



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

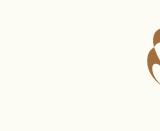


Day view of Arrival Entry | Built with Science. Designed with Nature

LIVE LIFE'S PRECIOUS MOMENTS



Peace



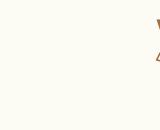
Happiness



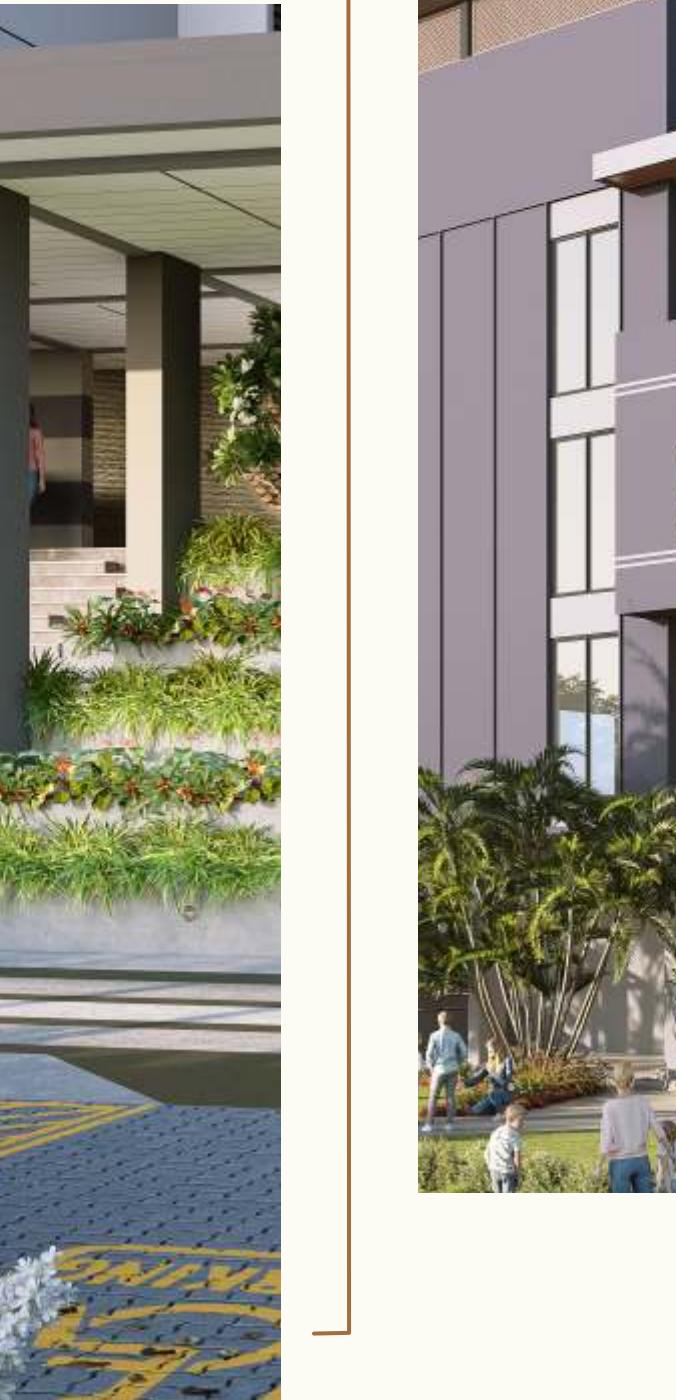
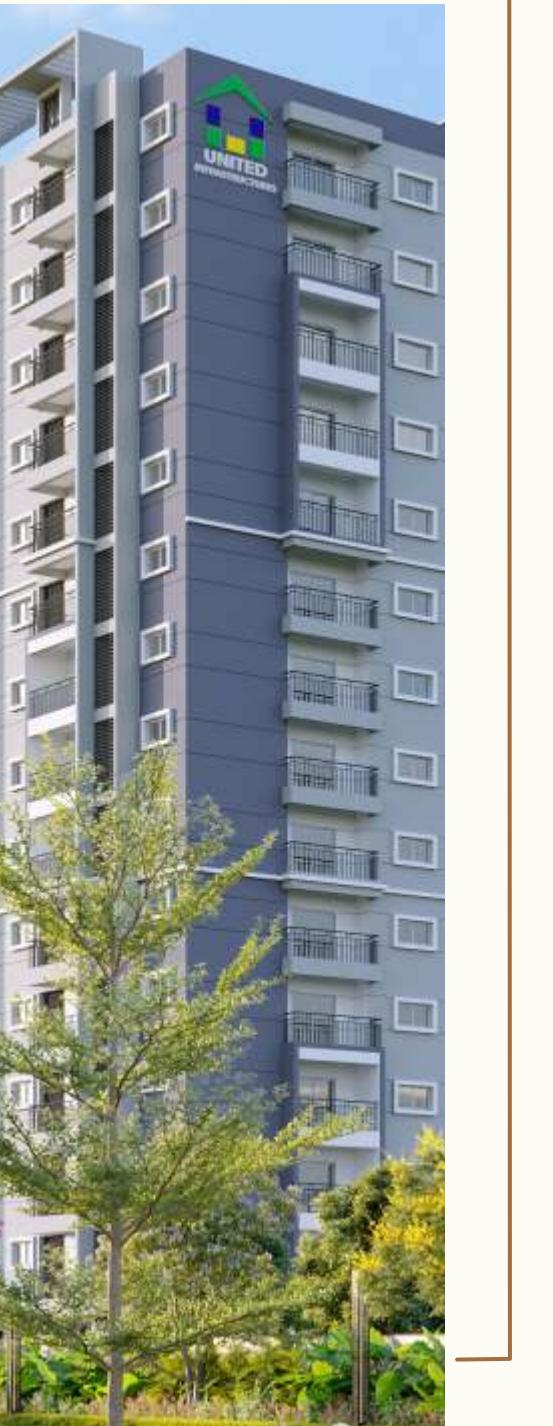
Harmony



