

foresta  
LUXURY IN NATURE

SITE ADDRESS

Sarvaswa Resorts, Old Dhamtari Road, Tekari, Raipur



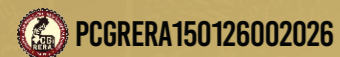
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IN ASSOCIATION WITH



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# OWN A FOREST

In a world that moves too fast, there exists a place where time slows down. Where morning mist dances through ancient trees, where birdsong replaces the urban chaos, and where every breath is pure luxury. Foresta is not just a residential community—it's a return to life as nature intended.

# foresta

LUXURY IN NATURE

Derived from the Latin forestis - meaning "**of the woods**" - Foresta embodies the essence of forest dwelling. It's where the ancient concept of living amongst nature meets contemporary luxury. Not a forest preserved for the few, but a forest shared, protected, and inhabited by those who understand that true wealth lies in clean air, open skies, and roots that run deep.



## FLORA-FIRST PLANNING

Trees weren't planted after construction—the project was designed around them

## BOTANICAL IDENTITY

Streets named Sandalwood Drive, Mahogany Street, and Gulmohar Avenue aren't just addresses—they're promises

## RESORT LIVING, EVERY DAY

Club Mimosa, Olive Gardens, and Orchid Gardens transform daily life into a perpetual retreat

## CONSCIOUS COMMUNITY

Residents who choose Foresta value air quality over square footage, birdsong over traffic noise



# 16 ACRES OF PURE POSSIBILITY

Foresta isn't just planned—it's orchestrated. Spread across 16 acres of prime land on Old Dhamtari Road, Raipur, this is where meticulous planning meets nature's abundance. Every plot, every pathway, every tree has been positioned with intention, creating a residential masterpiece that breathes life into the concept of forest living.



## The Foresta Canvas

94 Premium Plots ranging from 2200 to 6000 sq.ft., each offering the space to build your dream home amidst nature's embrace. Plus 59 thoughtfully designed LIG plots that bring the Foresta lifestyle to more families.

## Strategic Location

Directly adjacent to the prestigious 4-lane Bharat Mala Road—India's flagship highway program—ensuring seamless connectivity to Raipur's pulse while maintaining serene distance from urban chaos. Just 3-4 km from IIM Raipur, positioning you in the city's most premium educational corridor.

## Grand Arrival

Wide, tree-lined entrance roads welcome you into a world apart. The moment you pass through Foresta's gates, the city dissolves. What remains is clean air, open skies, and the promise of a different kind of life.

## Green by Design

Over 60% green coverage isn't a statistic—it's a commitment. Dense peripheral buffer zones ensure privacy and pollution control. Every street is canopied by shade trees. Every corner reveals manicured lawns, flowering shrubs, and botanical beauty.

# THE MOMENT YOU ARRIVE, YOU'RE HOME

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## arrive

Sculptural artistry meets botanical drama. The moment you arrive, you know—this isn't another gated community. This is a statement in stone, steel, and greenery that welcomes you into something extraordinary.



## envision

From above, Foresta reveals its genius—a tapestry where homes nestle within nature, not beside it. Each plot positioned for privacy, each street shaded by design. This is planning that breathes.



## unwind

Water cascading over stone. Manicured lawns inviting barefoot moments. Afternoons that stretch endlessly because nothing demands your attention. This is permission to simply be.



## commune

The Gardens isn't just landscaping—it's your community's living room. Spontaneous conversations. Weekend gatherings. Friendships forged over morning walks. This is connection without pretense.



## inspire

Thoughtful installations transform gardens into galleries. Every corner reveals intention, artistry, care. Because luxury isn't just amenities—it's the details that make life feel curated.



## thrive

Sunrise yoga under open skies. Evening stretches on garden lawns. Fitness that doesn't feel like obligation because nature makes it effortless. This is where health becomes habit.

