



TDS Infra Estate Developers Pvt. Ltd.

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RERA Registration No.
P-OTH-17-1475

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**blue
Heaven**
VILLAS

Step into your private paradise



Restore.
Reconnect.
Rejuvenate.

Some escapes are measured in kilometers.
This one is measured in peace.



A Second Home Without Second Thoughts

Blue Heaven Villas is a resort-style second home community designed to eliminate the common challenges of owning a vacation property.





Where Nature Becomes Your Everyday Luxury

Located just 15 km from the city, Blue Heaven Villas offers thoughtfully planned, fully managed villas maintained by a reputed hospitality group ensuring a truly hassle-free lifestyle. Surrounded by gentle hills, panoramic views and four serene lakes Bijepur, Betma Khurd, Mohna, and Kishanpura lake the community blends natural tranquility with comfort, privacy and smart investment, making every day feel calm, refreshing, and effortlessly luxurious.

Generations of Integrity, Decades of Excellence.

Rooted in four generations of entrepreneurship, TDS Group is a diversified business house built on the enduring values of integrity, reliability, and long-standing relationships. From its early beginnings in the timber trade, the Group gradually expanded into sectors such as auto parts distribution, tyre trade, finance, and lending, building strong industry experience and credibility along the way. With over 22 years of experience in real estate development, TDS Group has established itself as a trusted developer, delivering more than 5.7 million sq. ft. of thoughtfully planned residential and commercial spaces to over 5,000 satisfied customers. Under the leadership of **Mr. Taranjeet Dharam Singh**, the Group continues to blend traditional business wisdom with modern development expertise, steadily expanding into premium and luxury developments while creating communities built on quality, trust, and long-term value.



We will take care of the rest.

Here, luxury doesn't demand effort it arrives, effortlessly. While you own the calm, the views, and the moments that matter, everything else is seamlessly taken care of. Designed as a fully managed, resort-style sanctuary surrounded by serene lakes and gentle hills, this is a second home that feels light, secure, and rewarding. Because true luxury is not just about where you live it's about never feeling the weight of responsibility, while enjoying comfort, security, and a smart long-term investment.



As the gates open, the city begins
to fade and nature gently takes over





The Heart of Blue Heaven

A private lifestyle and wellness sanctuary curated to deliver a complete resort experience within your own community. A space to breathe, relax, celebrate and reconnect.



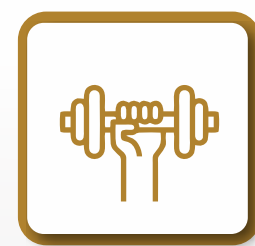


A private world of wellness,
leisure, and connection.





Multi-cuisine
restaurant & café



State-of-the-art gym
& fitness studio



Heated swimming
pool & kids' pool



Indoor badminton
& squash courts



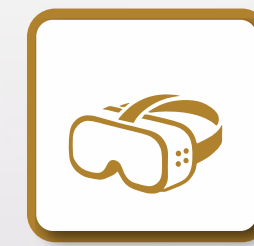
Jacuzzi, steam,
sauna & spa



High-end
grocery store



Private
recliner theatre



VR gaming &
indoor games



Karaoke lounge
& hobby studio



Library café for
quiet moments





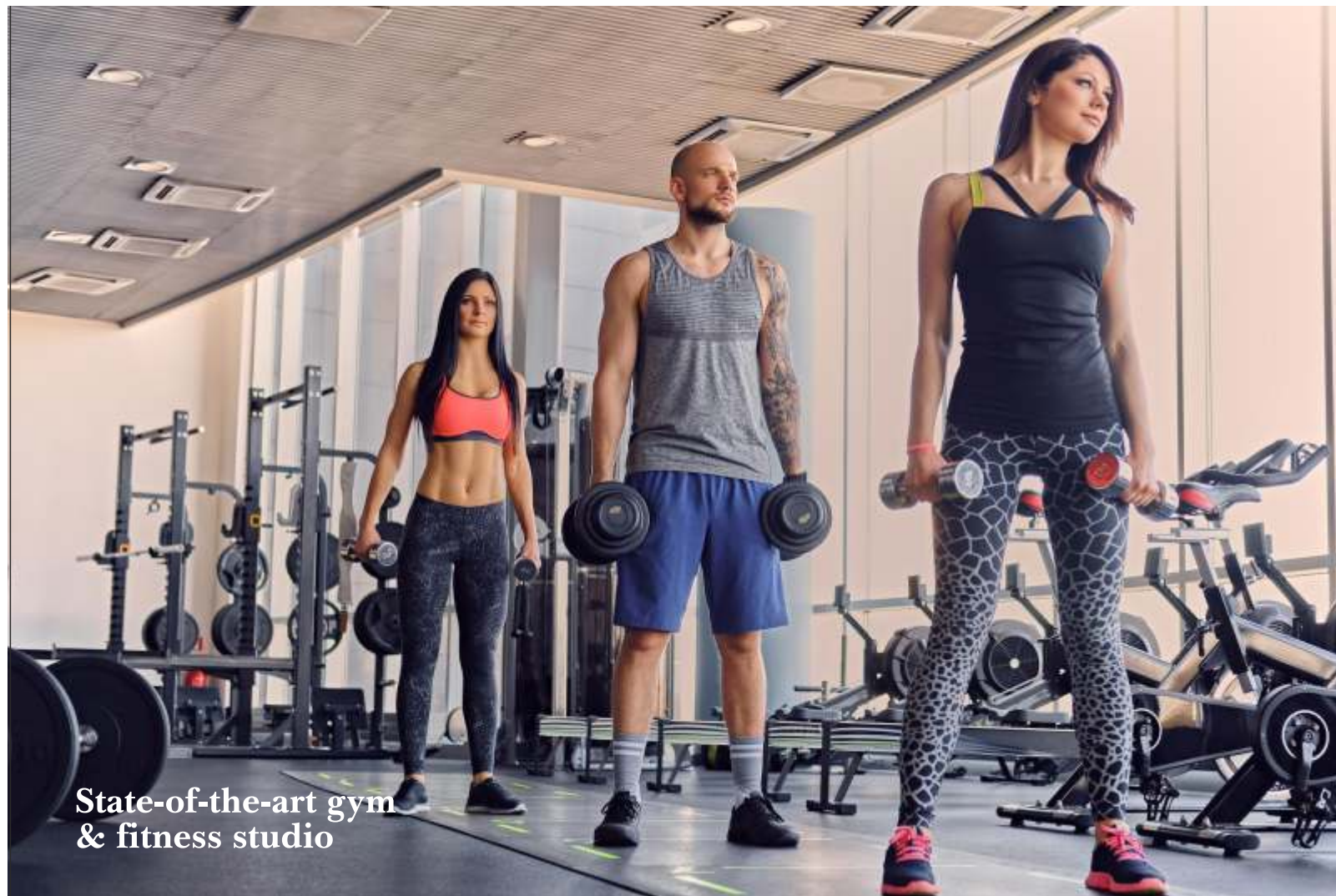
Multi-cuisine
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High-end
grocery store



