



Made with smiles of eternity.

# Take the first steps to joy.

A home that feels like a walk on the fine sands of memories, the gentle breeze of new beginnings, and the dawn of a new hope that envelopes you. We welcome you to etch your name on the door of such a home.

**Welcome to EIPL Cornerstone.**





Bringing to you a grand 9.8 acre high-rise gated community living, EIPL Cornerstone is housed in the most-desired location with easy connectivity to Financial District and all the renowned global IT SEZs and high-end residential communities in western Hyderabad.

**Come, find your home in a place that's poised to be a landmark.**

## Rediscover effortless living.

Located on the mouth of Radial Road #5 connecting Kokapet and proposed 100 Feet Road that links Nanakramguda and Gachibowli. E IPL Cornerstone offers a quick access to bustling IT and High-end residential community zone of South India. Own a home of pride in Hyderabad's rapidly-developing cluster of international standards. It's not just a home, but an investment for your future.



Drive through the archway that stands firm to welcome you back home after a busy day, so you can go back to your family that you have been missing all along. It's not just a grand archway to honour your grand living, but also a symbol of a warm homecoming.



G+14  
FLOORS

9.8  
ACRES

10  
TOWERS


2.5 BHK UNIT SIZE  
1370 to 1460  
SQ.FT

3 BHK UNIT SIZE  
1620 to 2350  
SQ.FT

**Experience sophisticated grandeur.**

EIPL Cornerstone is a gleaming 14-floor wonder that nearly pierces the sky, and is meticulously crafted to please you with efficient space, for a comfortable and fine living in each of the 989 flats. Featuring abundant natural light and breezy open areas to flourish and rejuvenate, here's where life will feel complete and grand.





A residence built to be a class apart and with every detail carefully crafted to impress, these 2.5 BHK and 3 BHK flats await you with their stunning views - inside and outside. You will discover them to be a place of warmth for those high on emotions, and an achievement for the ambitious. EIPL Cornerstone is a dream to behold, with each day turning into an invitation to drive back to a life of luxury, and where every moment feels like a symphony.

Live elevated,  
in every realm.



## STRUCTURE

**Super Structure:** RCC "Structural Shear Wall System" is designed to withstand wind and seismic loads as per IS Codes. Non-structural Walls RCC Walls / Block Masonry where required as per design.



## FLOORING

**Living, Dining, Kitchen and all Bedrooms:** Glazed Vitrified Tiles of reputed make as per design intent.

**All Balconies:** Anti-skid vitrified tiles of reputed make as per design intent.

**Corridors:** Vitrified tiles of reputed make as per design intent.

**Staircase:** Granite / natural stone.



## WALL FINISHES

**Internal Walls:** Smooth putty finish with 2 coats of premium acrylic emulsion paint of Asian make or equivalent over a coat of primer.

**External Walls:** Textured-finish and two coats of exterior emulsion paint of reputed make.



## TILE CLADDING

**Bathrooms:** Glazed/matte finish ceramic tiles dado up to 7' height.

**Utility Area:** Ceramic tile dado up to 3 feet height and flooring with matte finish.



## KITCHEN

Provision for municipal or bore well water, water meters for each flat.



## UTILITY/WASH AREA

Provision for washing machine, dishwasher and wet area for washing utensils etc.



## DOORS

**Main Door:** Frame of 8' engineered wood seasoned kiln dried frames with Pu polish.

**Main Door:** Flush door with solid wood rail and style with both side veneer with Pu Polish.

**Internal Door:** Frames of engineered wood seasoned kiln dried with Pu Polish.

**Internal Door:** Flush door with solid wood rail and style with both sides laminate.

**French Doors:** UPVC door frames with float glass panel sliding shutters with provision for mosquito mesh track.

**Windows:** UPVC window glazing system with sliding/casement shutters with provision for mosquito mesh track.



## TELECOM

Telephone point in the living room.



## BATHROOMS

- Anti-skid ceramic flooring tiles of reputed make.
- Duravit or equivalent sanitary ware.
- Premium quality wall-mounted EWC of Schell Flush valves or equivalent.
- Grohe or equivalent bath fittings.
- Provision for geysers in all bathrooms.
- Metered water supply to all flats.



## ELECTRICAL

- Power outlets for air-conditioners in the living, dining, drawing and bedrooms.
- Power outlet for geysers in all bathrooms.
- Power plug for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer/grinder and dishwasher in kitchen and washing machine in utility area.
- Three-phase supply for each unit and individual meters.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make. Modular switches of reputed make.



## CABLE TV

Provision for cable connection in the living, drawing and in all bedrooms.



## INTERNET

Provision for high-speed internet connection in the living and master and children's bedroom.



## LPG

Provision for LPG piped gas system.



## GENERATOR

100% D.G. backup with acoustic enclosure.



## SECURITY/BMS

- Sophisticated round-the-clock security/surveillance system.
- Surveillance cameras at the main security and entrance of each block to monitor.
- Panic button and intercom facility in the lifts connected to the security room.
- Barbed wire or solar-power fencing around the compound.



## LIFTS

High-speed automatic passenger elevators of Mitsubishi make for each block with rescue device and with V3F for energy efficiency and with granite/tile cladding for the lift entrance.

