



# Play pause and peace crafted for every generation



**Aayanish Farms**  
The first ray of light

**18+**  
Acres

**100+**  
Farm Plots

**7200+** Sq. Yards  
Club House



# Live the Simplicity Again

Give your parents the comfort they deserve — a peaceful home in nature where they can rest, breathe, and relive life at their own gentle pace.



Those childhood days of climbing trees, plucking guavas, and playing cricket are calling again.



Aayansh Farms brings families back to nature—more walks, more fruit picking, more conversations, more togetherness.





# Aerial View



Aayansh Farms — From above, you can see the beautiful layout of our 18-acre farmland community. Neat plots, green plantations, and well-planned internal roads come together to create a calm, natural space. The aerial view showcases how open, peaceful, and well-organized the entire project is, giving you a clear picture of the lifestyle waiting for you here.





# About Aayanish Farms

**Welcome to Aayanish Farms** — a thoughtfully designed farmland community, crafted for those who dream of owning a piece of nature without compromising on modern comforts.

Spread across **18 acres of lush greenery near the Regional Ring Road (RRR)**, Aayanish Farms beautifully blends natural serenity with contemporary infrastructure. Here, you can build your farmhouse, grow your own garden, or simply unwind amidst scenic plantations and pure, refreshing air — **an investment that enriches both your lifestyle and your future.**



Entrance Arch



**18+  
Acres**

**Starts from  
5 Guntas**

**30' & 40'  
Wide Roads**

**Exclusive  
Clubhouse**

**Recreational  
Facilities**

**Clubhouse**





# Clubhouse Layout



Clubhouse Area 7200+ Sq Yard





# Layout Map



Farm Plot from 5 Guntas Onwards



# Buying Options

Plots at Aayansh Farms are available in four unique options tailored to your preferences. You can choose a Keralan House, a Tent surrounded by plants, simply plant trees and enjoy their fruits, or create a custom plan in discussion with us — and we'll bring your vision to life.



