



**THOUGHTFULLY DESIGNED HOMES
NESTLED IN NATURE'S EMBRACE.**



1, 2, 2.5, 3 & 4 BHK NATURE LIVING APARTMENT
@ KADUGODI, BENGALURU
www.unitedinfrastructures.in

Phase-1 RERA No.: PRM/KA/RERA/1251/446/PR/220922/005263
Phase-2 RERA No.: PRM/KA/RERA/1251/446/PR/051024/007134



Day view of Arrival Entry | Built with Science. Designed with Nature

LIVE LIFE'S PRECIOUS MOMENTS



Peace



Happiness



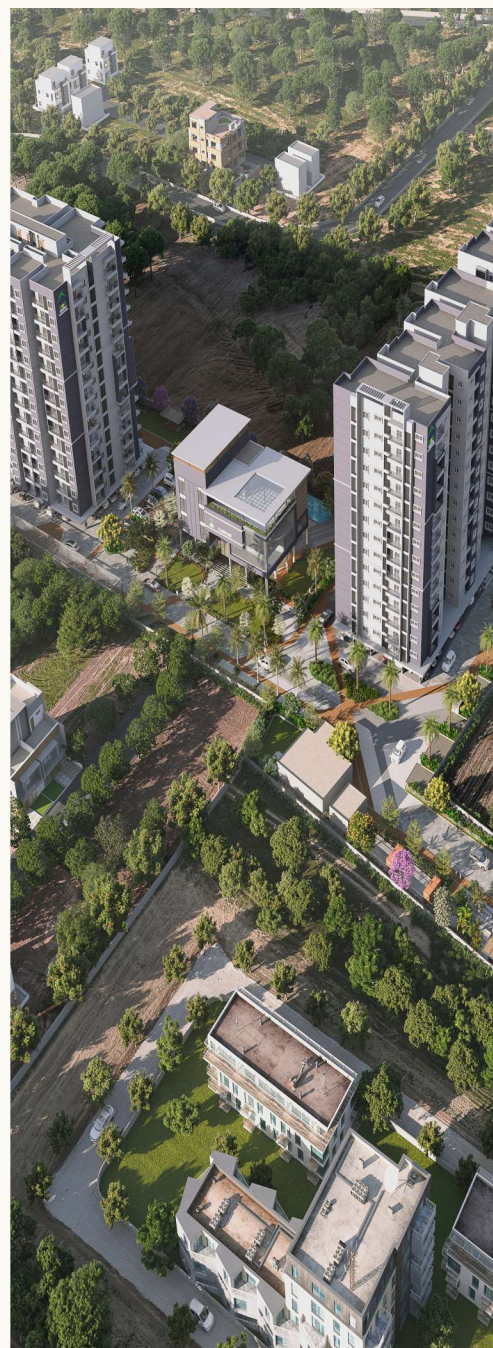
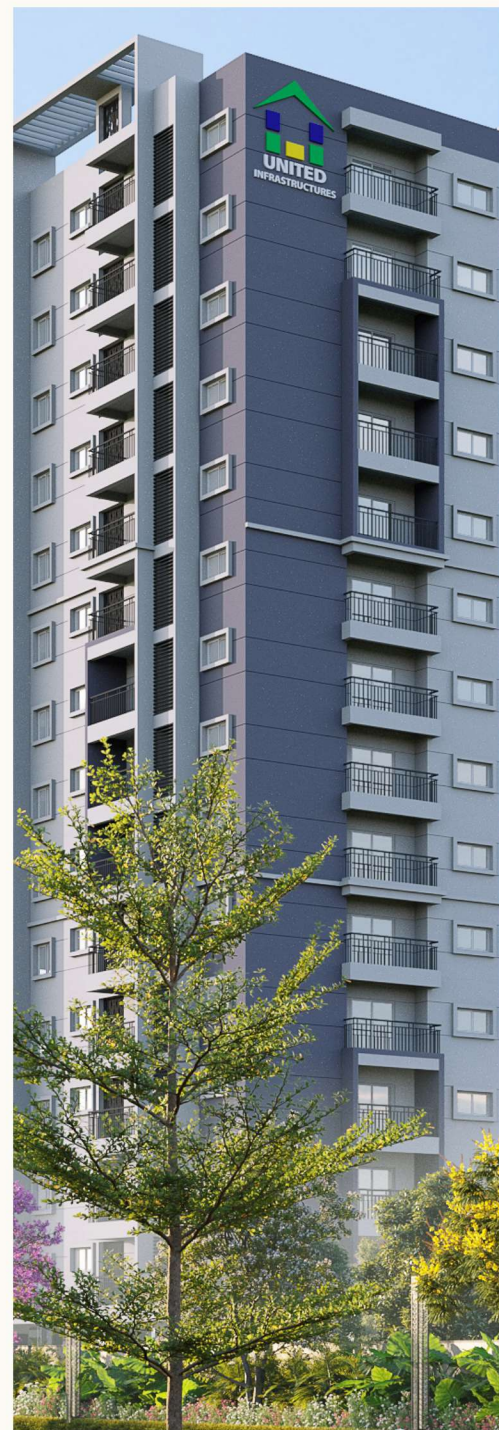
Harmony