Service elevator of Mitsubishi make for each block with rescue device, with V3F for energy efficiency with granite/tile cladding on the lift entrance.



## CHARGING POINTS FOR ELECTRIC CARS

Common charging points for electric cars shall be provided.



## WTP & STP

- Fully treated water will be made available through an exclusive water-softening plant.
- Hydro-pneumatic system for pressure water supply on all floors.
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rainwater harvesting at regular intervals is provided for recharging groundwater levels.

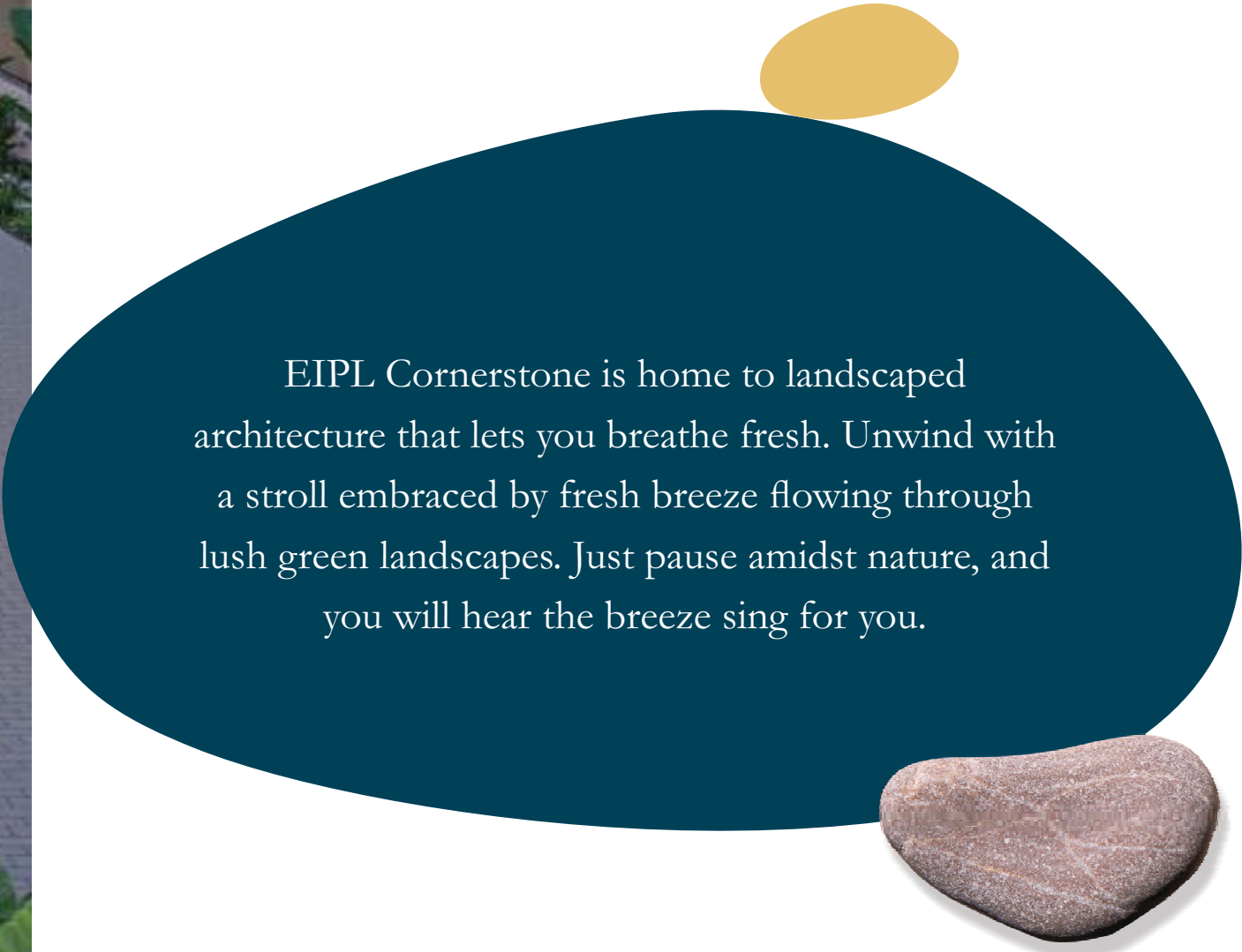






## Belong to the art of fine living.

Let your living space be a canvas that reflects your unique style and life story. Come home to EIPL Cornerstone, where every corner is a crafted delight.



EIPL Cornerstone is home to landscaped architecture that lets you breathe fresh. Unwind with a stroll embraced by fresh breeze flowing through lush green landscapes. Just pause amidst nature, and you will hear the breeze sing for you.



**Watch the sun and shadows play.**

Start a new day afresh under the cooling canopy of trees, the gentle shade of the towers, and the first rays of the sunrise that wake up every bud to bloom for a new day. Imagining already?





### **Stroll into a secret oasis.**

Tucked in a world of its own, and strategically placed under a walkway are the crystal blue waters of the family pool. A design that ensures both security and privacy, for you and your family. In the spacious walkways, nature's beauty and community-living intertwine with the sounds of bubbly kids. Here every leaf has a story to tell, just like every door is a gateway to the story of a loving home.





