



an unparalleled investment opportunity
by Haven Ventures



THE NATIVE

at ALAIR

Tranquility embraces you from every corner



100+ Acres Residential Plots | Clubhouse

LP NO: 0001/LO/3102/2023



THE NATIVE

at ALAIR

Experience *An Exciting Family Getaway*

Located in Alair municipality, 5 minutes from the NH 163 (Warangal Highway), THE NATIVE is a privately guarded, luxurious habitat of residential plots.

Spread across approximately 100+ acres of lush, pollution-free terrain, the project offers the advantage of fully developed plots with excellent road accessibility and top-notch facilities. With a meticulously designed layout, the project meets every investor's needs in terms of having necessary approvals, proportionately demarcated plots, a superb network of internal roads, and perfectly placed utilities. Within its premises, this gated community will have a wide range of modern amenities. Stylish entrance arch, manicured landscapes, 24-hour water & electricity connection, well-laid sidewalks, contemporary clubhouse, all set amidst a secure environment.

With the ideal blend of luxurious living in the midst of nature with all of the essential comforts, THE NATIVE makes a superb investment choice that will provide you with high returns on your investment and optimal residential contentment.



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100+
Acres

World-class
Amenities

Well-planned
Layout

Developed
Infrastructure

Convenient
Location



THE NATIVE

at ALAIR

With wide open spaces, awe-inspiring landscapes, and picturesque surroundings, Alair municipality is a locality with pleasant climatic conditions and pollution-free, clean air, away from the stresses of modern life. Strategically placed here, THE NATIVE is a one-of-its-kind property with amenities of international standards. From the concealed underground system for water, electrical, and

communications to the strong external wall—covering the entire project area and everything inside—providing concrete safety cover for the entire venture; from the large, spacious plots to the beautifully landscaped gardens; from the multitude of amenities and facilities to the manned, secure ambience—everything here is specifically planned for the utmost comfort of the resident.

Experience The Pleasure of Peaceful Living

GATED COMMUNITY



Avenue Plantation

DTCP & RERA APPROVED



BT Roads

100 % VASTHU & CLEAR TITLE



Entrance Arch

SPOT REGISTRATION



Street Lights



Water Pipeline



Underground Drainage & STP



Children Play Area



Overhead Water Tank



Boundary Wall



Electricity/Power Supply



Rainwater Harvesting Pits



24x7 Security



Ample Green Space



25,000 sft Clubhouse



Paved Footpaths



Landscaped Parks

Amenities



THE NATIVE

at ALAIR

A GLANCE

AT THE MAJOR DEVELOPMENTS

ALONG THE INDUSTRIAL CORRIDOR OF NH 163

WELCOME

to the New Economic Corridor of Telangana

WARANGAL HIGHWAY (NH 163)

- Warangal Highway (NH 163) is a major highway in east Hyderabad that links the city to three other tier-2 cities - Warangal, Hanumakonda and Kazipet.
- The 235 km Hyderabad-Warangal Industrial Corridor extends along the NH 163 between Hyderabad and Warangal, the two most important economic hubs of the state of Telangana.
- 11 market-driven nodes to be built in key places along the highway to offer transparent and investment-friendly policies.
- These nodes will have



good road & rail connectivity for goods transport and from ports and logistics hubs



top-notch infrastructure to enable self-sufficiency



reliable & consistent power supply



high-quality social infrastructure like schools, hospitals, etc.

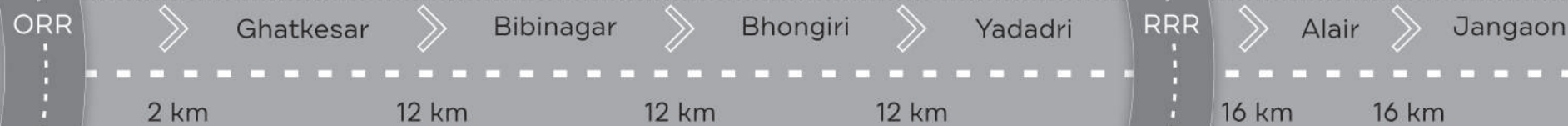


globally competitive environment beneficial to businesses.

