



**SPLENDOUR**  
ULTRA LUXURY APARTMENTS  
At Gajularamaram, Near Kukatpally

A Venture by:



Modi Builders





'SPLENDOUR' is an ultra-luxury apartment complex with state-of-the-art amenities and recreational facilities spread over a land area of about 4.5 acres. This project consists 410 premium apartments with luxury specifications. Situated at a distance of about 5km from Kukatpally and 12km from the Hitech-city area, 'SPLENDOUR' is extremely well located.

Luxurious amenities, high quality construction and close proximity to important parts of the city will make living at 'SPLENDOUR' a great pleasure for all its occupants!

'Splendour' is being constructed by Modi Builders, a company with an excellent reputation for maintaining high standards and delivering quality housing at affordable pricing.

### SALIENT FEATURES

- 410 Ultra-luxury apartments over an area of about 4.5 acres
- World Class amenities
- Completely residential and approved by HUDA
- Vaasthu compliant
- Project approved by leading banks and institutions
- Builders with exemplary track record
- About 12km from Hitech City / Cyber towers and about 5km from Kukatpally





## COMMON AMENITIES

- Landscaped Gardens
- Children's Playgrounds
- Swimming Pool with Jacuzzi
- Sports Facilities
- Clubhouse (38000sft)
- Security
  - \* Completely compounded
  - \* CCTV to security room for effective surveillance
  - \* 24 hours security, intercom facility between the flats and the security area
  - \* Panic buzzer from each flat to security room
- Fire safety
  - \* Smoke detectors in each flat
  - \* Fire fighting equipment as required by fire authorities
- Parking
  - \* Double cellar car parking with pre allocated car parks for each apartment