## Whatever your aspiration, fulfill it here.

Building your dreams takes more than just the hope of looking skywards. It needs the warmth of a home that pushes you to flourish and grow, love and care to let ideas flow. A home like EIPL Cornerstone, will give you a strong foundation to bring your aspirations to life. So let your dreams take you places, but bring you back home.



**Live enveloped by sophistication.**

Imagine lounging on plush velvet sofas in a space filled with warm, natural light. Bask in the soft glow of elegant lighting in the gentle ambiance of the room. Whether you prefer a modern, traditional, or new-age quirky aesthetics - feel free to design your space to your taste, for a living room you would love to flaunt.



## Make every tea-cup a celebration.

The living room of a house is a family portrait that speaks. EIPL Cornerstone gives you ample living room space to unwind, to capture timeless memories, and do much more. The dining room is more than just a place to eat, it is the heart of a home. Sometimes it's a racetrack for kids, and sometimes an extended kitchen table. It's where laughter echoes, stories are shared, and bonds are strengthened.



Drown away the hustle of the day embraced by the comfort of immersing yourself into fluffy soft sheets. At EIPL Cornerstone, make every corner of the room a story that narrates itself. From the artwork that adorns the walls, to the books on the book-stand. Whether an escape from the world, or just a lazy Sunday, it is where your dreams arise and desires awaken.







## Where love builds a home.

It takes the warmth of a mother, the guiding protection of a father, blessings of the elders, and the carefree innocence of a child - to turn bricks and concrete into a home, a place to truly call 'yours'. Celebrate that at EIPL Cornerstone.




**Make every day a vacation.**


EIPL Cornerstone has 56,507 sft. of space exclusively for your social life. Take a dip in the pool, relax under the gazebos, or break a sweat in our state-of-the-art gym. Looking to unwind?

The yoga centre is the perfect place to find your Zen.

And for the little ones, the play area is sure to be a hit. Come see what makes the community the perfect place to call home.



Step into Reception and you will leave the ordinary behind. With a warm, welcoming ambience, the Clubhouse will be the perfect escape for a day. From comfortable seating to elegant decor, every detail has been designed to teleport you to a world-class hospitality experience. Just a minute's walk from your home, let the Clubhouse be your vacation destination.







## Escape without leaving the commune.

Looking for space to entertain guests in a way that's not your typical home party? Or maybe, a quiet place to retreat and recharge solo? Look no further than the Drawing Room of Clubhouse. With its sophisticated setting, it will be perfect for hosting your friends and family. Settle in with a good book or just enjoy the peaceful surroundings, for a me-time.





Take a walk in the walkway along the glass walls as you catch a glimpse of the lush green surroundings in the hidden pool. Nestled between the towers, the pool is a serene oasis waiting to be uncovered. Dive in and discover the beauty underneath.





## Play to the beats and feats.

In the Clubhouse of Cornerstone, be family with neighbours over high-tea. Or sweat out in the gym, fuel up in the cafeteria, or get your game on in Squash, Badminton, or Billiards. With endless amenities, this is the heart of the EIPL Cornerstone community. Come see why our members say, "Join the Club."





### Let the fun be on.

Step onto our Tennis Court and feel the rush of the game. With pristine surface and stunning surroundings, serve up your best game and let neighbours be your audience. The Kids' Play Area is designed to be safe for little ones and encourage their natural curiosity. It's never a dull day with the giggles and squeals of joy from the little ones.



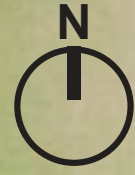


## Meticulousness that shows across.

We want you to make the best use of the space that is yours. No matter the size of your house, we have plans that have been thought-through in detail, at every step.



# MASTER PLAN



**Nature gave space,  
we engineered the home.**

While we have left enough spaces between the towers, you'll be happy to know that Cornerstone occupies a place of relevance as a construction marvel, as it is the first-of-its-kind Mivan Project with engineered homes in the mid-high-rise structure category. Most of all, it's the planning that makes it stand out as a stellar living destination.

## LEGEND

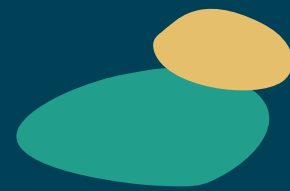
- 1 Main Entry
- 2 Security Cabin
- 3 Tennis Court
- 4 Tot Lot
- 5 Cricket Net Practice
- 6 Lawn
- 7 Amphitheatre
- 8 Stage
- 9 Basketball Court
- 10 Kids Play Area & Open Gym





## TYPICAL FLOOR PLAN

### Area Statement



#### TOWER 1

Flat No.	Facing	Size	Total Area
03	West	3 BHK	1620 Sft
06, 07, 08, 09, 10	East	2.5 BHK	1410 Sft
01, 02, 04, 05	West	2.5 BHK	1370 Sft

#### TOWER 2 | 7

Flat No.	Facing	Size	Total Area
03, 04, 05, 06	North	3 BHK	2170 Sft
01, 07	East	3 BHK	2100 Sft
02, 08	West	3 BHK	2065 Sft