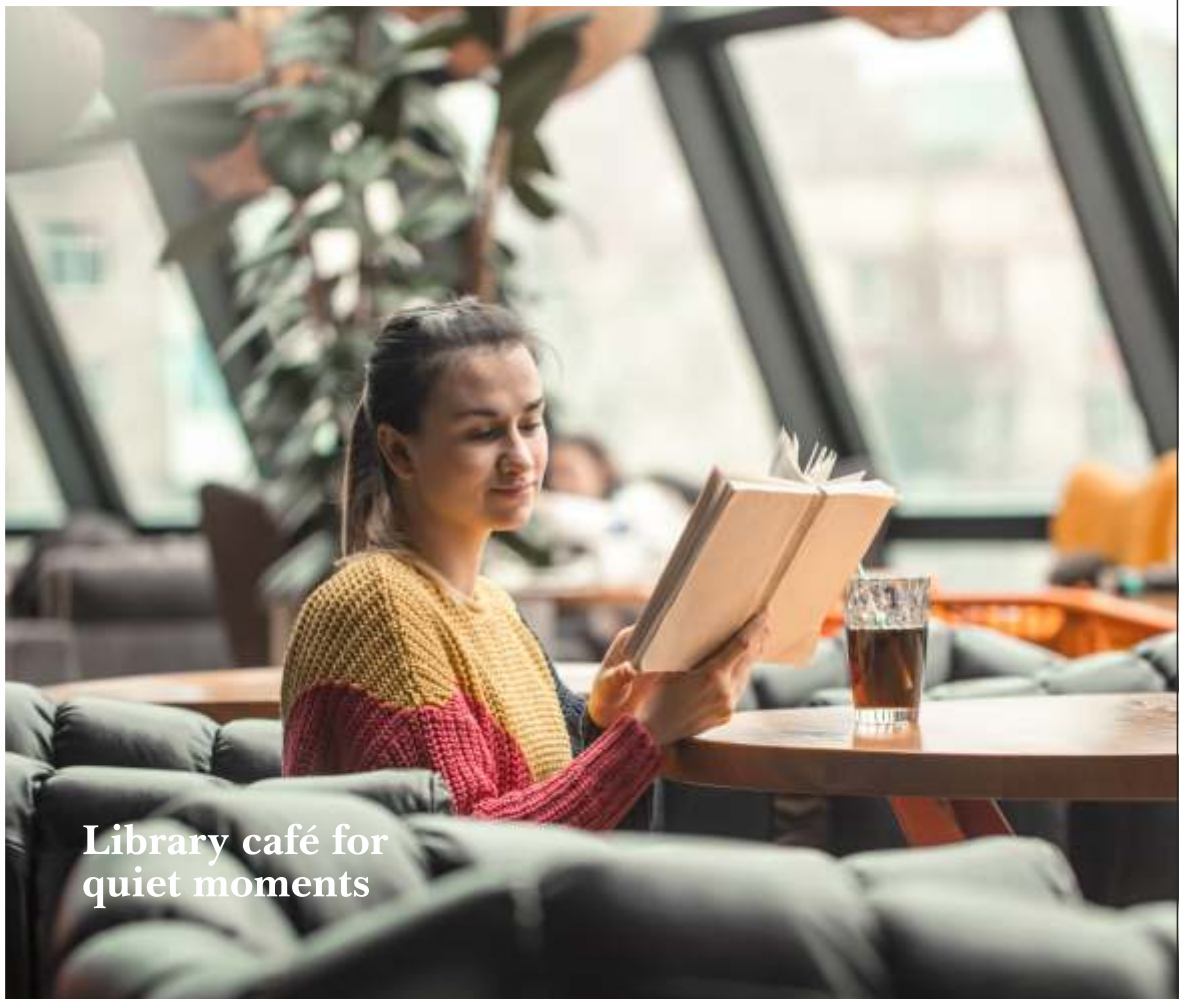
Private
recliner theatre



VR gaming &
indoor games



Karaoke lounge
& hobby studio



Library café for
quiet moments



Arrive to a place where every
evening feels like a retreat





Tree-lined paths. Peaceful homes.
A life well lived





Soft lighting, serene surroundings, and
thoughtful design create beautifully peaceful evenings






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Villa Type A is designed for those who desire space, luxury, and indulgence. With 5 spacious bedrooms and a servant's room, along with a grand living area, an entertainment room, a family lounge, and a dedicated gaming room, this 5BHK villa offers comfort on every level. The private heated swimming pool and personal jacuzzi elevate everyday living into a resort-like experience. Two stunning terraces, a dinner terrace with pantry and a party terrace make it perfect for hosting memorable evenings. Complete with two car parks, Villa Type A seamlessly blends luxury, functionality, and expansive living.



