



**iCon ASR**  
**PROJECTS**  
*innovative Constructions*  
 # 156, Opp. Andhra Bank,  
 Narsingi - ORR, Hyderabad

*Site Address*  
**Gandimaisamma,**  
**Gandipet,**  
**Hyderabad.**



**V.V. ASSOCIATES**  
 ARCHITECTS, ENGINEERS, INTERIORS & EXECUTORS  
 V.V.S. Crest, Road No. 4, Bhanjara Hills, Hyderabad.  
 Tel. 2335 4222, 4202 4599. e-mail: v\_vardhan2006@yahoo.com

audr-11a 9649407215

779 977 2727 | [asrprojects.in@gmail.com](mailto:asrprojects.in@gmail.com) | [www.asrprojects.in](http://www.asrprojects.in)

Note: This brochure is only conceptual presentation, not a legal offering. The promoters reserve changes in plan, specification as deemed fit.



### Layout Aerial View





Smile every chance you get. Not because life has been easy, perfect, or exactly as you had anticipated, but because you choose to be happy and grateful for all the good things you do have.

Happiness is not something you postpone for the future; it is something you design into the present.

*Great days ahead...Live your life.*



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**Home,** More  
than  
just a house

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Life is to be perfect to be wonderful.



East Facing Villa - Floor Plan



Ground floor



First Floor

Area - Statement	Ground Floor	940 sft
	Portico	160 sft
	First Floor	1016 sft
	Sc Head Room	170 sft
	<b>Total Built-up</b>	<b>2286 sft</b>
	<b>Total Plot</b>	<b>225 syds</b>



You are always free to do something  
that makes you smile



### West Facing Villa - Floor Plan



Ground floor



First Floor

Ground Floor	940 sft
Portico	160 sft
First Floor	1027 sft
Sc Head Room	195 sft
<b>Total Built-up</b>	<b>2322 sft</b>
<b>Total Plot</b>	<b>225 syds</b>

Area - Statement





## Salient Features

### Outdoor Amenities

- Gated community with security
- CC cameras
- Solar fencing
- kids Swimming pool
- Ac Gym
- Ac Game room
- Ac Creche
- Ac Library
- Conference hall
- Play area
- Power backup
- Under ground lines
- Greenery with sitouts
- Landscapes
- Wifi enabled

### Indoor Amenities

- Video intercom
- RO system
- Solar water heater
- Mosquito mesh
- Modular kitchen

## Near by places

ORR	3 Km
CBIT	2 Km
Hitech City	12 Km
Financial District	9.4 Km
Gachibowli	10.9 Km
Jubilee Hills	18.5 Km
Mehdipatnam	17.4 Km



## Specifications



### Foundation and Structure:

Earthquake resistant RCC framed structure.



### Super Structure:

Bricks in cement mortar.



### Doors:

Main door with teack wood frame and decorative teak doors. Internal Doors with good quality wood frames and one side decorative Teak veneer doors. Brass fittings for all doors.



### Windows:

NCL / Aparna Upvc frames and Shutters with glass panels and mosquito mesh.



### Flooring:

Nitco / equivalent Vitrified tiles (2'X2') flooring with skirting.



### Sanitary:

Designer Ceramic tiles up to 7' height, concealed pipe line, colour wash basin and Indian or European commode matching with tiles standard C.P. Fittings of parryware or equivalent, provision of centralised geyser in toilets.



### Plastering:

Internal walls: smooth latecrete / Birla putty finish.  
External Walls: Two coats water proof plastering in cement mortar. Tile cladding in elevation.



### Painting:

Internal walls: Plastic emulsion (Asian / Altek / Birla or equivalent) with smooth roller finish.

External walls: Anti-fungal, water proof, acrylic based Paint (Asian apex/Dulux weather shield or equivalent).



### Electrical:

Concealed multi-stand copper wiring with 3-phase meters and MCBs. Anchor or equivalent modular switches, power plugs for A/C, geyser, washing machine, mixer and refrigerator. Concealed finecab wiring for telephone, TV, master antenna and cable line in all rooms.



### Water Supply:

All pipe lines will run from over head tank to toilets and Kitchens. Provision for Municipal water in kitchen.



