







PLOT AREA=36'-6"X56'-9" = 230 Yds.

GROUND FLOOR=1455.0 Sft. FIRST FLOOR=1455.0 Sft. SECOND FLOOR= 975.0 Sft. TOTAL = 3885.0 Sft.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR







PLOT AREA=36'-6"X56'-9" = 230 Yds.

GROUND FLOOR=1455.0 Sft. FIRST FLOOR=1455.0 Sft. SECOND FLOOR= 975.0 Sft. TOTAL = 3885.0 Sft.













" GROUND FLOOR =1510.0 Sft.
FIRST FLOOR =1510.0 Sft.
SECOND FLOOR =1060.0 Sft.
TOTAL =4080.0 Sft





PLOT AREA = 37'-9"X56'-6" = 238.00 Yds.







PLOT AREA=36'-0"X55'-0" = 220 Yds.

GROUND FLOOR=1380.0 Sft. FIRST FLOOR=1380.0 Sft. SECOND FLOOR= 280.0 Sft. TOTAL = 3040.0 Sft.







--EAST ROAD----



PLOT AREA=36'-0"X55'-0" = 220 Yds.

GROUND FLOOR=1380.0 Sft. FIRST FLOOR=1380.0 Sft. SECOND FLOOR= 280.0 Sft. TOTAL = 3040.0 Sft.







