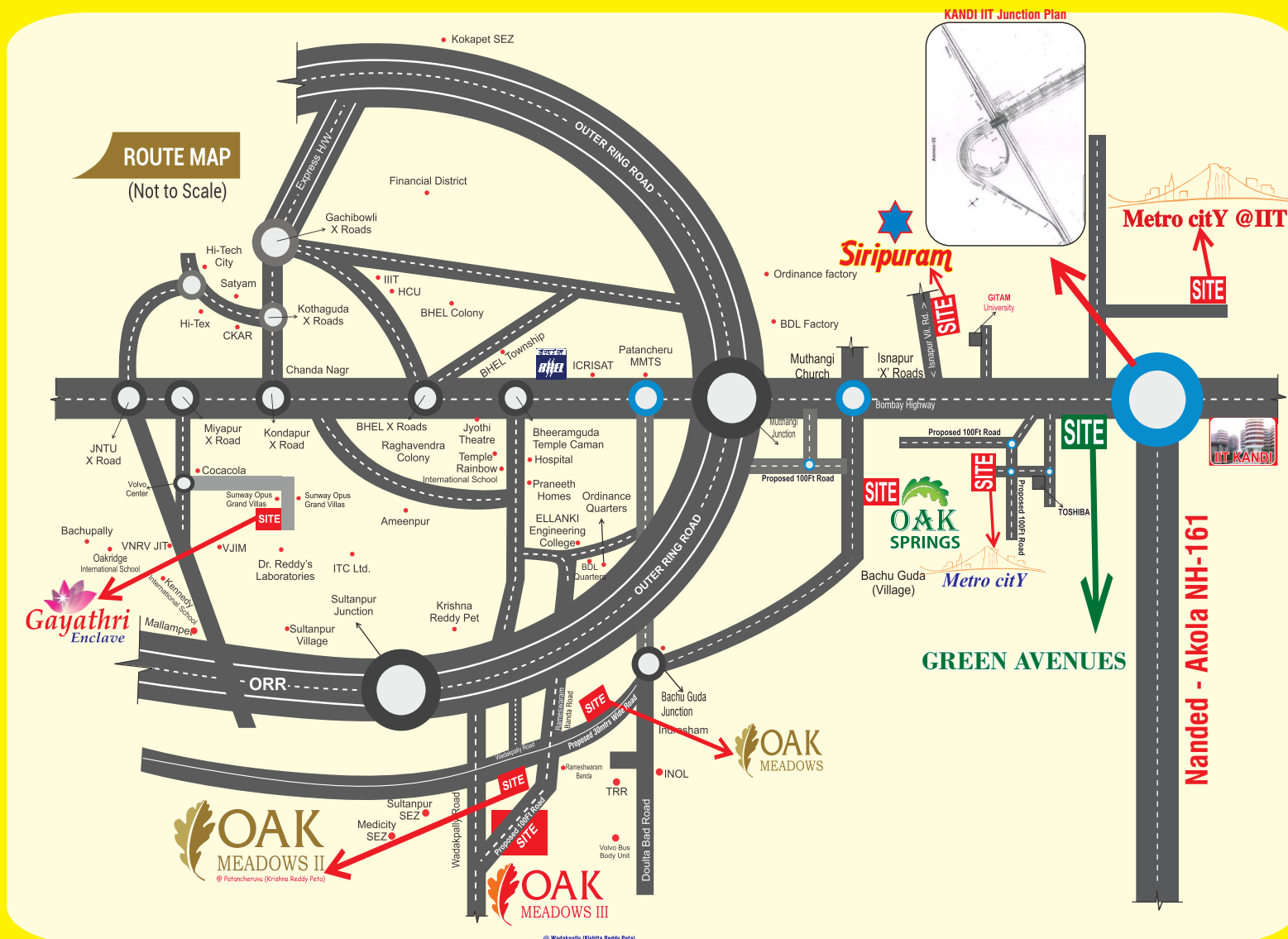




### Location Highlights

- Mumbai Highway NH - 65 Facing Project
- Beside IIT Kandi, Hyderabad
- Near by 100' Ft Sanga Reddy Ring Road
- Close to Nanded - Akola NH-161
- 2 Min Drive From Gitam University
- 5 Min Drive From Isnapur Junction
- 8 Min Drive From Muttangi Junction Exit No. 3
- 10 Min Drive From Patancheruvu Bus Stand
- 15 Min Drive From JNTU, KPHB
- 25 Min Drive from Hitech City & Financial Dist.
- 40 Min Drive from Shamshabad International Airport



### Venture Features

- 18 acres - HMDA Approved Layout
- 40 & 30" Black Top Roads
- Under Ground Drainage
- Water Pipes on all Roads
- Parks with land Scaping
- Avenue Plantation
- Modern Modular Street lights
- Water Harvesting Pits
- Entrance Gate
- 24x7 Security Facilites
- 100 % Vaastu



### APPROVED LAYOUT

Phase - 1 LP No. 000040/LO/PIg/HMDA/2020

Phase - II LP No. 000029/LO/PIg/HMDA/2021

### Villa Open Plots



**Prakash group**  
Sustainable future... We deliver

Developed by : UNIQUE PROPERTIES

# GREEN AVENUES

Mumbai Highway Facing Project



Thousands of Happy Customers

Note : This Brouchure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

**Prakash group**  
Sustainable future... We deliver

H.O. : Flat No. 101, Plot No. C - 61, D.No. 8-3-222/4, Mahitha Enclave,  
MADHURA NAGAR, Hyderabad - 500 038.