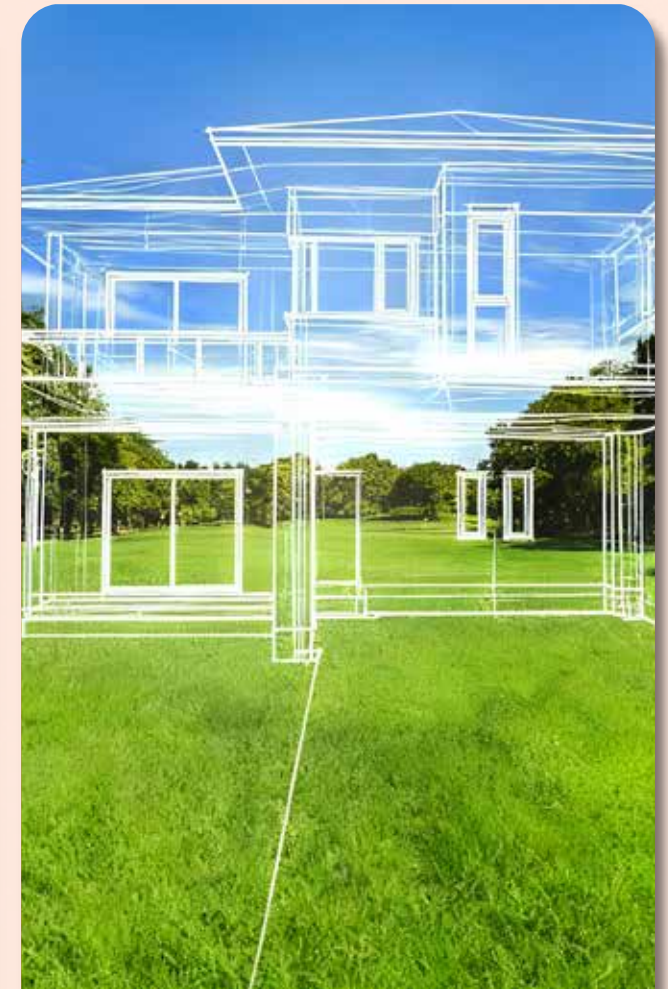
**Keralan house  
& Plantation**



**Tent &  
Plantation**



**Fruits  
& Plants**



**Customize  
your way**

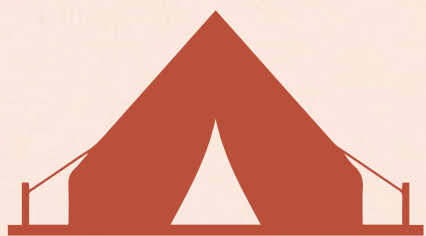




## Keralan house & Plantation

Live the essence of Kerala at Aayansh Farms. Surrounded by flourishing plantations, our Keralan-style houses blend heritage, comfort, and nature in perfect harmony.





## **MAHARAJA tent - Royal stay & Plantation**

Our Tent + Plantation spaces are designed for those who love to unwind amidst greenery. Enjoy peaceful stays in beautifully crafted tents surrounded by thriving fruit and tree plantations — a true escape into nature.