The State Government plans to develop three clusters in the corridor :



Key Distances on NH 163



towards Warangal



Yadagiri-Warangal 4-Lane Road NH 163 gets Centre's nod

- = The Cabinet Committee on Economic Affairs chaired by the Prime Minister Narendra Modi has approved development of the 4-laning of the Yadgiri-Warangal section of National Highway – 163 at a cost of Rs. 1905.23 crore in Telangana.
- = Development of this stretch will also help in uplifting the socio-economic condition of the region and also increase employment potential.
- = The objective is to expedite improvement of infrastructure in Telangana and reducing the time and cost of travel for traffic, particularly heavy traffic, plying on the Yadgiri-Warangal sector.



- = Following the directions of Chief Minister K Chandrashekhar Rao, while imparting an aesthetic verdant touch to the Warangal Highway, the Hyderabad Metropolitan Development Authority (HMDA) is gearing up to extend the multi-layer plantation greenery till Pembarthy.
- = The green initiative along the Warangal NH 163 is completed up to Yadagirigutta-Raigir crossroads.
- = the multi-layer plantation greenery will be extended from Raigir to Pembarthy for 30 km with an estimated cost of Rs. 5.50 crore.



INFOSYS HYD SEZ plans Pocharam campus expansion

Infosys intends to start construction of its expanded campus in Pocharam soon. At an estimated cost of Rs 2,500 crore, the new facility will include additional software development blocks, food courts, auditoriums, and multi-level parking. After being awarded environmental clearance (EC) for expansion of the Pocharam campus in April, the firm is keen to start construction next year.



AIIMS, Bibinagar expansion plans

AIIMS, Bibinagar proposed to be expanded to 150 acres with more advanced facilities.



Integrated Collectorate for enhanced governance

Recently inaugurated three-floored state-of-the-art Collectorate building at Yadadri-Bhuvanagiri district constructed at a cost of Rs. 32 crores in a sprawling area of 25 acres.



Boosting Connectivity MMTS at Raigiri

Proposed Ghatkesar - Raigiri MMTS Phase II will enhance connectivity from Hyderabad to Yadagirigutta temple.



450-acre Dry Port at Bhongir

The proposed 450-acre Dry Port in Bhongir along the NH-163. It will be one of the four dry ports identified by the state government for the central government's approval. Bhongir is a good logistics hub.



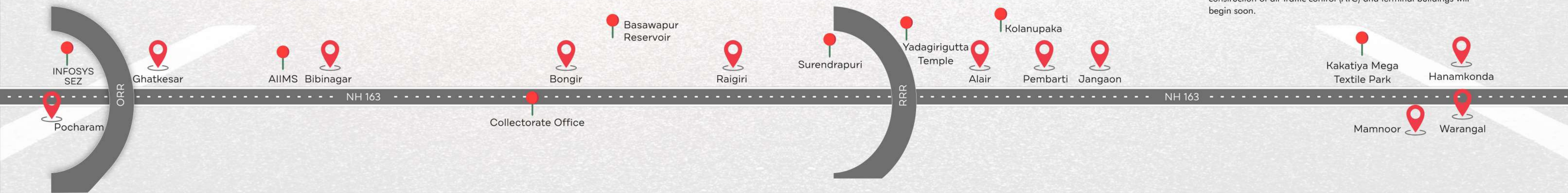
1,300-acre Kakatiya Mega Textile Park

The 1,300-acre Kakatiya Mega Textile Park (KMTP), one of the biggest textile parks in India, at Geesugonda in Warangal district will employ over 20,000 people. This will give a major fillip to the industry and transform Warangal into a major textile manufacturing hub in the country.



Proposed Airport (420-acre) at Mamnoon, Warangal

The state has allocated Rs. 75 crore for Warangal airport in the 2022-2023 budget. Airport works such as renovation of runway, construction of air traffic control (ATC) and terminal buildings will begin soon.