Blessing



Price



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
- CCTV Surveillance
- Excellent Ventilation
- Rainwater Harvesting
- Quality Construction
- Power Backup
- No Common Walls
- 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/22092/05263



PHASE - 2

217 Units

1 BHK — 733 Sft. to 850 Sft.

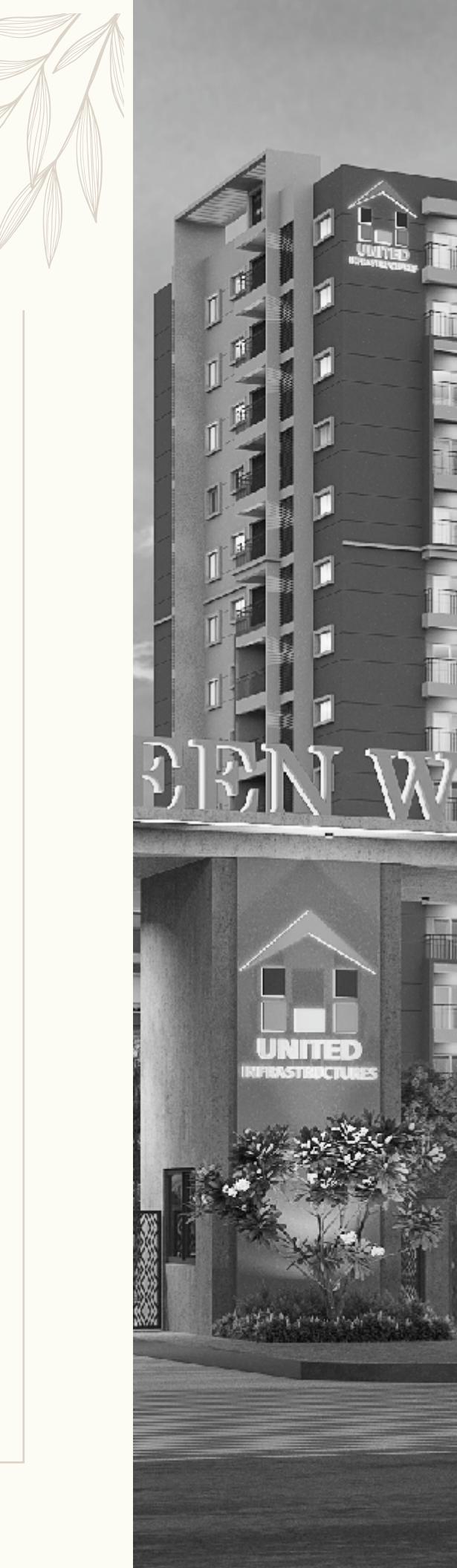
2 BHK — 1190 Sft.