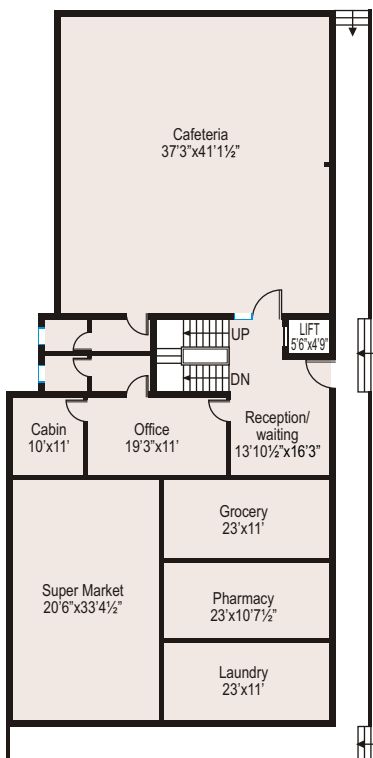




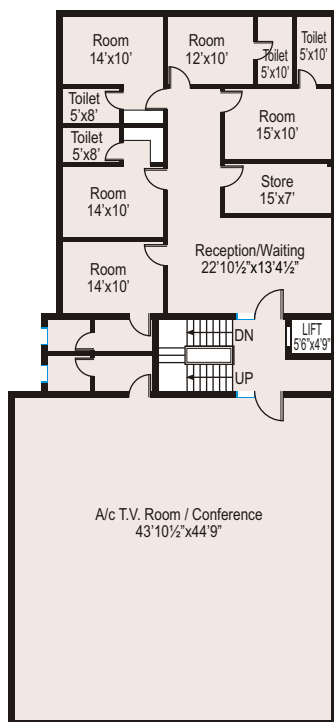


## CLUB HOUSE

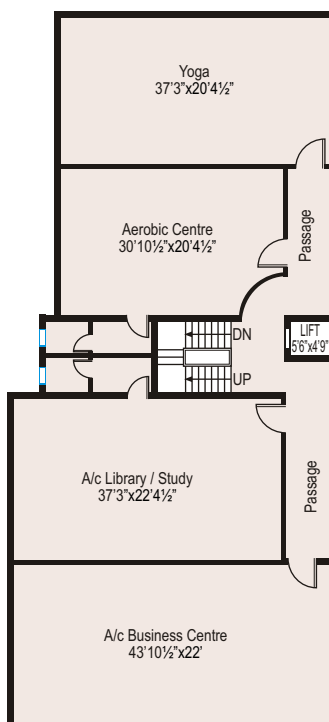
GROUND FLOOR PLAN



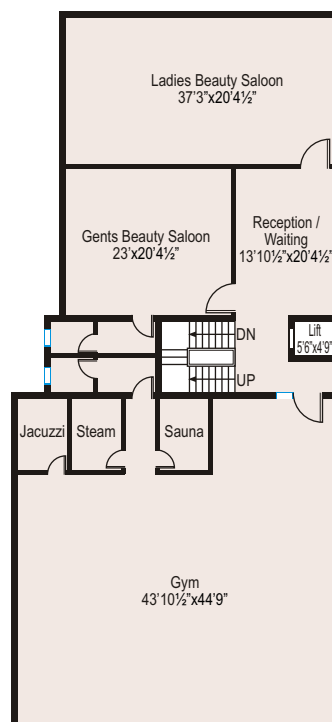
FIRST FLOOR PLAN



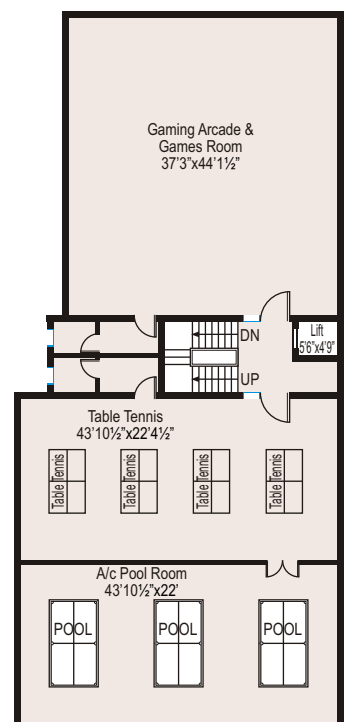
SECOND FLOOR PLAN

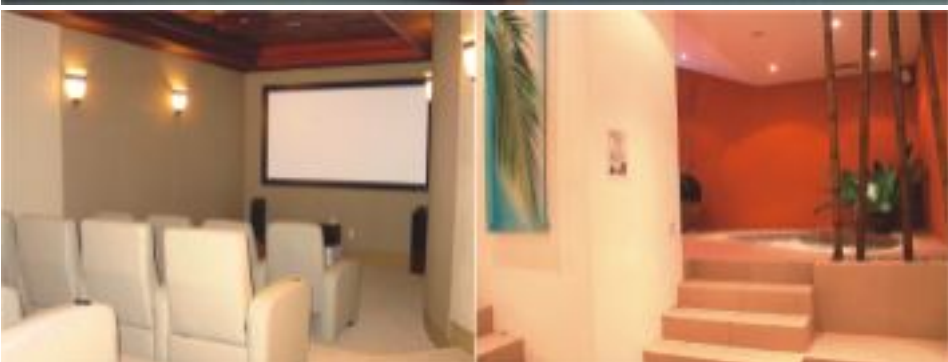


THIRD FLOOR PLAN



FOURTH FLOOR PLAN





## CLUB HOUSE (38000 Sft.)

- Ground Floor
  - ★ Reception
  - ★ Cafeteria
  - ★ Super Market
  - ★ Grocery
  - ★ Pharmacy
  - ★ Laundry
- First Floor
  - ★ Air-conditioned TV room and mini theatre / conference room
  - ★ Guest rooms
- Second Floor
  - ★ Business center with computers, high speed internet connections, fax machines, laser printers, photocopiers, STD and ISD facilities
  - ★ Air-conditioned study room and library
  - ★ Separate yoga and aerobics hall
- Third Floor
  - ★ Air-conditioned gym of international quality
  - ★ Steam bath, sauna and jacuzzi
  - ★ Separate Beauty saloon / spa for ladies and men
- Fourth Floor
  - ★ Air-conditioned pool and snooker/billiards rooms
  - ★ Table tennis tables
  - ★ Separate games room and gaming arcade
- Sports Facilities
  - ★ Jogging tracks
  - ★ Indoor badminton courts of international quality
  - ★ Indoor squash court of international quality
  - ★ Tennis court of international quality
  - ★ Indoor Basket Ball courts
- Other Amenities
  - ★ Swimming pool with jacuzzi
  - ★ Party areas





## LAYOUT PLAN

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7
<b>GROUND &amp; FIRST FLOOR</b>							
Built up	1493 Sft.	1350 Sft.	1325 Sft.	1325 Sft.	1256 Sft.	1325 Sft.	918 Sft.
Common	440 Sft.	398 Sft.	391 Sft.	391 Sft.	370 Sft.	391 Sft.	271 Sft.
<b>Total</b>	<b>1933 Sft.</b>	<b>1748 Sft.</b>	<b>1716 Sft.</b>	<b>1716 Sft.</b>	<b>1626 Sft.</b>	<b>1716 Sft.</b>	<b>1189 Sft.</b>
<b>TYPICAL (2nd - 9th Floor)</b>							
Built up	1493 Sft.	1493 Sft.	1493 Sft.	1493 Sft.	1428 Sft.	1493 Sft.	972 Sft.
Common	440 Sft.	440 Sft.	440 Sft.	440 Sft.	421 Sft.	440 Sft.	287 Sft.
<b>Total</b>	<b>1933 Sft.</b>	<b>1933 Sft.</b>	<b>1933 Sft.</b>	<b>1933 Sft.</b>	<b>1849 Sft.</b>	<b>1933 Sft.</b>	<b>1259 Sft.</b>





\* Plans may be subject to alterations on receipt of highrise permissions

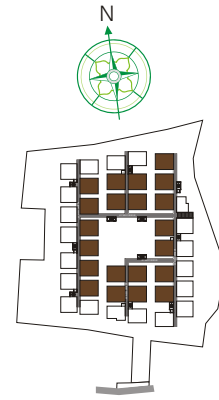
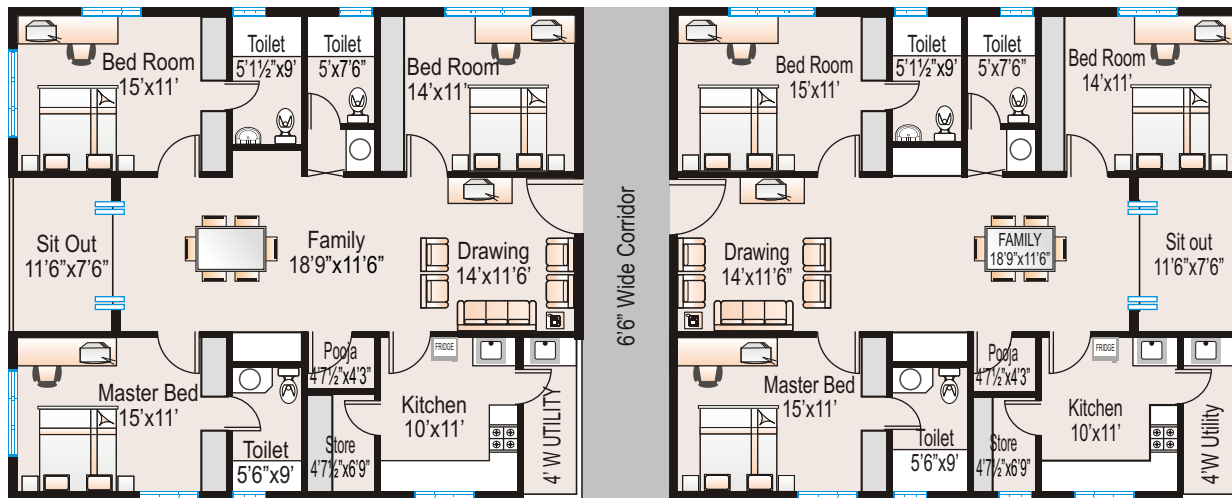