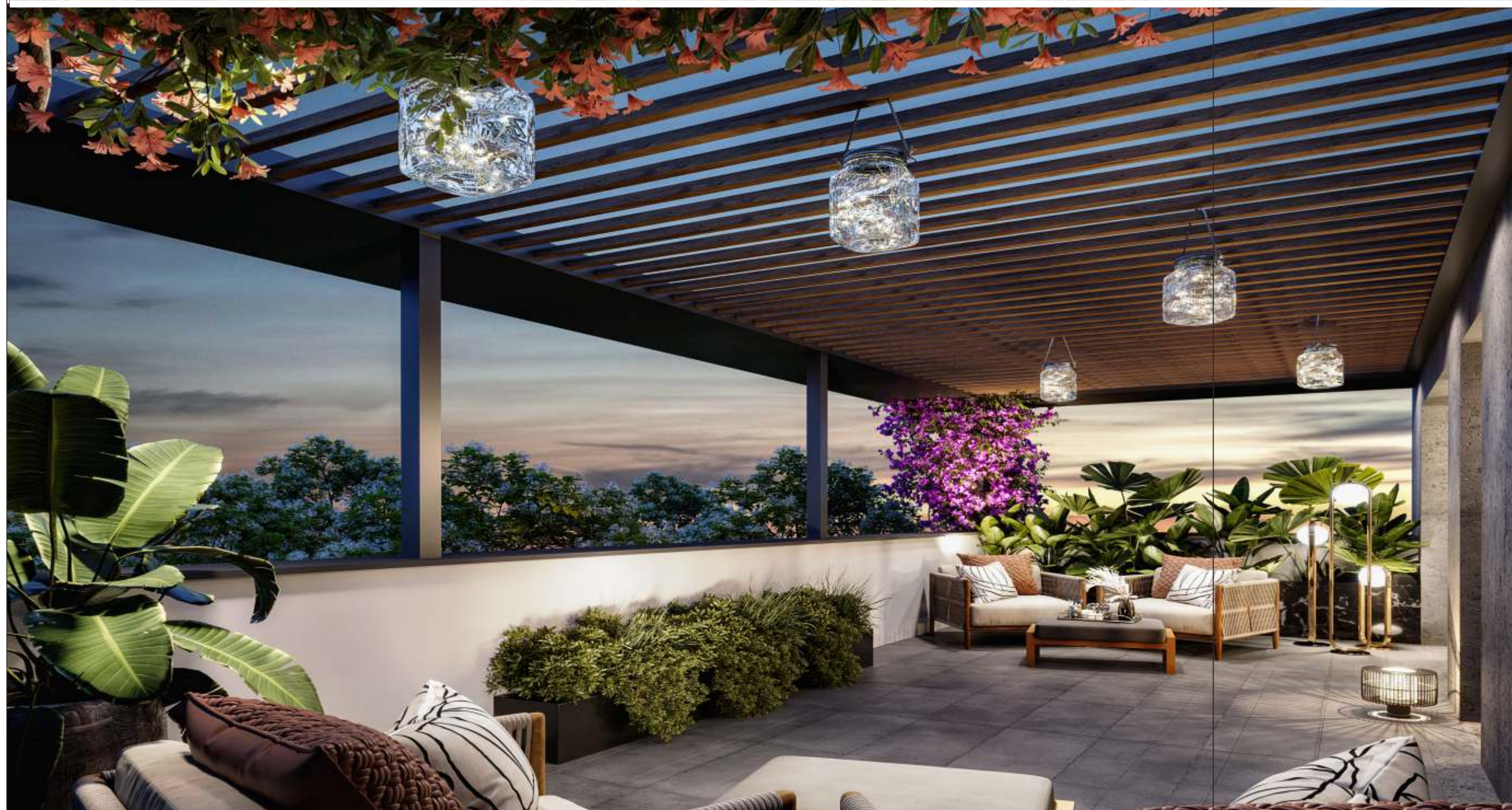
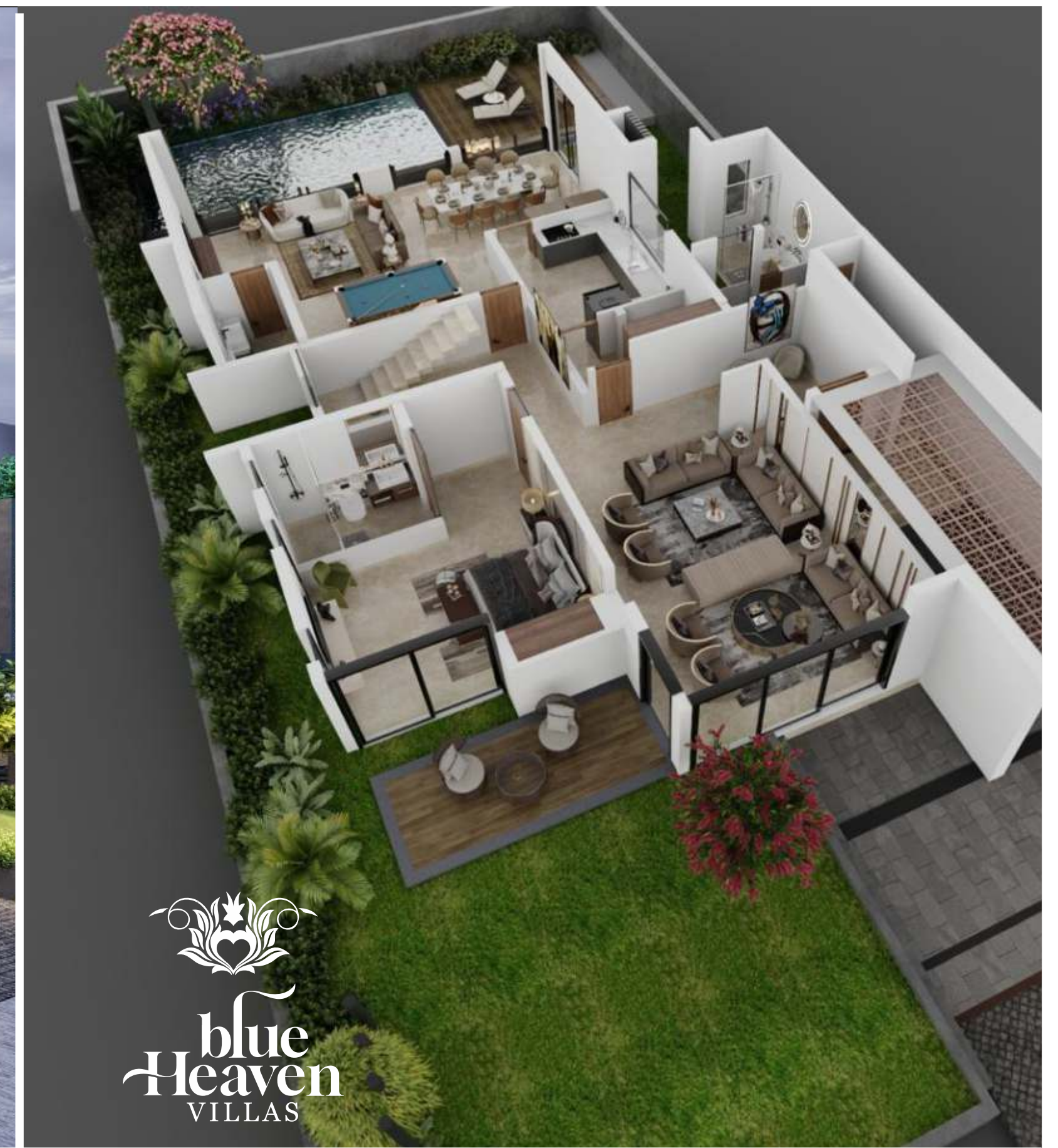
VILLA
TYPE A