#### TOWER 3 | 8 | 9

Flat No.	Facing	Size	Total Area
04	East	3 BHK	2350 Sft
01	West	3 BHK	2300 Sft
02	West	3 BHK	2215 Sft
03	East	3 BHK	2215 Sft

#### TOWER 4

Flat No.	Facing	Size	Total Area
04, 05, 06	East	3 BHK	1950 Sft
01, 02, 03	West	3 BHK	1795 Sft

#### TOWER 5

Flat No.	Facing	Size	Total Area
05, 08	East	3 BHK	1950 Sft
06, 07	East	3 BHK	1795 Sft
01, 02, 03, 04	West	3 BHK	1795 Sft

#### TOWER 6

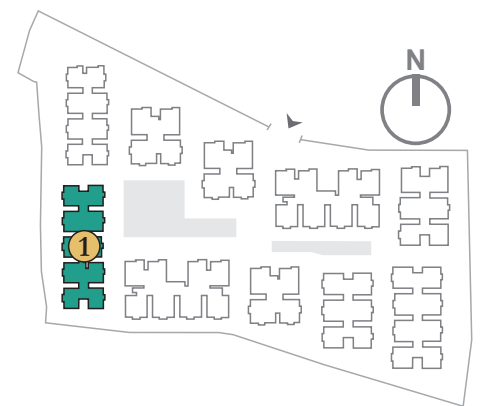
Flat No.	Facing	Size	Total Area
06	East	3 BHK	2100 Sft
01	West	3 BHK	2065 Sft
04, 05	East	3 BHK	1950 Sft
02, 03	West	3 BHK	1795 Sft

#### TOWER 10

Flat No.	Facing	Size	Total Area
01	West	3 BHK	1685 Sft
08	East	2.5 BHK	1460 Sft
05, 06, 07	East	2.5 BHK	1410 Sft
02, 03, 04	West	2.5 BHK	1370 Sft

## TOWER 1

### TYPICAL FLOOR PLAN



Flat No. 10  
**1410 sft.**  
EAST FACING  
2.5 BHK



Flat No. 1  
**1370 sft.**  
WEST FACING  
2.5 BHK



Flat No. 9  
**1410 sft.**  
EAST FACING  
2.5 BHK

Flat No. 2  
**1370 sft.**  
WEST FACING  
2.5 BHK



Flat No. 8  
**1410 sft.**  
EAST FACING  
2.5 BHK

Flat No. 3  
**1620 sft.**  
WEST FACING  
3 BHK



Flat No. 7  
**1410 sft.**  
EAST FACING  
2.5 BHK

Flat No. 4  
**1370 sft.**  
WEST FACING  
2.5 BHK



Flat No. 6  
**1410 sft.**  
EAST FACING  
2.5 BHK

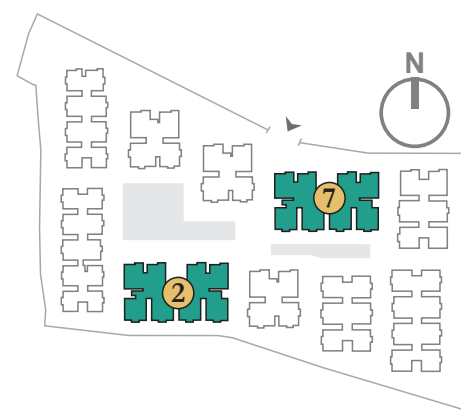
Flat No. 5  
**1370 sft.**  
WEST FACING  
2.5 BHK

Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.

NOT TO SCALE | Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.

# TOWER 2 | 7

## TYPICAL FLOOR PLAN



Flat No. 7  
**2100 sft.**  
 EAST FACING  
 3 BHK

Flat No. 8  
**2065 sft.**  
 WEST FACING  
 3 BHK

Flat No. 1  
**2100 sft.**  
 EAST FACING  
 3 BHK

Flat No. 2  
**2065 sft.**  
 WEST FACING  
 3 BHK



Flat No. 6  
**2170 sft.**  
 NORTH FACING  
 3 BHK

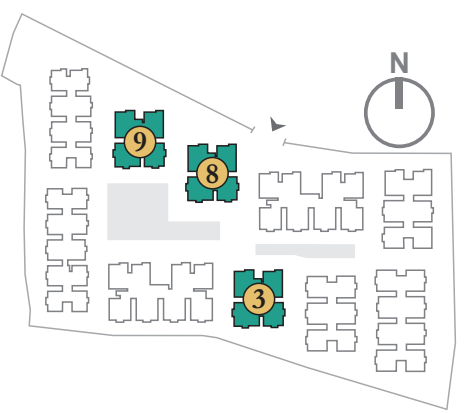
Flat No. 5  
**2170 sft.**  
 NORTH FACING  
 3 BHK

