

# Tüger Trail

BY STARR BITES

Greenest eco-farm plot





*"The best investment on Earth is Earth."*

*— Louis Glickman*

# Hymn to the Harvest

Tiiger Trail is a thoughtfully envisioned eco-living community located in the Sri Sathya Sai District, along the serene border of Karnataka and Andhra Pradesh. Far enough from urban chaos yet well-connected for easy access, Tiiger Trail offers the rare balance of accessibility and absolute tranquility, free from city noise, congestion, and pollution.

Built on the principles of sustainable living, Tiiger Trail unfolds as a lush natural landscape where the land is respected, not reshaped. Surrounded by open farmland, gentle hills, native trees, and untouched green expanses, the project celebrates the quiet beauty of nature in its purest form.

Every element of Tiiger Trail is designed to coexist with the environment, inviting you to live slower, breathe cleaner, and reconnect with the earth in a setting that feels both grounded and timeless.



Welcome back  
to nature's Calm





Over the years, city life has transformed in ways we never imagined. Peaceful mornings are now rushed, green canopies have thinned, and the simple joy of birdsong feels distant. What once felt natural now feels rare.

Tiiger Trail is our response to that change.

A return to open skies, earthy landscapes, and a slower rhythm of life. It is an invitation to step away from the noise and rediscover the comfort of nature, where fresh air, silence, and simplicity surround you once again.

Here, life reconnects with the land. Calm is not an escape, but a way of living.



# *Life at Tiiger Trail*



Every day at Tiiger Trail feels gently unplugged from the ordinary. Life here unfolds through quiet moments and deep conversations with nature.

Wake up to birds nesting in the trees. Walk barefoot across open land. Grow your own food, tend to the soil, or spend slow afternoons under wide skies with family and friends. As evening settles, the stars take over, clear, endless, and unhurried.

Tiiger Trail invites you into a grounded, soulful way of living, simple, natural, and quietly magical.



*Make Space  
for what you love*



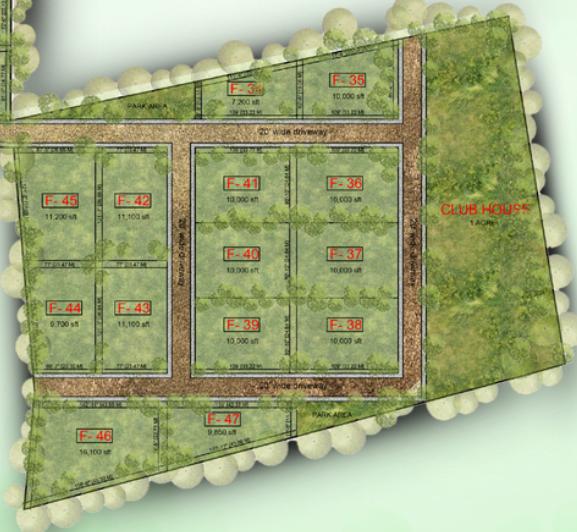
In today's fast-moving world, we often drift away from the simple joys that truly matter. Tiiger Trail offers a chance to slow down and reconnect with what makes life feel complete.

Here, you can pause with the land beneath your feet, listen to the rhythm of wind and water, and rediscover time with people who matter most. Gather around warm bonfire evenings, share stories under open skies, or embrace an active outdoor life surrounded by nature.

Tiiger Trail is where life returns to its natural pace, unrushed, meaningful, and alive.



# Farm Plots



"This isn't just ownership.  
It's connection. It's grounding.  
It's choosing a life that supports you at every level."