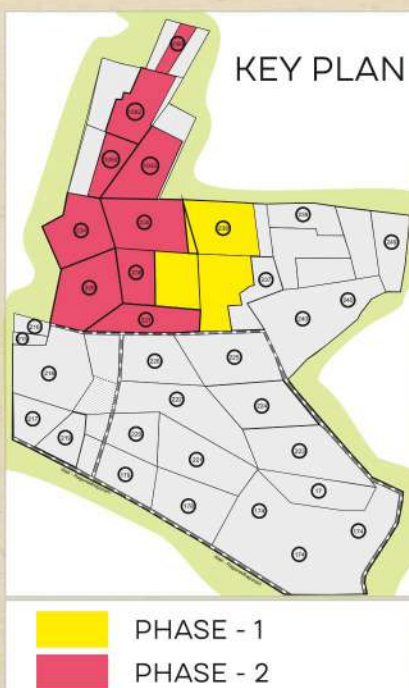
THE NATIVE

at ALAIR

Experience

Wholesome Living with Modern Facilities

THE NATIVE is a 100+ acre, fully secure, and meticulously planned project. Built as per Vaastu, Phase I (32 acres) of this venture features a DTCP-approved layout with clearly demarcated plots. This gated community will have tree-lined avenues, black-top roads, modern street lights, rainwater harvesting pits, and fool-proof security. All essential electrical, sanitary, and electronic connections will be provided to each plot. The ample greenery and pollution-free environment ensure healthy living for the residents.

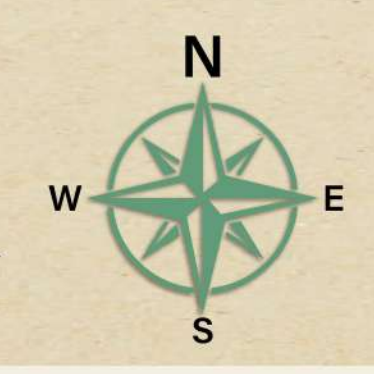


Layout Plan

PROPOSED PLAN SHOWING THE RESIDENTIAL LAYOUT PLOTS IN SY. NOS. 227/P, 235/P, 236/P, 237/P & 238/P SITUATED AT ALAIR MUNICIPALITY, ALAIR VILLAGE, ALAIR MANDAL, YADADRI BHUVANAGIRI DISTRICT.