Area 5000 Sq.Ft.

5 BHK

Grand Living





VILLA TYPE **A**

Area 5000 Sq.Ft.

5 BHK

Grand Living

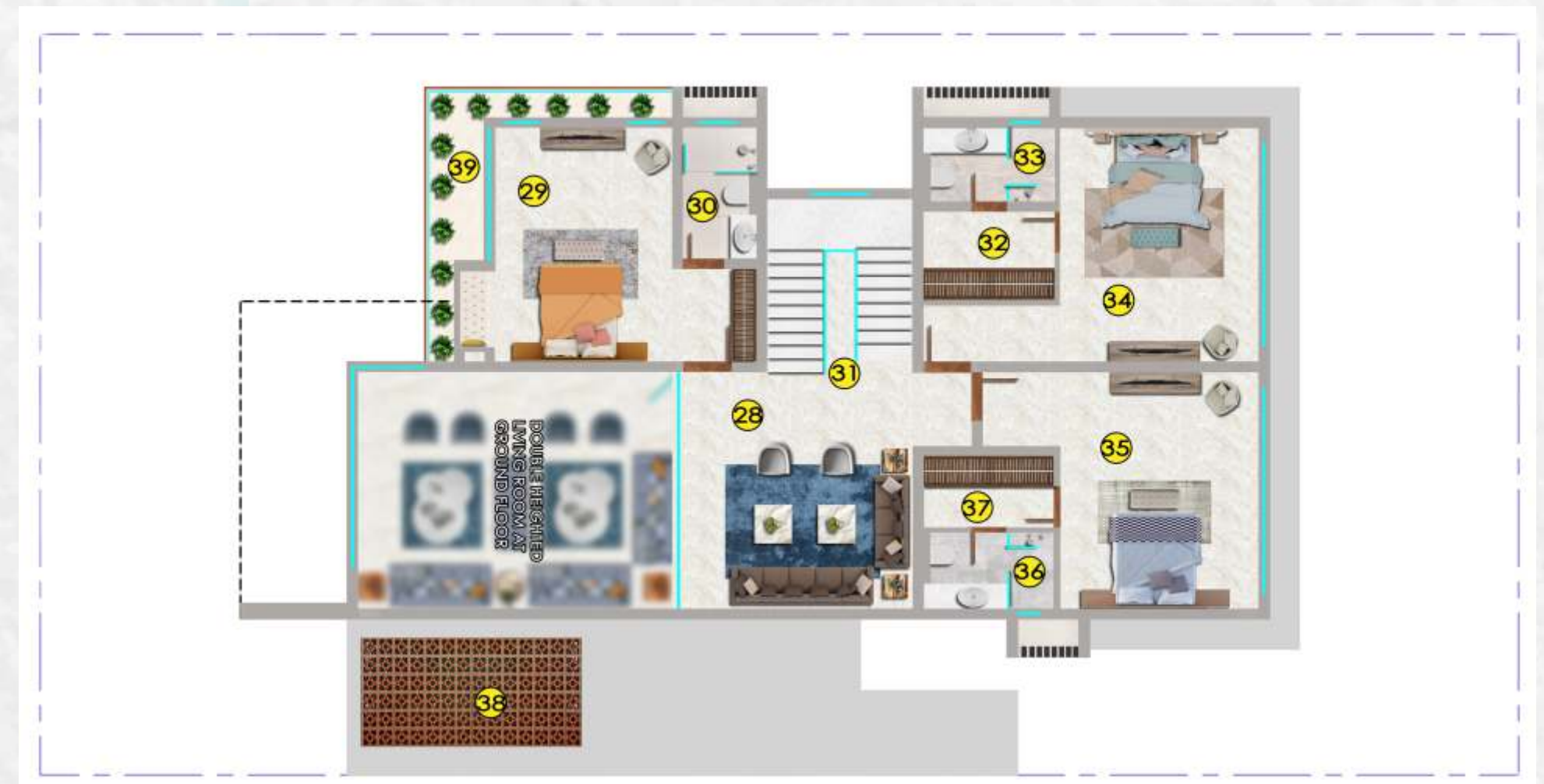




GROUND FLOOR PLAN

FIRST FLOOR PLAN

- | | | |
|----------------------|---------------------|----------------------|
| 01. DRIVEWAY PARKING | 14. ENTRANCE LOBBY | 27. UTILITY |
| 02. LAWN | 15. SERVANT ROOM | 28. LOUNGE |
| 03. FEATURE COLUMNS | 16. SERVANT TOILET | 29. BEDROOM-1 |
| 04. GRASS MOUND | 17. LIFT PROVISION | 30. TOILET-2 |
| 05. SIGNAGE | 18. LIVING ROOM | 31. STAIRCASE |
| 06. STEP OUT DECK | 19. GUEST BEDROOM | 32. WALK-IN CLOSET |
| 07. POOL SIDE DECK | 20. GUEST TOILET | 33. TOILET-3 |
| 08. JACUZZI | 21. STAIRCASE | 34. BEDROOM-2 |
| 09. HEATED POOL | 22. KITCHEN | 35. BEDROOM-3 |
| 10. SPOUT | 23. POOL TABLE AREA | 36. TOILET-4 |
| 11. FEATURE WALL | 24. TOILET-1 | 37. WALKIN CLOSET |
| 12. SERVICE TRIAL | 25. HOME THEATRE | 38. TERRACOTTA JAALI |
| 13. PLANTING | 26. DINING AREA | 39. BALCONY |



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VILLA
TYPE **A**

Area 5000 Sq.Ft.