# FURNITURE PLAN

## TYPE 1 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.) Ground to 9th Floor

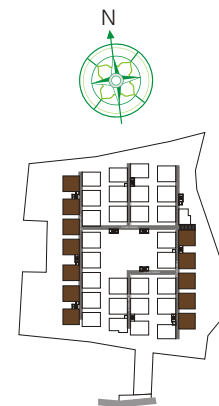
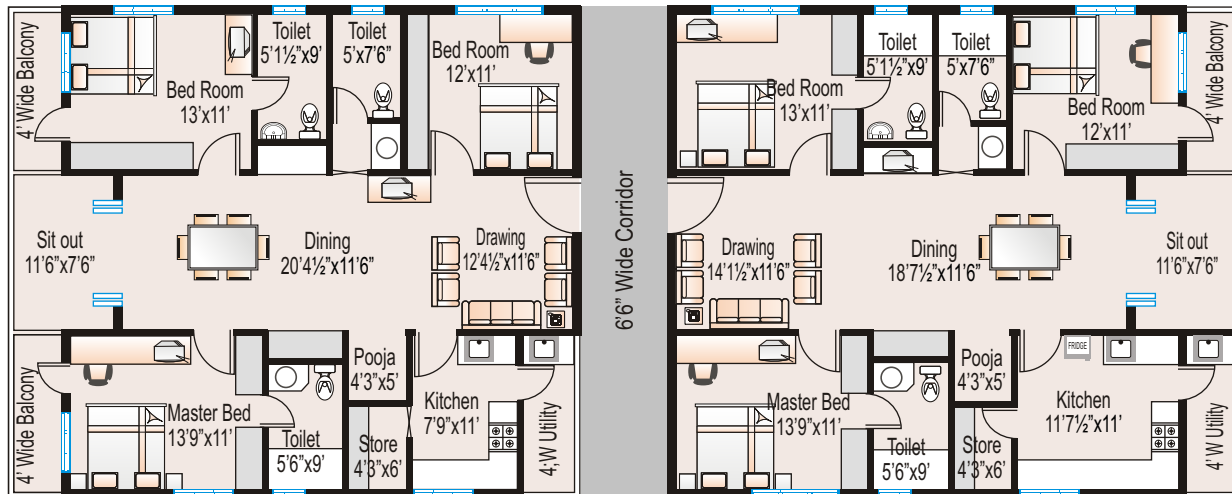