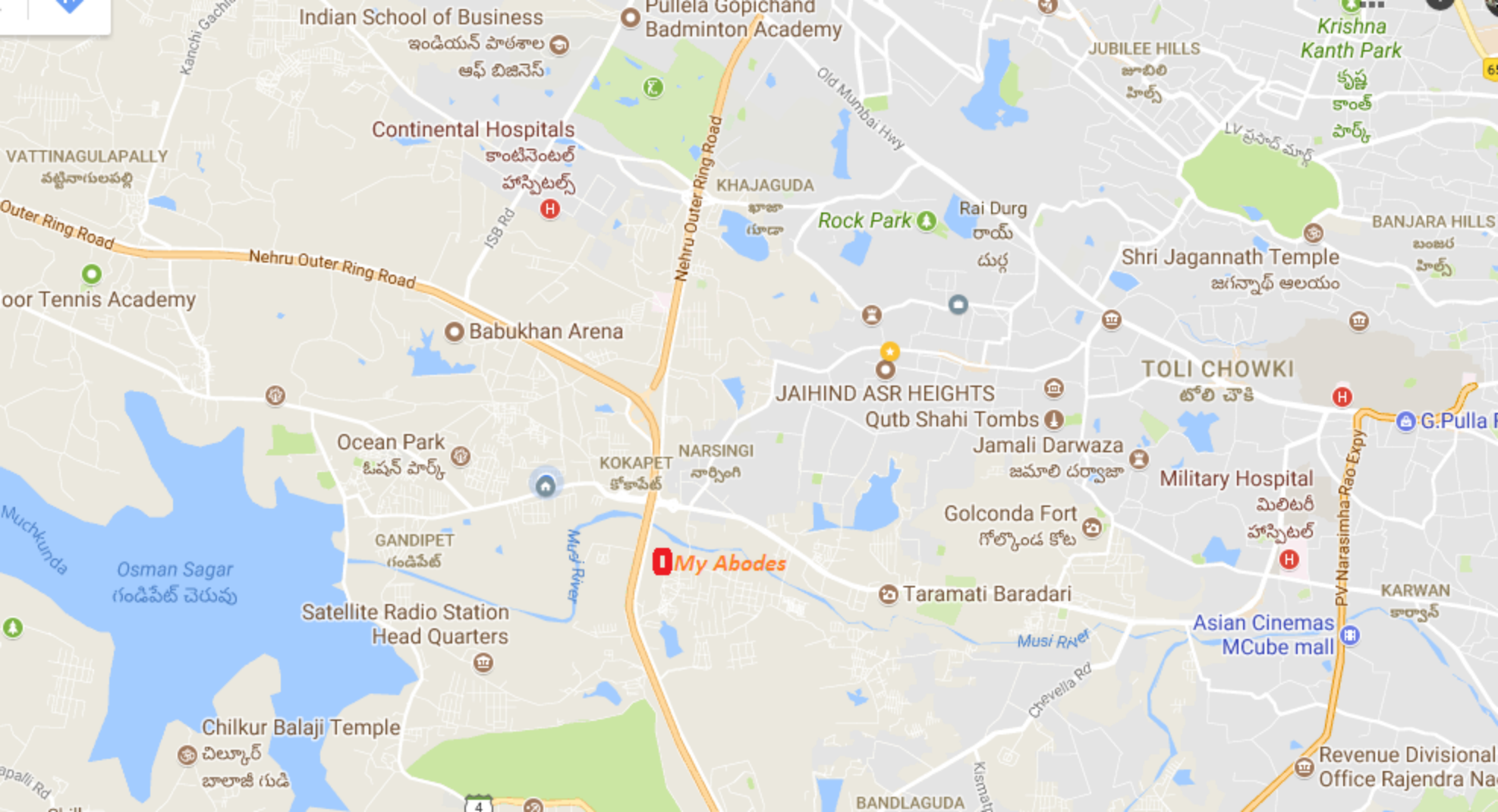
### Kitchen: Modular kitchen.



Security System: Entire Gated community wall with solar fencing & CC camera surveillance.

**Note:** All expenses towards electrical transformer, panel board, Municipal water and drainage connections will be borne by the purchasers. Loans will be arranged on request.





Indian School of Business  
ఇండియన్ పాఠశాల  
అఫ్ బిజినెస్

Pullela Gopichand  
Badminton Academy

JUBILEE HILLS  
జూబిలీ హిల్స్

Krishna  
Kanth Park  
కృష్ణ కాంత్ పార్క్

Continental Hospitals  
కాంటినెంటల్ హాస్పిటల్స్

Nehrulu Outer Ring Road

Rock Park

Rai Durg  
రాయ్ దుర్గ

Shri Jagannath Temple  
శ్రీ జగన్నాథ్ ఆలయం

BANJARA HILLS  
బంజర హిల్స్

VATTINAGULAPALLY  
వట్టి నాగులపల్లి

Outer Ring Road  
Nehrulu Outer Ring Road

oor Tennis Academy

Babukhan Arena

KHAJAGUDA  
ఖాజా గూడా

TOLI CHOWKI  
టోలి చౌకి

JAIHIND ASR HEIGHTS

Qutb Shahi Tombs  
జమాల్ దర్వాజా

Military Hospital  
మిలిటరీ హాస్పిటల్

Ocean Park  
ఓషన్ పార్క్

KOKAPET  
కోకాపేట్

NARSINGI  
నార్సింగి

Golconda Fort  
గోల్కొండ కోట

Asian Cinemas  
MCube mall

Muchkunda  
Osman Sagar  
ఝంజీపేట్ చెరువు

GANDIPET  
గంజీపేట్

Satellite Radio Station  
Head Quarters

Chilkur Balaji Temple  
చిల్కూర్ బాలాజీ గుడి

My Abodes

Taramati Baradari

KARWAN  
కారవాన్

BANDLAGUDA

Revenue Divisional  
Office Rajendra Na