Blessing



Pride



PROJECT CONFIGURATION

Land extent of
5 ACRES 27 GUNTAS

Number of Flats
453 UNITS

B+G+14
Floors

35+AMENITIES
Indoor & Outdoor

Premium & Modern
CLUBHOUSE

PROJECT HIGHLIGHTS

- * 100% Vaasthu
- * Excellent Ventilation
- * Quality Construction
- * No Common Walls
- * CCTV Surveillance
- * Rainwater Harvesting
- * Power Backup
- * 24 Hours Security
- * Sewage Treatment Plant
- * Prime Location
- * Wide Driveways

PHASE - 1 236 Units

2 BHK — 1120 Sft. to 1270 Sft.

3 BHK — 1320 Sft. to 1695 Sft.

RERA No.— PRM/KA/RERA/1251/446/PR/220922/005263

PHASE - 2 217 Units

1 BHK — 733 Sft. to 850 Sft.

2 BHK — 1190 Sft.

2.5 BHK — 1465 Sft. to 1565 Sft.

3 BHK — 1700 Sft.

4 BHK — 2090 Sft.

RERA No. – PRM/KA/RERA/1251/446/PR/051024/007134





OUR
THINKING
IS DEEP.
JUST LIKE
OUR SOIL

Spacious
Residences Our homes
are designed with
modern families in mind.
Featuring open floor plans,
large windows that
invite natural light,
and thoughtfully crafted
interiors, every apartment
at United Sai Green Woods
offers space, comfort,
and style in equal measure.

Project Approvals

Approval / AP.ID

BDA (Bengaluru Development Plan)	BDA/TPM/DLP-04/2023-2024/2022/2023-24
BBMP (Bruhat Bengaluru Mahanagara Palike)	BBMP/Addl./Dir/JDNORTH/004/22-23/ BBMP/Addl./Dir/JDNORTH/0046/24-25
AAI (Airports Authority of India)	BIAL/SOUTH/B/090123/782817
BSNL (Bharat Sanchar Nigam Limited)	DGM(CM)BGTD/NOC/2023-2024/19
BESCOM (Bengaluru Electrical Supply Company Limited)	SEE/BEC/EE(O)/AEE/F-125/23-24/6087-90
SEIAA (State Level Environment Impact Assessment Authority Bengaluru)	EC23B038KA110947
BWSSB (Bengaluru Water Supply and Sewerage Board)	BWESB-NOC-2023-10-1193-100604284497
KSFES (Karnataka State Fire and Emergency Services)	KSFES/NOC/340/2023
KSPCB (Karnataka State Pollution Control Board)	ID-131435
HAL (Hindustan Aeronautics Limited)	ASC/DGM(AO)/131/HAL-BG-157-23/64/2024