**BREATHE BETTER, LIVE LONGER**

**15 MINUTES FROM EVERYTHING THAT MATTERS**

**A COMMUNITY THAT GROWS WITH YOU**

**YOUR INVESTMENT APPRECIATES WHILE YOU SLEEP**

**BUILD THE HOME YOU'VE ALWAYS IMAGINED**

Daily exposure to clean air isn't luxury—it's necessity. At Foresta, your family breathes oxygen-rich air every single day. Morning walks, evening jogs, children playing outdoors become lifestyle habits, not occasional treats. This is health as a daily practice. IIM Raipur (4 km). Airport (16 km). City hospitals, schools, malls—all within 20-minute reach. Foresta isn't remote—it's strategically removed. You get nature's peace with city convenience. Your commute trades traffic stress for tree-lined roads. Foresta attracts like-minded families—professionals, educators, entrepreneurs who value quality over quantity. Your children grow up with neighbors who prioritize outdoor play over screen time. Weekend gatherings at Olive Gardens. Evening swims at Club Mimosa. This is the community you've been. Adjacent to Bharat Mala corridor. Near IIM Raipur. In a zone showing 25% YoY growth. Foresta isn't just your home—it's your smartest financial decision. Infrastructure-led appreciation means your property value compounds while you enjoy unmatched lifestyle. 2,200 to 6,000 sq.ft plots give you creative freedom. No templates. No restrictions on architectural vision. Build contemporary. Build traditional. Build sustainable. On streets named Sandalwood Drive and Mahogany Street, your dream home becomes reality. This is where your family's legacy begins.



CLUB  
**mimosa**

*where weekdays  
feel like weekends*

Some addresses have a clubhouse.  
Foresta has a heartbeat.

Three stories where ordinary days become extraordinary moments. Where rooftop dawns and sunset swims punctuate your week. Where community isn't forced—it flows naturally through spaces designed for connection.

