Grey-bellied
Cuckoo

Asian Green
Bee-eater

Brahminy Kite

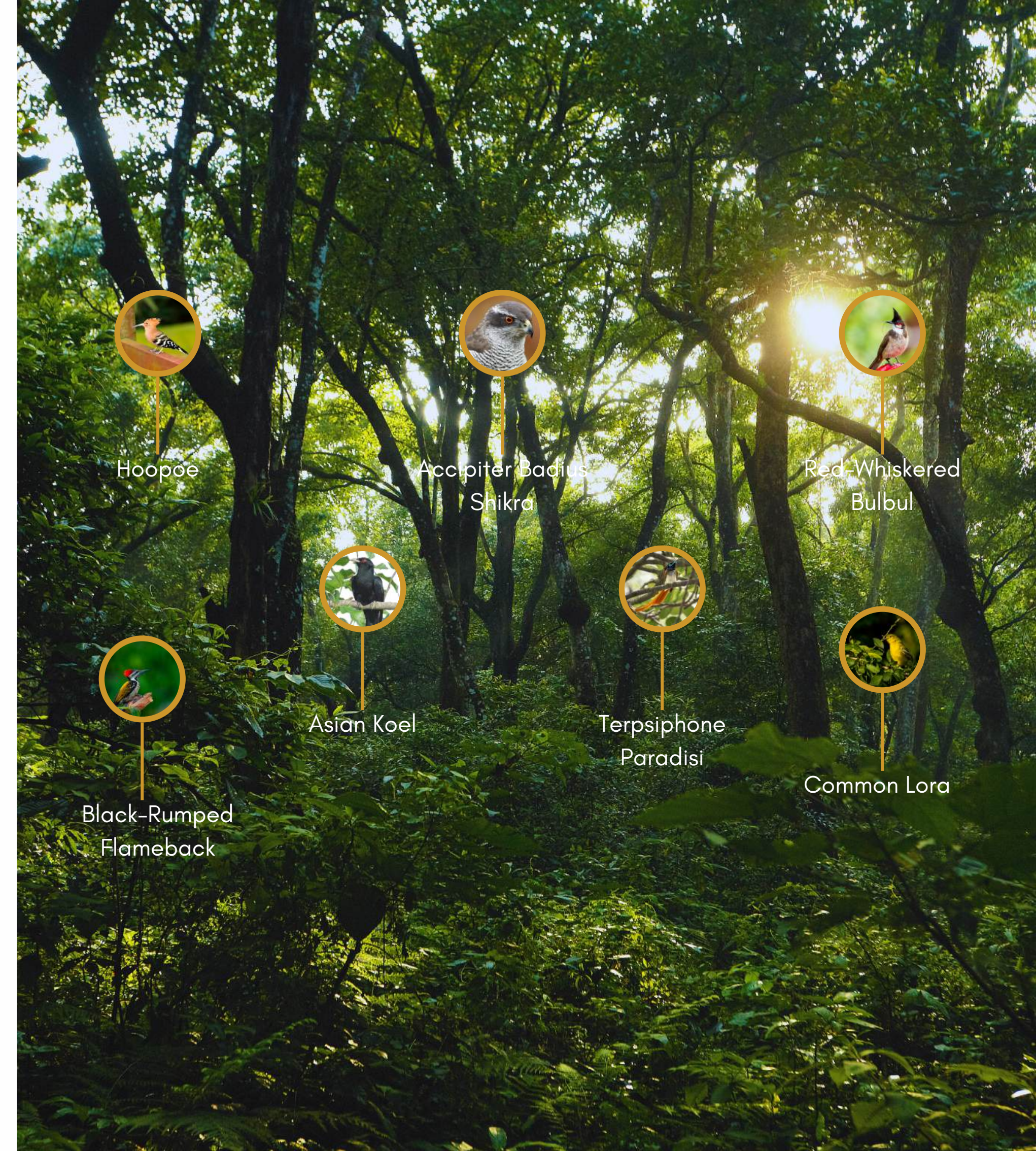
Crimson-
Breasted Barbet

A Haven for Birds, A Retreat for You

Nature speaks through the flutter of wings. A variety of birds call this place home, adding color to the sky and filling the air with soothing songs. From the graceful flight of kingfishers to the peaceful chirping of sparrows, every bird adds to the rhythm of nature.