### TYPE - 1

- A - 9, 10, 11, 12, 13, 14
- B - 1, 2, 5, 6
- C - 2, 3, 4, 5
- D - 1, 2, 3, 4, 5, 6, 7

## TYPE 2 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.) 2nd to 9th Floor

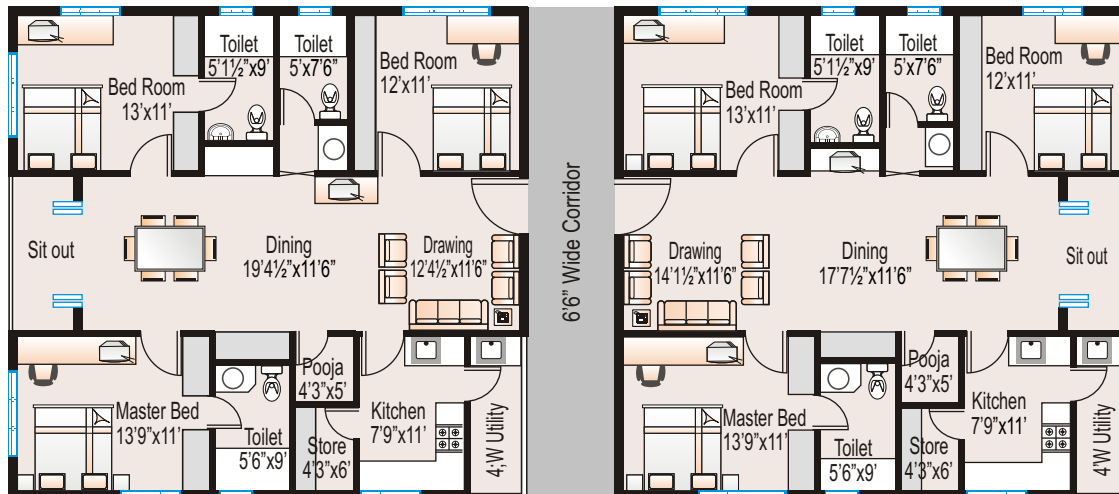


### TYPE - 2

- A - 1, 2, 3, 4, 5, 6, 7
- D - 9, 10, 11, 12, 13

## TYPE 2 - 1748 Sft.

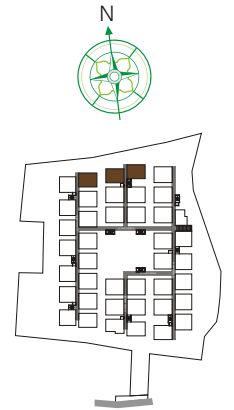
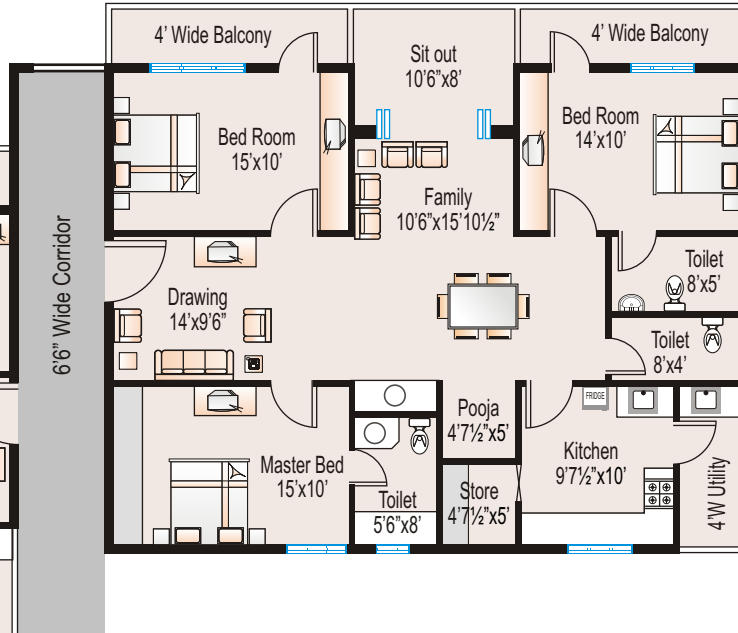
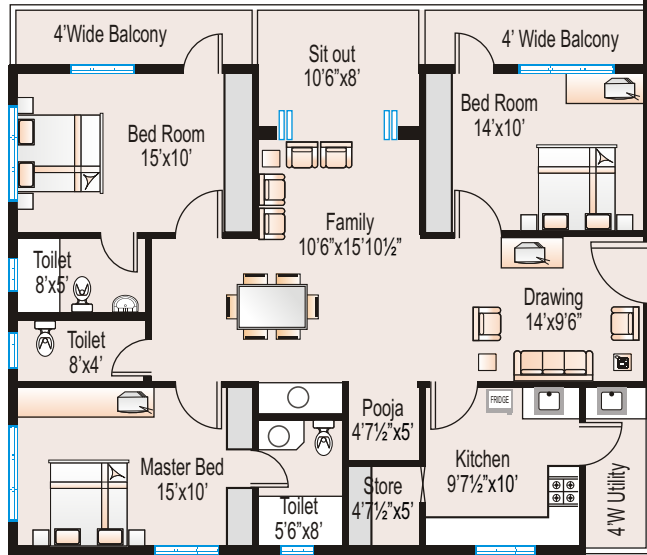
(Built up 1350 Sft. + Common 398 Sft.) Ground & First Floor





**TYPE 3 - 1933 Sft.**

(Built up 1493 Sft. + Common 440 Sft.)  
2nd to 9th Floor

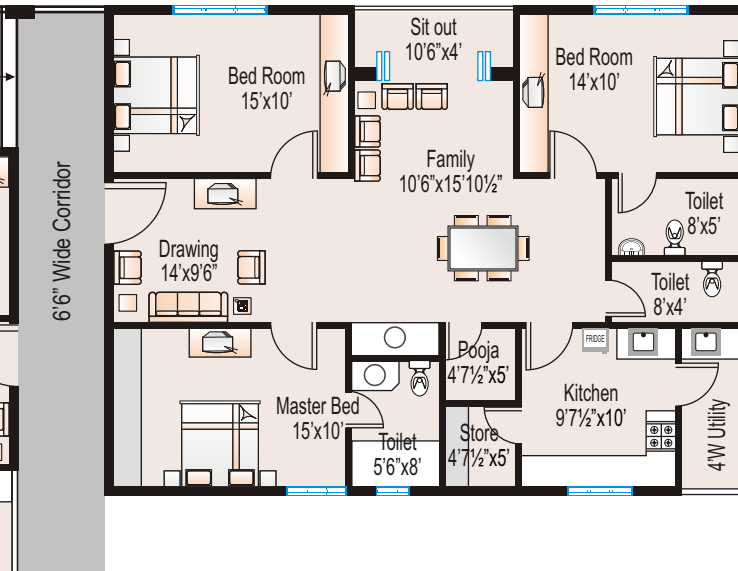
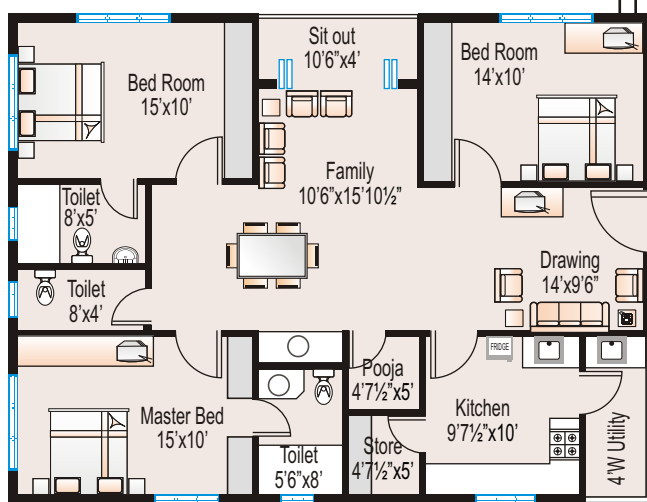