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**WELCOME TO YOUR PRIVATE RESORT.  
NO CHECKOUT REQUIRED.**



# MASTER PLAN

## 16 Acres

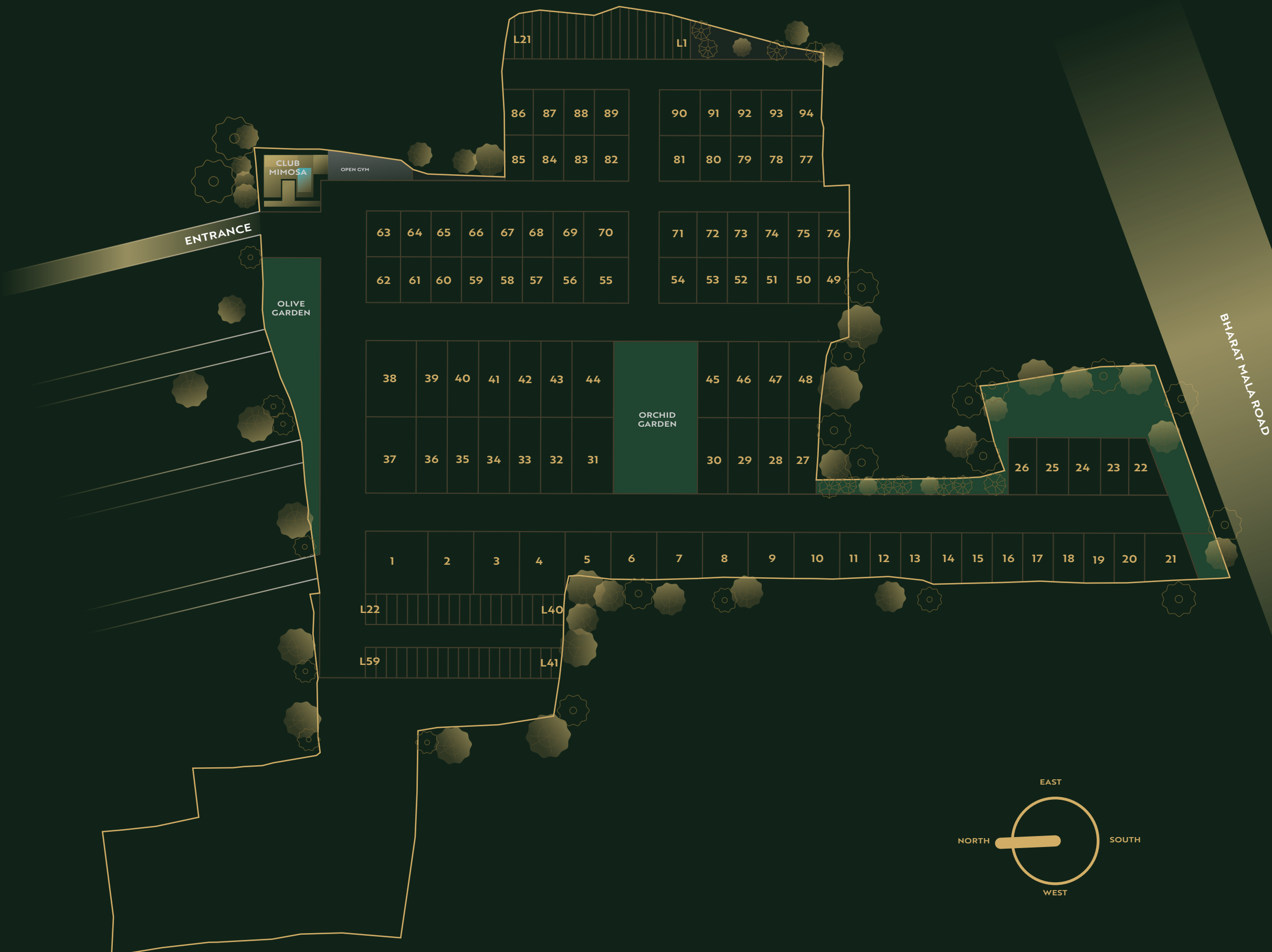


**94**  
premium plots ranging upto  
6,000 sq.ft

**59**  
thoughtfully crafted  
Affordable LIG Plots

**60%**  
of area on the entire site are  
Green coverage  
as gardens and plantations

**16**  
acres of meticulously  
Planned forest living



### PLOT SIZES (in SQ. FT.)

|    |      |    |      |    |      |    |      |    |      |
|----|------|----|------|----|------|----|------|----|------|
| 1  | 6019 | 21 | 3345 | 41 | 4002 | 61 | 2401 | 81 | 3002 |
| 2  | 4729 | 22 | 3266 | 42 | 4002 | 62 | 3304 | 82 | 2524 |
| 3  | 4729 | 23 | 3151 | 43 | 4002 | 63 | 3304 | 83 | 2403 |
| 4  | 4669 | 24 | 3782 | 44 | 5006 | 64 | 2401 | 84 | 2403 |
| 5  | 3256 | 25 | 3782 | 45 | 5005 | 65 | 2401 | 85 | 2364 |
| 6  | 3423 | 26 | 3782 | 46 | 4002 | 66 | 2401 | 86 | 2410 |
| 7  | 3294 | 27 | 3831 | 47 | 4002 | 67 | 2401 | 87 | 2403 |
| 8  | 3246 | 28 | 4002 | 48 | 4429 | 68 | 2401 | 88 | 2403 |
| 9  | 3262 | 29 | 4002 | 49 | 3223 | 69 | 2401 | 89 | 2524 |
| 10 | 3252 | 30 | 5005 | 50 | 3223 | 70 | 2524 | 90 | 3002 |
| 11 | 2140 | 31 | 5006 | 51 | 2402 | 71 | 2632 | 91 | 2402 |
| 12 | 2167 | 32 | 4002 | 52 | 2402 | 72 | 2402 | 92 | 2402 |
| 13 | 2359 | 33 | 4002 | 53 | 2632 | 73 | 2402 | 93 | 2402 |
| 14 | 2598 | 34 | 4002 | 54 | 2524 | 74 | 2402 | 94 | 2113 |
| 15 | 2586 | 35 | 4002 | 55 | 2401 | 75 | 3146 |    |      |
| 16 | 2526 | 36 | 4004 | 56 | 2401 | 76 | 3146 |    |      |
| 17 | 2461 | 37 | 6007 | 57 | 2401 | 77 | 2196 |    |      |
| 18 | 2494 | 38 | 6007 | 58 | 2402 | 78 | 2402 |    |      |
| 19 | 2562 | 39 | 4004 | 59 | 2401 | 79 | 2402 |    |      |
| 20 | 2547 | 40 | 4002 | 60 | 2401 | 80 | 2402 |    |      |