2.5 BHK — 1465 Sft. to 1565 Sft.

3 BHK — 1700 Sft.

4 BHK — 2090 Sft.

RERA No.— PRM/KA/RERA/1251/446/PR/05102/00714





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

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

Approval / AP.ID



WHERE YOUR
HOME NURTURES
BOTH BODY AND
MIND



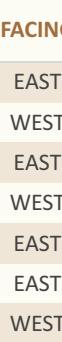
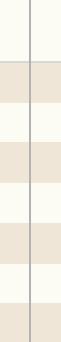
MASTER PLAN LEGEND

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



5'6" WIDE CORRIDOR



5'6" WIDE CORRIDOR



5'6" WIDE CORRIDOR



5'6" WIDE CORRIDOR



A1

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT



A3

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



A5

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



A6

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



A7

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



B1

3 BHK

1700 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

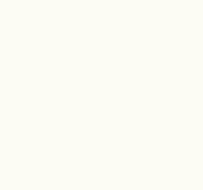
1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT



B2

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



B3

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



B4

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT

4 BHK

2090 SFT

2.5 BHK

1465 SFT

3 BHK

1700 SFT

2.5 BHK

1465 SFT



B5

AREA STATEMENT IN SFT

F NO	TYPE	CA	WALL	B&U	COMM.A	SBA	FACING	Image
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	

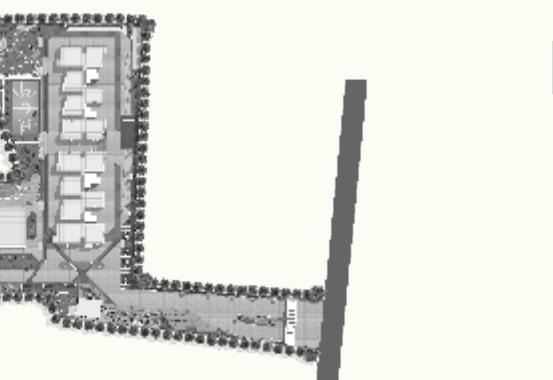
Note:- CA: Carpet Area, WALL: Wall Area, B&U: Balcony & Utility Area, COMM.A: Common Area, SBA: Super Built-up Area

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	Image
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)

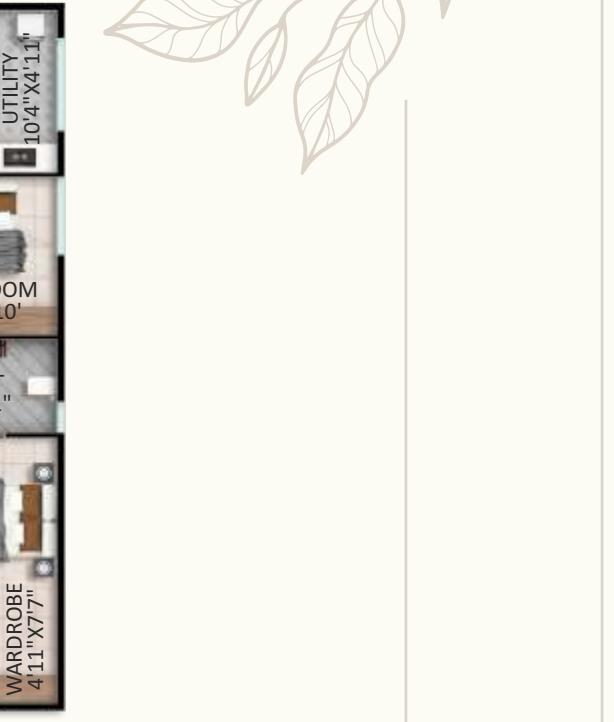


Key Plan





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**



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**



3 D I S O M E T R I C V I E W S



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 **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**



Experience Every Angle, Discover a New Dimension of Design



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 plateau 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, the better life they live.