WHERE YOUR HOME NURTURES BOTH BODY AND MIND



MASTER PLAN LEGEND

- | | | | | |
|---|-------------------------------|-----------------------|-----------------------------|-------------------------------|
| 01 Entrance Gate / Security Kiosk | 09 Floral Garden | 17 Cycle Stand - 2 | 25 Campfire / Barbecue Zone | 33 Sandpit & Climbing Wall |
| 02 Entrance Waiting Zone with Water Feature | 10 Jogging / Walking Track | 18 Aroma Garden | 26 Multi Purpose Court | 34 Tot-lot |
| 03 Leisure Court | 11 Cycling Track | 19 Outdoor Party Lawn | 27 Reflexology Path | 35 Skating Rink |
| 04 Transformer Yard | 12 Cricket Practice Pitch - 1 | 20 Kids Pool | 28 Sculpture Court | 36 Cricket Practice Pitch - 2 |
| 05 Pet Park | 13 Cycle Stand - 1 | 21 Swimming Pool | 29 Outdoor Fitness Zone | 37 Volleyball Court |
| 06 2 Wheeler Parking | 14 Elders Seating with Gym | 22 Club House | 30 Meditation Deck | 38 Visitors Car Parking |
| 07 Lawn | 15 Tot-lot & Climbing Wall | 23 Yoga Lawn | 31 Amphitheatre | |
| 08 Outdoor Seating | 16 Kids Play Area - 1 | 24 Communal Seating | 32 Kids Play Area - 2 | |



Indulge in the serene beauty of your surroundings while enjoying the finest in custom-made elegance, where no detail is overlooked. Each space is a personal sanctuary, crafted to enhance well-being, preserve natural resources, and elevate your lifestyle to unparalleled heights. This is where luxury embraces responsibility, creating a living experience that's both sustainable and opulent.

AREA STATEMENT IN SFT

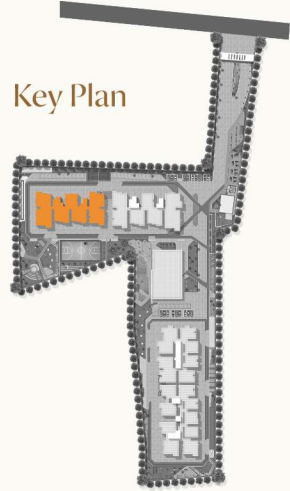
F NO	TYPE	CA	WALL	B&U	COMM.A	SBA	FACING
A1	4 BHK	1394	78	100	518	2090	EAST
A2	2.5 BHK	989	59	118	384	1550	WEST
A3	2.5 BHK	921	59	121	364	1465	EAST
A4	2 BHK	800	59	38	293	1190	WEST
A5	2.5 BHK	949	63	90	363	1465	EAST
A6	3 BHK	1106	74	100	420	1700	EAST
A7	2.5 BHK	989	59	118	384	1550	WEST

Note:- CA: Carpet Area, WALL: Wall Area, B&U: Balcony & Utility Area, COMM.A: Common Area, SBA: Super Built-up Area

WING - A
Typical Floor Plan
(4th to 14th Floor)



Key Plan



AREA STATEMENT IN SFT

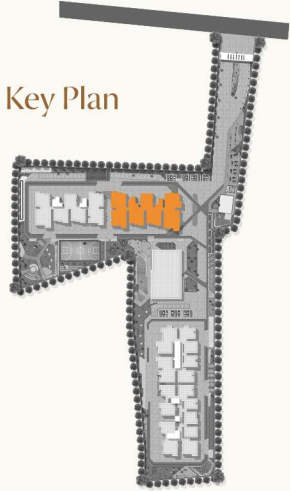
F NO	TYPE	CA	WALL	B&U	COMM.A	SBA	FACING
B1	3 BHK	1106	74	100	420	1700	EAST
B2	2.5 BHK	989	63	114	384	1550	WEST
B3	2.5 BHK	921	59	121	364	1465	EAST
B4	2 BHK	800	59	38	293	1190	WEST
B5	2.5 BHK	949	63	90	363	1465	EAST
B6	4 BHK	1394	78	100	518	2090	EAST
B7	2.5 BHK	989	58	129	389	1565	WEST

Note:- CA: Carpet Area, WALL: Wall Area, B&U: Balcony & Utility Area, COMM.A: Common Area, SBA: Super Built-up Area

WING - B
Typical Floor Plan
(4th to 14th Floor)