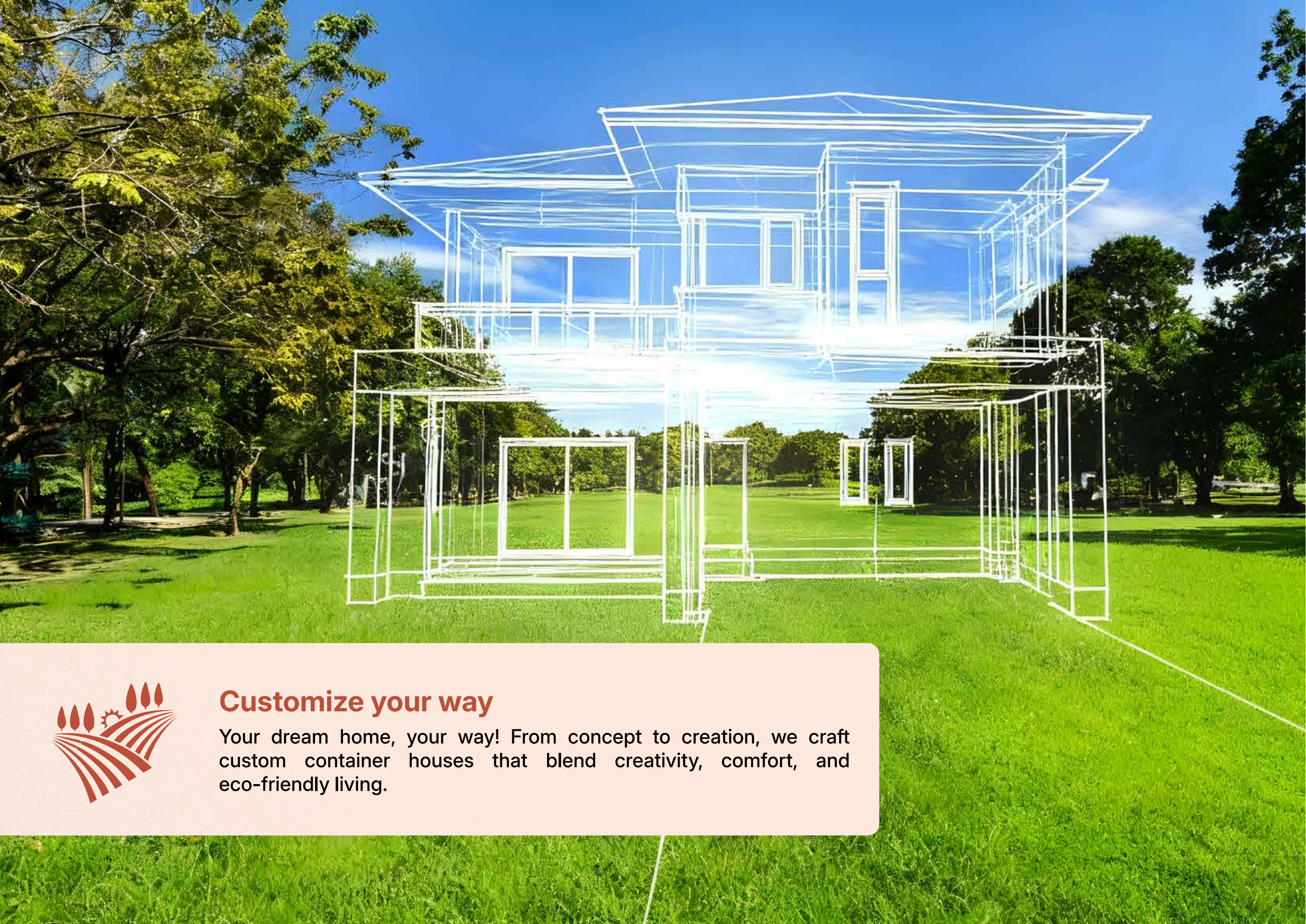




## Fruits & Plants

At Aayansh Farms, we grow fruits and plants just the way you love them — fresh, healthy, and naturally nurtured. Every fruit we harvest and every plant we grow reflects our care, passion, and promise of quality.





## **Customize your way**

Your dream home, your way! From concept to creation, we craft custom container houses that blend creativity, comfort, and eco-friendly living.



# Amenities

Discover spaces designed for comfort, recreation, and togetherness.  
Every corner is crafted to enhance your time with family and nature.