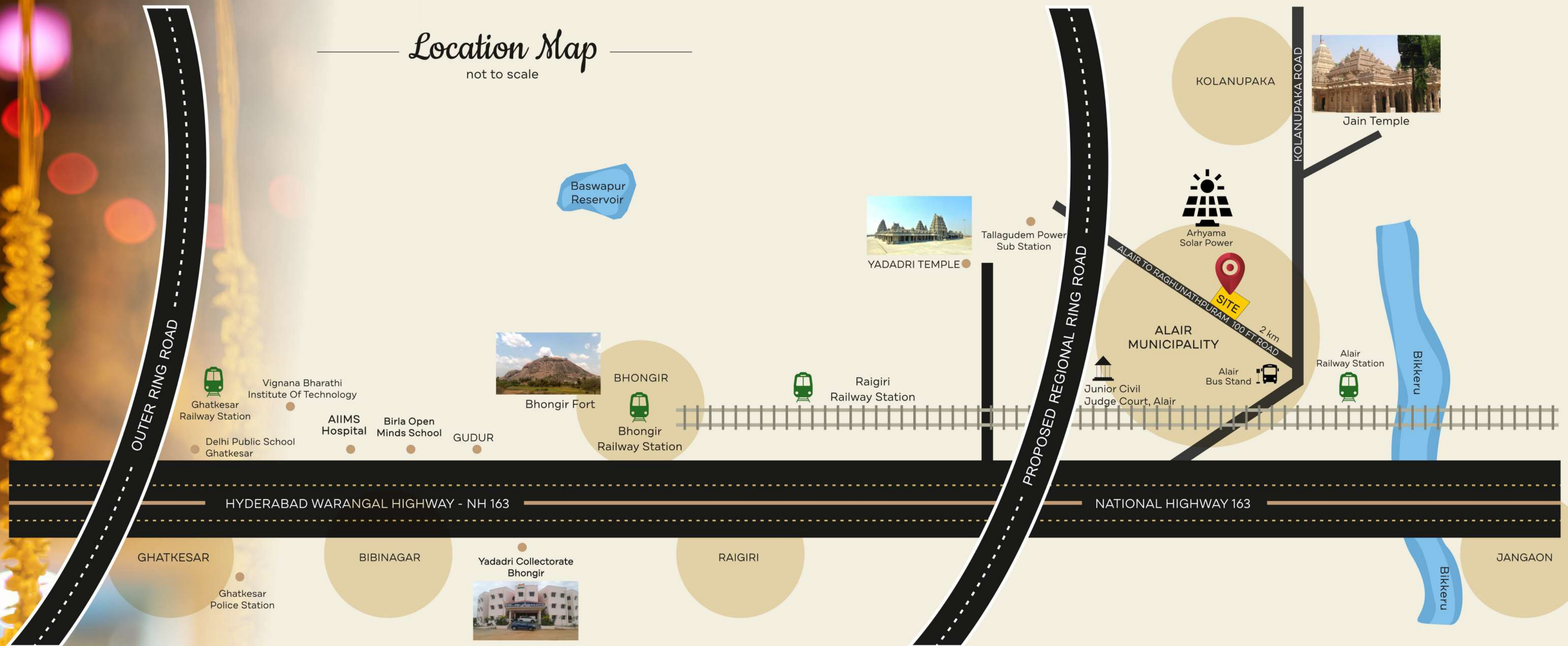


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Location Map

not to scale



Key Distances

from the project

- 2 min - Alair Bus Stand
- 3 min - Alair Railway Station
- 10 min - Kolanupaka Jain Temple
- 20 min - Yadagirigutta Temple
- 20 min - Proposed Regional Ring Road (RRR)
- 45 min - Outer Ring Road (ORR)
- 45 min - Warangal Smart City

Experience

a Perfect Picnic Spot for Life

Located in the Yadadri Bhuvanagiri district, Alair municipality, is a picturesque town that has a strong connection with its roots and a stronger connection with its future.

Alair balances charming rural and urban lifestyles in an appealing way. With its illustrious history and rich cultural legacy, it is poised to become a valuable investment asset. Thus facilitating the developers' decision to take a resolute step forward with their developmental venture, THE NATIVE. Strategically placed here, the residents of this prestigious venture will enjoy excellent road connectivity via the National Highway 163 (Warangal Highway).



THE NATIVE

at ALAIR

The Neighbourhood



THE NATIVE
at ALAIR



*mesmerizing landscapes that
revitalize your soul*

10 min
to
Kolanupaka

Kulpakji or Kolanupaka Temple is a 2,000 year-old Jain temple at the village of Kolanupaka in Alair city. It is an important Jain pilgrimage center of South India.



KOLANUPAKA TEMPLE

20 min
to
Surendrapuri

Just a 20-minute drive from Alair is Kunda Satyanarayana Kala Dhamam (Surendrapuri), a mythological museum of Indian Hindu temples.



KUNDA SATYANARAYANA KALADHAMAN

30 min
to
Baswapur

Baswapur Reservoir is being developed as a part of Telangana's Kaleshwaram Lift Irrigation Project (the World's Largest' Lift Irrigation Project)



BASWAPUR RESERVOIR



RAMALAYAM TEMPLE

20 min to Jangaon

The Jangaon district, which is endowed with a richness of natural beauty, is where "Sahaja Kavi" Bammara Pothana was born. The Jeedikal Temple and the Palakurthi Someshwara Temple are both noteworthy locations.