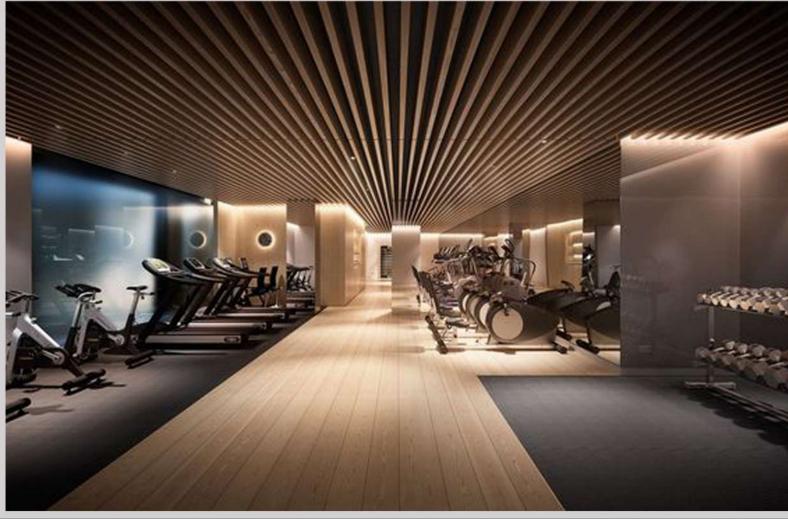


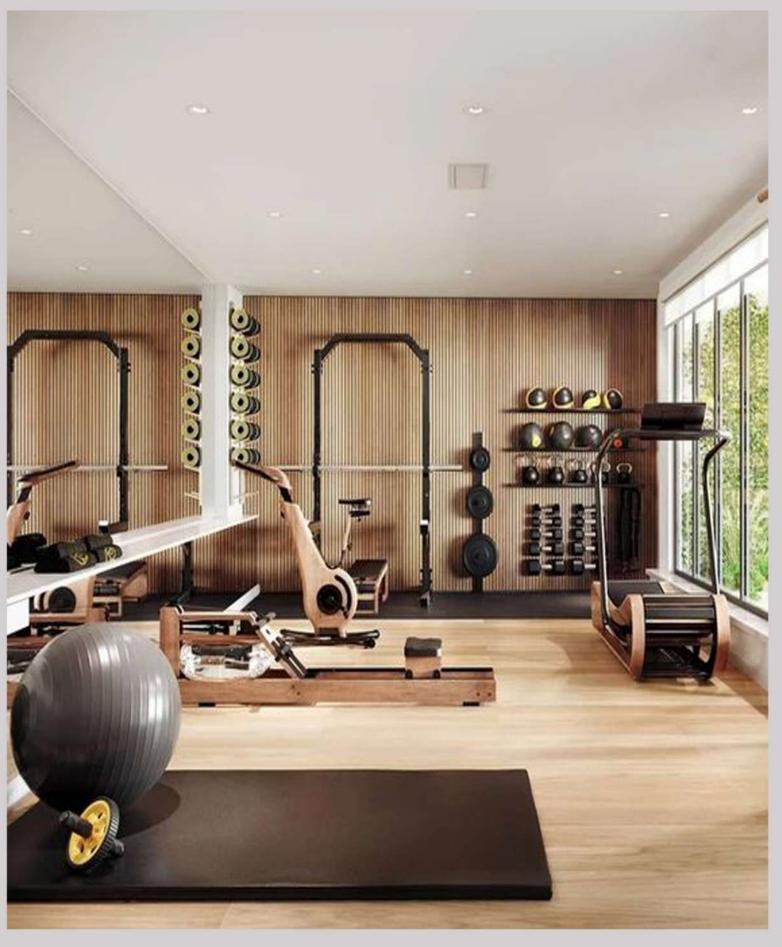




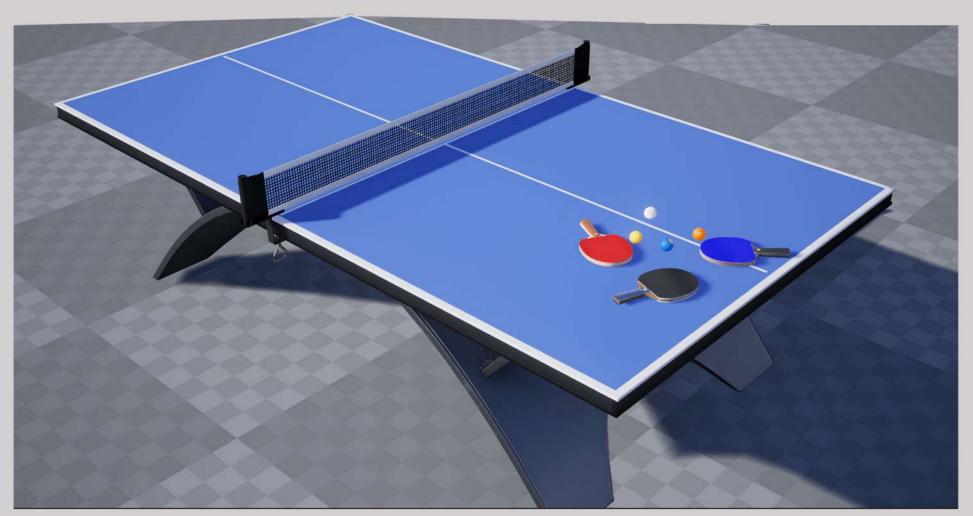




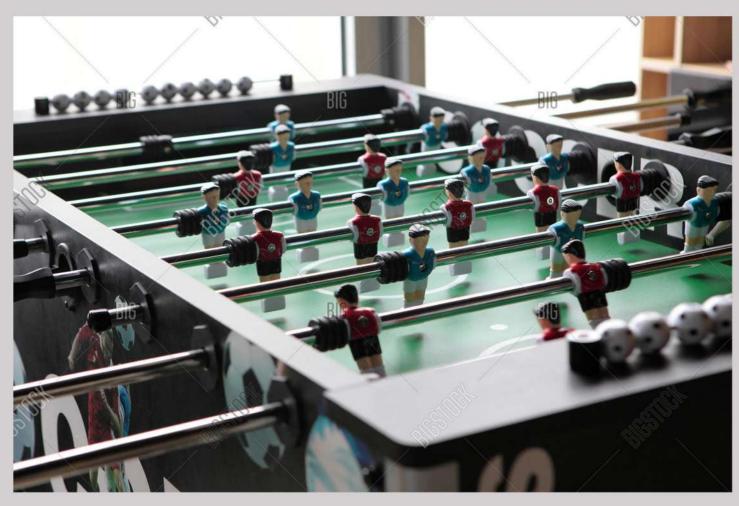


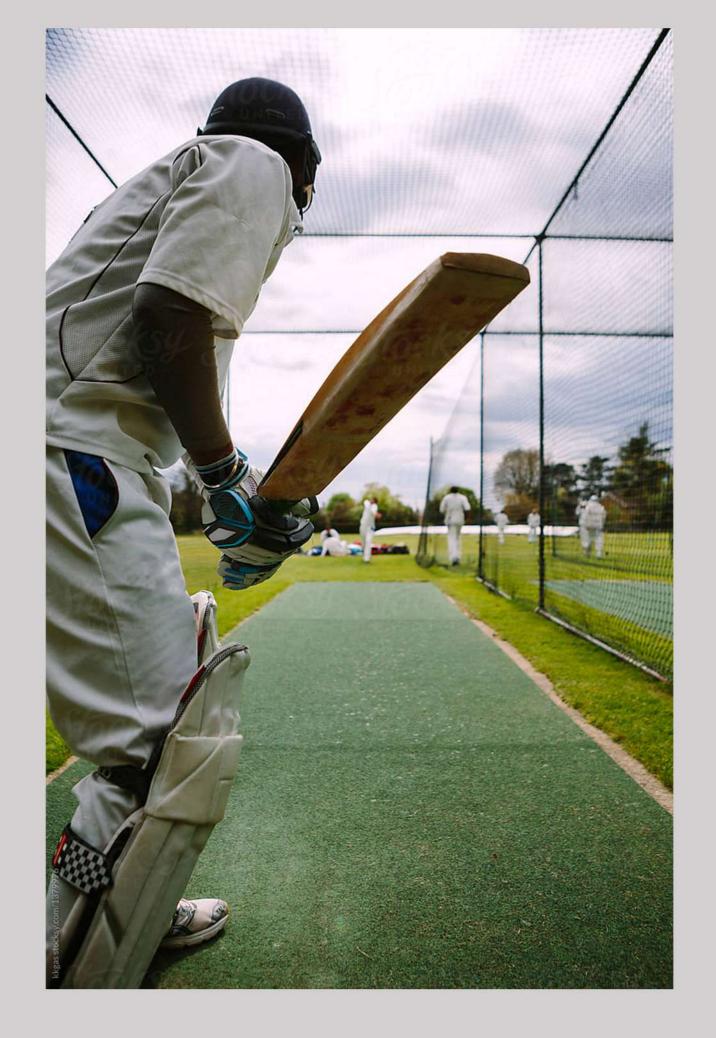












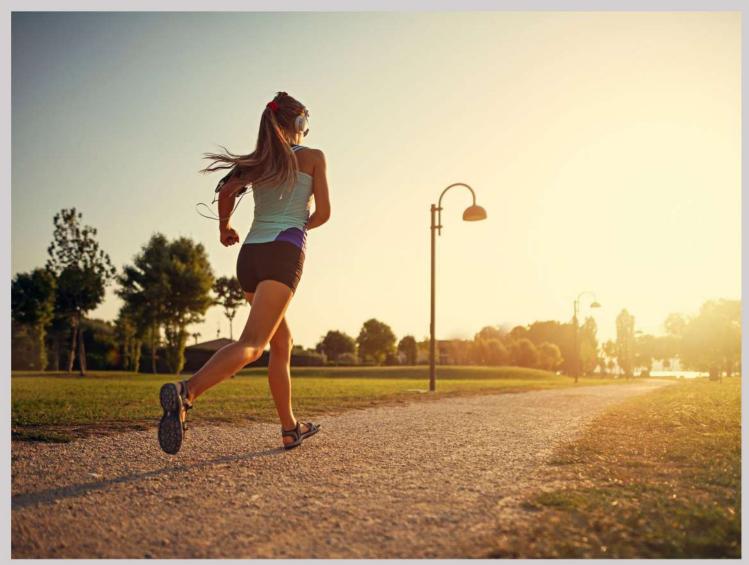




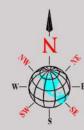






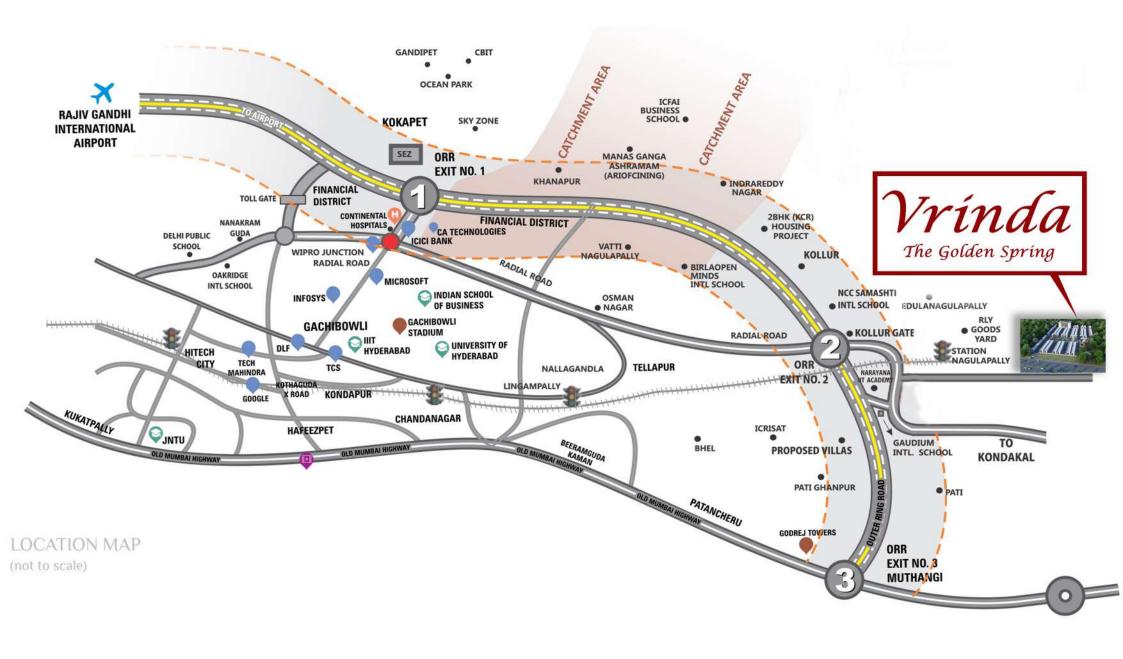








1 AC HI-RISE ELEVATION



RESIDENTIAL SPACE ZONE-1

- + Growth Corridor
- + Radial Road From Wipro
- + ORR Access
- + IT-Financial District
- + Corporate Industries
- + International Schools