FARM NO.	AREA SFT	CENTS	SY.NO	FARM NO.	AREA SFT	CENTS	SY.NO
F-01	10,000	22.95	194-1	F-25	11,600	26.62	194-1
F-02	10,000	22.95	194-1	F-26	13,200	30.29	194-1
F-03	10,000	22.95	194-1	F-27	12,400	28.45	194-1
F-04	10,000	22.95	194-1	F-28	10,800	24.78	194-1
F-05	10,000	22.95	194-1	F-29	10,000	22.95	194-1
F-06	10,000	22.95	194-1	F-30	10,000	22.95	194-1
F-07	10,000	22.95	194-1	F-31	10,000	22.95	194-1
F-08	10,000	22.95	194-1	F-32	10,000	22.95	194-1
F-09	9,600	22.03	194-1	F-33	10,700	24.55	194-1
F-10	10,200	23.40	194-1	F-34	7,200	16.52	193-1
F-11	10,400	23.86	194-1	F-35	10,000	22.95	193-1
F-12	10,400	23.86	194-1	F-36	10,000	22.95	193-1
F-13	10,400	23.86	194-1	F-37	10,000	22.95	193-1
F-14	10,400	23.86	194-1	F-38	10,000	22.95	193-1
F-15	10,400	23.86	194-1	F-39	10,000	22.95	193-1
F-16	10,000	22.95	194-1	F-40	10,000	22.95	193-1
F-17	11,500	26.39	194-1	F-41	10,000	22.95	193-1
F-18	13,000	29.83	194-1	F-42	11,100	25.47	193-1
F-19	11,700	26.85	194-1	F-43	11,100	25.47	193-1
F-20	10,600	24.32	194-1	F-44	9,700	22.26	193-1
F-21	10,000	22.95	194-1	F-45	11,200	25.70	193-1
F-22	10,300	23.63	194-1	F-46	16,100	36.94	193-1
F-23	10,500	24.09	194-1	F-47	9,850	22.60	193-1
F-24	10,700	24.55	194-1				

Discover expansive plots ranging from **10,000 sq. ft. to 1 Acre.**, designed as a sanctuary where nature meets home. These private canvases invite you to cultivate a lush floral retreat or a vibrant organic farm or garden, your personal haven of tranquility starts here.



Choose Your  
Mud House



Gardening



Farming



Camping



# Mud Houses



We provide **3 Models** of modern, luxurious mud houses that are a future-ready solution rooted in wisdom and science.

**Benefits of Mud Architecture:**

Naturally regulates temperature (cool in summers, warm in winters)

Low carbon footprint & minimal embodied energy

Uses local materials like mud, lime, stone, wood & straw

Healthier indoor air quality

Visually warm, tactile, and timeless

Strong, durable, and climate-responsive when built correctly

Mud homes represent slow living, conscious ownership, and long-term sustainability, perfectly aligned with the Tiiger Trail vision.



Model 1



Model 2



Model 3



# *Live as if every day is a Vacation.*

Rest and recreation are synonymous with Tiger Trail.

There are so many things to do, so much to enjoy, whether you wish to take it at a leisurely pace or a brisker one.



## THINGS TO DO AND PLACES TO EXPLORE

Eco-Habitat & Mud Home Designing · Sustainable Living Workshops · Forested Farmland Trails

Organic Farming Hobbies · Community Campfire Circles · Starlit Party Lawns

Eco-Retreat & Yoga Decks · Artistic Eco-Home Showcases · Natural Material Ateliers

Family Weekend Picnics · Native Tree Plantations · Legacy Asset Consultations

Nearby Heritage Treks (Lepakshi) · Aerospace Corridor Views · Rural Horizon Points

Sustainable Architecture Tours · Zero-Concrete Exploration Zones · Earth-Friendly Living Spaces

### **Why this fits Tiiger Trail in Sri Sathya Sai District:**

**Eco-Centric Lifestyle:** Unlike the standard luxury amenities of the previous list, Tiiger Trail is a signature farmland community that strictly allows only mud house construction to preserve natural beauty.

**Nature Connection:** It emphasizes reconnecting with nature through activities like farming, hobbies, yoga, and sustainable living rather than "resto-bars" or "paintball".

**Location Significance:** It highlights its proximity to the serene landscapes of the Sri Sathya Sai District and the strategic Lepakshi/KIA Motors corridor.



Embrace  
your  
Calm



Sometimes, one needs to leave the trail of everyday life behind and discover a quiet strength within.

At Tiiger Trail, reflection rises naturally from the hush of the forest and the soft rhythm of the wild.

Wander the paths for a few mindful moments or lose track of time for a while and return renewed, carrying the warm glow that only true serenity can kindle.



# Where Children can Simply be Kids



We believe that every childhood lived far from the wild is a little bit of wonder lost. So many children today have never followed an animal's trail, watched fireflies glow, or fallen asleep to a forest sky full of stars.

At Tiiger Trail, they can step into a world of magic and discovery, a place that lets them and their imaginations run free with the rhythms of the jungle.