5 BHK

Grand Living

Designed for peaceful living and smart space usage, Villa Type B offers a warm and inviting atmosphere. It features two bedrooms, a cozy kids' room, a skylit staircase and a drawing room that flows into a beautiful private garden. A charming sit-out area and serene Zen garden add calm to everyday living. With two terraces and a flexible lobby space that can be turned into a reading nook or coffee corner, Villa Type B is perfect for those who want luxury in a compact, thoughtfully designed home surrounded by nature.



VILLA **B**
TYPE

Area 2400 Sq.Ft.

3 BHK

Compact Luxury



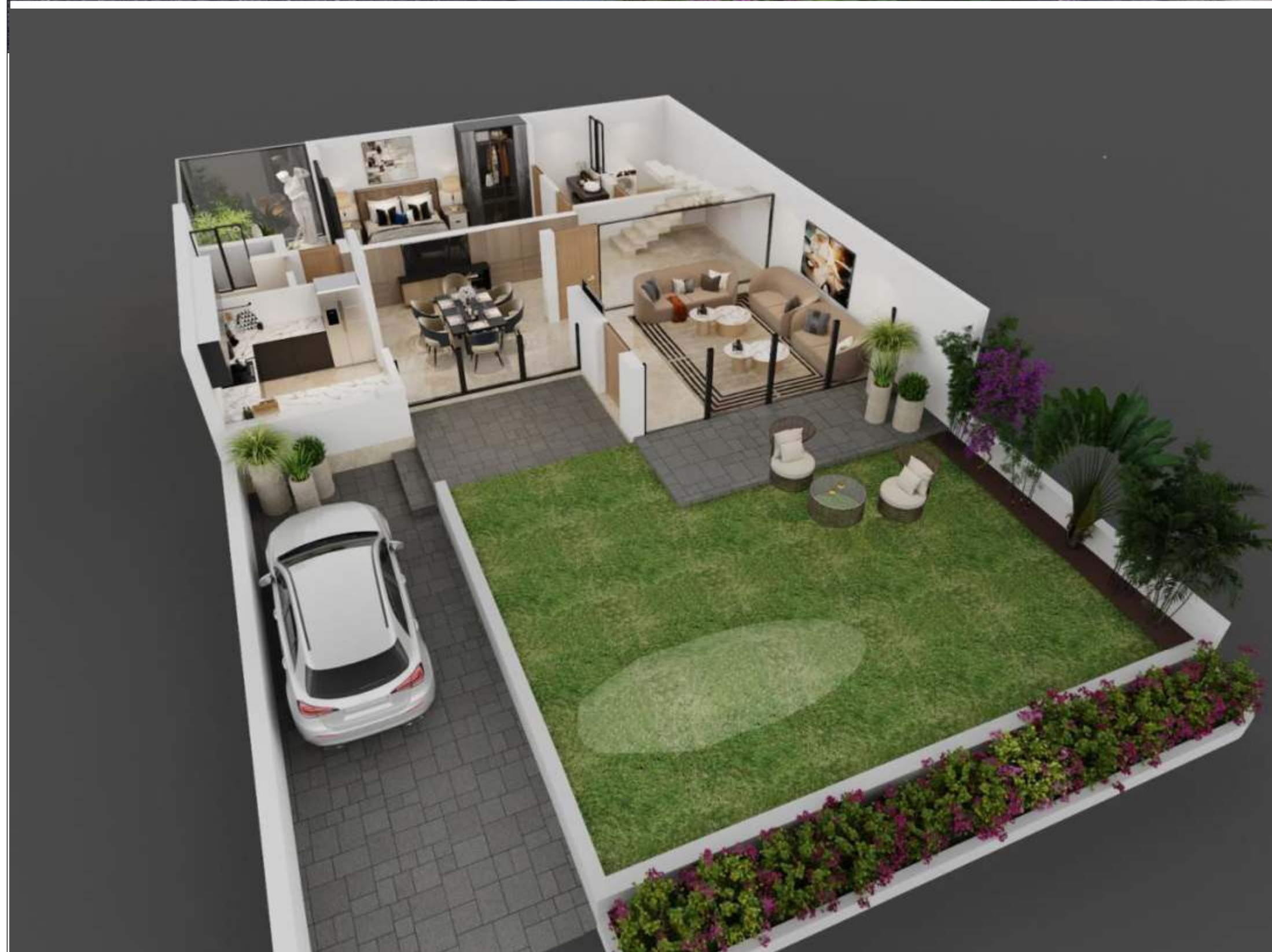