Key Plan



AREA STATEMENT IN SFT

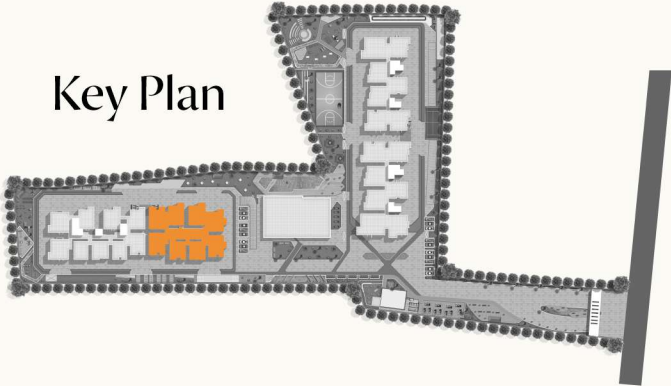
F NO	TYPE	CA	WALL	B&U	COMM.A	SBA	FACING
C1	2.5 BHK	909	57	112	322	1400	WEST
C2	2.5 BHK	932	60	126	333	1450	WEST
C3	2 BHK	797	60	82	281	1220	NORTH
C4	2 BHK	797	60	52	270	1180	EAST
C5	2.5 BHK	1023	63	78	346	1510	EAST
C6	2.5 BHK	978	56	130	346	1510	EAST
C7	2.5 BHK	944	57	63	317	1380	WEST
C8	2.5 BHK	1013	60	68	340	1480	EAST

Note:- CA: Carpet Area, WALL: Wall Area, B&U: Balcony & Utility Area, COMM.A: Common Area, SBA: Super Built-up Area

WING - C
Typical Floor Plan
(4th to 14th Floor)



Key Plan



AREA STATEMENT IN SFT

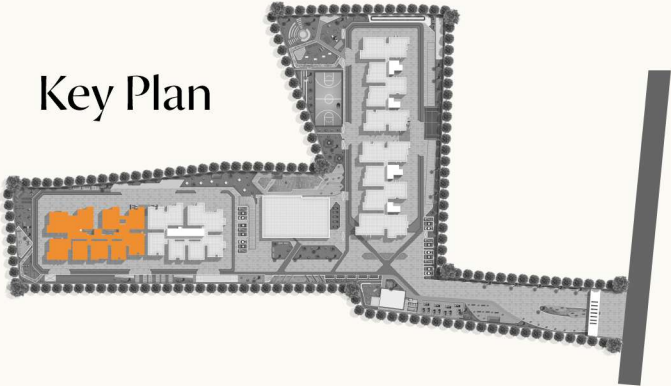
F NO	TYPE	CA	WALL	B&U	COMM.A	SBA	FACING
D1	2.5 BHK	909	56	52	303	1320	WEST
D2	2.5 BHK	932	60	65	318	1375	WEST
D3	2 BHK	751	53	57	259	1120	NORTH
D4	2 BHK	821	55	101	293	1270	EAST
D5	2 BHK	751	53	57	259	1120	EAST
D6	3 BHK	1088	66	151	390	1695	EAST
D7	3 BHK	1088	66	151	390	1695	EAST
D8	2.5 BHK	944	56	63	317	1380	WEST
D9	2.5 BHK	1013	60	67	340	1480	EAST

Note:- CA: Carpet Area, WALL: Wall Area, B&U: Balcony & Utility Area, COMM.A: Common Area, SBA: Super Built-up Area

WING - D
Typical Floor Plan
(4th to 14th Floor)



Key Plan





Flat No.s ————— **A1, B6**
Type ————— 4 BHK
Carpet Area ————— 1394 Sft.
Wall Area ————— 78 Sft.
Balcony & Utility ————— 100 Sft.
Common Area ————— 518 Sft.
Super Built-up Area — **2090 Sft.**
Facing ————— EAST



3 D ISOMETRIC VIEWS



Flat No.s ————— **A3, B3**
Type ————— 2.5 BHK
Carpet Area ————— 921 Sft.
Wall Area ————— 59 Sft.
Balcony & Utility ————— 121 Sft.
Common Area ————— 364 Sft.
Super Built-up Area — **1465 Sft.**
Facing ————— EAST



Flat No.s ————— **A4, B4**
Type ————— 2 BHK
Carpet Area ————— 800 Sft.
Wall Area ————— 59 Sft.
Balcony & Utility ————— 38 Sft.
Common Area ————— 293 Sft.
Super Built-up Area — **1190 Sft.**
Facing ————— WEST