**TYPE - 3**

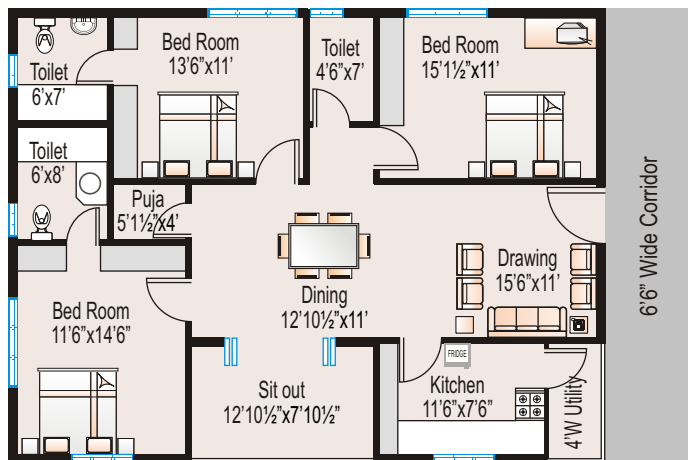
A - 15  
C - 1,6

**TYPE 3 - 1716 Sft.**

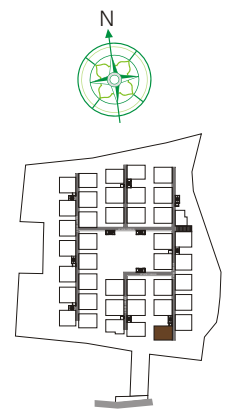
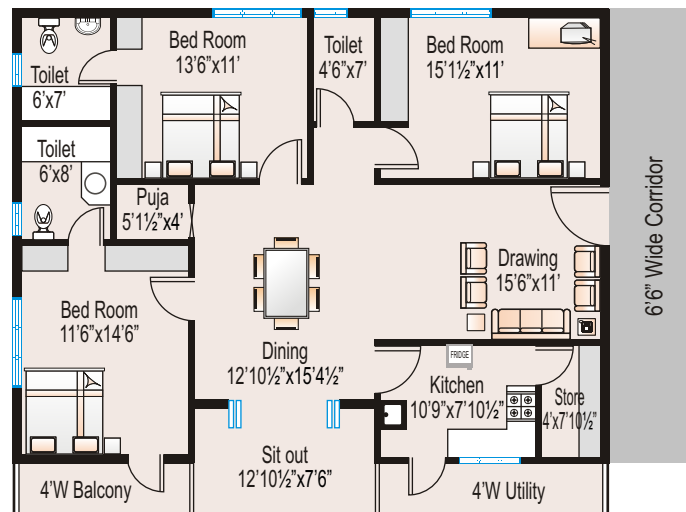
(Built up 1325 Sft. + Common 391 Sft.)  
Ground & First Floor