GROUND FLOOR

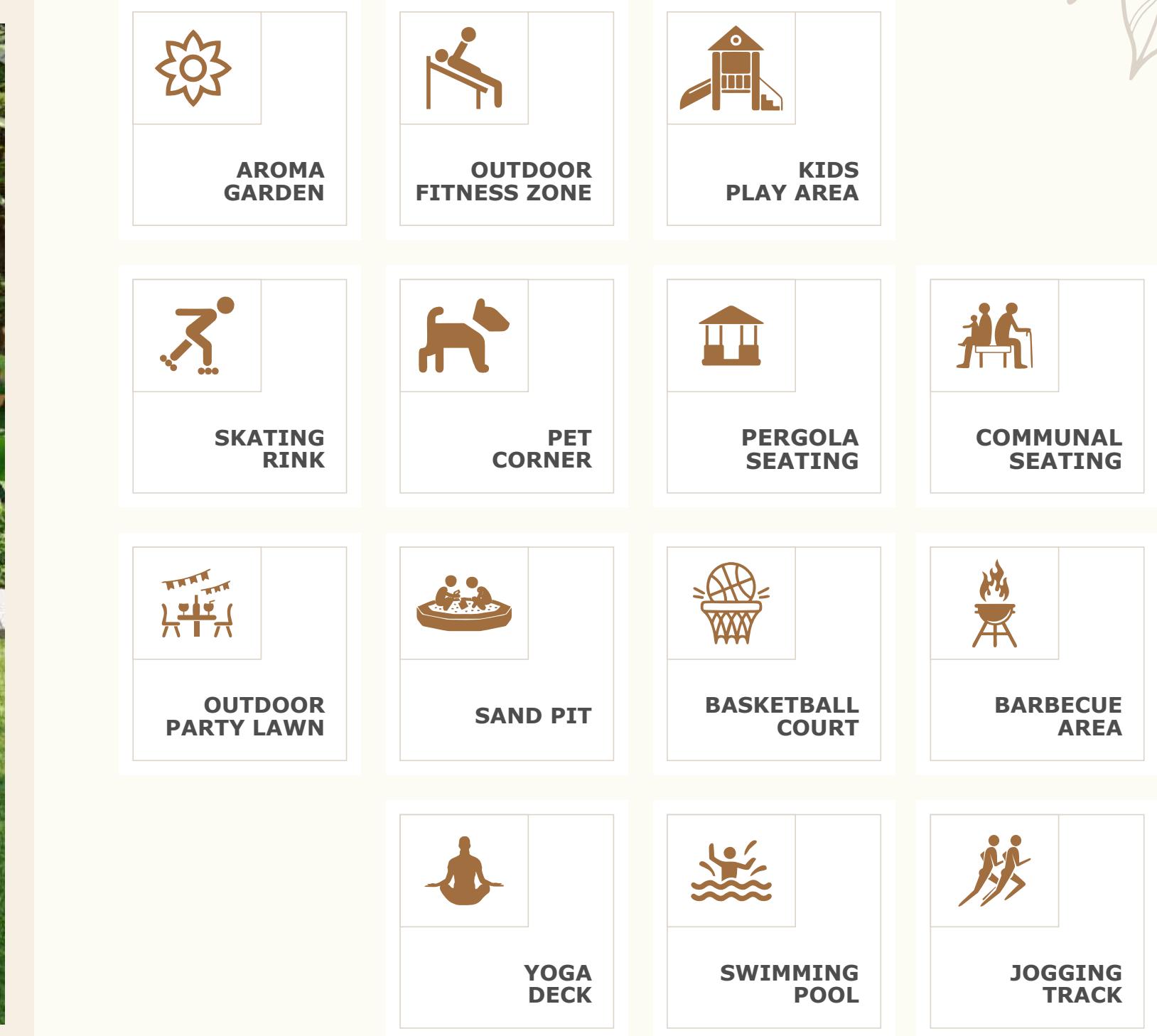