Watching them is pure serenity—a moment of pause in the fast pace of urban life. Amidst the greenery, nature finds its place, creating a peaceful space where birds thrive and harmony reigns.



Hoopoe

Accipiter Badius
Shikra

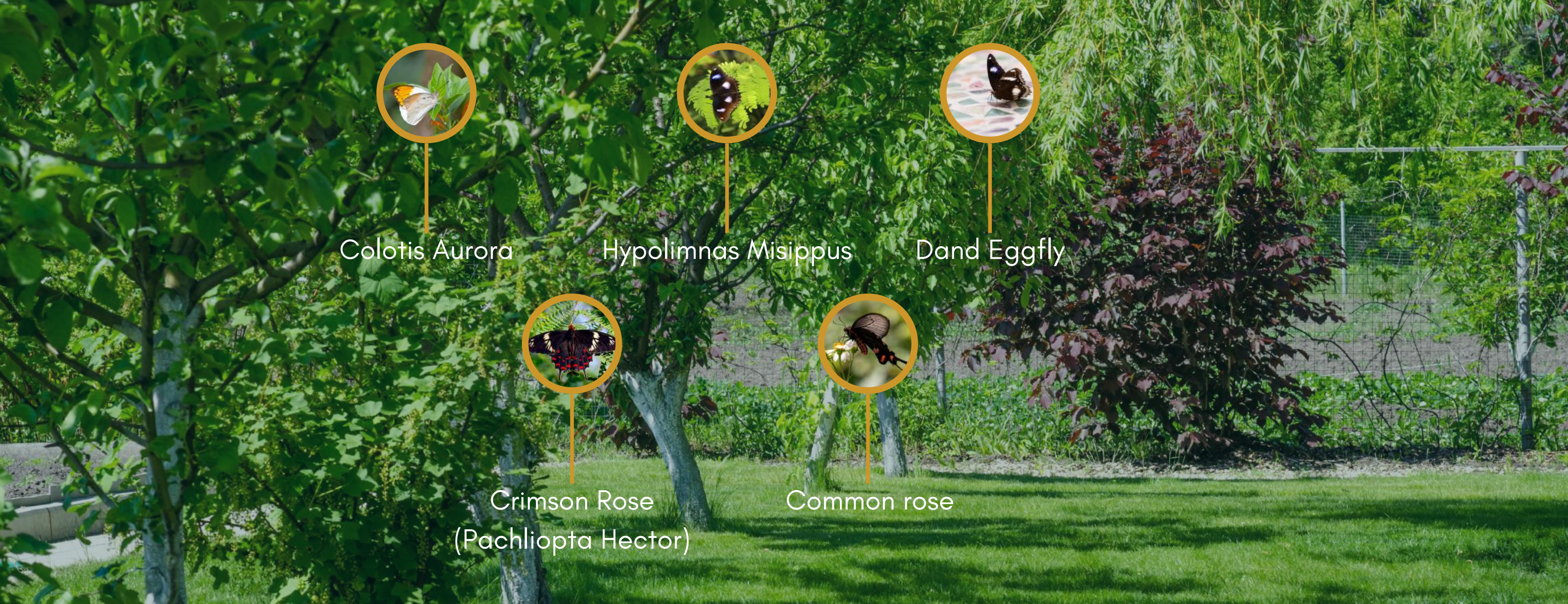
Red-Whiskered
Bulbul

Black-Rumped
Flameback

Asian Koel

Tersiphone
Paradisi

Common Lora



Colotis Aurora

Hypolimnas Misippus

Dand Eggfly

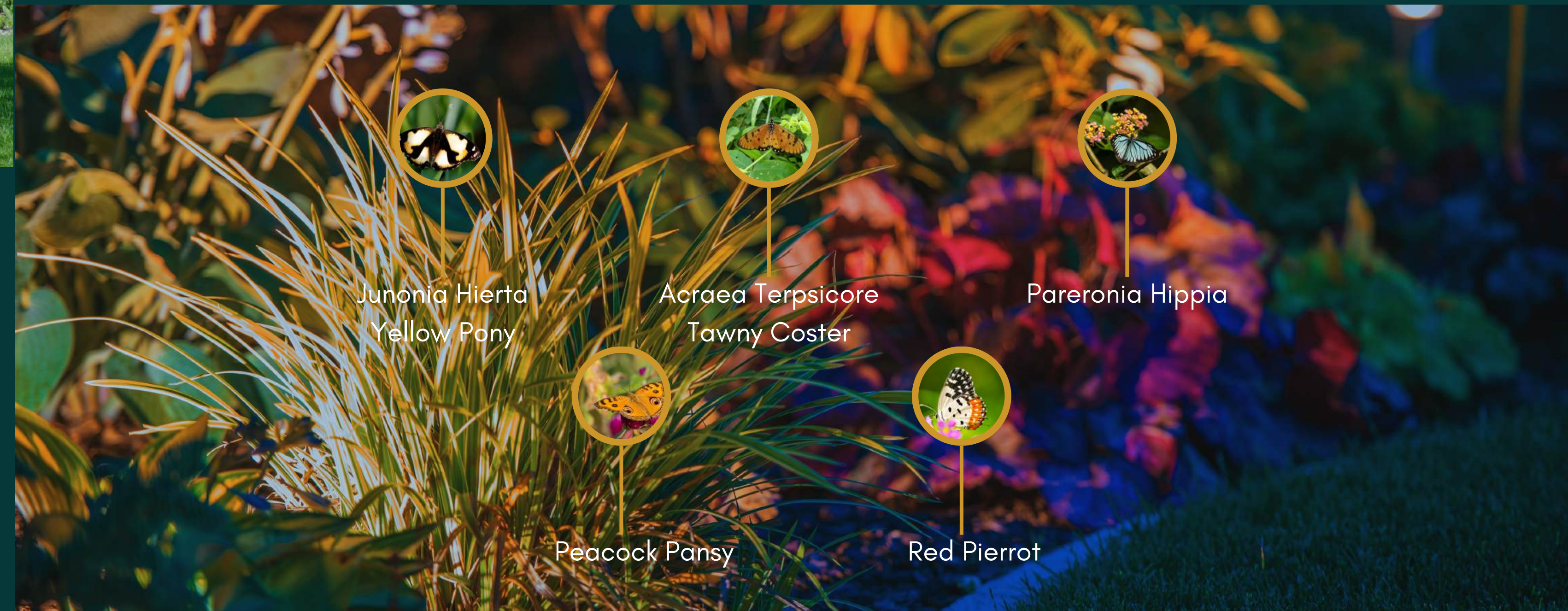
Crimson Rose
(Pachliopta Hector)

Common rose

Come experience a place where nature feels at home, and every fluttering butterfly adds to the peaceful atmosphere.

Watching them move gracefully from flower to flower brings a sense of peace and calm, reminding us of nature's quiet harmony. In a world of urban chaos, these gentle creatures symbolize balance, renewal, and the beauty of coexistence.

At The Urban Forest, we bring this peaceful scene to life. With lots of green space and open areas, our community is a home for butterflies and many other beautiful creatures. Here, you can enjoy the calm and beauty of nature, right in the heart of the city.