Experience Every Angle, Discover a New Dimension of Design



Flat No.s ————— **A2, A7 & B2**
Type ————— 2.5 BHK
Carpet Area ————— 989 Sft.
Wall Area ————— 59 / 63 Sft.
Balcony & Utility ————— 118 / 114 Sft.
Common Area ————— 384 Sft.
Super Built-up Area — **1550 Sft.**
Facing ————— WEST





Night View of Arrival Entry | Illuminated by Science. Harmonized with Nature

SPACES THAT EMANATE ENVIRONMENTAL MINDFULNESS AND BESPOKE LUXURY

Surrender to the pleasures of heavenly indulgence and unrivalled privacy in your very own palatial abode in the heart of the city. Combining unparalleled care and craftsmanship with environmental awareness, One Bengaluru reimagines modern luxury with a green twist.



Club House of Arrival Entry | Engineered for Leisure. Shaped by Nature



Grand Entrance Lobby of Wings | Crafted with Precision. Designed with Grandeur



CLUB HOUSE Floor Plans



The way we see it, the more special people are, they better life they have.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

An ocean in the
THE CLOUDS



- 

AROMA
GARDEN
- 

OUTDOOR
FITNESS ZONE
- 

KIDS
PLAY AREA
- 

SKATING
RINK
- 

PET
CORNER
- 

PERGOLA
SEATING
- 

COMMUNAL
SEATING
- 

OUTDOOR
PARTY LAWN
- 

SAND PIT
- 

BASKETBALL
COURT
- 

BARBECUE
AREA
- 

YOGA
DECK
- 

SWIMMING
POOL
- 

JOGGING
TRACK





luxury outdoor
AMENITIES

RECREATIONAL ZONE

- * Swimming Pool
- * Pool Deck
- * Club House
- * Reflexology Path
- * Amphitheatre

PARK AND PLAZA

- * Entrance Gate
- * Landscape Garden
- * Aroma Garden
- * Outdoor Party Lawn
- * Leisure Court
- * Interactive Lawn
- * Campfire / Barbecue Zone
- * Gazebo
- * Pet Park
- * Floral Garden
- * Sculpture Court
- * Communal Seating
- * Elders Seating
- * Water Features

ACTIVE ZONE

- * Jogging Track
- * Cycling Track
- * Badminton Court
- * Basketball Court
- * Cricket Practice Pitch - 1
- * Volley Ball Court
- * Outdoor Fitness Zone
- * Elders Gym
- * Meditation Deck

KIDS ZONE

- * Kids Play Area
- * Tot-lot
- * Sand-Pit
- * Climbing Wall
- * Toddlers Pool
- * Skating Rink



luxury club house
AMENITIES

GROUND FLOOR

WELCOME & SOCIAL SPACES:

- * Double Height Reception and Waiting Lobby
- * Reception with Changing Rooms for Spa Provision
- * Therapy Rooms Space Provision
- * Jacuzzi Rooms Space Provision
- * Steam / Sauna Space Provision
- * Salon / Spa Room Space Provision
- * Community Room
- * Retail Space Provision

FITNESS & WELLNESS

- * Party Hall
- * Pantry Room
- * Gym
- * Indoor Table Games
- * Indoor Board Games

FIRST FLOOR

COMMUNAL SPACE & ENTERTAINMENT

- * Guest Bedrooms
- * Day Care Center Space Provision
- * Mini Theatre
- * Business Center
- * Conference Hall

SECOND FLOOR

SPORTS & ACTIVE LIVING

- * Badminton Court
- * Bar Counter
- * Open Terrace Seating
- * Pergola
- * Planter Box

THIRD FLOOR





**NATURE IS THE TRUE HOME OF
ALL LIFE FORMS AND URBANISATION
MUST NOT TAKE US AWAY FROM IT.**



"LIVE IN A
COMMUNITY THAT
EXEMPLIFIES THE
SCIENCE OF LIVING
– THOUGHTFULLY
DESIGNED HOMES
NESTLED IN
NATURE'S EMBRACE."





INTERIOR
DESIGN THEMES
RANGING FROM
**FUTURISTIC TO
HISTORICAL
GRANDEUR**



Step into a space designed to enhance your overall well-being. In these homes, every detail is curated to create an environment that nurtures both the body and mind. From peaceful, natural surroundings to thoughtful interiors, this is more than just a place to live—it's a sanctuary that promotes a balanced, healthy lifestyle.