30 min to Bhongir

Perched atop a monolithic rock, the Bhongir fort offers a thrilling climbing experience and a breathtaking panorama view of the entire region.

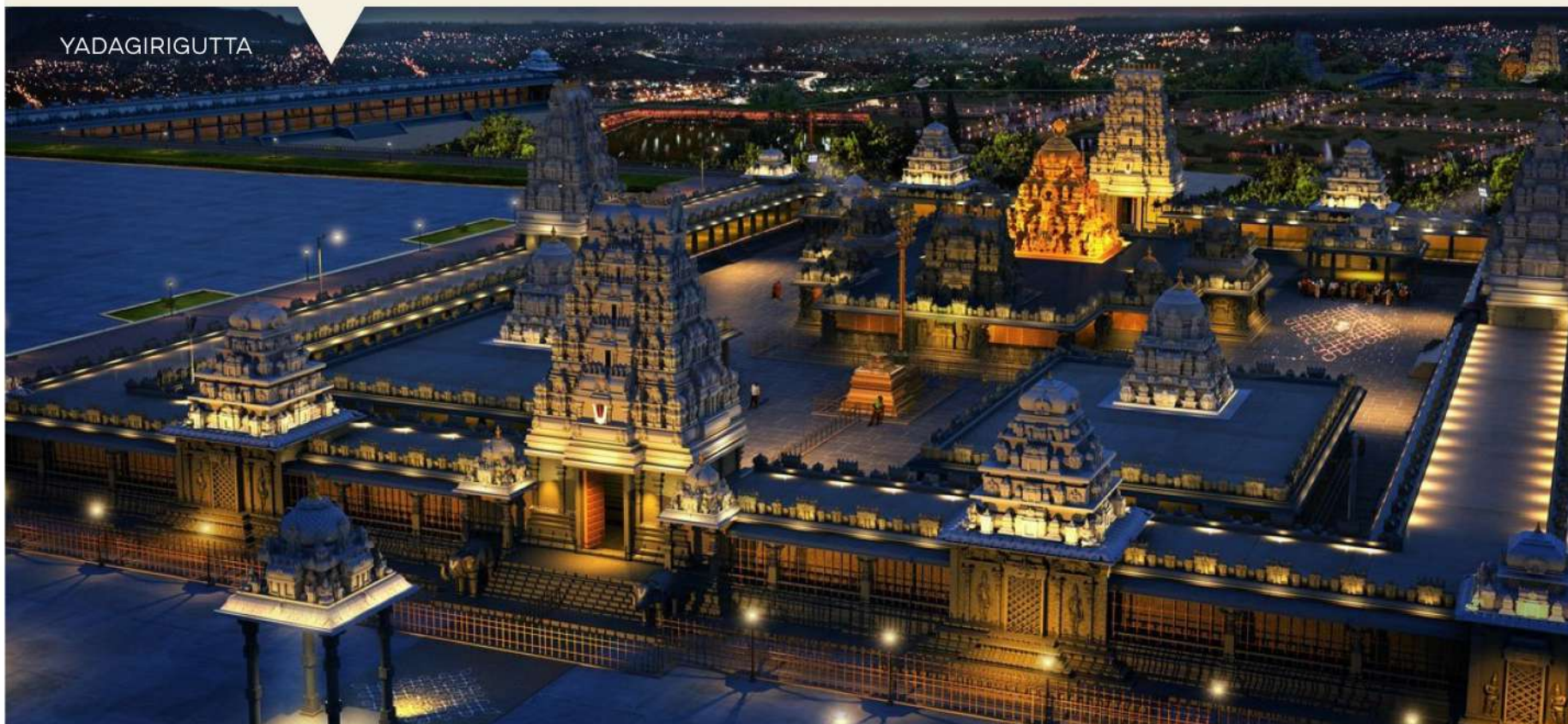
BHONGIR FORT



20 min to Yadadri

Yadagirigutta, the 'Spiritual Centre of Telangana,' is an abode of Narasimha Swamy, attracting an enormous number of devotees from all over the state and country. This distinctive and enchanting hillock is an effortless 30-minute drive from The Native.