*Live the  
Eco Life  
Every Day*



Maintaining – and enriching – the ecology of any environment calls for a responsible, practical plan that can be sustained with ease and that secures a greener tomorrow for our planet.

Our way is simple: manage water wisely through recharge systems, rainwater harvesting, and thoughtful recycling, so that every drop is respected.

Together, these choices nurture a living, breathing green sanctuary – a refreshing alternative to the concrete jungle that surrounds our city



# The Brigadier's Club



When the city grows loud and unforgiving, Tiiger Trail offers a cocoon of quiet comfort wrapped in wild beauty.

If you ever need to trade deadlines for drumbeats and streetlights for fireflies, you can slip away here without leaving the city behind.

Spend a slow sunrise or an unhurried evening on the decks, every moment held by the rustle of leaves, the chorus of crickets, and the easy luxury of a sanctuary that feels a world away.



Cafe



Cascading  
Pool



Event  
Venues



Sports Arena



Boutique  
Village



# The Sports Arena



Tiiger Trail: the wild heart for the active soul, whether spectator or adventurer.

**OUTDOORS:**

Jogging trails (mud & clay) | Cycle trails | Cricket pitch | Archery | Basketball Court | Tennis court | Volleyball court | Swimming pool | Outdoor shuttle

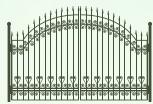
**INDOORS:**

Gym | Squash/Smash court | Billiards| Table tennis | Games room



# Infrastructure





### **PLOT ENTRY:**

Seamless design blends plot entry, plots, and community spaces.



### **SIGNAGE:**

Clear, eco-friendly signs guide roads and trails effortlessly.



### **ROAD NETWORK:**

Well-maintained roads ensure safe, easy access throughout.



### **RAINFALL HARVESTING:**

Systems capture and store for landscapes and emergencies.



### **PEDESTRIAN PATHWAYS:**

All pathways prioritize walkers with landscaped, shaded routes.



### **SECURITY:**

CCTV, guards, and fencing protect the property day and night.



