



A beautiful Life.





Live by the lake,
in an oasis of
greens

In thick of action at heart of **MIYAPUR**



Site photograph from lake side taken in September 2021

Take a stroll down to the lakefront and let the breeze caress your face. Watch the birds fly over you and the squirrels run for cover. Walk barefoot on the grass and kiss the dewdrops on the flowers.

Being in the thick of action yet far from the maddening crowd, Miyapur is greenery and tranquillity. It's like being in a green oasis with all urban conveniences and connectivity on a platter.



Site Layout



Legend :

- ① ENTRANCE & EXIT

- ② SECURITY CABIN

- ③ LAWN

- ④ TRANSFORMER YARD

- ⑤ AMPHITHEATRE

- ⑥ CRICKET NET

- ⑦ CHILDREN'S PLAY AREA

- ⑧ OUTDOOR FITNESS STATION

- ⑨ BASKETBALL RING

- ⑩ SEATING DECK WITH PERGOLA

- ⑪ SCULPTURES

- ⑫ CENTRAL LAWN ENTRANCE WATER BODY

- ⑬ ELDERLY SEATING DECK

- ⑭ VAAGMI TOWER - A

- ⑮ VARDHANA TOWER - B

- ⑯ VATSALA TOWER - C

- ⑰ VEDANGA TOWER - D

- ⑱ CLUBHOUSE

- ⑲ SWIMMING POOL ON GROUND LEVEL



Vaagmi (A)

Area Statement First Floor Plan

Flat No.	A 101	A 102	A 103	A 104	A 105	A 106	A 107
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(W)	2 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	990	1007	650	633	626	656	631
Exclusive Balcony as per RERA (Sq.ft) (B)	104	87	88	81	88	82	76
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	448	448	308	299	299	308	296
Salable area as per RERA (Sq.ft) (A + B + C)	1542	1542	1046	1013	1013	1046	1003
Outer Walls (Sq.Ft)	116	116	94	93	93	94	94
Plinth area (Sq.ft)	1210	1210	832	807	807	832	801
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1573	1573	1082	1049	1049	1082	1041
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement





Vaagmi (A)

Area Statement Typical Floor Plan 2nd to 15th Floor

Flat No.	A 1	A 2	A 3	A 4	A 5	A 6	A 7
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(W)	2 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	1076	1047	692	713	668	740	711
Exclusive Balcony as per RERA (Sq.ft) (B)	284	278	177	130	174	176	206
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	553	545	363	352	352	382	383
Salable area as per RERA (Sq.ft) (A+B+C)	1913	1870	1232	1195	1194	1298	1300
Outer Walls (Sq.Ft)	135	147	113	109	110	116	117
Plinth area (Sq.ft)	1495	1472	982	952	952	1032	1034
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1944	1914	1277	1238	1238	1342	1344
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement





Vardhana (B)

Area Statement First Floor Plan

Flat No.	B 101	B 102	B 103	B 104	B 105	B 106
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	3 BHK(E)	2 BHK(W)	2 BHK(W)	3 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	992	894	871	641	663	996
Exclusive Balcony as per RERA (Sq.ft) (B)	102	90	90	73	73	135
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	448	404	395	299	308	463
Salable area as per RERA (Sq.ft) (A+B+C)	1542	1388	1356	1013	1044	1594
Outer Walls (Sq.Ft)	116	109	107	93	96	119
Plinth area (Sq.ft)	1210	1093	1068	807	832	1250
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1573	1421	1388	1049	1082	1625
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement



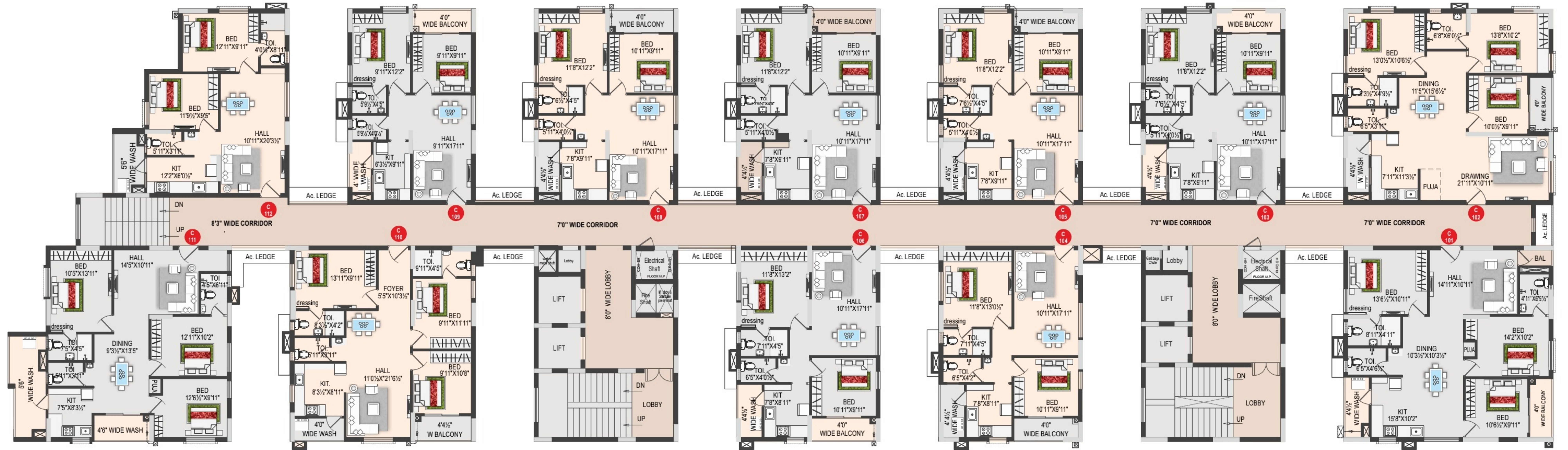


Vardhana (B)

Area Statement Typical Floor Plan 2nd to 15th Floor

Flat No.	B 1	B 2	B 3	B 4	B 5	B 6
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	3 BHK(E)	2 BHK(W)	2 BHK(W)	3 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	1073	936	912	713	737	996
Exclusive Balcony as per RERA (Sq.ft) (B)	306	292	219	130	134	251
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	560	508	465	353	364	514
Salable area as per RERA (Sq.ft) (A+B+C)	1939	1736	1596	1196	1235	1761
Outer Walls (Sq.Ft)	134	146	127	110	112	142
Plinth area (Sq.ft)	1513	1374	1258	953	983	1389
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1967	1786	1635	1239	1278	1806
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement





Vatsala (C)

Area Statement First Floor Plan

Flat No.	C 101	C 102	C 103	C 104	C 105	C 106	C 107	C 108	C 109	C 110	C 111	C 112
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(E)	2 BHK(E)	3 BHK(W)	3 BHK(W)	2 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	990	1005	650	654	650	654	650	650	570	887	923	652
Exclusive Balcony as per RERA (Sq.ft) (B)	106	87	86	83	88	83	88	88	80	76	148	55
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	448	448	308	308	308	308	308	308	274	397	440	300
Salable area as per RERA (Sq.ft) (A+B+C)	1544	1540	1044	1045	1046	1045	1046	1046	924	1360	1511	1007
Outer Walls (Sq.Ft)	114	118	96	95	94	95	94	94	90	109	117	103
Plinth area (Sq.ft)	1210	1210	832	832	832	832	832	832	740	1072	1188	810
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1573	1573	1082	1082	1082	1082	1082	1082	962	1394	1544	1053
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement



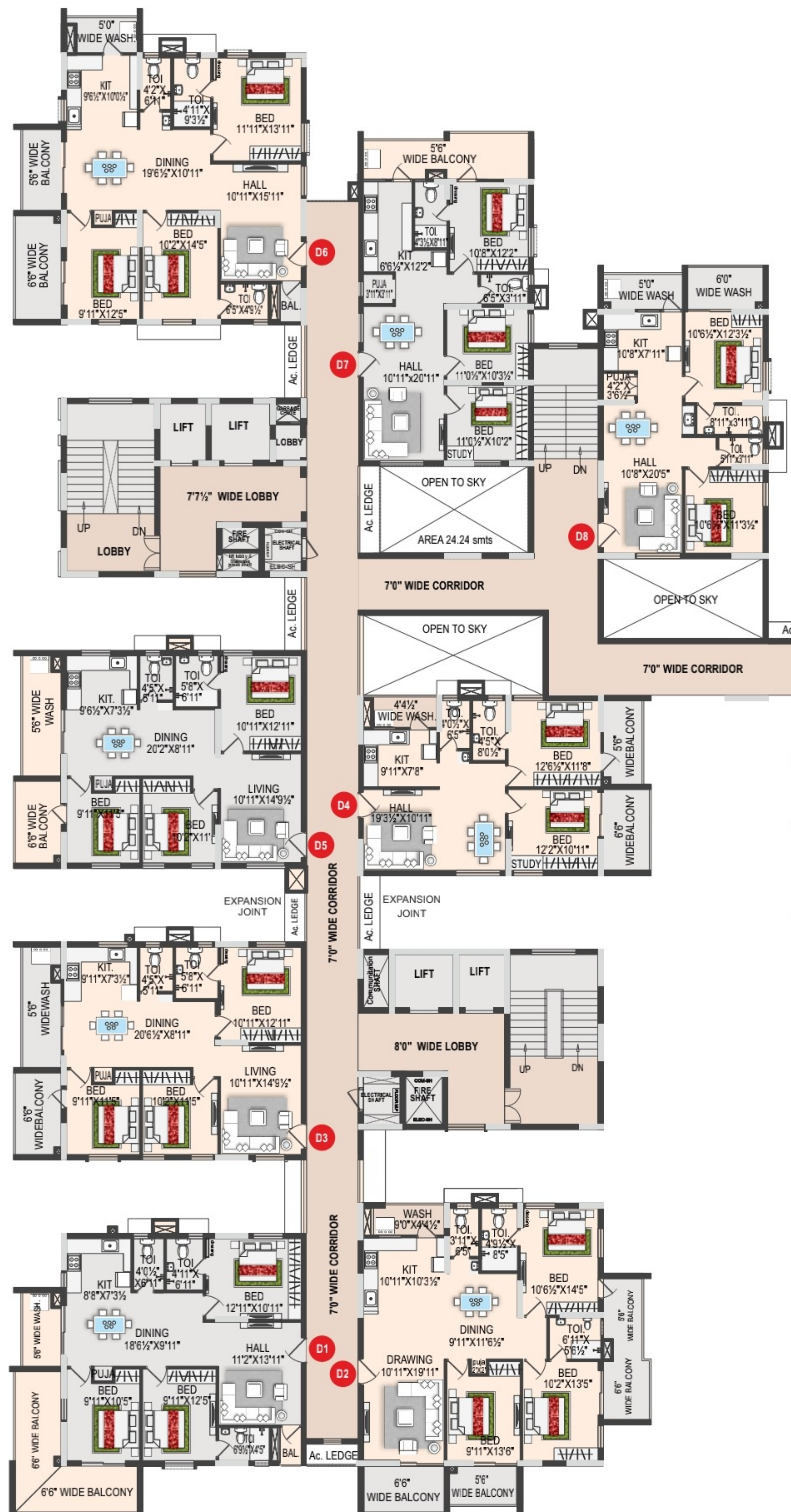


Vatsala (C)