**TYPE 4 - 1716 Sft. (Built up 1325 Sft. + Common 391 Sft.)**  
Ground & First Floor



**TYPE 4 - 1933 Sft. (Built up 1493 Sft. + Common 440 Sft.)**  
2nd to 9th Floor

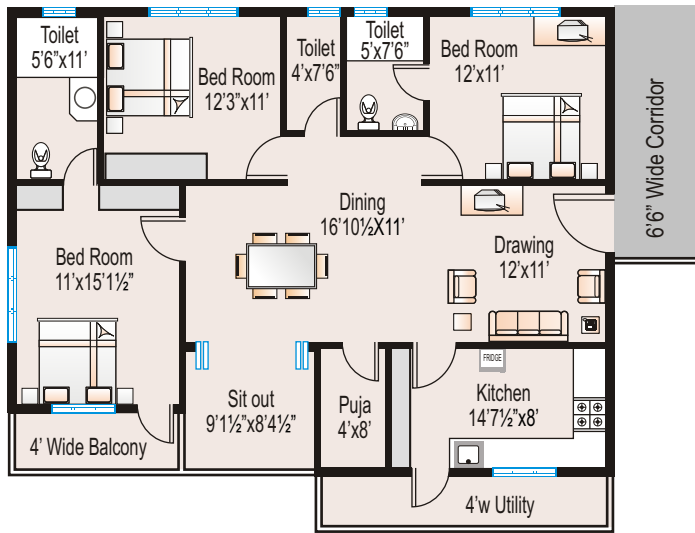


**TYPE - 4**

D - 8

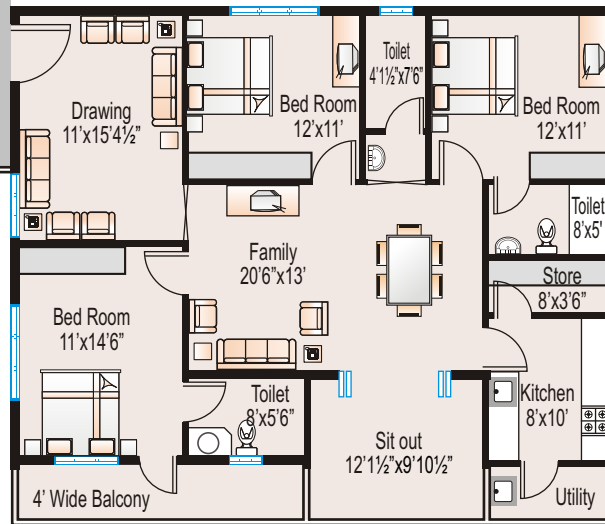
**TYPE 5 - 1849 Sft.**

(Built up 1428 Sft. + Common 421 Sft.)  
2nd to 9th Floor



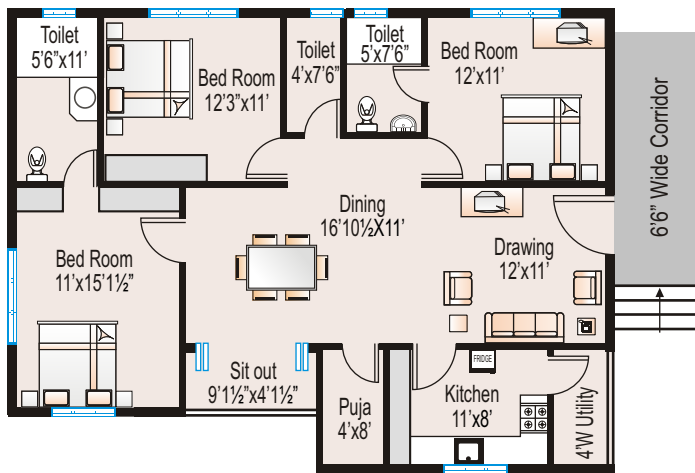
**TYPE 6 - 1933 Sft.**

(Built up 1493 Sft. + Common 440 Sft.)  
2nd to 9th Floor



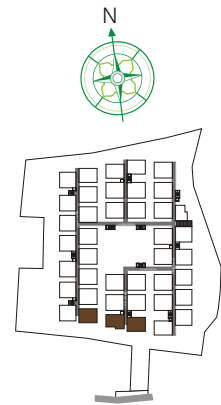
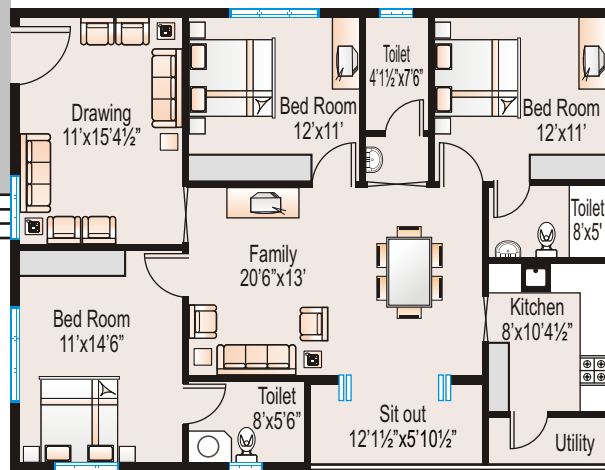
**TYPE 5 - 1626 Sft.**

(Built up 1256 Sft. + Common 370 Sft.)  
Ground & First Floor



**TYPE 6 - 1716 Sft.**

(Built up 1325 Sft. + Common 391 Sft.)  
Ground & First Floor



TYPE - 5

B - 3

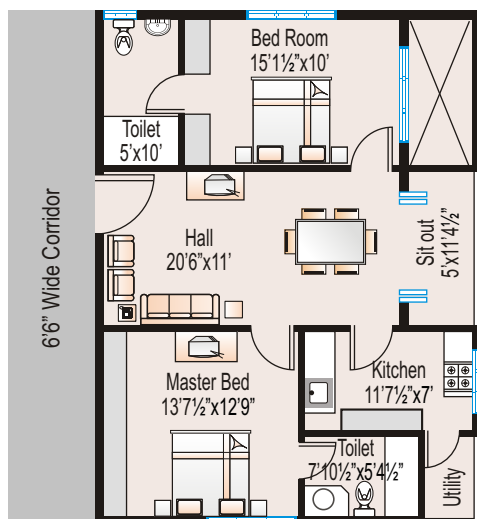
TYPE - 6

A - 8

B - 4

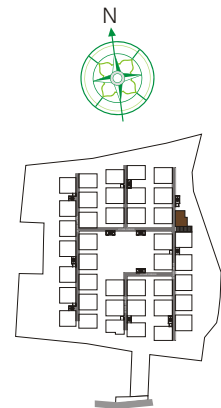
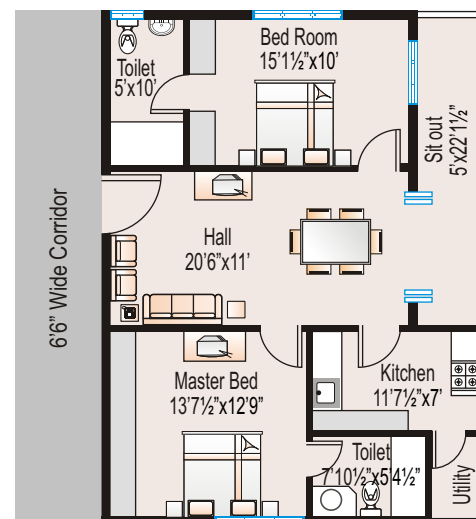
**TYPE 7 - 1189 Sft.**

(Built up 918 Sft. + Common 271 Sft.)  
Ground & First Floor



**TYPE 7 - 1259 Sft.**

(Built up 972 Sft. + Common 287 Sft.)  
2nd to 9th Floor



TYPE - 7

D - 14



## INTERIOR VIEW



EAST FACING



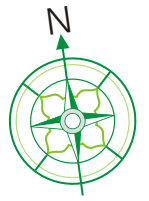
WEST FACING

## HIGHLIGHTS

- **Clubhouse and Amenities:** A host of amenities have been planned at Splendour. As can be seen from the clubhouse plans, the entire area of the clubhouse is about 38000 sft. Clear allocation of space has been done for each facility planned, thereby ensuring that all these facilities are created as assured by the builder. The sports facilities provided will be of international quality. All courts are being designed as per international standards. Every facility being offered at Splendour will be truly state of the art.
- **Design of flats:** All flats are designed for privacy as well as for best utility of space. There are no common walls between apartments. The overall plan is such that all the apartments have excellent lighting as well as ventilation.
- **Kitchen/Bathrooms:** Bathrooms will be with designer ceramic tiles and high quality CP fittings. Kitchens will have granite platforms with matching dados. RO plant will be provided in the Kitchen giving instant access to clean drinking water.
- **Flooring:** Marble slabs of similar appearance to be used for flooring. This will ensure a smooth and consistent appearance. Tin-Oxide (Mirror) finish will be provided for all marble flooring. Option of vitrified flooring in also being provided.
- **Phone/internet:** All flats are being connected to a centrex system that will enable the occupants to have phone and broadband facilities (on monthly rental basis). Wireless LAN provision will be provided.
- **Generator Backup:** Generator back up is available for each apartment (upto 1.5 KVA) and all common facilities.
- **Lifts:** 8 automatic lifts are being provided.
- **Parking:** A double cellar ensures that parking will be more than adequate.