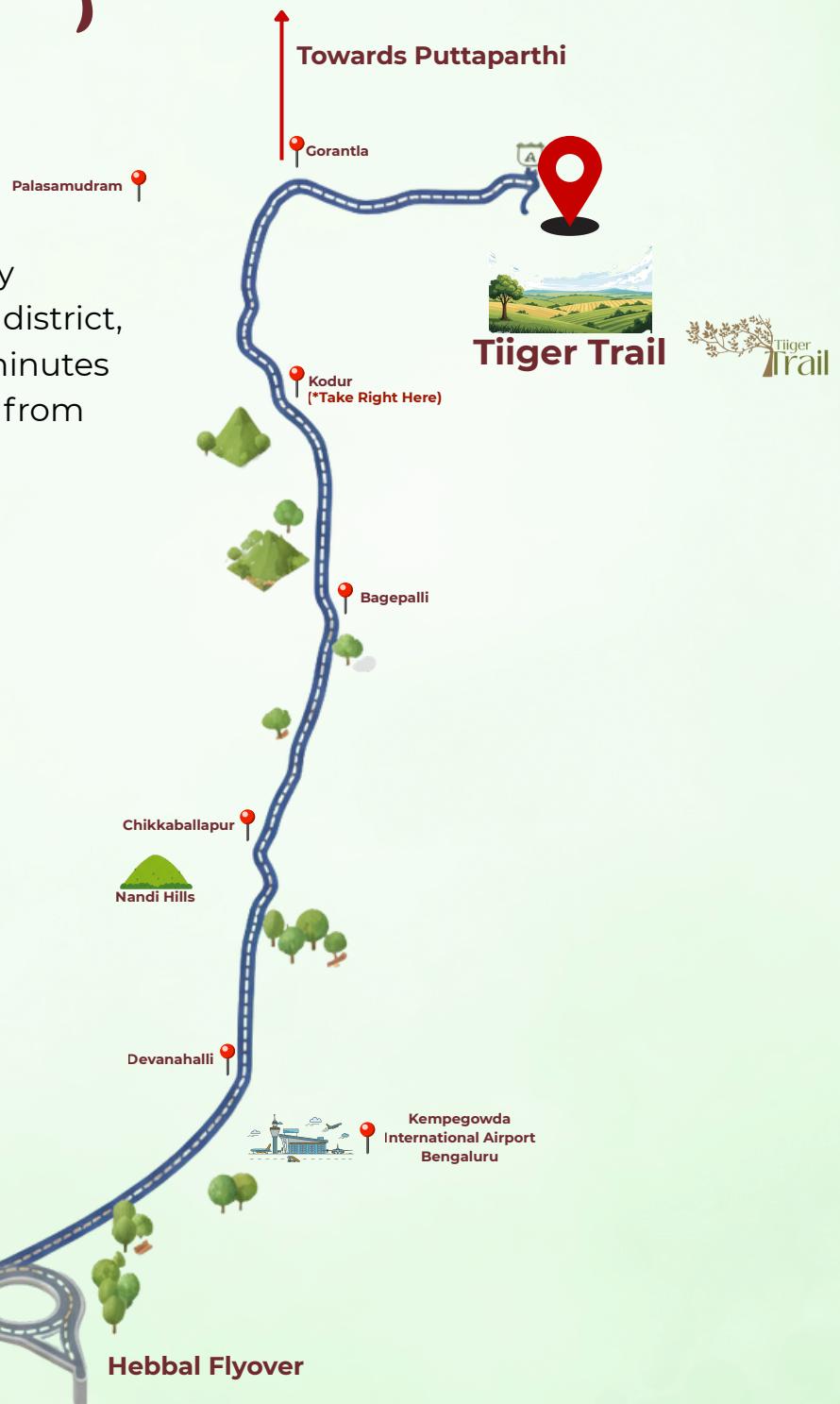
### **STREET LIGHTS:**

Solar-powered, energy-efficient lighting enhances night safety..



# Our Location

Tiiger Trail is strategically located in Sri Sathya Sai district, Andhra Pradesh – just minutes from key hubs yet away from the urban sprawl



← **Towards Tumkur**

**Towards KR Puram** →



**Hebbal**  
98 mins



**Devanahalli Airport**  
70 mins



**Lepakshi Space Sector & Defence Hub**  
with 10,000 Acres

35 mins



**Sri Sathya Sai Institute of Higher Medical Sciences**  


20 mins



**BEL** 

Bharat Electronics Limited, Defence & Aerospace Manufacturing (914 Acres Campus), Phase 1 to be completed in 2026

25 mins



**NACIN**  
**(500 Acres)**

(National Academy of Customs, Indirect Taxes & Narcotics - The Apex Civil Services Training Institute of Govt. of India)