YADAGIRIGUTTA



45 min to Warangal

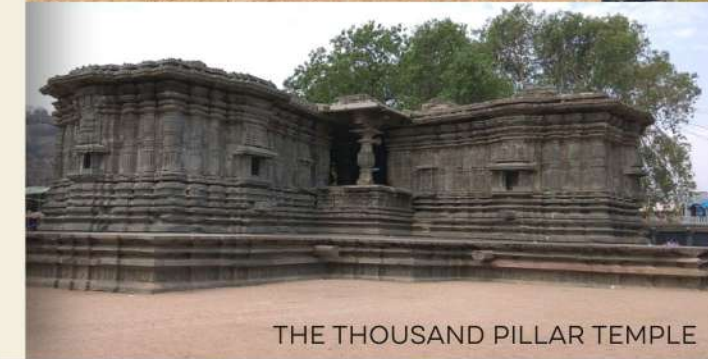
The historical city of Warangal, once the capital of the Kakatiya Kingdom, is endowed with rich wildlife and stunning natural beauty making it a perfect weekend destination for everyone.



RAMAPPA TEMPLE



WARANGAL FORT



THE THOUSAND PILLAR TEMPLE



LAKNAWARAM LAKE



THE NATIVE

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Experience

Exciting and Intriguing Adventures

- With the Telangana Government's plan to develop Yadadri into a major religious tourist destination progressing at a rapid pace, it in turn sparked an economic boom in the surrounding areas as well in the form of allied commercial activities in real estate, tourism, transport, commercial establishments, hotels, and spiritual centres.
- Upon completion of the Baswapur Reservoir located in Bhongiri Mandal, Godavari water will be available to the residents of Alair, Yadadri, and its neighbouring localities.
- Haven Ventures presents THE NATIVE, a delightful project with unparalleled connectivity via National Highway 163.
- With a picturesque landscape and pollution-free surroundings, THE NATIVE is a tranquil experience you cannot afford to miss.

Experience
an Oasis of Delightful Features



Clubhouse



Play Zone



Banquet Hall



Gymnasium



Meditation / Prayer



Spa



Indoor Games



Swimming Pool


THE NATIVE
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Nestled in a carpet of lush greenery, the focus point of THE NATIVE is a modern clubhouse to cater to the diverse interests of the residents. It is furnished with upscale amenities, including a spacious clubhouse with an indoor sports facility, spa services, a convention centre, a children's play area, and beautifully manicured parks, making it the ideal spot for leisure activities. The open lawns will serve as a serene setting to meet friends and relatives in a refreshing atmosphere. The swimming pool is the ideal place for the family to have a refreshing swim. Moreover, the lush surroundings and avenue plantations create an environment that is picture-perfect.

Well-equipped
Clubhouse

Pristine
Swimming Pool

Recreation
Parks

Modern
Gymnasium

Landscaped
Lawns

Convention
Hall

Spa &
Wellness Centre

Meditation/Prayer
Room

Indoor Games
Room

Children
Play Zone

THE NATIVE

at ALAIR

Experience A New World
a paradise of brilliant sunshine & luxuriant greenery

Located in Alair Municipality, THE NATIVE is a 100+ acre, DTCP-approved residential plot project. Just 5 minutes from the Warangal Highway, this beautifully planned and executed development project has well-demarcated plots with 100% clear titles ready for registration.

THE NATIVE offers a full range of health, recreational, and essential amenities along with a flourishing location, exceptional connectivity, and other developed utilities required for a tranquil and luxurious living experience.

Choose your plot.

Build your dream house.

Welcome prosperity into your life.

OUR ACCREDITATIONS



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NOTE : This brochure is only a conceptual presentation of the project & not a legal offering. The promoter reserve the right to alter and make changes in layout as deemed fit.