### LIG Series L1 - L 59 (in SQ. FT.)

|    |     |    |     |    |     |
|----|-----|----|-----|----|-----|
| 1  | 577 | 21 | 720 | 41 | 380 |
| 2  | 553 | 22 | 600 | 42 | 281 |
| 3  | 569 | 23 | 600 | 43 | 505 |
| 4  | 552 | 24 | 600 | 44 | 505 |
| 5  | 554 | 25 | 600 | 45 | 505 |
| 6  | 553 | 26 | 600 | 46 | 505 |
| 7  | 553 | 27 | 600 | 47 | 505 |
| 8  | 555 | 28 | 600 | 48 | 600 |
| 9  | 557 | 29 | 600 | 49 | 600 |
| 10 | 581 | 30 | 600 | 50 | 600 |
| 11 | 633 | 31 | 600 | 51 | 600 |
| 12 | 629 | 32 | 600 | 52 | 600 |
| 13 | 585 | 33 | 600 | 53 | 600 |
| 14 | 585 | 34 | 600 | 54 | 600 |
| 15 | 579 | 35 | 600 | 55 | 600 |
| 16 | 582 | 36 | 522 | 56 | 600 |
| 17 | 575 | 37 | 522 | 57 | 600 |
| 18 | 582 | 38 | 522 | 58 | 600 |
| 19 | 587 | 39 | 522 | 59 | 600 |
| 20 | 565 | 40 | 380 |    |     |

## ROOFTOP POOL

Dive into your mornings 30 feet above the forest floor. Where every lap comes with 360° views of green canopy and open sky.



## OPEN GYM

Fitness reimaged—under trees, not fluorescent lights. State-of-the-art equipment meets fresh air, making workouts feel less like obligation and more like privilege.



## INDOOR GAMES

Friendly competition that builds lasting friendships. Where spontaneous matches turn neighbors into community, one game at a time.



## SEATING LOUNGES

Pergola-covered havens for morning coffee, afternoon conversations, and sunset gatherings. Your outdoor living room, always ready, always inviting.



BADMINTON COURT   CASCADE   JOGGING TRACK   GREEN ALCOVES   SEATING BOWLS

# OLIVE

GARDEN

Your first impression, your lasting memory. This linear sanctuary stretches along the entrance—a ribbon of manicured lawns, sports courts, and shaded pathways where morning walks and evening gatherings become daily rituals.



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# ORCHID

GARDEN

The soul of Foresta. At the community's heart lies this expansive oasis—children's laughter fills playgrounds, fitness enthusiasts claim outdoor zones, and families gather on amphitheater lawns where connection happens effortlessly.

KIDS PLAY AREA   SWING SEATING   OUTDOOR GYM   GARDEN DECK   JOGGING TRACK   ART & SCULPTURE



## *trail*

Winding pathways lead through canopied landscapes where every walk becomes meditation in motion.



## *play*

Vibrant play zones where childhood memories are made and imagination runs wild under open skies.



## *chat*

Tucked beneath foliage, garden decks invite spontaneous conversations that stretch into hours.



## *connect*

Amphitheater lounges where community gathers organically, no formal invitations required.