Experience a perfect blend of modern amenities and serene spaces, crafted to refresh your body and rejuvenate your mind. Here, you are connected to nature while enjoying the comfort of luxury living, creating a harmonious environment where you can thrive.





SPECIFICATIONS

STRUCTURE

R.C.C. framed structure with solid cement concrete & Porotherm block masonry.

DOORS

- Main Doors: Engineered hardwood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.
- Internal Doors: Engineered hardwood frames with designer shutters of 38 mm thickness with enamel paint finished on both sides.
- All Hardware of Godrej Make
- French Doors: UPVC door systems with sliding shutters with mosquito mesh and Tuffen Glass
- Windows: UPVC window systems with mosquito mesh and Safety MS Grill

PAINTINGS

- External: Textured / smooth finish and one coat of exterior emulsion paint and Final Coat "Ultima"
- Internal: Smooth putty finish with two coats of premium emulsion paint for walls and emulsion paint for ceiling

ELECTRICAL

- Concealed copper wiring of / Polycab or equivalent.
- Modular switches: Schneider or Legrand
- Power outlets for air conditioners in all bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power outlets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer and washing machine in utility area.
- DG backup 1 KVA per flat.
- 100 % DG backup power for Lifts, Pumps & Lighting in common areas.

KITCHEN

- Provision for softened water outlet
No Counter/ Granite Slab or Tile dado
- Provision for sink water inlet & outlet

BATHROOMS

- Granite counter for washbasin.
- Wall-mounted EWC with the outer tank.
- Single lever diverter cum shower
- Sanitary: Jaquar or equivalent.
- C.P Fittings: Jaquar or equivalent.

FLOORING

- Ground Floor Lobby- Granite flooring.
- Staircases & Corridors: Granite Flooring & Full Body Vitrified tile flooring.
- Living, Dining, all Bedrooms & Kitchen: 800 X 800 mm size double charged vitrified tiles.
- Bathrooms: Satin finish ceramic tile flooring.
- All Balconies/Utilities: Rustic ceramic tiles.
- Bathrooms: Glazed ceramic tile dado up to Door height.
- Utilities: Tiles dado up to 3' Height.
- Basement: Cement concrete power troweled with a smooth finish.

RAILINGS

Balcony: M.S railing
Staircase (common area): M.S railing

LIFTS

Lifts in all blocks suitable size and capacity (KONE or Equivalent make)

WTP & STP

- Softened water is made available through an exclusive water treatment plant (in the case of bore water).
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/ flushing purpose.

PLUMBING

- Drainage/sewage: PVC pipes & fittings
- Water supply (Int & Ext): CPVC or UPVC pipes & fittings.

CABLE TV

Provision for internet, DTH.

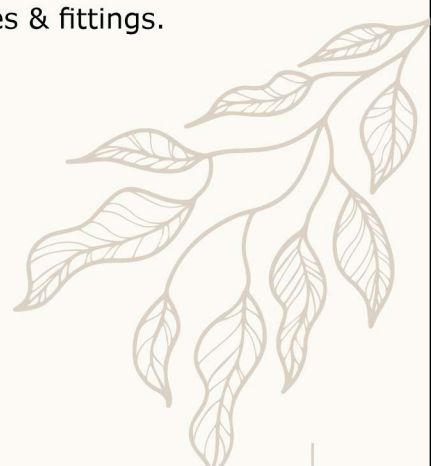
SPACES THAT EMANATE ENVIRONMENTAL MINDFULNESS AND BESPOKE LUXURY

SECURITY

- Round-the-clock security system.
- Surveillance cameras at the main security and entrance of each block.

OTHER FEATURES

- Car SPA Provision
- Electric Car Charging Station at one place.