Junonia Hierta
Yellow Pony

Acraea Terpsicore
Tawny Coster

Pareronia Hippia

Peacock Pansy

Red Pierrot

Drawing Room

A Space to Gather & Unwind

The spacious, light-filled living area creates a welcoming ambiance for both intimate gatherings and lively events. Its versatile design makes it perfect for relaxing or entertaining, while the abundance of natural light promotes a sense of well-being.

Your living experience is enhanced by every detail, because a home should feel as wonderful as it looks.



Actual Shots From Mock Up Unit



Actual Shots From Mock Up Unit

Dining Room

Create unforgettable moments in the heart of your home.

Gather, celebrate, and create cherished moments in a dining space designed for warmth and connection. Thoughtfully crafted, our dining room blends elegance with comfort, offering the perfect setting for intimate family meals or grand celebrations.

Enjoy a memorable meal that will leave you wanting more.





Kitchen

Cook. Create. Connect.

A kitchen designed for effortless cooking and warm gatherings. With smart storage, stylish finishes, and a seamless layout, this space makes every meal a joy.

Where flavors come alive, conversations flow, and memories are made—it's more than just a kitchen.



Actual Shots From Mock Up Unit



Bedroom

Relax in your bright and spacious bedroom, featuring luxurious finishes.

Spacious, airy, and designed for comfort, this is where luxury meets relaxation. Sink into plush comfort and enjoy the peace you deserve.

Ease into comfort by your Bay Window, your personal nook filled with natural light. With expansive layouts, generous wardrobe space, and a well-appointed washroom, every detail is crafted for effortless living. Your retreat, your peace, your perfect escape.



Basement Ventilation

The scientifically optimized 2.5% open slab design ensures continuous natural ventilation in the basement, preventing dampness and odor buildup. With up to 30% improved air circulation, it minimizes the need for mechanical ventilation, leading to lower energy consumption. This passive cooling strategy helps maintain a naturally fresh and comfortable environment while reducing reliance on air conditioning. The result? Bright, airy, and premium underground spaces with better air quality, reduced mold growth, and a healthier, more sustainable way to live.



2 BHK



SBU (A)	1351
CARPET (SFT) (B)	878
BALCONY & BAY WINDOW (SFT) (C)	81
TOTAL (CARPET AREA SFT) (D=B+C)	959
CARPET AREA EFFICIENCY E=D/A	71%



Actual Shots From Mock Up Unit

3 BHK



SBU (A)	1718
CARPET (SFT) (B)	1132
BALCONY &BAY WINDOW (SFT) (C)	88
TOTAL (CARPET AREA SFT) (D=B+C)	1220
CARPET AREA EFFICIENCY E=D/A	71%



SBU (A)	1727
CARPET (SFT) (B)	1134
BALCONY & BAY WINDOW (SFT) (C)	92
TOTAL (CARPET AREA SFT) (D=B+C)	1226
CARPET AREA EFFICIENCY E=D/A	71%

3 BHK



SBU (A)	1725
CARPET (SFT) (B)	1134
BALCONY &BAY WINDOW (SFT) (C)	91
TOTAL (CARPET AREA SFT) (D=B+C)	1225
CARPET AREA EFFICIENCY E=D/A	71%



3 BHK GRAND



SBU (A)	1915
CARPET (SFT) (B)	1189
BALCONY &BAY WINDOW (SFT) (C)	171
TOTAL (CARPET AREA SFT) (D=B+C)	1360
CARPET AREA EFFICIENCY E=D/A	71%

3 BHK GRAND



SBU (A)	1944
CARPET (SFT) (B)	1209
BALCONY &BAY WINDOW (SFT) (C)	171
TOTAL (CARPET AREA SFT) (D=B+C)	1380
CARPET AREA EFFICIENCY E=D/A	71%

4 BHK-A-04



SBU (A)	2387
CARPET (SFT) (B)	1547
BALCONY &BAY WINDOW (SFT) (C)	148
TOTAL (CARPET AREA SFT) (D=B+C)	1695
CARPET AREA EFFICIENCY E=D/A	71%