# CELLAR I





# CELLAR 2



## SPECIFICATIONS

Structure	RCC Framed Structure
Walls	Solid Blocks / Table brick with smooth finish
Lofts	Lofts provided in kitchen and bedrooms
Flooring	Choice of Marble slabs flooring with tin oxide polish or Vitrified Flooring, Ceramic in kitchen
Windows	Powder coated aluminium windows with mosquito mesh and MS grills
Doors	Teak wood frames All doors - Moulded Skin Doors Good quality hardware
Kitchen	Granite kitchen platform with matching granite tiles dado Stainless Steel Sink with drain board Separate Drinking water in Kitchen Individual water tank in each kitchen for emergency use R.O. Plant in each kitchen
Painting	OBD with lappum - internal walls Textured finish for external walls Polish for all woodwork and doors
Electrical	Concealed wiring with A/c point in all Bedrooms Modular Switches Concealed TV & Telephone points Phone and Broadband facility DB's with MCB's isolators Wireless LAN facility
Toilets	Designer Ceramic tiles upto door height C.P. Fittings of excellent quality (Marc / Jaquar or similar) Bath tub in master bedroom Provision for washing machine
Plumbing	Concealed PVC / GI Pipes of good quality
Water supply	Borewell water Drinking water in kitchen Water recycling plant for flushing and gardening
Lifts	Automatic lifts
Generator	Generator back up for lifts pumps and common lighting Power backup for each flat (1.5kva/house)
Security	24 Hrs security service EPABX facility between each flat and security room Panic buzzer in each flat
Fire safety	Smoke detectors in each flat Fire fighting equipment

Note : Final specifications may be subject to minor changes.



## OUR OTHER RESIDENTIAL PROJECTS

### CURRENT PROJECTS

'EMERALD HEIGHTS' is an ultra-luxury apartment project with 824 apartments located at Pocharam (Near Singapore City).

'EMERALD PARK' is a large integrated township located at Pocharam (Near Singapore City) comprising of 350 luxury independent houses.

'PALM SPRINGS' located at Kompally has ultra-luxury apartments with an exclusive clubhouse and other amenities.

'GOLDEN PALMS' is a large integrated township located at Ameenpur (Near BHEL) consisting of 131 independent houses.

'SUNSHINE PARK' located at Ghatkesar (Near Singapore City), has about 180 luxury independent homes.

'GREENWOODS' located at Dindigul is a layout of 68 luxury villas.

'SILVER SPRINGS' is a large apartment project consisting of 630 luxury & super deluxe apartments located at Quthbullapur, near Balanagar.

### PROPOSED PROJECTS

'HARMONY HOMES' at Aliabad, Shamirpet is a layout of independent homes.

'PINWOOD HOMES' is a large layout of 520 independent homes at Aushapur, Near Ghatkesar.

'GOLDEN COUNTY' located at Rampally is a gated community of 380 ultra luxury villas.

'SERENE PARK' located at Ghatkesar is a layout of about 130 luxury houses.

'GREENVILLE HOMES' is a layout of about 250 luxury villas located in (HADA) area near the International airport.