- + Sez's

CONNECTIVITY

- + Airport Via ORR in 30 Minutes
- + Lingampalli Mmts Railway Station in 15 Minutes
- + Gachibowli Junction in 15 Minutes
- + Wipro Junction In 10 Minutes via Radial Road
- + Nagulapalli Mmts Station in 5 Minutes

IT PROXIMITY:

- + Wipro Campus
- + Microsoft Campus
- + Infosys Campus Capgemini
- + TCS, Wave Rock
- + CA Technologies
- + Amazon
- + Franklin Templeton
- + Honeywell
- + Several Others
- + ICICI Bank Towers
- + Wells Fargo

EDUCATIONAL INSTITUTIONS:

- + Delhi Public School
- + Oakridge School
- + Open Minds A Birla School
- + Manthan International School
- + Sancta Maria International School
- + NCC-Samashti International School
- + The Gaudium School
- + ISB Campus
- + Institute Of Life Sciences
- + Indus International School
- + Global Indian International School
- + ICFAI Business School
- + CBIT
- + MGIT
- + Telangana Model School

HEALTH AND HOSPITALITY:

- + Citizens Multispecialty Hospital
- + Continental Multispecialty Hospitals
- + Sheraton Hyderabad Hotel
- + Holiday Inn Express & Suites Care, Apollo, KIMS

DEVELOPING FAST IN CLOSE PROXIMITY:

- + American Consulate 11 Acres Campus
- + 100 Acres Wipro
- + Tata Institute Of Fundamental Research (TIFR) 209 Acres
- + Data Recovery Site For BSE
- + Google Campus In Kokapet
- + Tellapur Techno City 100 Acres
- + ITIR Area -Tellapur-Financial District Area+ Hyudai Mobis Campus

ENTERTAINMENT PROXIMITY:

- + Songs of Earth
- + Lahari Resorts
- + Treasure Island & Golkonda Resort & Spa
- + Ocean Park
- + Wonderla
- + Sky Zone ORO Sports Village

PROJECT SPECIFICATIONS

Structure:

- Framed Structure: RCC framed structure to resistant to wind and earthquake (Zone 2).
- · Super Structure: Red Bricks for external and internal walls.

Plastering:

- · External : Double coat plaster for RCC and masonry surfaces.
- · Internal :Cement sand plaster for walls and celling.

Doors & Windows:

- · Main Door Frame and Pooja Room Frame: Teak Wood.
- Internal Door Frames: Granite Frame.
- · All Doors Veneered finished flush shutter without tower bolt.
- · Bathrooms/Utility door Frames: Granite frame.
- · Bathrooms/Utility doors:Both sides laminated flush shutter without tower bolt.
- Balconies : UPVC glazed French sliding doors with mosquito mesh provision.

Flooring:

- · Drawing, Living/Dining, Family Lounge & Staircase 2' x 4' Vitrified tiles of reputed make
- All Bedrooms, Kitchen & Multi-purpose Hall: 2' x 4' Vitrified tiles of reputed make
- . BATHROOMS: Anti-skid vitrified tiles of reputed make
- TERRACE: Anti-skid vitrified tiles of reputed make
- PARKING AREA: Vitrified tiles of reputed make
- · Balcony/Bathroom/Utility: Anti-skid vitrified/ceramic tiles. of reputed make
- · Corridors : Vitrified tiles with spacer joints
- · Staircase: Granite

Kitchen:

- · Provision for water purifier point in kitchen.
- Provision for washing mechine at utility area.
- Provision for dish washer at utility area.

Painting:

- External:
- a. Smooth paint with two coats of acrylic exterior emulsion.
- b. Tile cladding as per facade detail.
- · INTERNAL: Two coats of emulsion paint over smooth putty finish.

Plumbing and Sanitary:

- · Polished chrome (CP) and sanitary ware fixtures of Jaguar make.
- · Vanity type wash basin.
- · European water closet in all toilets.
- · Shower-Single lever diverter with Spout & overhead shower
- Tub provision for 2 bed rooms.
- Car wash tap provision in parking.

Waterproofing:

For all toilets and wash areas and Terrace

Electrical:

- Concealed copper wiring of reputed make
- Power socket for VRV AC system for villa.
- Power socket for geyser in all bathrooms and kitchen.
- Power socket for cooking range, chimney exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen
- · Power socket for washing machine in Utility area.
- Three-phase supply for each unit with individual dual source energy meter.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- · Modular switch boards of reputed make
- Car charging point in car parking area

TV/Telephone:

- Fibre -the-Home for internet, telephone & Intercom
- Provision for DTH & TV services in all bedrooms, living room, family lounge multi-purpose hall.
- Provision for telephone in drawing room, master bedroom.

Lift:

· Lift provision for all Villas

Security System:

- · Comprehensive security system with cameras in appropriate locations
- Solar fencing through community boundary only
- Mygate intercom security

Water Supply:

- 24 Hours Uninterrupted water supply with sufficient source of bore well and corporation (on availability) water supply system.
- Synchronized with standard automatic Pneumatic system.

WTP & STP:

- Water treatment plant for bore-well water and water metre for each Unit.
- A Sewage Treatment Plant of adequate capacity, as per norms will be provided inside the project.
- Treated sewage water will be used or the landscaping and flushing purpose.
- Rain water harvesting

Back-up Power:

DG power back-up.

Landscaping:

• Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

External Lighting:

· Light posts with lamp fittings in all streets.

Compound Wall:

· Compound wall shall be constructed all around the villa.