30 mins



**Puttaparthi**  
38 mins



**Sri Sathya Sai Airport**  
30 mins



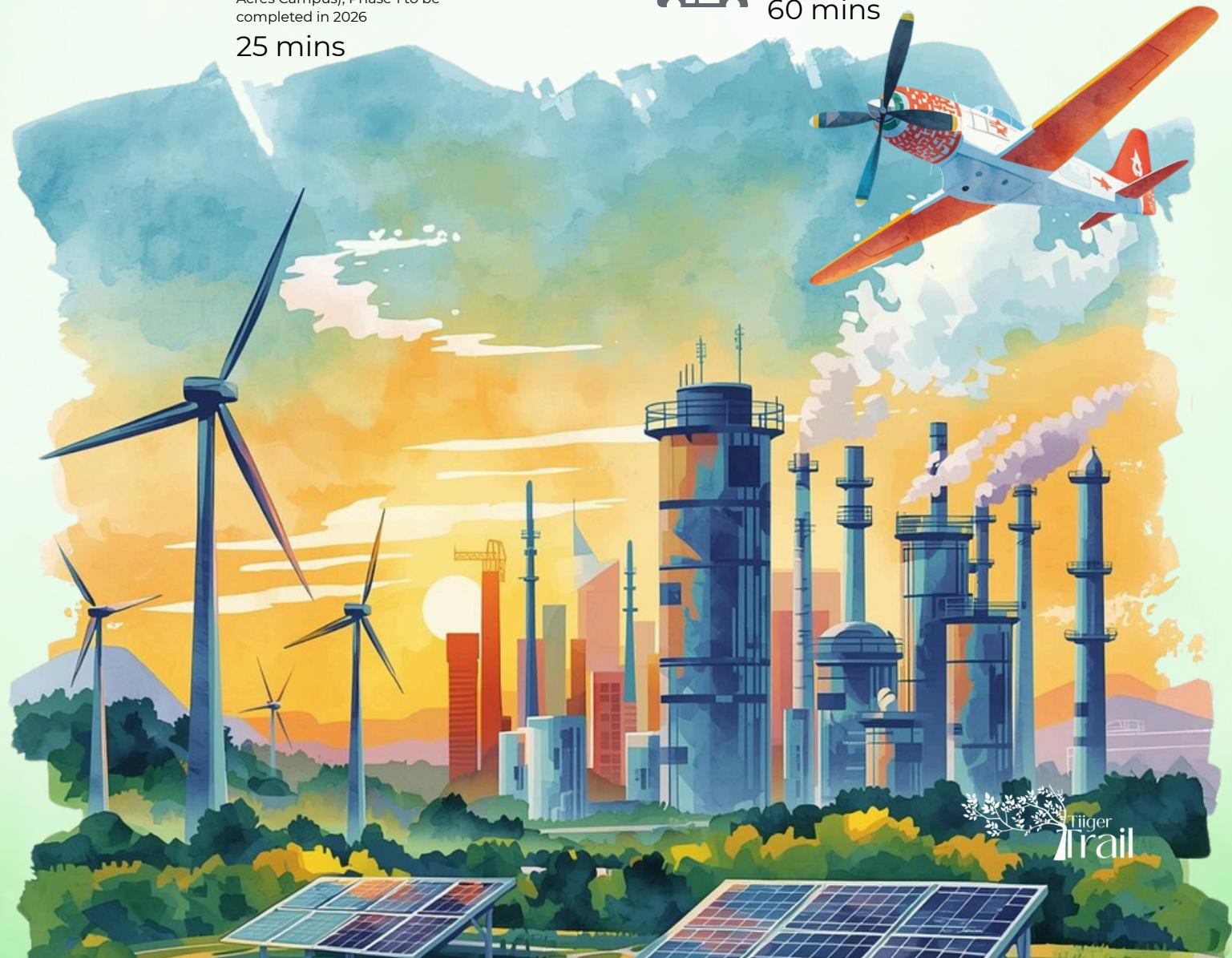
**Best Innovation University**  


15 mins

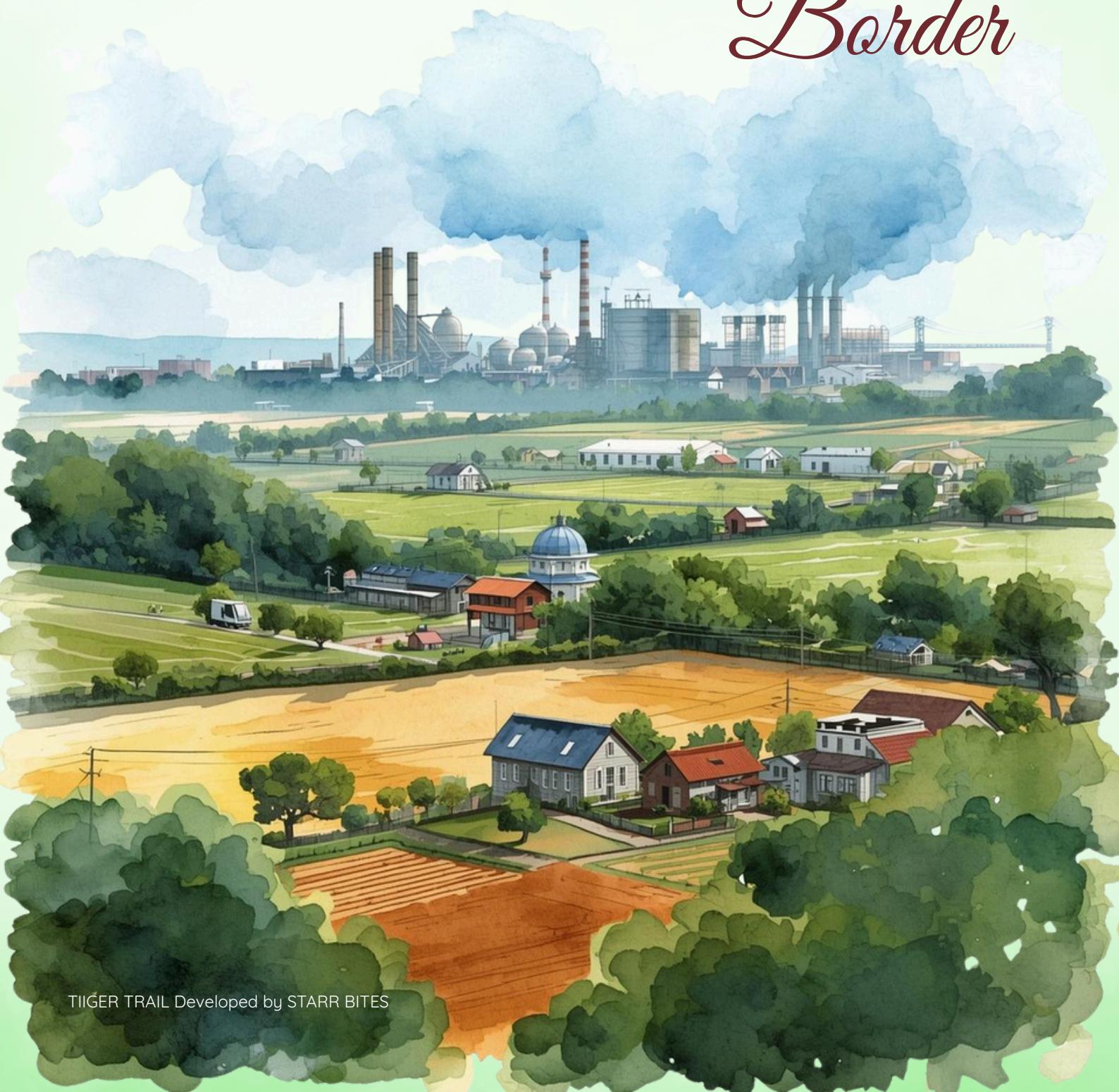


**KIA India**   
Manufacturing Facility Motors  
526 Acres (3L Cars being Manufactured)

60 mins



# Invest in North Bangalore Border



## Government Initiatives

Sri Satya Sai district is being positioned as a major industrial, defence and clean-energy hub through multiple ongoing government initiatives and anchor investments.

### Large industrial and defence parks

The state is developing a 23,000-acre industrial park near the Bengaluru highway, divided into 16 sector-specific zones for space, aerospace, electronics, drones and IT, with APIIC acquiring around 14,000 acres and planning nearly ₹800 crore in land compensation alone.

This “mega industrial park” at Kodikonda check-post is designed to attract industries that can no longer find land around Bengaluru and Chennai, making Sri Satya Sai a preferred alternative corridor.

### BEL aerospace & defence complex

Bharat Electronics Limited (BEL) is setting up a large Aerospace Defence and Electronics Park at Palasamudram over roughly 1,000–1,200 acres, with the first phase already under construction and operations targeted by end-2025 and final completion in early 2026.

A separate integrated Defence Systems complex at Gorantla, with 914 acres allotted, is being supported under the AP Industrial Development Policy 2024-29 with up to 45% capital subsidy released over 15 years, and aims to finish both phases by March 2029.