24/7  
Security



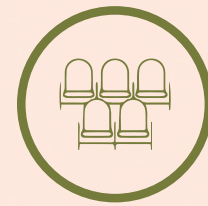
Street lights



BBQ & Grill



Cafeteria



Multipurpose  
Hall



Half Basket  
Ball Court



Indoor  
Badminton



Cricket  
Practice Nets



Swimming Pool  
With Kids Pool



Indoor  
Games



Yoga Area



Recreational  
Zone



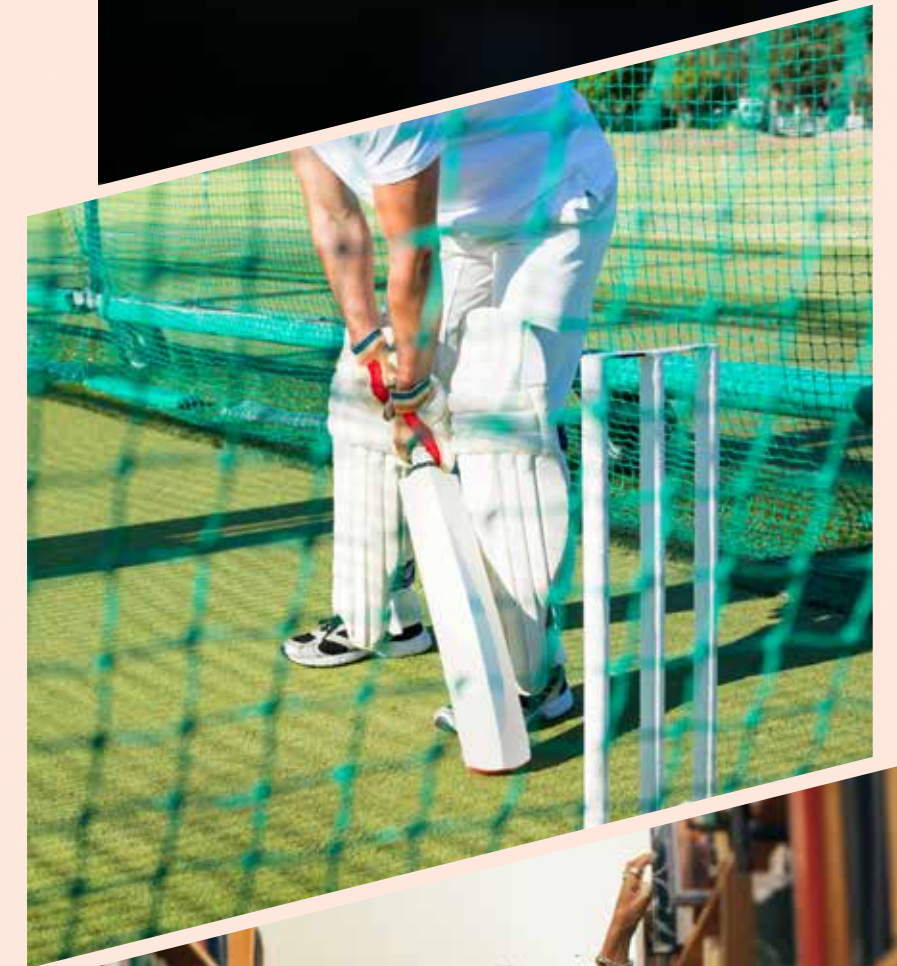
Jogging &  
Walking Path



Library



Guest  
Rooms





# Amenities

Step into a secure, well-developed farm community with stunning entrance arches and green avenues. Every feature is designed to bring you closer to nature while offering modern comforts.

- ✦ Surrounded by Lush Green Paddy Fields
- ✦ Farm unit starts from 5 Guntas
- ✦ 30' Wide Roads with curb stones
- ✦ 40' Wide Roads with curb stones
- ✦ Most Beautiful Entrance Arch
- ✦ Electricity & Street lights
- ✦ Compound Wall For Entire Project
- ✦ 2 Years Maintenance
- ✦ Avenue Plantation in Complete Layout
- ✦ Ample Water
- ✦ Security Check-in / 24×7 Security
- ✦ Recreational Space