Explore the joy of
EAST BENGALURU

IT HUBS

- International Tech Park Bengaluru (ITPB)
- Prestige Tech Park
- Prestige Shantiniketan Commercial Complex
- Bearys Global Research Triangle
- Boruka Technology Park
- Bagmane Constellation Business Park
- Bagmane Solarium
- Alembic Business Park

MALLS

- Nexus Shantiniketan
- VR Mall
- Phoenix Marketcity
- Orion Uptown Mall

COLLEGES

- CMRIT Engg. College
- Gopalan Pre University College
- Narayana CBSE/PU College
- NPS ITPL
- MVJ Engg. College

HEALTH CARE

- Manipal Hospital
- Cloudnine Hospital
- Aster Whitefield Hospital
- Sri Sathya Sai Super Speciality Hospital
- Narayana Multi Speciality Hospital
- Vydehi Hospital

SCHOOLS

- National Public School
- Orchid School
- PNC Cognito School
- Mount Litera Zee School
- Narayana E-Techno School
- Chrysalis School
- Lake Montfort School

CONNECTIVITY

- Metro @ Kadugodi
- Railway Station @ Kadugodi

LOCATION ADVANTAGES

Nestled in the well-connected Kadugodi area, United Sai Green Woods offers seamless access to IT parks, educational institutions, and shopping destinations. The nearby metro station and major roadways ensure effortless commuting to the city's key locations. With a perfect blend of urban convenience and serene surroundings, this prime location enhances your everyday living experience.

Easy Access to Work, Education, and Leisure

Location Map (Not to Scale)



Scan for Location



Scan for Website

Hear From Our Happy Residents Speaks



Excellent, we are happy about Quality and Material used

S.K.Mehta - Defence Ministry



United Sai Green Woods has exceeded my expectations with its prime location, stunning design, and top-notch amenities. It truly offers a remarkable living experience.

Naveen Kumar - Project Lead at Accenture



Owning an apartment at United Sai Green Woods has been a fantastic experience. The builder's commitment to quality, timely delivery, and attention to detail made the entire process seamless and satisfying.

Srinivasa Rao Are- Sr Staff Test Engineer, VISA



I'm delighted with the project, especially the well-designed clubhouse and excellent amenities. It offers everything needed for a comfortable and enjoyable lifestyle.

PrabhatRanjan - GM - HAL



We're happy with our decision to purchase in United Sai Green Woods' first phase! The construction is on track, and the quality and amenities are truly impressive.

R M Acharya & Sucharita Acharya



"The project which I find impossible to overpraise." We looked at a number of properties while searching for our dream home, with priorities like being near schools, the market, bus stops, and the metro. This project's location met all our needs perfectly.

BSP Dinakar, ISRO Scientist

At United Sai Green Woods, satisfaction speaks for itself. Our residents are proud to call this community their home, praising the quality of construction, thoughtful amenities, and serene surroundings. Their experiences highlight our commitment to delivering excellence in every aspect. Hear from those who have found their dream homes with us.

Hear From Our Happy Residents Speaks

At United Sai Green Woods, satisfaction speaks for itself. Our residents are proud to call this community their home, praising the quality of construction, thoughtful amenities, and serene surroundings. Their experiences highlight our commitment to delivering excellence in every aspect. Hear from those who have found their dream homes with us.



Office & Site Office

Sy No. 40/5, Kumbena Agrahara,
Bidarahalli Hobli, Bengaluru - 560 067.

Mob: +91 7090 22 00 55 / 66 / 77

Email: info@unitedinfrastructures.in

Web: www.unitedinfrastructures.in

PROJECT PROFESSIONAL TEAM

Architect



Email: info@fwdarchitects.com
Web: www.fwdarchitects.com

Structural Engineer



No.5, 14th Main, HSR Layout Sector 4,
Bengaluru - 560 102.

Advocate

SURYA LAW ASSOCIATES
Email: suryalawassociates1@gmail.com

Chartered Accountant

VENKATRAMANA P & CO.,
Email: venki_ca@outlook.com

Branding

 6th Floor, CSR Commercial Complex,
Madhapur, Hyderabad, Telangana 500081
+91 90 329 329 53
CREATIVE ETHICS www.creativeethics.com

Your Dream Home Awaits

At United Sai Green Woods, we provide more than just residences; we offer a lifestyle that enhances your daily experiences. Immerse yourself in a harmonious environment surrounded by nature, complemented by contemporary comforts designed for modern living.

Book Your Visit Today!



Sy No. 40/5, Kumbena Agrahara, Bidarahalli Hobli, Bengaluru - 560 067.

Web: www.unitedinfrastructures.in

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.