These facilities are planned with assembly hangars, test ranges, clean rooms, weapon-system integration and solar plants, and are expected to generate thousands of direct and indirect jobs and build a local high-tech supply chain.



## **Space, “defence corridor” and Quantum Valley**

State-level plans announced by the Chief Minister include a broader defence corridor and “Quantum Valley” concept to cluster advanced manufacturing, AI and quantum-tech firms around nodes such as Sri Satya Sai district.

Additional defence and aerospace players such as Bharat Forge and HFCL have been allotted large land parcels in the district, strengthening the emerging ecosystem around missiles, telecom and electronic warfare systems.

## **Solar and clean-energy push**

Sri Satya Sai and neighbouring Anantapur are being targeted as a major solar-power belt, with ministers stating that the region will become a key hub for large-scale solar generation.

A 300 MW (AC) SECI solar PV project at Ramagiri–Muthuvakuntla, spread over about 1,047 acres under CPSU Scheme Phase-II, is set to be SECI’s largest self-owned plant and is expected to create local jobs and infrastructure while using fully domestic modules.

Andhra Pradesh’s Integrated Clean Energy Policy 2024 and related programs plan thousands of megawatts of new solar capacity and “renewable energy zones,” with Sri Satya Sai listed among districts for upcoming utility-scale projects.



## **Roads, logistics and national-highway upgrades**

A Danish-technology national-highway project has been launched in Sri Satya Sai district to improve safety, resilience and drainage on key NH stretches, supporting both local commuters and industrial freight.