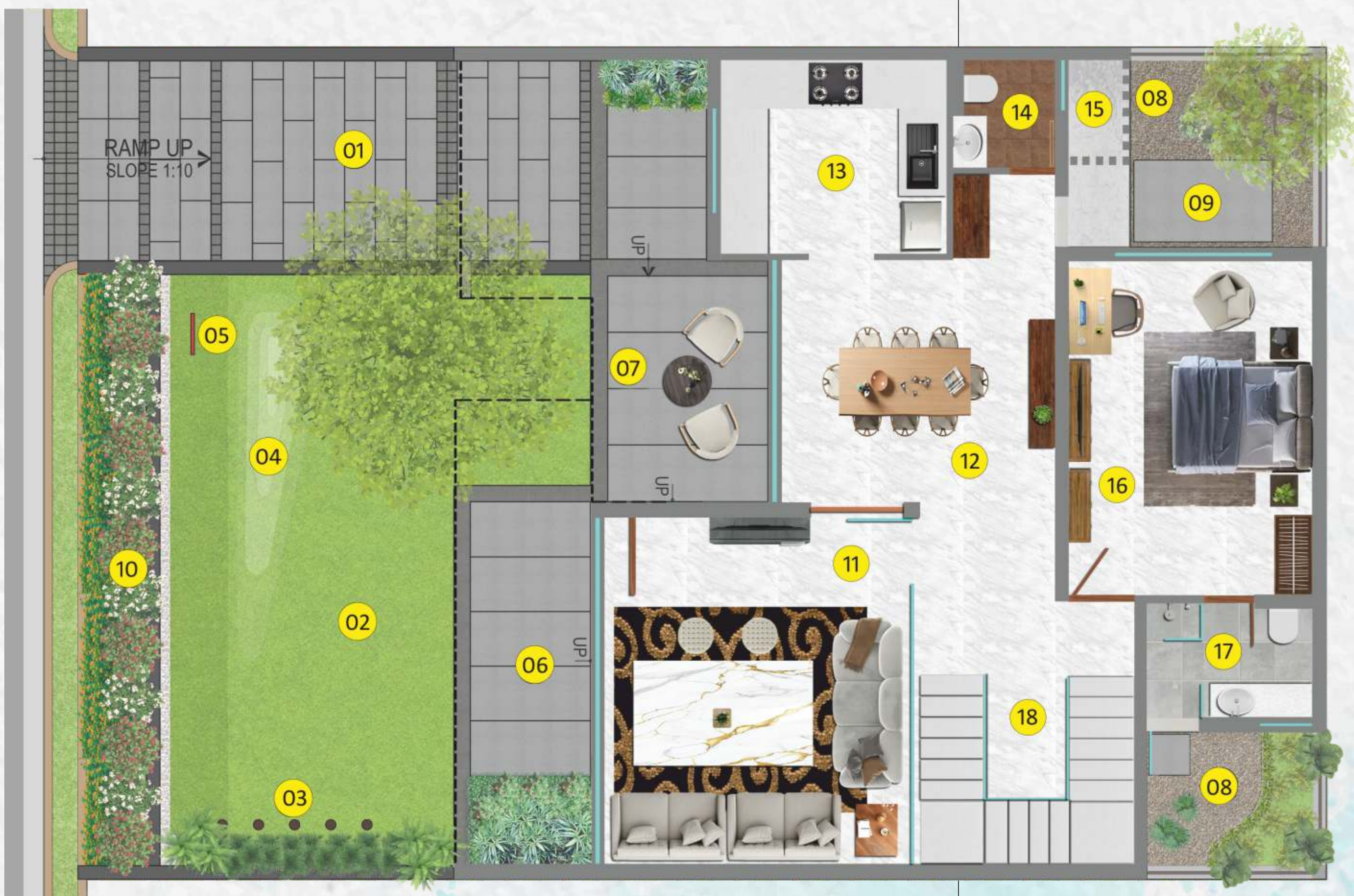
VILLA TYPE **B**

Area 2400 Sq.Ft.

3 BHK

Compact Luxury





FIRST FLOOR PLAN

- 01. DRIVEWAY PARKING
- 02. LAWN
- 03. FEATURE COLUMNS
- 04. GRASS MOUND
- 05. SIGNAGE
- 06. STEP OUT DECK
- 07. PORCH
- 08. ZEN GARDEN
- 09. STEP OUT PAD
- 10. PLANTING

- 11. LIVING AREA
- 12. DINING AREA
- 13. KITCHEN
- 14. POWDER TOILET
- 15. DUCT
- 16. MASTER BEDROOM
- 17. TOILET-1
- 18. SKYLIT STAIRCASE
- 19. LOUNGE
- 20. MASTER BEDROOM-2

- 21. TOILET-2
- 22. TERRACOTTA JAALI
- 23. SKYLIT STAIRCASE
- 24. BEDROOM-3
- 25. TOILET-3
- 26. BALCONY-1
- 27. TERRACOTTA JAALI
- 28. BALCONY-2



VILLA TYPE **B**

Area 2400 Sq.Ft.