Flat No. 4  
**2170 sft.**  
 NORTH FACING  
 3 BHK

Flat No. 3  
**2170 sft.**  
 NORTH FACING  
 3 BHK

# TOWER 3 | 8 | 9

## TYPICAL FLOOR PLAN



Flat No. 4  
**2350 sft.**  
 EAST FACING  
 3 BHK

Flat No. 1  
**2300 sft.**  
 WEST FACING  
 3 BHK

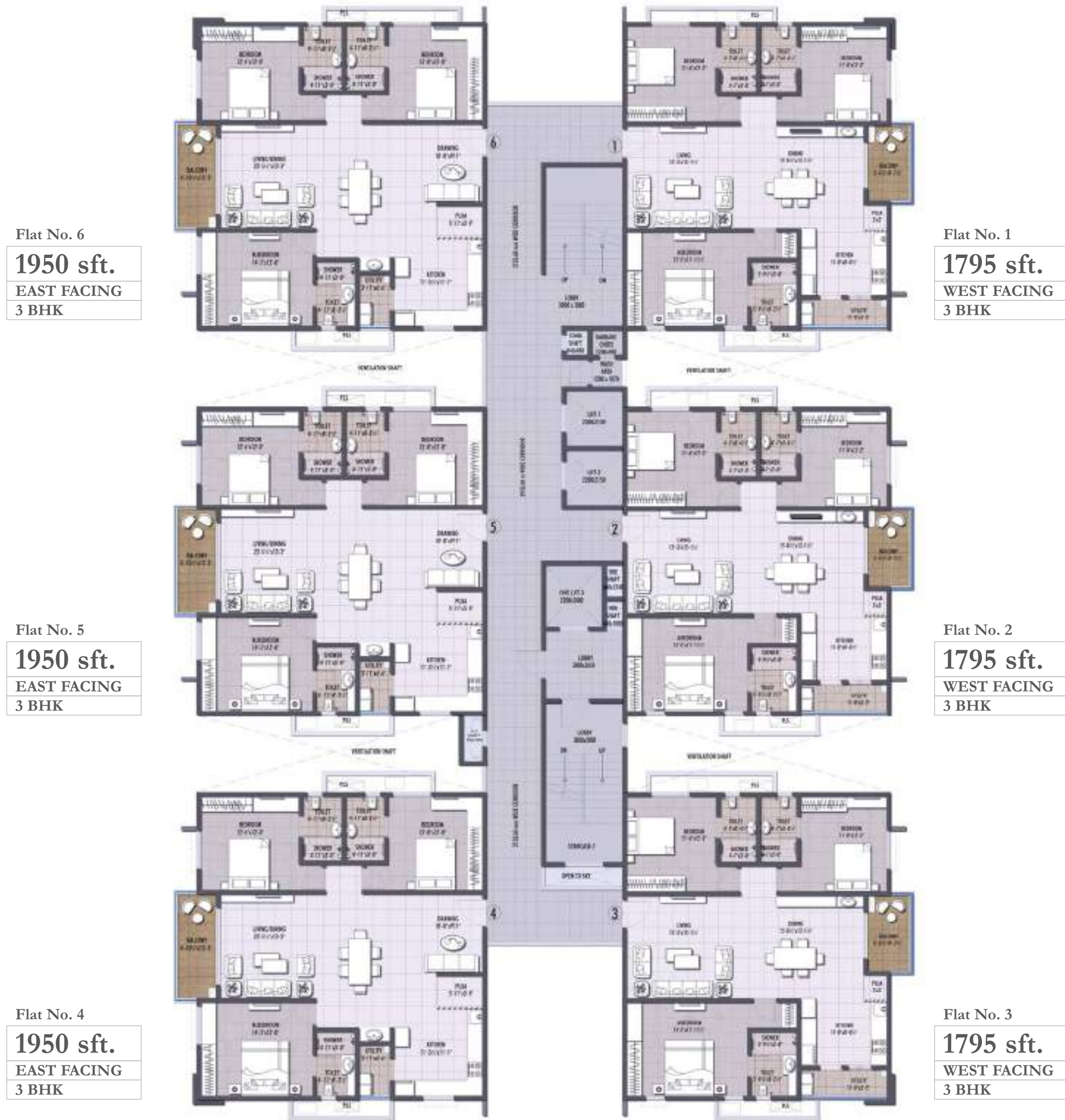
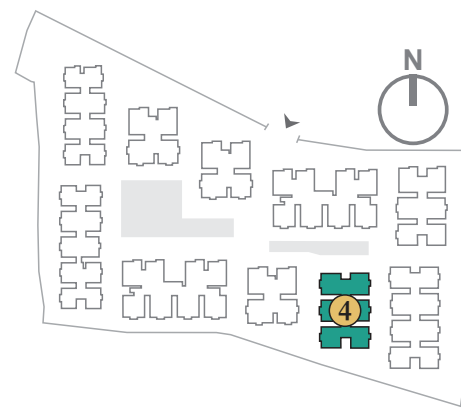