Multi-modal logistics initiatives tied to the new industrial park aim to link the district efficiently to Bengaluru and Chennai corridors, reducing transit time for export-oriented units.

## **Industrial-unit facilitation and farmer support**

District authorities have been instructed to fast-track clearances and infrastructure for new industrial units in Sri Satya Sai to ensure that land already notified for industry is quickly converted into functioning factories.

As part of state farm-support schemes, about ₹180 crore has reportedly been disbursed to around 2.65 lakh farmers in Sri Satya Sai district, improving rural purchasing power and supporting land-losing farmers around new industrial zones.



# Highlights



Eco Farmland



Surrounded by 3  
Pristine Lakes



Horse Riding  
Arena (Launching  
in Phase II)



Farm Plots



Mud Houses



Club House



Boutique Village



Event Venues



View Point

## Sustainable Farm Living



Eco-Smart Design



Thoughtful Roads



Adventure Trails



Fully Green Living



Unique Experiences



Smart Farm Tech



Connected Communities



Vastu-Compliant Layouts



Plantation

## Wild Luxury Amenities



Natural Stream Pools



Outdoor Theatre



Tree Hammocks



Nature Reading Nooks



## Where Kids Roam Wild

---



Play Zones



Nature Sand Dens



Toddlers' Trail Creche



Kids Pool

## Signature Wild Spots

---



Honey Bee Hives



Stargazing Deck



Banquet Lawn



Nature Concert Glade



Bonfire Gathering Circle



Farm Conference Hut



Bird Bath Trails



*"Agriculture is the most healthful, most useful  
and most noble employment of man."*

*— George Washington*



# World-Class Farm Design Team



The power behind Tiiger Trail lies in like-minded people with a common belief—the pursuit of excellence in farm planning & sustainable landscapes.

### **KEERTHANA - ARCHITECT**

"For me, architecture is more than buildings; it's about experiences. When I first arrived on this land near Lepakshi, what struck me was its energy. My sense of architecture has been guided by one great natural design, the jungle. Here's why I chose Tiiger Trail: its raw soil, its hot sun, its calm, they'd appreciate two ways, in market value, and in life value. It's tough enough for comfort, yet soft enough to feel like retreat. A place where sustainable design isn't a challenge, but natural!"



### **STUDIO SHUNYA - MUD HOUSE**

Studio Shunya (Urban Planning & Architecture affiliate, Singapore)  
The studio is formed to push existing paradigms by creating meaningful spaces dedicated to experimenting with concepts that go beyond visual composition.

Studio Shunya – Earth-Rooted Architecture Partner

Sustainable through natural & mud-based construction. Studio Shunya knows architecture should give balance, harmony, and self-discovery spaces that are deeply returning to our roots while living consciously & beautifully beyond building.

Shreya Srivastav, New Delhi



### **GREENARA LIFE PARTNER**

Tiiger Trail is proud to partner with Mr. Shihab, with nearly 15 years of accomplished farming experience. Founder of Kilukka Farms, regenerative agriculture & multiple initiatives focused on rebuilding the land through Kilukka first & forest deep. Shihab has successfully transformed over 100 acres of land through every project life cycle, leaving the environment healthier with every project. Through this partnership, Tiiger Trail bridges regenerative know-how like Shihab's, ensuring every parcel is guided by regenerative principles, helping land come alive while preserving the natural legacy for generations.

# About Us

Starrbites is led by **Sunil Yadav**, a founder with a diverse background across banking, design, hospitality, and real estate. His professional journey began at Standard Chartered Bank, where he received the Best Achiever Award, and then he moved into entrepreneurship with Dinsignia – Architects & Interiors, later recognised with the CERA Design Award.

Today, Sunil heads Starrbites as a real estate and construction company focused on community-driven, experience-led developments.

Carrying this vision forward, Sunil has launched **Tiiger Trail**, his flagship project located in the Sri Sathya Sai District, right on the Karnataka – Andhra Pradesh border, a nature-rooted farmland project designed for purposeful, sustainable living.





**Developed By**



**Starbites**

No. 194, 3<sup>rd</sup> Main, 13<sup>th</sup> Cross, RMV 2<sup>nd</sup> Stage, HIG Dollars Colony, bangalore-94