Area Statement Typical Floor Plan 2nd to 15th Floor

Flat No.	C 1	C 2	C 3	C 4	C 5	C 6	C 7	C 8	C 9	C 10	C 11	C 12
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(W)	2 BHK(E)	2 BHK(E)	2 BHK(E)	3 BHK(W)	3 BHK(W)	2 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	1069	1048	692	737	692	737	692	696	612	967	967	659
Exclusive Balcony as per RERA (Sq.ft) (B)	286	286	176	134	178	134	178	178	158	176	189	216
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	552	547	363	363	363	363	363	363	323	469	474	365
Salable area as per RERA (Sq.ft) (A+B+C)	1907	1881	1231	1234	1233	1234	1233	1237	1093	1612	1630	1240
Outer Walls (Sq.Ft)	136	144	114	111	112	111	112	108	103	125	126	112
Plinth area (Sq.ft)	1491	1478	982	982	982	982	982	982	873	1268	1282	987
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1938	1921	1277	1277	1277	1277	1277	1277	1135	1648	1667	1283
Salable Parking Area (Sq.Ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement





Flat No.	D 1	D 2	D 3	D 4	D 5	D 6	D 7	D 8	D 9	D 10	D 11	D 12	D 13	D 14
Apartment Type (2BHK/3BHK)	3 BHK(W)	3 BHK(E)	3 BHK(W)	2 BHK(E)	3 BHK(W)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(NE)	2 BHK(W)	3 BHK(W)	3 BHK(E)	2 BHK(E)	2 BHK(E)
Carpet area as per RERA (Sq.ft) (A)	939	1045	902	696	896	1111	847	708	645	637	943	1045	692	741
Exclusive Balcony as per RERA (Sq.ft) (B)	269	284	162	178	162	224	135	120	163	117	269	314	178	218
Common Area Incl. Clubhouse as per RERA (Sq.ft) (C)	494	545	437	363	437	547	404	343	337	317	494	558	363	396
Salable area as per RERA (Sq.ft) (A+B+C)	1702	1874	1501	1237	1495	1882	1386	1171	1145	1071	1706	1917	1233	1354
Outer Walls (Sq.ft)	128	144	118	108	124	143	111	99	102	102	124	149	112	111
Plinth area (Sq.ft)	1336	1473	1182	982	1182	1478	1093	927	910	856	1336	1508	982	1070
SBUA (Incl 30 % Common area on plinth area (sq.ft))	1737	1915	1537	1277	1537	1921	1421	1205	1183	1113	1737	1960	1277	1391
Salable Parking Area (Sq.ft)	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement	As Per Requirement

