

Location Map
(Not to School)

A project by



Pratyusha's ‘Hill View Residency’

Architects

STRUCTURAL ENGINEERS
Anil KUMAR B.E. M.Tech.(STRU)
Flat No. G1, GVS Towers,
Indra Park Road, Domal Guda
Ph: 9849055682



Site Address

Plot No's. 164 and 165
Snehta Hills, Phase - I
Peeram Cheru (village),
Near TSPA and PBEL City
Mobile : 9346279102, 9666205195,
9391047428
Mail : ID: pratyusha.developers@gmail.com,
Website : www.pratyushadevelopers.com

WEFOCUS # 8309731280

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plan as deemed fit.



Not just a home also your dream





You will enjoy living in a home close to your heart

Prathyusha Developers is being managed by well experienced Civil Engineer Mr. V. Ravinder Reddy AMIE, M.Tech(Stru) who guided many of the builders in Hyderabad through his service to well Known projects in the city, Like commercial complexes, Residential avenues, Luxurious Apartments etc. Achieving the absolute quality and utmost satisfaction of every customer is the motto of **prathyusha Developers**



Pratyusha's 
"Hill View RESIDENCY"



... About project location

The project is located in a well developed peaceful residential area on Elevated hill with. Paramount view of full of green fields, free from noise, dust and air pollution. The flats are designed as per 100% Vastu and planned for comfort and optimum utility. The site is located very close to TSPA Exit of O.R.R. Ten to Fifteen minutes drive to all I.T Companies near gachibowli , TCS at adibatla and to Airport

... A lifestyle of a different nature

Hyderabad - The fastest developing metropolis is witnessing a mega transformation into a super city . Motivated by stupendous growth prospects the city is expanding in every direction. Outer Ring road is connecting all the developing areas with easy in drive



Pratyusha's "Hill View Residency"



Much More *Future*

A home that is a secure investment: on fast track to fulfillment
A place where the family bonds & values are inherent
A place of happiness, a valuable inheritance

Typical Floor Plan

30'-0" WIDE ROAD



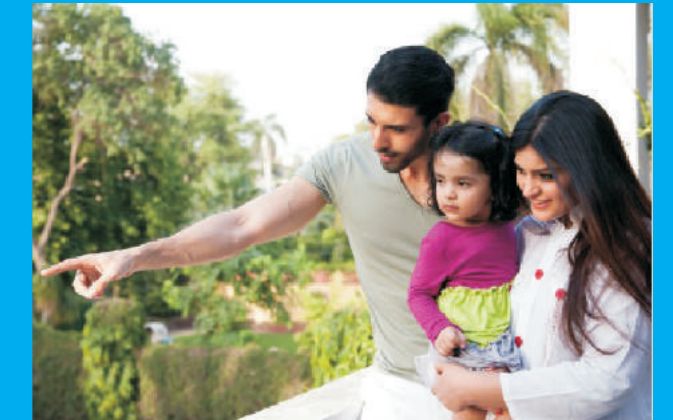
40'-0" WIDE ROAD

Area Statement

Flat No	Area In Sft
1	1375
2	1355
3	1355
4	1375
5	1915
6	1915
7	1915



Pratyusha's
'Hill View Residency'



Much More Nature

where the goodness of nature at its best: everything a level above the rest
where the panoramic view of the hill beholds
where wide spaces and fresh air unfolds

It's Where you'll want to Live Forever



Stilt Floor Car Parking



Cellar Floor Car parking

Pratyusha's 'Hill View RESIDENCY'



Much More Nature

There's nothing more engrossing than a reading
 There's nothing more exiting than playing
 There's nothing more satisfying then well being
 And nothing more fulfilling than just realaxing

Specifications

STRUCTURE:
R.C.C. framed structure as per standard specification of national building code

SUPER STRUCTURE:
Clay brick of 4½" and 9" thick with cement mortar of (1:6) prop. for internal and External walls, and cement plastering of 3/4" in C.M. (1:6) & (1:4) prop. with sponge finishing.

PLASTERING:
Two coats of Plastering with sponge finish



KITCHEN:
Platform with granite and 2'-0" height of dadoing with ceramic tiles

PAINTING:
Birla/Alteck wallcare (luppum) finishing with emulsion for interior and apex or dulux for exterior

ELECTRICAL:
ABB, Havells, Legrand or equivalent make.



MAIN DOORS:
Teak wood frame with Self designed shutter

INTERNAL DOORS:
Teak wood frame with laminated shutter.

WINDOWS:
UPVC Sliding windows of 2½ track

FLOORING:
Vitrified Tiles 2'x2'



TOILETS:
E.W.C./I.W.C. Cera/Hindware or Equivalent quality in each toilet and 6'0" Height glazed tiles for walls, Anti skid ceramic tiles flooring for toilets and Wash (UTY) area.

WATER SUPPLY:
Bore water for general purpose will be supplied through sump and over head tank Through separate water lines in each flat and provision for manjeera water supply for Drinking purpose



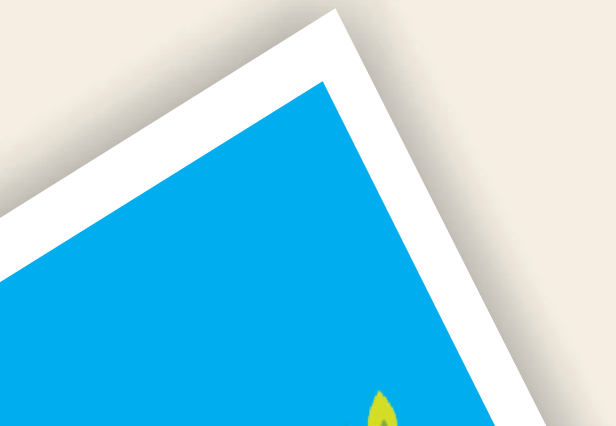
LIFT:
Legend make / Standard make

GENERATOR:
For common lights and Lift, 6 to 7 points and 3 fan points into the flat

SECURITY:
C.C. Cameras in parking area and Intercom for all flats and watch man room.

AMENITIES

- ❑ Gym
- ❑ Intercom for all Flats and to Watch man Room
- ❑ Generator backup
- ❑ Swimming Pool
- ❑ Security surveillance through cameras (CCTV)
- ❑ 100% Vaasthu
- ❑ Club house & Play Area
- ❑ Solar fencing for the required length



OTHER CHARGES : For Registration, GST, Carparking, Lift, Generator, Electricity, Manjeera water to be borne by purchaser.

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