LAYOUTPLAN SHOWING THE OPENLAND IN SY Nos. 447/P, SIATUATED AT KANDI VILLAGE & MANDAL, SANGAREDDY DIST.-T.S.

BELONGING TO:

M/S. GLOBAL PROPMART PRIVATE LIMITED  
(FORMERLYKNOWNASNSJ PROPERTIES PRIVATE LIMITED)

STATEMENT OF AREAS

|                           |              |  |
|---------------------------|--------------|--|
| PROPOSED LAY OUT BOUNDARY | N            |  |
| EXISTING ROADS            | E            |  |
| PROPOSEDROADS ROAD        | W            |  |
| WIDENING MORTGAGE         | S            |  |
| SEPTIC TANK(S.P)          | SCALE:1:600  |  |
| HARVESTINGPITS 4X4X4      | SCALE:1"=50' |  |
| AVENUE PLANTATIONS(TREES) |              |  |
| SEPTICTANK                |              |  |
| OVERHEADWATERTANK(O.H.T)  |              |  |
| TRANSFORMER(TR)           |              |  |
| 1.5M CYCLING TRACK        |              |  |

TOTAL LAYOUT AREA: Ac. 11-15.57 gts / 55124.84 Sqyds / 46089.88 Sq.mts  
MANJEEAR WATER PIPE LINE EFFECTED AREA: 1806.00 Sqyds /  
1510.00 Sq.mts ROAD EFFECTED AREA : 1907.52 Sqyds / 1594.88 Sq.mts  
WATER BODY BUFFER AREA : 242.00 yds / 202.33 Sq.mts  
NET LAYOUT AREA: Ac. 10-22.88 gts / 51169.32 Sqyds / 42782.67 Sq.mts  
LAND USE ANALYSIS

| DESCRIPTION               | SqYds         | %                 |
|---------------------------|---------------|-------------------|
| PLOTTED AREA              | 31077.50      | 61.73             |
| ROAD AREA                 | 14520.75      | 28.38             |
| PARK AREA                 | 3841.71       | 07.52             |
| SOCIAL INFRASTRUCTURE     | 1287.58       | 02.51             |
| UTILITY AREA              | 441.78        | 0.86              |
| TOTAL AREA                | 51169.32      | 100.00%           |
| PRO. 15.50% MORTGAGE AREA | 4820.10 SqYds | OR 4030.08 Sq.Mts |

PLAN SHOWING THE PROPOSED CONSTRUCTION OF DRAFT LAYOUT ON BEARING IN S.T. No.S 439, SIATUATED AT MAMIDIPALLY VILLAGE, & G.P. KANDI MANDAL, SANGAREDDY DIST.-T.S.

BELONGING TO:

DAGPA HOLDER : M/S UNIQUE PROPERTIES,  
REP BY IT'S Managing Partners : SRI.MD. ASIFALI,  
S/O LATE. MD. JEELANI.

LAYOUT BOUNDARY :

TOTAL SITE AREA : Ac 7-00 Gts / 33879.17 Sq yds / 28327.30 sq mts  
BUFER ZONE AREA : 4953.13 Sq yds / 4141.45 Sq mts  
NET SITE AREA : Ac 5-39.04 Gts / 28925.94 Sq yds / 24186.28 Sq mts  
TOTAL NO. OF PLOTS : 89

|                      |                   |
|----------------------|-------------------|
| WATER HARVESTING PIT | R.W.H<br>4'x4'x6' |
| MANHOLES             | MH                |
| ELECTRICAL POLES     | D                 |
| TREES                | ✻                 |

LAND USE ANALYSIS

TOTAL LAY OUT AREA 28327.30 SQ MTS

|                            | SQ. Mts  | PERCENTAGE |
|----------------------------|----------|------------|
| PLOTTED AREA               | 13145.81 | 54.35 %    |
| ROADS AREA                 | 7137.35  | 29.51 %    |
| OPEN SPACES AREA           | 2840.22  | 11.75 %    |
| UTILITY AREA               | 455.19   | 1.88 %     |
| SOCIAL INFRASTRUCTURE AREA | 606.86   | 2.51 %     |

|            |          |          |
|------------|----------|----------|
| TOTAL AREA | 24185.43 | 100.00 % |
|------------|----------|----------|

|                        |                           |
|------------------------|---------------------------|
| MORTGAGE AREA REQUIRED | : 1972 SQ.MTS (15%)       |
| MORTGAGE AREA PROVIDED | : 2107.33 SQ MTS (16.03%) |

SCALE : 1 : 100

KANDI IIT Junction Plan