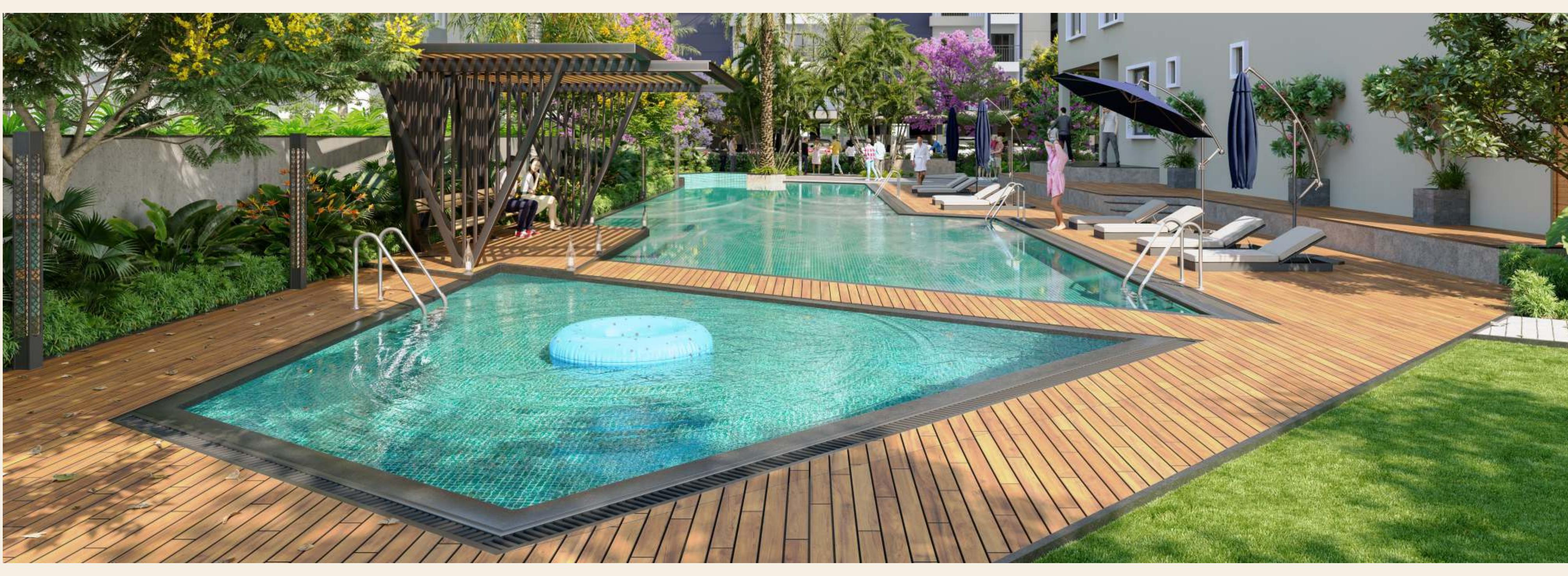