Flat No. 3  
**2215 sft.**  
 EAST FACING  
 3 BHK

Flat No. 2  
**2215 sft.**  
 WEST FACING  
 3 BHK

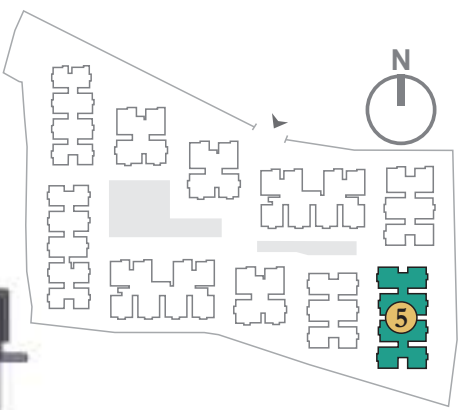
# TOWER 4

## TYPICAL FLOOR PLAN



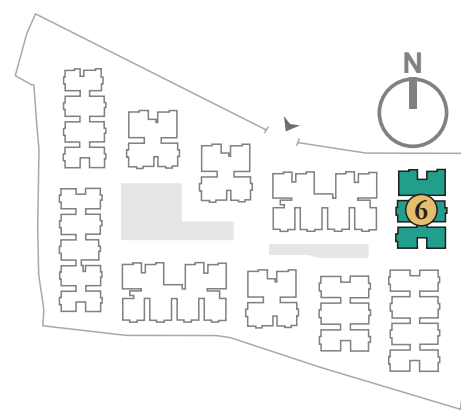
# TOWER 5

## TYPICAL FLOOR PLAN



# TOWER 6

TYPICAL FLOOR PLAN



Flat No. 6  
2100 sft.  
EAST FACING  
3 BHK

Flat No. 1  
2065 sft.  
WEST FACING  
3 BHK

Flat No. 5  
1950 sft.  
EAST FACING  
3 BHK

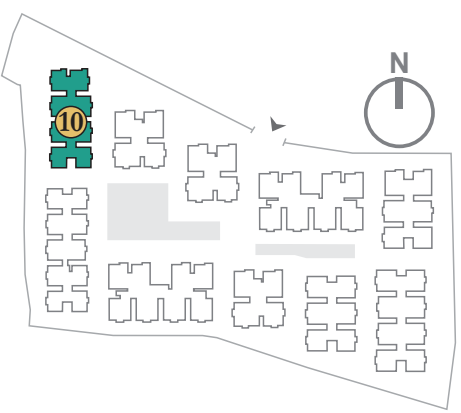
Flat No. 2  
1795 sft.  
WEST FACING  
3 BHK

Flat No. 4  
1950 sft.  
EAST FACING  
3 BHK

Flat No. 3  
1795 sft.  
WEST FACING  
3 BHK

# TOWER 10

TYPICAL FLOOR PLAN



Flat No. 8  
1460 sft.  
EAST FACING  
2.5 BHK

Flat No. 1  
1685 sft.  
WEST FACING  
3 BHK

Flat No. 7  
1410 sft.  
EAST FACING  
2.5 BHK

Flat No. 2  
1370 sft.  
WEST FACING  
2.5 BHK

Flat No. 6  
1410 sft.  
EAST FACING  
2.5 BHK

Flat No. 3  
1370 sft.  
WEST FACING  
2.5 BHK

Flat No. 5  
1410 sft.  
EAST FACING  
2.5 BHK

Flat No. 4  
1370 sft.  
WEST FACING  
2.5 BHK



## Make a halo of sun-kissed memories.

Let your home welcome the golden  
healing from the sun and bloom with  
blossoms of beautiful memories that last  
a lifetime, at EIPL Cornerstone.



With 15 years of experience, we've spent every minute listening to what you want, what makes you feel-at-a-perfect-home. You ask, and we deliver. Our team is dedicated to enhancing living standards, while making meaningful transformations to the community. Trust, integrity, and technology are the foundation of our company. Join us in creating a new era of real estate that adds value to the art of living.