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**40-60 ft WIDE ROADS**

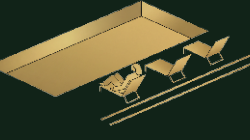



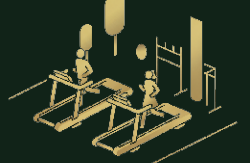


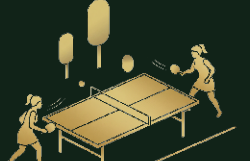


**SCENIC VIEWS**

**PROJECT FEATURES**

-  60 - 50 - 40 feet wide inner roads
-  Roadside landscaping
-  Landscaping & Tropical Gardens
-  Open Badminton Court
-  Kids play Zone
-  High Boundary walls
-  Sitting Bowls & Decks
-  Jogging & Walking Tracks

**CLUB INCLUSIONS**

-  Roof Top Swimming Pool
-  Indoor & Open Sky Lounge
-  Multipurpose Hall
-  Reception Lounge
-  Gymnasium
-  Grand Entrance
-  Snooker
-  Table Tennis



14 YEARS OF EXCELLENCE

[www.shriswastikgroup.com](http://www.shriswastikgroup.com)

Fourteen years ago, a vision was born—to redefine real estate in Chhattisgarh, one family at a time. Today, Shri Swastik Group stands as a testament to what happens when ambition meets integrity, when promises become landmarks.

Over 10,000 families don't just live in Shri Swastik homes—they trust them with their life's biggest investment, their children's futures, their legacy. From the iconic East 12 to the sprawling Lakeshore City, from the premium Prime Plaza to the serene Rosebay Gardens, each project has set new standards, sparked new conversations, and silenced skeptics.

Kalpriksh and Pragati Pearls aren't just developments—they're proof that excellence isn't accidental. It's engineered. With a robust pipeline of residential and commercial ventures poised to reshape Raipur's skyline, Shri Swastik Group isn't following trends—they're creating them.



Pragati Pearls



East 12



Kalpriksh



Rosebay Greens



Aranya Lakeshore City



Floréa



With a legacy of 40 years and an impressive portfolio of residential developments across Bilaspur, Chhattisgarh, BDA Group has established itself as a trusted name in quality real estate. Their expertise spans master planning, infrastructure development, and creating communities where families thrive for generations. Known for timely delivery and architectural innovation, BDA Group brings decades of experience to every project they undertake. Their commitment to sustainable development and customer satisfaction has earned them loyalty from hundreds of homeowners. In Foresta, BDA Group's planning excellence ensures every square feet serves a purpose.

Foresta is born from a rare convergence of vision and experience.

## ASSOCIATES



Swarnam Developers has earned eminence through an unwavering focus on construction quality and architectural precision. Every project bearing the Swarnam name reflects meticulous attention to detail, premium materials, and craftsmanship that stands the test of time. Their builder's expertise transforms architectural visions into tangible realities, ensuring structural integrity and aesthetic excellence go hand in hand. Known for transparency, professionalism, and delivering on promises, Swarnam Developers has built not just buildings, but lasting trust. In Foresta, Swarnam Developers guarantees that every promise made is a promise kept.



RBS Realities stands as one of Raipur's most influential real estate developers, with a reputation built on landmark projects that redefine urban living. Their deep understanding of the Raipur market, combined with visionary execution, has made them a benchmark for quality and trust. From residential complexes to commercial developments, RBS Realities consistently delivers projects that appreciate in value and exceed expectations. Their influence in shaping Raipur's skyline is matched only by their commitment to customer relationships and long-term value creation. For Foresta, RBS Realities brings local expertise and market credibility that ensures this project's enduring success.



## LOCATION

Sarvaswa Resorts,  
Old Dhamtari Road,  
Tekari, Raipur

The best addresses aren't in the center—they're at the perfect distance. Foresta sits on Old Dhamtari Road where accessibility meets tranquility, where major routes converge without congestion invading your peace. From airport to railway station, educational institutions to commercial hubs, everything remains within easy reach while your home stays wrapped in nature's silence.

## PROXIMITIES



|   |         |
|---|---------|
| Swami Vivekananda International Airport | 20 mins |
| Railway Station                         | 30 mins |
| Kamal Vihar                             | 15 mins |
| IIM, Raipur                             | 30 mins |
| MMI Hospital                            | 20 mins |

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