3 BHK - A-04



SBU (A)	1958
CARPET (SFT) (B)	1266
BALCONY &BAY WINDOW (SFT) (C)	124
TOTAL (CARPET AREA SFT) (D=B+C)	1390
CARPET AREA EFFICIENCY E=D/A	71%

4BHK GRAND



SBU (A)	2610
CARPET (SFT) (B)	1683
BALCONY &BAY WINDOW (SFT) (C)	170
TOTAL (CARPET AREA SFT) (D=B+C)	1853
CARPET AREA EFFICIENCY E=D/A	71%

4BHK GRAND



SBU (A)	2670
CARPET (SFT) (B)	1711
BALCONY &BAY WINDOW (SFT) (C)	185
TOTAL (CARPET AREA SFT) (D=B+C)	1896
CARPET AREA EFFICIENCY E=D/A	71%

MASTER PLAN



List of Amenities

Podium

Zone-1 ●

1. Temple complex
2. Gabion wall with Signage
3. Security cabin
4. Walkway
5. Driveway
6. RMU
7. Organic Waste Converter
8. Green thicket
9. Twitcher zone
10. Interactive floor game with seating
11. Multifunctional lawn
12. Ashwath katte (Peepal tree court)
13. Clubhouse plaza
14. Arrival plaza
15. Signage water feature
16. Row of palms
17. Community desk
18. Social arena
19. Cycle track (Morning track)
20. Walking/Jogging track (Night track)

Zone-2 ●

21. Open Air Theatre
22. Yoga court
23. Aroma garden
24. Peepal tree court
25. Hammock zone
26. Green lung space
27. Pet park
28. Outdoor gym
29. Wild fruit garden
30. Cycle dock

Zone-3 ●

31. Learning garden
32. Parents' bay
33. Relaxation plaza
34. Swing Court
35. Tropical garden
36. Interactive floor games
37. Seating pavilion
38. Arrival pavilion
39. Water feature
40. Community lawn
41. Light art pier
42. Stage with art wall
43. Children's play area
44. Box cricket/Volleyball court - 32.0 x 19.0 M
45. Futsal court - 29 x 20.5 M
46. Tennis/Basketball court - 36.50 x 18.20 M
47. Pickleball court - 18.28 x 9.14 M
48. Human foosball court - 12.50 x 6.0 M
49. Net cricket - 32.0 x 4.0 M

Zone-4 ●

50. Toddlers' play area
51. Sand bed
52. Table top games
53. Reflexology path
54. Mythological plantation
55. Herbal garden
56. Bio pond
57. Viewing deck
58. Seating





List of Amenities

CLUBHOUSE

GROUND FLOOR

- 1. Multipurpose Hall
- 2. Library Lounge
- 3. Reception Lobby
- 4. Business Centre
- 5. Chai Point
- 6. Stationery shop
- 7. Food outlet
- 8. Community locker
- 9. Beauty parlour/salon
- 10. Grocery Store
- 11. Creche
- 12. Laundry
- 13. Clinic / Medicine Shop

1ST FLOOR

- 14. Badminton Court
- 15. Snooker Lounge
- 16. Table Tennis
- 17. Air Hockey
- 18. Foosball
- 19. Board Games
- 20. Ludo
- 21. Chess
- 22. Carrom

2ND FLOOR

- 23. Movie Viewing Room
- 24. Library Lounge
- 25. Cards Room
- 26. Karoke Room
- 27. Squash Court
- 28. Steam Male
- 29. Sauna Male
- 30. Steam Female
- 31. Sauna Female

3RD FLOOR

- 32. Lounge Area
- 33. Gym
- 34. Yoga Room
- 35. Aerobics Room

TERRACE

- 36. Swimming Pool
- 37. Kids Pool
- 38. Changing Rooms
- 39. Water Yoga
- 40. Jacuzzi