Villas | High-rise Towers | Retail & Commercial | Villa Plots | Farm Lands



New EIPL Corporate Office @ Gandipet

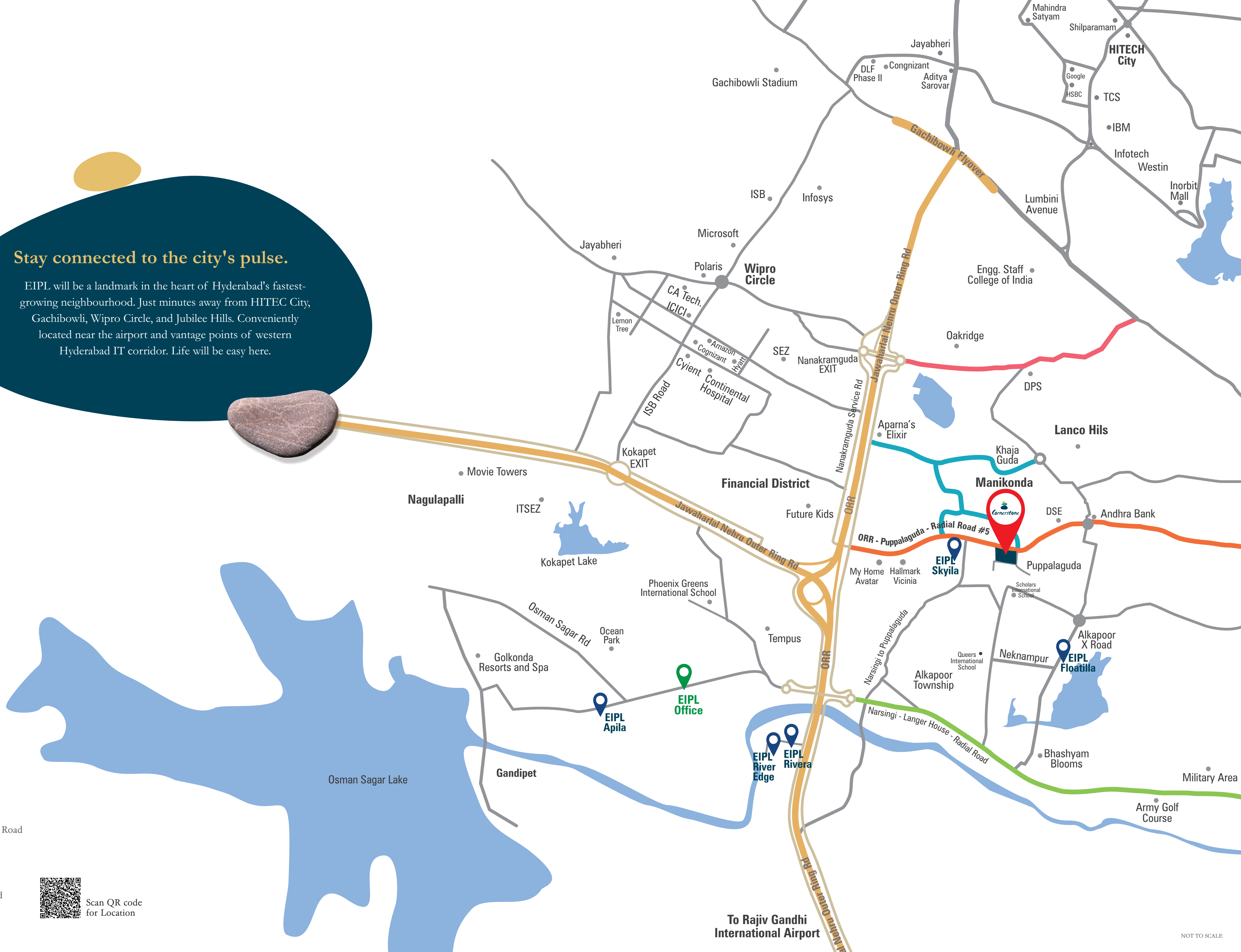
## Stay connected to the city's pulse.

EIPL will be a landmark in the heart of Hyderabad's fastest-growing neighbourhood. Just minutes away from HITEC City, Gachibowli, Wipro Circle, and Jubilee Hills. Conveniently located near the airport and vantage points of western Hyderabad IT corridor. Life will be easy here.

- Proposed 100 ft Road
- Radial Road
- Radial Road
- Radial Road
- Existing Roads
- Outer Ring Road
- Service Road



Scan QR code for Location



To Rajiv Gandhi International Airport



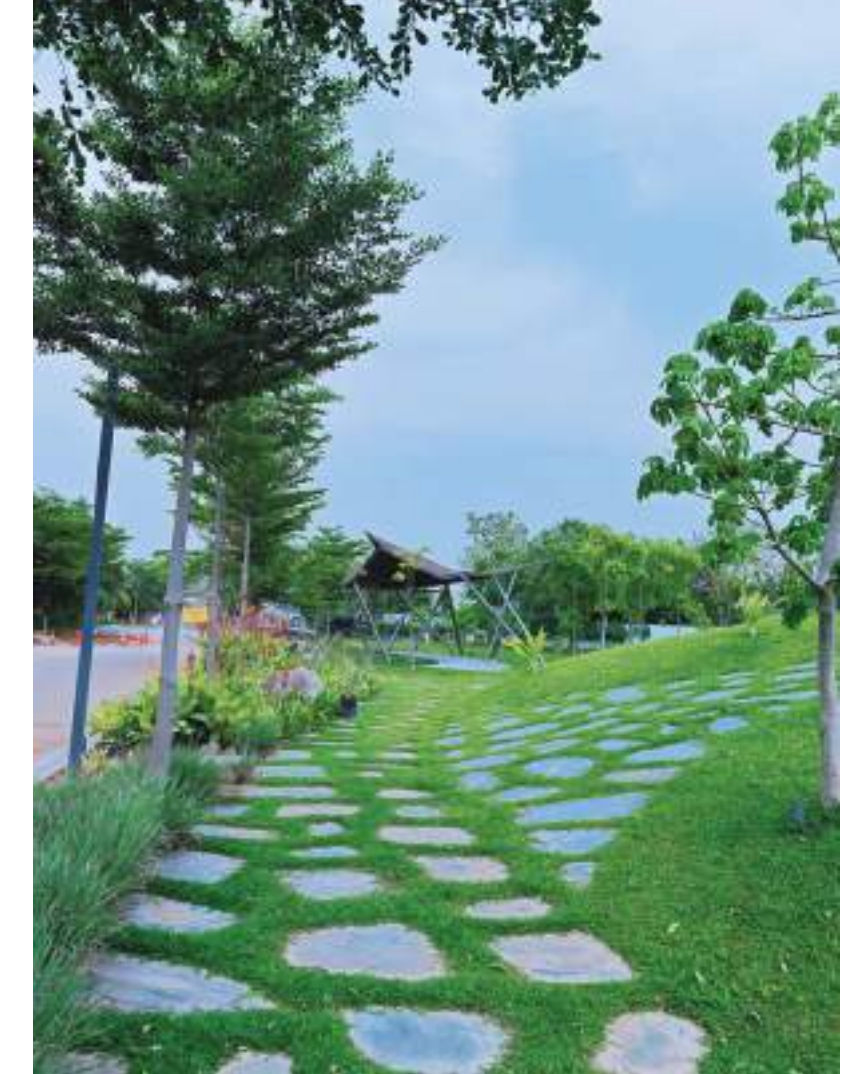
One of EIPL's many projects comprises River Edge Villas close to the banks of Muchukunda River. In this 15-acre gated community, each of the 74 villas is breathtakingly crafted for luxury and ultra-modern living. The tropical landscape architecture adds a high value to these luxury villas. This resort-like community created bought several laurels to EIPL.