3 BHK

Compact Luxury

GROUND FLOOR PLAN





Poolside Bliss



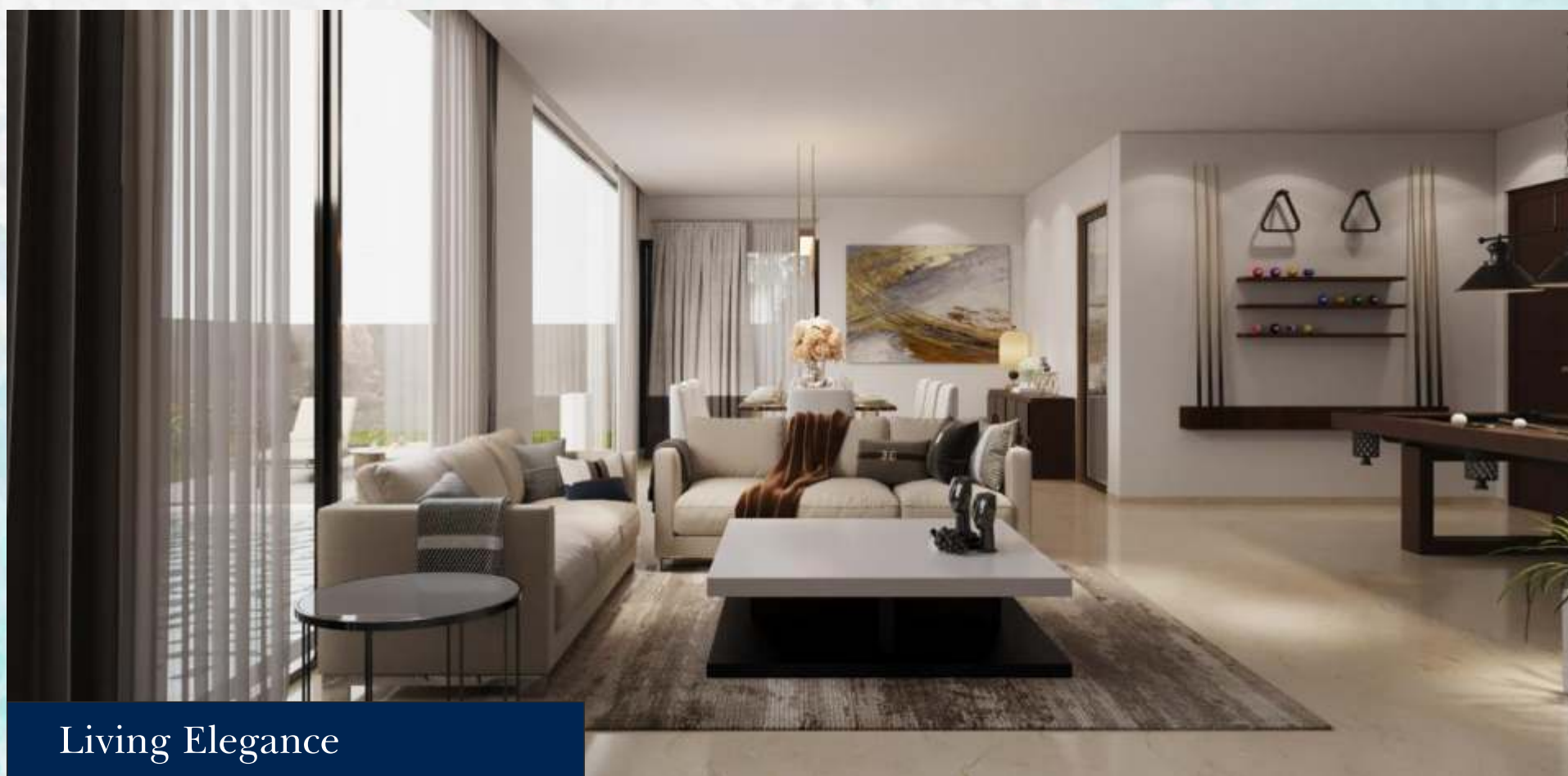
Dream Haven



Shared Flavours



Think Space

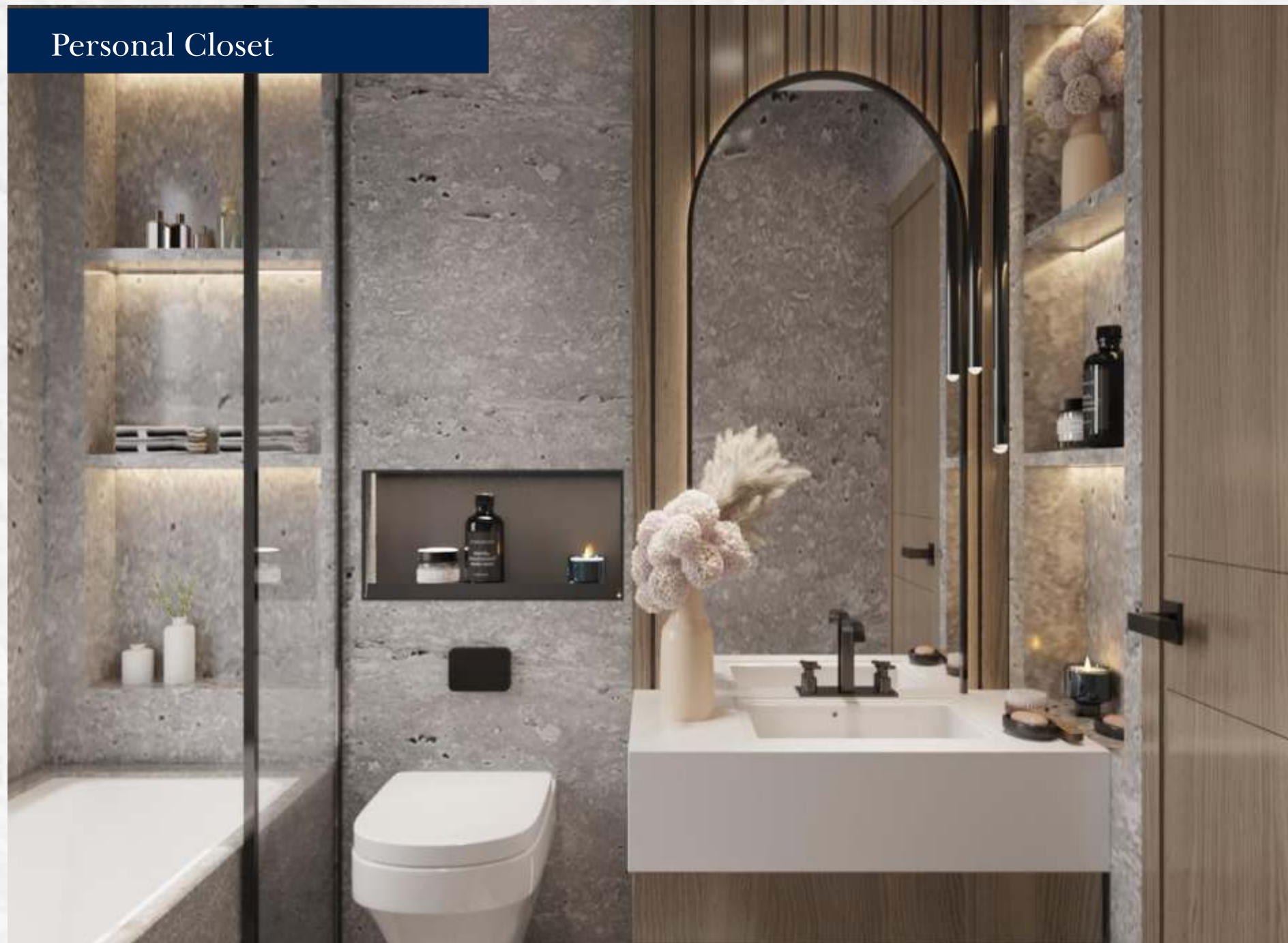


Living Elegance



Serene Retreat

Personal Closet



Refined Essentials




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A M E N I T I E S



Landscaped gardens & open green lawns

Green expanses designed for slow mornings,
barefoot walks, and unhurried evenings





Children's play zone & kids park

Green expanses designed for slow mornings,
barefoot walks, and unhurried evenings