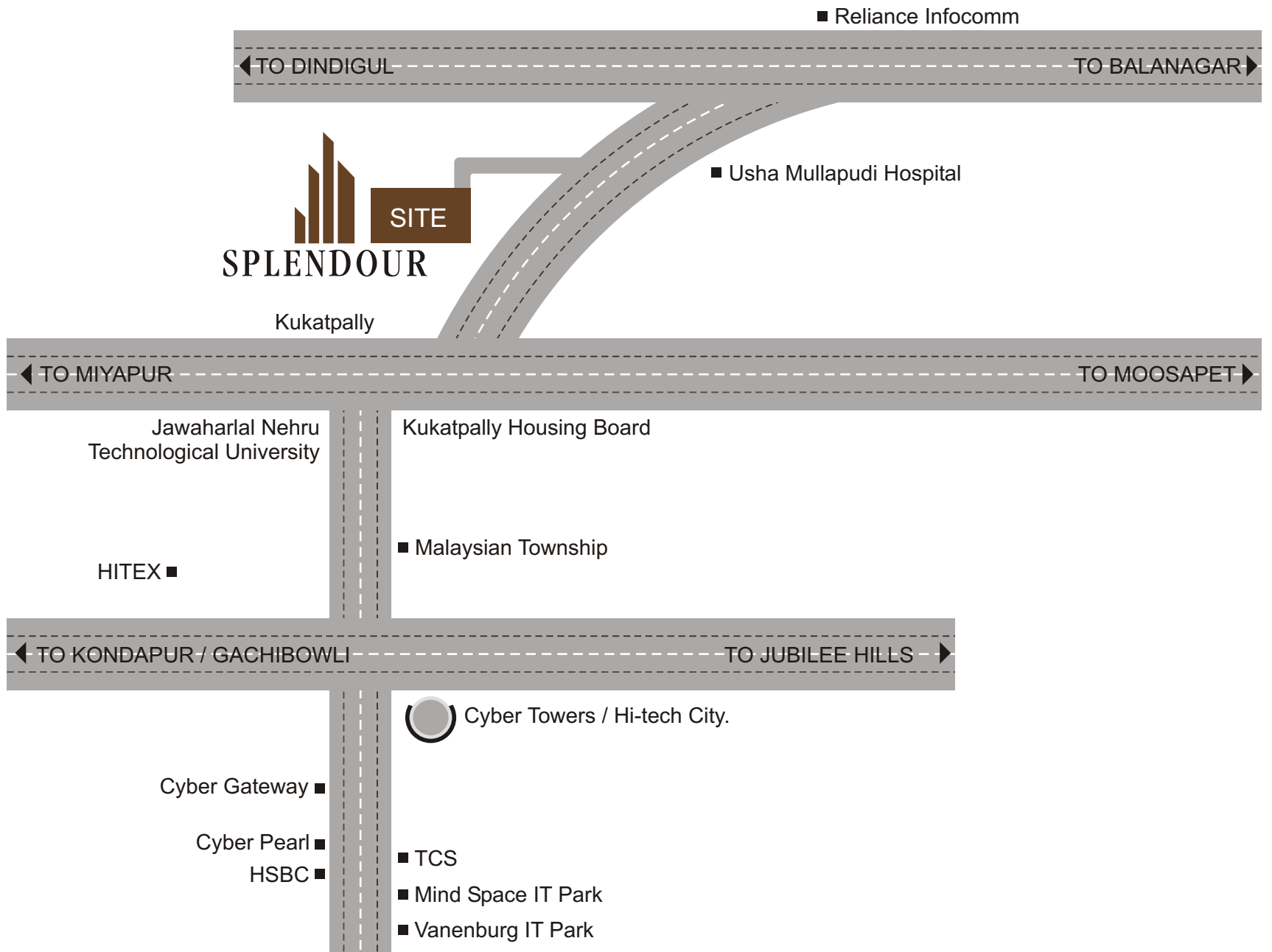
'PRESTIGE HOMES' has 350 ultra luxury apartments with superb facilities and luxury specifications. The project is located with in a short distance from Hi-tech City / Cyber towers.

New projects also planned at Tellapur, Gajularamaram, Bibinagar & many other areas in and around Hyderabad. Please visit our website [www.modibuilders.com](http://www.modibuilders.com) for latest information.

## FAQ

1. What is the extent of land?	The land area is about 4.5 acres.
2. What is the schedule of completion?	The entire project is expected to be completed in 36-48 months.
3. Can the design of the apartments be changed?	No. All apartments shall be as per design and elevation given by the builder. This ensures that all apartments have a similar look and that the elevation is consistent. However, minor internal changes can be made upon request.
4. Will a buyer be a member of the Club house?	Yes. All occupants of Splendour will be members of the Club house and will be entitled to use the facilities of the Club house. No outsiders will be permitted to use the facilities.
5. What are the maintenance charges for the common facilities?	The maintenance charges will be about Rs. 1/- per sft per month for most of the facilities. A corpus fund of Rs. 25,000/- is payable at the time of taking possession. Extra charges may be charged by the association for some special facilities.
6. Who will maintain the common facilities?	An association of the owners of the apartments will be formed to look after the common facilities. Duly elected members shall run the association. However, the builder shall help the association maintain the common facilities for the first year. The builder shall also help the association appoint agencies for house keeping, security and other services.
7. Have the approvals been obtained?	Approval from the Hyderabad Urban Development Authority (HUDA) for the building has been obtained.
8. Have legal clearances been obtained?	Our project have been approved by several banks and leading housing finance companies.
9. Will any commercial activity be permitted in the apartments?	No commercial activity will be allowed within the complex.
10. What are the other charges?	All charges apart from registration charges, VAT and service tax are included in our pricing. Charges for additions / alterations from standard specifications shall be extra.
11. How do I obtain a housing loan?	Most purchasers, if eligible, can obtain housing loans from 80% to 90% of total sale consideration including registration charges. The customer may approach us for completing home loan procedures. The purchaser can also approach the bank directly and obtain a sanction.
12. How do I book an apartment?	Residents of Hyderabad are advised to visit our office. Booking can be made at our head office by payment of Rs. 25,000/- and signing the booking form. NRIs or residents from other parts of India can apply using the booking request form provided on our website and transferring Rs. 25,000/- to our bank account. On receipt of the booking request form & payment, we shall confirm the booking by email. Please note that bookings are on a first-come-first-serve basis. We will not hold or block any apartment without receiving the booking amount.

# LOCATION PLAN



Promoted by :

**Grandeur Homes Pvt. Ltd.**

5-4-187/3 & 4, 3rd Floor, M.G. Road,  
Secunderabad - 500 003.

A group company of



**Modi Builders**

5-4-187/3 & 4, 3rd Floor, M.G. Road, Secunderabad - 500 003.

Ph : **040 - 6633-6633, 66333111**. Fax : 040 - 27541450

info@modibuilders.com www.modibuilders.com

Site Office

**SPLENDOUR**

S.No. 157, Gajularamaram,  
Kukatpally. Ph : **040 - 6456-5656**.

Architects

**RAGA Architects**

602, Swapnalok, S.D. Road,  
Secunderabad - 500 003.

Tel.: 27840295, 66912432.

E-mail: raga\_architects@yahoo.com

Structural Engineers

**ZAKI & ASSOCIATES**

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Anasuya Commercial Complex,  
Beside Remedy Hospital, Himayat Nagar,  
Hyderabad - 500 029.

Ph. : 23224772, 66613497, 66364922.