Vedanga

Area Statement

Typical Floor Plan

1st to 15th Floors











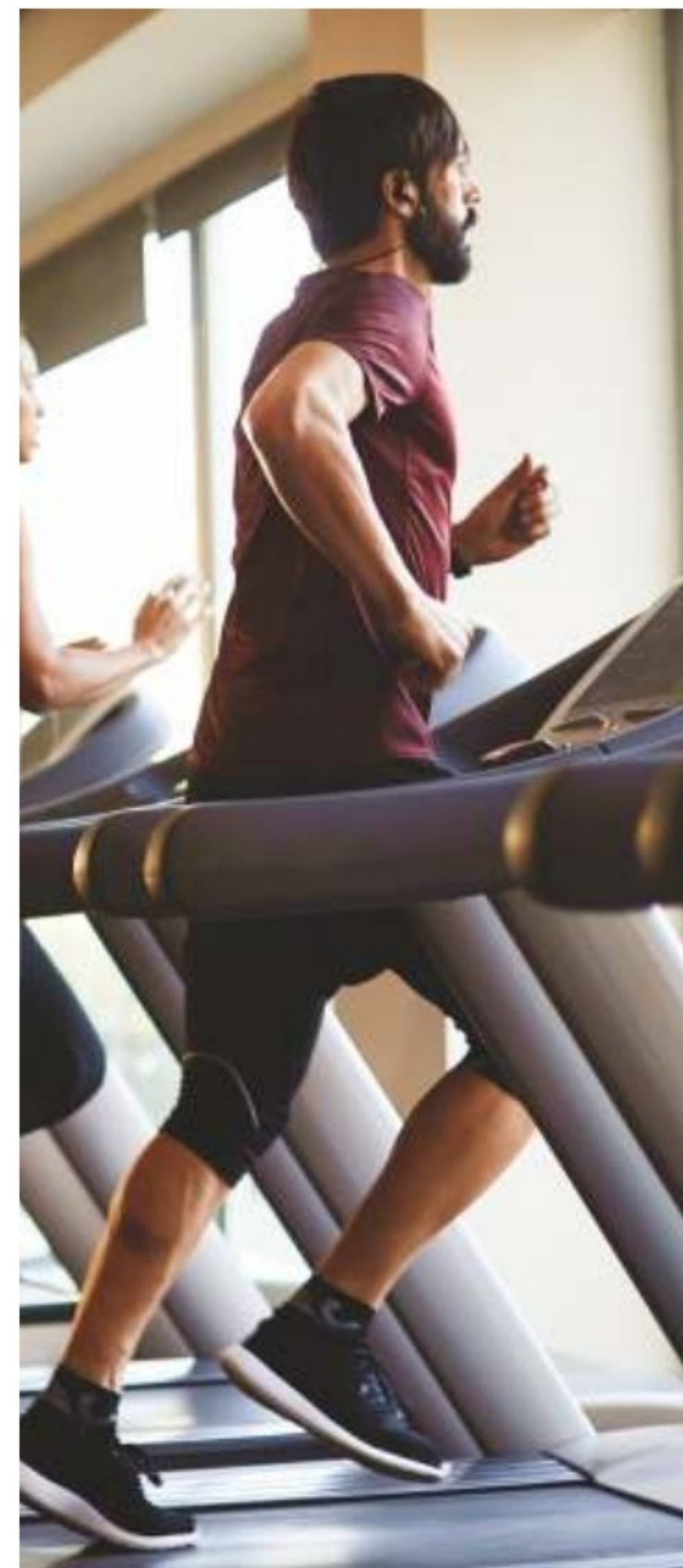


Grand Sitting Lounge @ Ground Floor

Fully equipped Clubhouse

Special Features

-  Shuttle Court
-  Cricket Net
-  Table Tennis
-  Basketball Ring
-  Multi-purpose Hall
-  Swimming Pool
-  Gym
-  Meditation / Exercise Decks



Recreation
at its best

25,500 sft. Clubhouse



Swimming Pool @ Ground floor clubhouse

Specifications



RCC Frame Work

- ▶ RCC frame work designed for Seismic Zone II with earthquake resistance including footings, columns, beams, slabs with earthquake resistance.
- ▶ Grade A trade reinforcement bars and cement
- ▶ Designed by the highly skilled Structural Engineer.
- ▶ After framed structure proper curing will be done for strength of structure.



Superstructure

AAC Blocks / Fly Ash cement bricks / light weight table moulded clay bricks of 8"/ 9" inches thick for external walls and 4" / 4½" for internal walls.



Doors and Windows

Main Door

Teak wood frame of 3"x5", with teak wood / designer veneer shutter fixing with anchor bolts, SS Hardware and central lock.

Internal Door Frames

Teak wood frames / engineered wooden frames.

Internal Door Shutters

- ▶ Readymade membrane shutters or hall / dining facing one side veneer and other side with commercial flush shutters.
- ▶ Remaining shutters are commercial flush shutters with SS Hardware and round lock or WPC shutters with frames.



Windows

Aluminium powder coated sliding windows / UPVC fitted with plain glass and MS grill along with provision for mosquito mesh.



Flooring

2'6"x2'6" Vitrified flooring with 3" skirting for all rooms and 2'x2' anti skid tiles with 3" skirting for balconies with proper joints and without design pattern.



Common Areas

2'x2' Anti-skid vitrified tiles for corridors and granite flooring for staircase. Ceramic tile cladding 12"x24" for lift front wall.



Toilet Flooring and Dadoing

12"x12" anti skid ceramic tiles flooring in toilets and dadoing upto door height with coloured Ceramic tile of size 12"x24".



Sanitary Fittings, drainage and water supply lines

- ▶ Concealed pipes of CPVC in all toilets and Kitchen for water lines and PVC pipes for drainage lines.
- ▶ CERA / HINDWARE or equivalent make wash basin and european commode.
- ▶ CP fittings of JAQUAR / CERA or Equivalent make for toilets and kitchen



Plastering Sponge

Finish to internal and external walls



Painting

Plastic emulsion for internal walls with luppam and waterproof exterior paint to outer walls after proper curing proper coats will be layered as per specifications.