Approvals

PURPOSE	SANCTION AUTHORITY	APPROVAL DATE	APPROVAL NUMBER
RERA	Real Estate Development Authority	20/05/2025	PRM/KA/RERA/1251/310/PR/200525/007759
Plan Sanction	BBMP	17/04/2025	BBMP/Addl.Dir/JDNORTH/0103/24-25
General License	BBMP	17/04/2025	BBMP/CC/0887/25-26
Water	BWSSB	11/04/2025	BWSSB-NOC-2024-9-93-092001004641
Pollution	Karnataka State Pollution Control Board	07/02/2025	CTE-347463
Fire	Karnataka State Fire and Emergency Services	24/12/2024	KSFES/NOC/398/2024
Aviation	HAL	14/12/2024	ASC/DGM (AO)/131/ HAL-BG-166-24/1410/2024
Electricity	Bangalore Electricity Supply Company Limited	22/11/2024	SEE/BCS/EE(O)/AE/NOC-44/2024-25/14016-18
Environment	State Level Environment Impact Assessment Authority – Karnataka	12/11/2024	SEIAA 64 CON 2024
Telecommunication	Bharat Sanchar Nigam Limited	16/10/2024	DGM(CM)BGTD/NOC for High rise/ 2024-2025/192
Aviation	Airports Authority of India	09/10/2024	HOSU/SOUTH/B/091024/1219899
Development Plan	BDA	21/08/2024	BDA/NYS/DLP-49/2023-24/1135/2024-2025



Sarjapur at your doorstep

Keya The Urban Forest
Lake Shore Homes,
Kasavanahalli Main Road
Bangalore

Distance from ORR - Sarjapur Junction
to the Urban Forest : 3 Kms

Map Not To Scale

Completed Projects



An ode to the fusion of nature and technology – a collection of 393 bespoke homes in a variety of 1, 2, and 3 BHK situated in Electronic City.



A boutique collection of 50 luxurious duplex homes with private gardens, nestled on the shores of Bangalore's most pristine natural lake – the Jakkur Lake.



Homes where memories bloom. Rated Platinum by the Indian Green Building Council, located in Bannerghatta Road.



Where Curiosity, Aspiration, and the thirst for more are kept alive – the hustle and bustle of Whitefield's work culture are perfectly complemented by the decadent luxury that goes with 2, 3, and 4 BHK homes.

Ongoing Projects



Elegant housing society in the hearts of Electronic City Phase 1 featuring bespoke 2, 3 & 4 BHK homes that is a beautiful blend of luxury and technology. A host to 25,000 SFT Club Verde with amenities for all ages. Possession Commencing from March 2026.

Upcoming Projects

The Lake Promenade

- Variety of 2, 3 and 4 BHK homes
- Located in Sarjapura Road (Before Wipro Old Corp. Office)
- Price range : 1.6 Cr – 3.5 Cr
- Launching Soon

Keya Signature Towers

- 3 BHK homes
- Located in Thannisandra Road
- Price range : 2 Cr – 2.5 Cr
- Launching Soon

THE GREEN SKY

- 2, 3 and 4 BHK homes
- Located in Whitefield
- Price range : 1.5 Cr – 3 Cr
- Launching Soon

Team

Architects



Landscape



Mechanical, Electrical and Plumbing



Structural



Banks

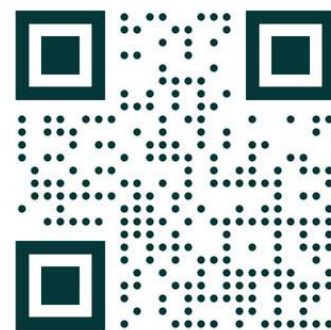


DISCLAIMER

This document is not a legal offering document and can't be presented/quoted in any reference. This document has been prepared to help you in understanding the broader concepts and allow you to get a look on feel on how the project would look like on completion. This document should not be solely relied upon for your decision making. Agreement to sale would be the sole document to refer to for all purpose and should be only relied upon.

THANK YOU

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