La Paloma Villas in Mokila offers an olive branch to those who love peaceful living. It's inspired by an untamed spirit to celebrate life in freedom. Set on 33 acres just a few steps away from 100 Feet Road that connects to ORR, Kollur, and Kokapet. Today, this project is known for the quiet environment that symbolises serene living for over 212 families.



LA' PALOMA  
VILLAS  
AT MOKILA



Created back in 2013, Floatilla is located on 80 ft. Main Road connecting Radial Road #4 is truly a resident's delight. In fact, it is the first and the largest built property with a podium slab in the Manikonda Municipality. The project, even today stands proud with abundant greenery, play and open spaces for the residents. At Floatilla, the residents have it all to enjoy a life of leisure and liveliness, with its sophisticated design adding to the class.

*Floatilla*

@ Nekkampur Lake

*full of life*





Skyila is an 8-block residential project with 2 BHK and 3 BHK apartments with intelligent space planning, outstanding features, and quality construction. It's a project with most flats opening to the central courtyard. The well-demarcated zones and design of landscapes and hardscapes are a bliss of a lifetime for its residents. With seating areas, walking tracks, and flowering plants, life is a celebration here.



Flora's architecture is one that easily impresses the world, as it's a blend of urban geometry and green gardens in perfect harmony. Flora is a home of 165 world-class apartments of 2 BHK and 3 BHK on 2.5 acres. It is located on 100 ft. Alkapur Township Road that opens to Radial Road #4. This well-spread-out project carries the signature statement of EIPL quality and the facilities that the new-age community desires.





# APILA

AN EVOLVED LIFESTYLE AT GANDIPET

Apila is in the most happening development zone close to Neopolis. It is on the mouth that leads to the newly-developed eco-friendly Gandipet Park. The residents can enjoy the community facilities in the project and also go for trekking to the Gandipet Lake. It is set on a 6-acre space and has an open area of an awe-inspiring 65% for its residents to breathe free.

# Rivera

AT MANCHIREVULA

The project is the neighbour of EIPL River Edge Villas and the residents of this breathtaking gated apartment community have always savoured the fresh breeze from the banks of Muchukunda River. The residences that have been conceived match the needs of the new-age, who opt to live in the rapidly-growing IT corridor zone of Hyderabad. The best part is that it's a 15-acre gated villa community.



EIPL is all set to launch a true Biophilic gated villa project very close to the Shamshabad airport, and in Shankarpalli. This well-defined Biophilic architecture focuses increased connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions. This proposed green villa gated community planned in the 100 acres land pocket. The project is designed to keep its residents close to nature and even live with it.



EIPL is all set to launch a true Biophilic gated villa project very close to the Shamshabad airport, and in Shankarpalli. This well-defined Biophilic architecture focuses increased connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions. This proposed green villa gated community planned is ideally well spread out over 100 acres and is deemed to keep its residents close to nature and even live with it.



EIPL is geared to launch a 200+ acre gated villa plot project close to the RGIA Shamshabad. It is designed to be a self-sustained eco-friendly township with roads that span 60 ft., and 40 ft. It is an ideal investment option for millennials, who will be naturally bestowed with the joys of natural ponds, underground water storms, vast parks, and a large clubhouse with all modern amenities.



**Eco-Friendly  
Villa Plots**







## **Fortified by love and life.**

A home is not just a place, it's the cornerstone of life, a sanctuary, and a fortress of love.

It's where you find rock-solid strength to conquer every challenge that comes your way.

It's a rock fortress in the colours of life.

**Come make yours at EIPL Cornerstone.**

Project Consultants



Architect



Structural



vapengineers08@gmail.com

MEP Consultant



www.synergyinfra.com

Landscape



www.conifer.co.in

Branding & Strategy



www.composeindia.com

3D Consultant



www.amcya360.in



Scan QR code for Location  
and Site Office



Plot No.17/18, Survey No.159,  
Narsingi Village, Gandipet Mandal,  
Hyderabad - 500 075, Telangana.

M: +91 9121555555, +91 9949155551



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