Polishing

Wooden polish spray for main door, polish/ enamel paint for all internal doors and enamel paint for all MS grills and railings



Kitchen

- ▶ Granite platform with SS sink, 2' height dado with ceramic tiles above the counter.
- ▶ Provision for exhaust fan and suitable electrical appliances.
- ▶ Provision for washing machine in Utility area.
- ▶ RO point shall be provided in Kitchen.
- ▶ 3' height ceramic tile cladding for Utility area.



Electrical

- ▶ Concealed copper wiring (FRLS) with adequate points with modular switches for
- ▶ Provision for TV in drawing and master bed room, fridge point provision for dining / kitchen.
- ▶ Provision for microwave, RO, grinder and chimney in Kitchen.
- ▶ Provision for exhaust fan and geysers in all toilets.
- ▶ Provision of A.C for in master bedroom.
- ▶ Two way switches for fan and light points in bedrooms.



Generator / backup power

- ▶ 24 hours back up provision for common areas including parking and lights.
- ▶ 3 lights, 2 fan points generator backup in each flat.



Telephone / Television

- ▶ Provided telephone points and TV points in master bed room and hall.
- ▶ Data cable provision and Intercom from security to the flat.
- ▶ Video door phone.



COMMON FACILITIES

Water supply

Metered Water supply provision from bore / sump through OHT / with hydro pneumatic pressure system with proper pipe line and connections / Drinking water supply from HMWSSB to each flat in Kitchen



Lift

Passenger lift and goods carrier lift with V3F



Fire Safety

- ▶ Fire extinguishers as per norms and fire water tank at terrace.
- ▶ Fire safety standards will be implemented. First aid will be provided.



Security

- ▶ Centralized and block wise security cameras to monitor access and ensures security.
- ▶ Solar fencing all-round the compound wall other than road side
- ▶ Security room at Entrance and Exit gate.
- ▶ Boom barrier for Entrance and Exit.



Cooking Gas

Provision for cooking gas supply through pipeline



Garbage Chute

Garbage chute and garbage collection room will be provided



Hot water

Solar water heating system will be provided at terrace and supply to master bedroom toilet.



STP

Recycled water for usage of gardening and flushing for toilets.



AMENITIES

Club House

- ▶ Swimming pool, guest rooms, table tennis, billiards, caroms and chess room.
- ▶ Banquet hall, provisional stores, yoga hall, massage room, steam bath and provision for creche and unisex saloon.



OUT DOOR FACILITIES

Jogging track, shuttle court, amphitheatre, children play areas



Greenery

Grass for lawns, herbal plantation, avenue plantation



OTHER FACILITIES

- ▶ Battery car for old aged citizens and physically challenged to transfer from entry point to blocks.
- ▶ Pickup and dropping lounge for school children.
- ▶ Panic or burglar alarm button connect to central security lounge.
- ▶ One ambulance vehicle handed over to society.

Disclaimer:

1. 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 plans, specifications, elevations and any other detail as deemed fit.
2. Furniture & images depicted in this brochure are architectural plans to get an idea to the prospective buyers and furniture will not be provided.
3. The route map of the project is meant to be guide only; it differs in its appearance and scale when compared to an actual satellite image.
4. The proposed project comprises three phases, this brochure is relates to phase-I, after approval of revised plan/s, separate brochure will be made for phase-II and phase-III.



Location Map

(Not to scale)



1
mins

Miyapur cross road
UNICENT High School

4
mins

Miyapur
Metro Station

7
mins

Landmark Multi
Specialty Hospital
Gokaraju Rangaraju
College of Engineering

11
mins

Mamatha Hospitals
INOX Cinemas
BVRIT College of Engineering
KPHB Forum Mall

13
mins

JNTU University

15
mins

Kondapur

18
mins

Hitech City
Usha Mullapudi Hospital

20
mins

VNR College