SECOND FLOOR



TH

An ocean in the
THE CLOUDS





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

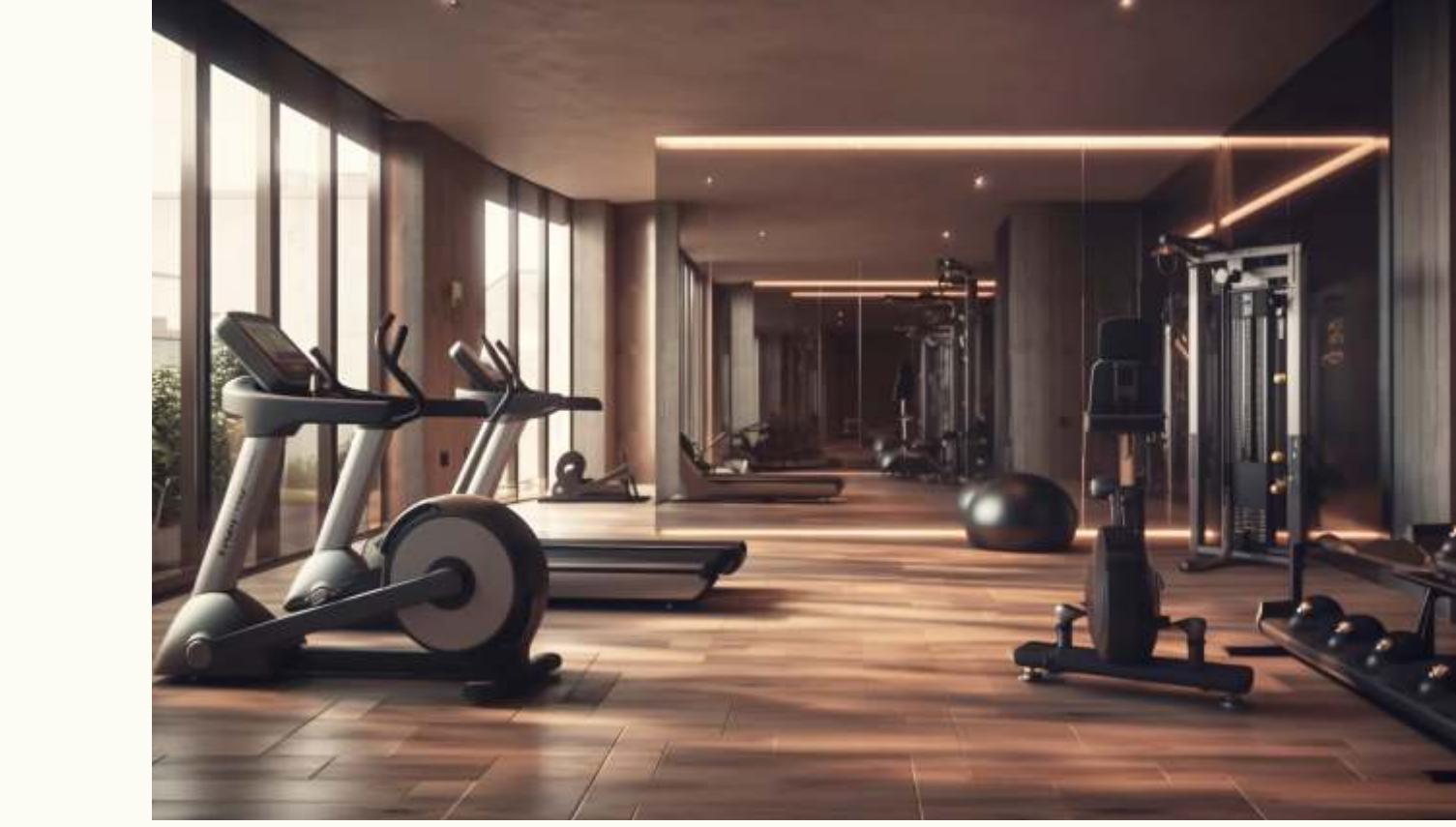
WELCOME & SOCIAL SPACES:

- ✿ 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

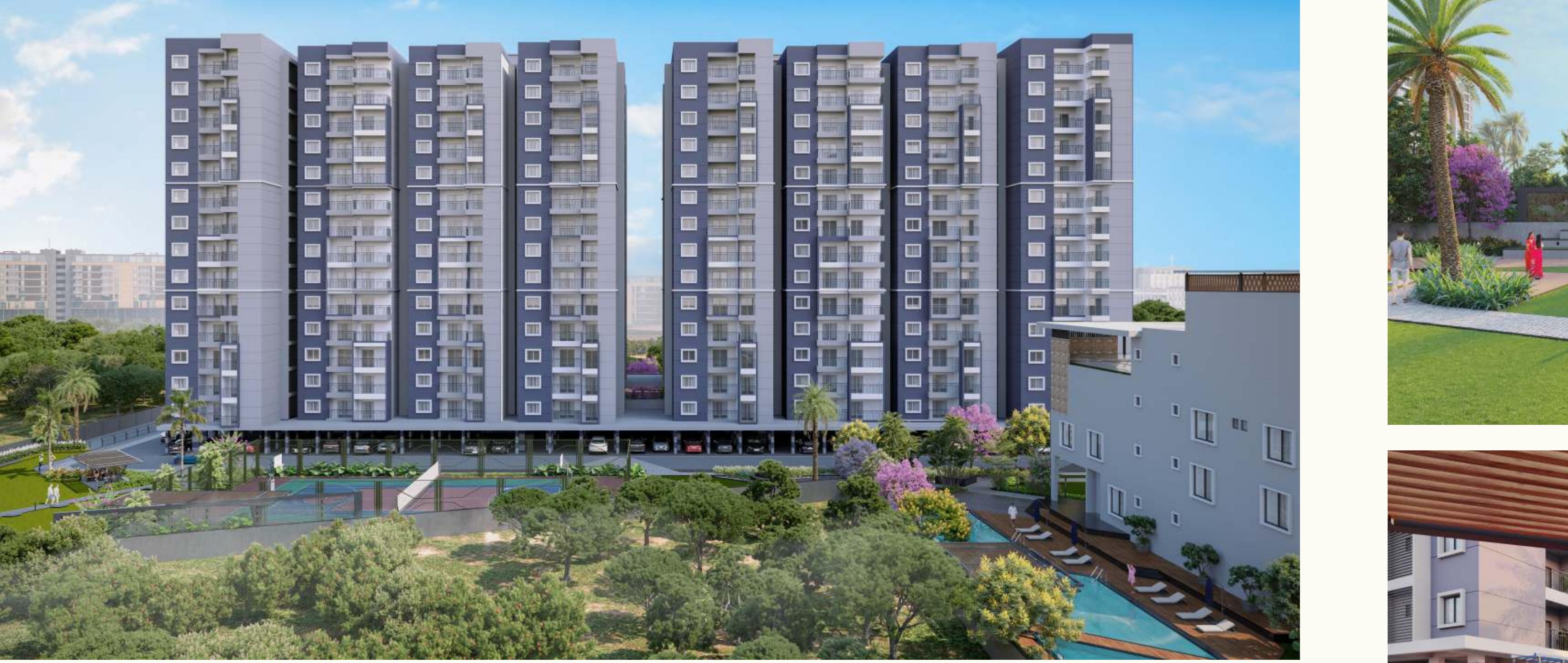


COMMUNAL SPACE & ENTERTAINMENT

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

SPORTS & ACTIVE LIVING

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



**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."*





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.

RAILINGS

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

LIFTS

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

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.

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.

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.

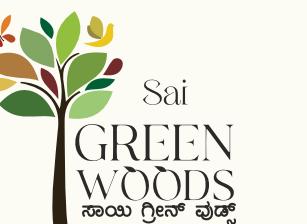
PLUMBING

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

CABLE TV

Provision for internet, DTH.

SPACES THAT
EMANATE
ENVIRONMENTAL
MINDFULNESS AND
BESPOKE LUXURY



Explore the joy of
EAST BENGALURU

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.

IT HUBS

- International Tech Park Bengaluru (ITPB)
- Prestige Tech Park
- Prestige Shantiniketan Commercial Complex
- Bearys Global Research Triangle
- Bhoruka 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

SCHOOLS

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

HEALTH CARE

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

CONNECTIVITY

- Metro @ Kadugodi
- Railway Station @ Kadugodi

Location Map
(Not to Scale)



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



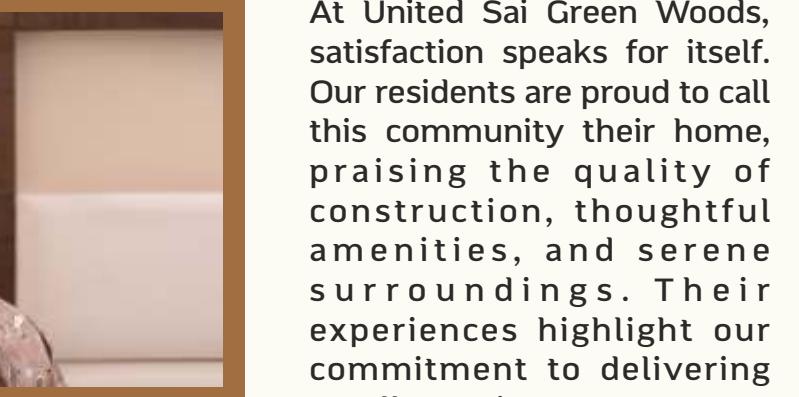
I'm delighted with the project, especially the well-designed clubhouse and excellent amenities. It offers everything needed for a comfortable and enjoyable lifestyle.

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



Building Dreams Creating Landmarks

United Infrastructures Developer stands as a beacon of trust, innovation, and excellence in real estate. With a legacy of crafting spaces that inspire, we specialize in delivering high-quality projects that seamlessly blend functionality with elegance. From contemporary residential spaces to state-of-the-art commercial developments, we are committed to shaping a future that resonates with your aspirations.



UNITED
INFRASTRUCTURES

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.514, 5th Main, HSR Layout, Sector 4, Bengaluru - 560 012

Advocate

SURYA LAW ASSOCIATES
Email: suryalawassociates@gmail.com

Chartered Accountant

VENKATRAMANA & CO.,
Email: enk_ca@outlook.com

Branding

C CREATIVE ETHICS
6th Floor, CSR Commercial Complex,
Madhapur, Hyderabad, Telangana 500 081
+91 90 32 99 53
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.

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.