Sunken Seater

An intimate space for relaxed, open-air moments





Tree Court

A shaded retreat for natural conversations





Pet park

A space where paws roam freely and every tail finds its happiness





Yoga & meditation decks

Quiet platforms where breath, balance, and clarity come together






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Sculpted entry boulevard & grand gate
A grand arrival that sets the tone for everything that lies within



Layout Plan

1. ENTRANCE GATE
2. CLUB HOUSE
3. TODDLERS PARK
4. SUNKEN SEATER
5. WATER BODY
6. KIDS PARK
7. OUTDOOR GYM
8. MULTIPURPOSE TURF
9. TREE COURT
10. PETS PARK
11. BERRY'S GARDEN
12. YOGA DECK
13. MEDITATION DECK
14. LAKE



The Masters Behind the Masterpiece



Renowned interior designer
Mr. Behzad Kharas, founder of
BNK Group, brings global
experience and refined design
sensibility to the project. Known for
creating sophisticated luxury
interiors, his work blends aesthetics
with functionality.

Mr. Behzad Kharas
Chairman & Managing Director
BNK Group



Terra Firma, a leading landscape
architecture firm based in
Bangalore, shapes the natural
environment of Blue Heaven Villas.
Led by Rohit Marol, the firm
specializes in designing immersive
landscapes that blend nature with
thoughtful planning.

Rohit Marol
Founder-Terra Firma
Landscape Architecture

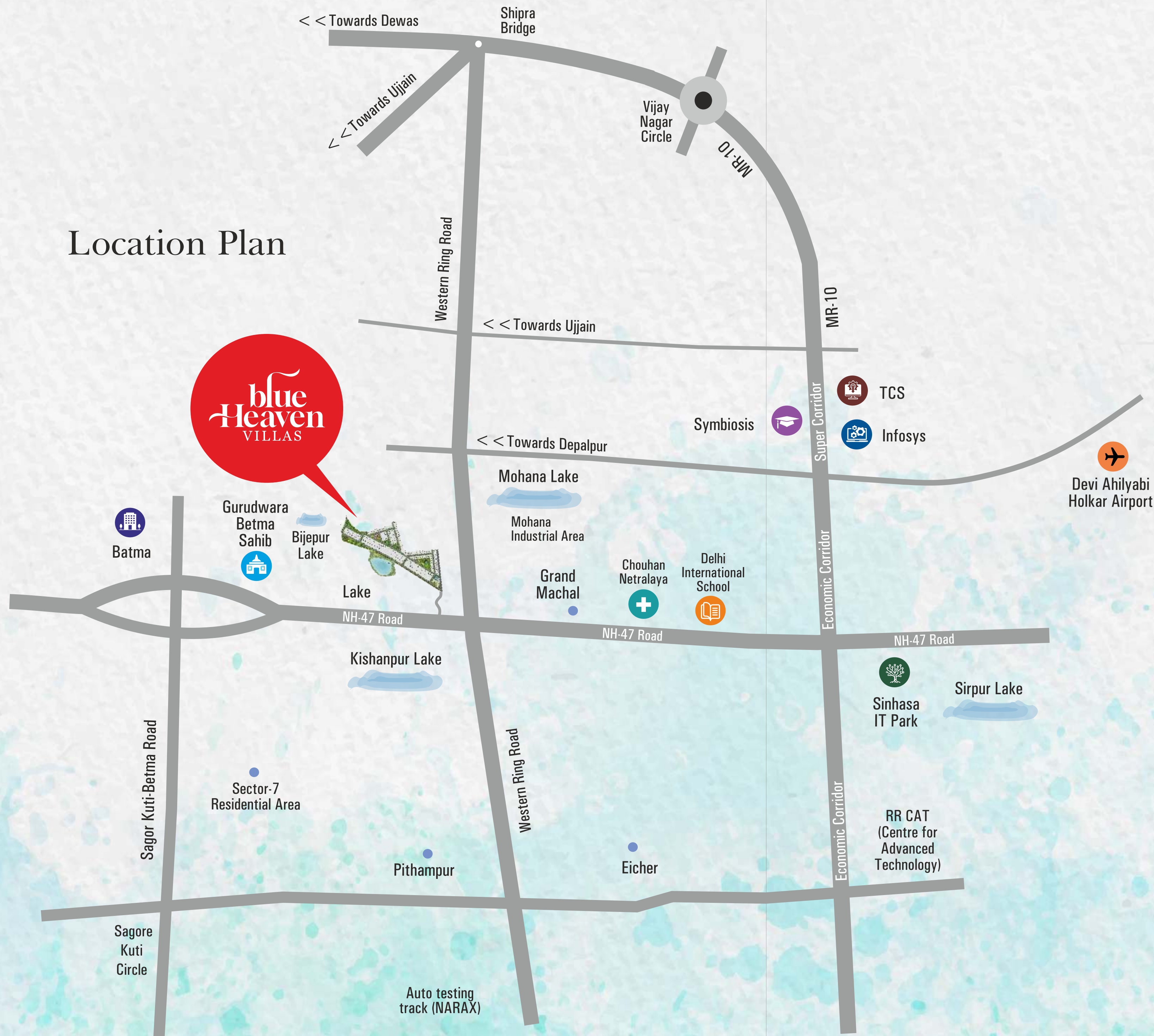


Our Vision

We envision a place where everyday living feels like a retreat-where contemporary design blends seamlessly with the calming elegance of Asian-inspired aesthetics. Guided by a passion for creating better spaces, our journey is rooted in thoughtful growth, uncompromising quality, and a deep commitment to sustainable living. Here, life unfolds at a gentler pace. Surrounded by serene landscapes, fresh air, and thoughtfully curated amenities, every day feels more peaceful, more balanced, and closer to the life you've always imagined.



Location Plan



Strategically Connected, Naturally Secluded

Just **15 km** from city boundaries

10 minutes from the
Economic Corridor

Located on **Western Ring Road**

15 minutes from
Devi Ahilyabai Holkar Airport

Along the **Indore - Ahmedabad
National Highway**

45 minutes from
Vijay Nagar Squar

20 minutes from
Symbiosis University

20 minutes from
TCS & Infosys

10 minutes from
Sinhasa IT Park