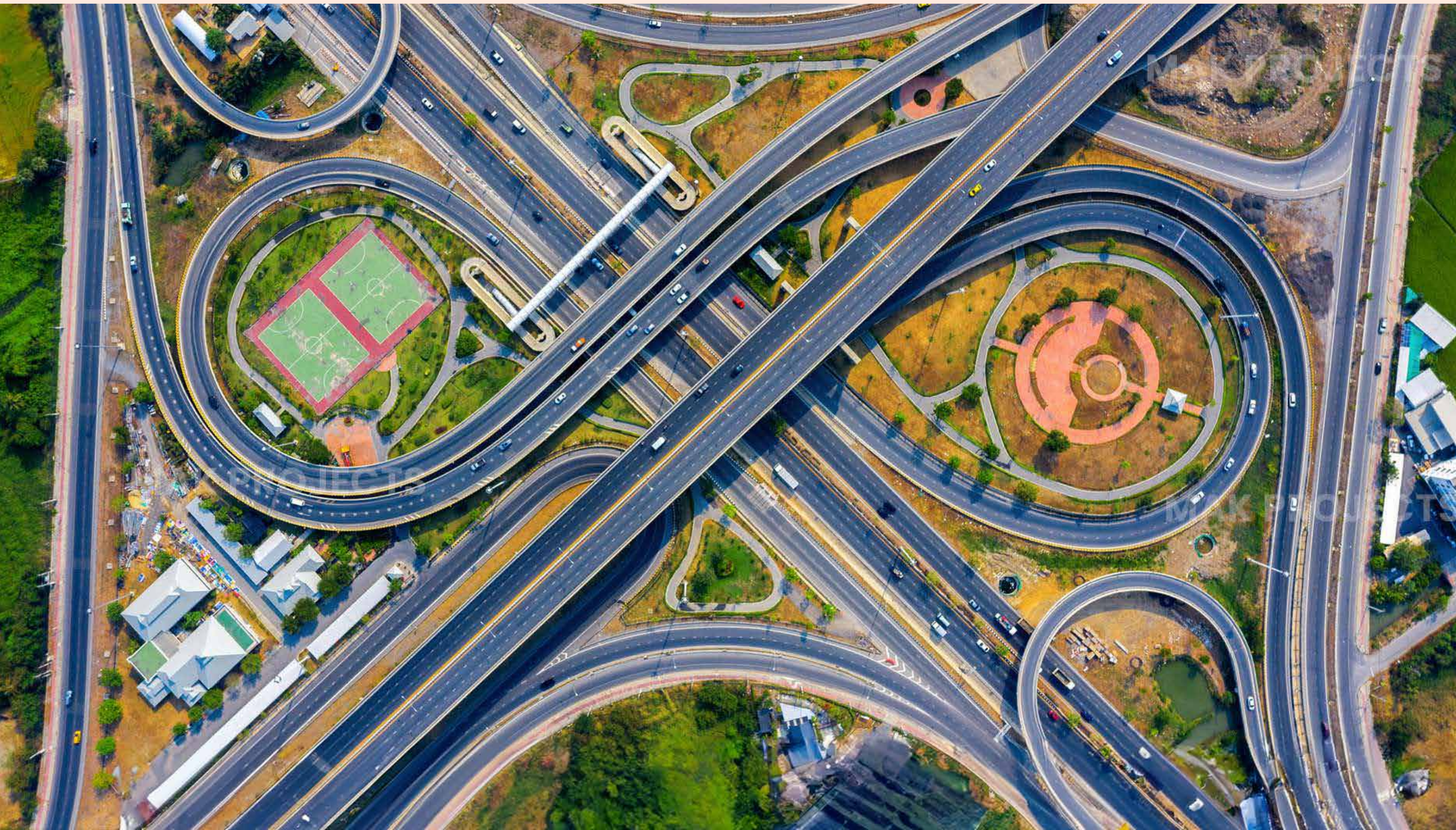
# Way to Aayanash Farms



SITE LOCATION MAP  
NOT TO SCALE



 Just 1 km From RRR





# Regional Ring Road, Hyderabad

Hyderabad's Regional Ring Road (RRR) is a 340-km, six-lane highway project designed to improve connectivity, reduce congestion, and support real estate growth around the city. The project is divided into Northern and Southern corridors, with different progress levels.

## ❖ Northern Corridor

(Sangareddy to Choutuppal)

**Status:** Construction is well underway, with major work—earthworks, paving, and land acquisition—about 94% complete.

**Timeline:** Work expected to begin late 2025/early 2026, with completion targeted for 2026.

**Key Features:** Includes 8 interchanges, ensuring smooth connectivity to national and state highways.

## ❖ Southern Corridor

(Choutuppal to Sangareddy)

**Status:** Still in planning and land acquisition stages; progress is slow.

**Issues:** Farmer protests, land acquisition delays, alignment disputes, and environmental clearance issues.

**Government Action:** Working on a revised DPR, negotiating with farmers, and continuing land acquisition efforts.

## ❖ Project Specifications & Impact

**Length & Lanes:** 340 km, 6-lane highway with plans to expand to 8 lanes.

**Interchanges:** Multiple interchanges planned for smooth traffic flow.

**Real Estate Impact:** Increasing investment demand in regions like Sangareddy, Medchal, Bhongir, Bibinagar and surrounding peripheral zones.

**Approvals:** Northern section cleared; Southern section pending final approvals.

## ❖ Overall Goal

The RRR aims to significantly improve regional connectivity, ease traffic around Hyderabad, link major highways, and transform surrounding regions into major economic growth zones for Telangana.

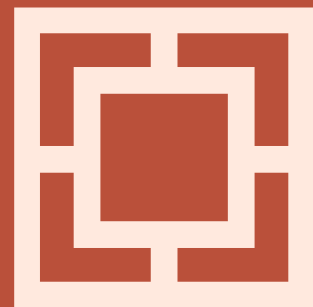


# Location Proximity

- 📍 1 km From Regional Ring Road
- 📍 6 km From Lakshmi Narasimha Swamy Temple, Nacharam.
- 📍 9.7 km From Vidya Saraswati Shani Temple, Wargal.
- 📍 12 km From Toopran.
- 📍 14 km From Nagpur National Highway, Toopran.
- 📍 12 km From Gajwel.
- 📍 35 km From Medchal.
- 📍 27 km From Turkapally.
- 📍 33 km From Shamirpet.







# Aayansh Farms

The first ray of light

Scan to Location



Website



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www.aayanshfarms.in

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