



APARNA

Lead the future

Live
green

More than just a place to live, it is a place
to really enjoy life with Mother Nature!

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Aparna
sarovar
Grandé
@ Nallagandla

Most of us spend a great deal of time indoors, breathing polluted and often stale air. Children spend over six hours a day inside their classrooms, while adults spend at least eight hours inside offices and most spend all night inside their homes. Aparna Sarovar GRANDÉ is planned, designed and built to ensure that the daily dose of fresh air is got, making living both indoors and outdoors not only healthy but also enjoyable.

Premier Freshair Gated community

The Advantages of living at Aparna Sarovar GRANDÉ:

- 100% of the apartment area is designed to increase cross ventilation and keep the air within the apartment fresh. Improved air circulation reduces the formation of fungus; stops mold growth and peeling of paintwork, controls humidity and moisture.
- A Building flush-out for ten days, before occupancy will be carried out by keeping all the windows and doors open, after paints, coatings, adhesives and sealants have been used. This will reduce exposure to air borne contaminants and eliminate odour from building materials and finishes.
- Cleaner indoor air quality ensures a more comfortable and productive environment.
- Paints, adhesives and sealants with low Volatile Organic Compound (VOC) content are used to minimize air contamination. This reduces incidents of eye irritation, fatigue and other symptoms of the "sick building" syndrome.
- Smoking will be prohibited in all common areas with 'No Smoking Signage's placed at designated spots for a smoke-free environment, reducing health hazards caused due to passive smoking, litter and reduced fire risk.
- Separation and responsible disposal of different types of waste will keep the air fresh and free of foul smelling areas.

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The fundamental idea of a green building is to have as small a carbon footprint as possible. The key focus is to reduce, reuse and recycle, and use sustainable materials with low volatile organic compounds (VOCs), that cause the least disruption to the environment. The result is Aparna Sarovar GRANDÉ@Nallagandla. More than just a place to live, it is a place to really enjoy life with mother nature!

Premier Earth Friendly Gated community

Advantages of Being Earth Friendly:

- Strategically located bins will help to collect and segregate the waste for recycling process. By sorting and recycling the waste at source significantly reduces the amount to be incinerated.
- An Organic Waste Converter of 1000 kg/ day within the site premises will be provided, capable of treating 100% of the organic waste generated. The output from the convertor shall be used as manure for landscaping purposes and thus eliminating the need to procure fertilizers from outside.
- The project shall reduce more than 95% of construction waste like concrete, steel, cement bags, cardboards, tiles, blocks and glass from going to landfills/dumping grounds.
- Materials salvaged from other sites shall help reduce the quantity of virgin material being used. Some Salvaged materials reused are Teak wood, China mosaic tiles, Steel etc.

- More than 50% of the construction materials procured is manufactured within 400 km distance from the project site. The construction material includes steel, glass, cement, sand etc. Hence reducing both fuel consumption and carbon footprint.
- Procured FSC (Forest Stewardship Council) certified wood will be used in Door frames and Shutters, encouraging Sustainable Forest Management and Environmental Protection.
- Ample Parking Space shall be provided within the gated community premises for both residents and visitors. This would result in better traffic management, reduce on-street parking and traffic congestion and increase safety of residents.
- Aparna Sarovar GRANDÉ is located within easy access to Education Institutions, Hospitals, Bus Stop/ Railway Station, Grocery Store and Super market. This shall limit the use of personal and public transport for short trips and saves money. Close proximity to daily essentials will also encourage residents to walk instead of driving, thus improving health.

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Every apartment is fitted with low-flow toilets and water-saver showerheads and faucets. While outdoors, all pathways and driveways are laid with permeable pavers that help harvest rain water. Native plants dominate landscaping, reducing the need for synthetic nutrients and reducing chemical runoffs.

Premier Water Wise

Gated community

Advantages of Being Water Wise:

- Water efficient plumbing fixtures whose flow rates are 25% lower from the base line shall be installed. Potable water will be saved to an extent of almost 58 %.
- The gated community is designed to tap 100% of rainwater runoff from the rooftops and non-roof surfaces. By capturing rainwater through storage tanks will help in recharging the ground water table and re-use stored rain water for landscape irrigation purposes.
- An on-site sewage water treatment plant that can treat 100% of waste water generated will help save water, reused for flushing and several non-drinking purposes, resulting in reduced water bills.
- Water and Energy Meters shall be provided at the individual dwelling unit level to optimize the water and energy usage.
- Water and Energy Meters shall also be installed to monitor treated grey water, water pumping for flushing and landscape consumption and for the external lighting systems.
- Minimization of water consumption shall be carried through planting of native/drought tolerant species and increasing the green cover by limiting the turf area and promoting the local bio-diversity.
- Equipment like Central shut-off valves, drip irrigation for 50% of landscape planting beds, moisture sensor controllers and pressure regulating devices ensure conservation of water resources.



Aparna Sarovar GRANDÉ has been planned, designed and built to help save energy, which would help shrink our carbon footprint, reduce our impact on global warming and move towards living a life that is good, for us and for the planet we call 'home'.

Premier energy Saving Gated community

The Advantages of living at Aparna Sarovar GRANDÉ

- 75% of the living area in each apartment shall get the required natural daylight eliminating the need to use artificial lighting during daytime.
- The Installed Roof Assembly U values or the heat loss value is well controlled by the combination of materials which prevents the roof from retaining heat and transmitting it down into the apartment. This maintains a balance in the heat gained and thereby reducing the burden on artificial space cooling devices.
- Solar E - Blue Green Glass with low U Value from 'Pilkington' are used for the windows. This high performance window glass reduces heat ingress into the apartments.
- Adopting energy efficient measures, usage of smart, energy efficient electrical fixtures and equipment throughout the community like Lifts with group control systems, Pumps & Motors BEE-4 Star rated (Bureau of Energy Efficiency Rated) and Energy efficient parking garage exhaust system will result in the reduction of energy consumption.
- Installed timer controls in the distribution box for non-emergency exterior and common area lighting. (Common area lighting includes staircase, lobbies and covered car parking). This reduces energy wastage and minimizes the utilization of high efficiency lamps by controllers.
- Materials used in the building envelope ensure lesser energy consumption. A building envelope is the interface between the interior of the building and the outdoor environment and the materials used can affect the energy usage.
- Specially selected materials and professionally planned landscaping shall help in avoiding the 'heat island' effect and thus enabling the general temperature of the premises not to exceed acceptable levels.
- Hybrid DG sets which run on Bio-Fuel will cater to 50% of the total connected load requirement, reducing the emissions of greenhouse gases and dependency on expensive fossil fuel when shortages arise.
- On-site renewable energy systems shall be used to offset building energy costs. 2.5% of the electricity required will be generated from solar sources. Solar PV panels systems (off-grid) with a capacity of 140 kW will be installed on the roof of each tower.
- Another future ready step is the strategically located Electrical Charging Points provided within the parking facility area for battery-powered vehicles (Evs).



LIVING SUCCESS & SHARING HAPPINESS

Aparna presents the Club @ Grandé – for a new style of living that combines the perfect blend of modern architecture, amenities for leisure activities and outdoor entertaining.

Exclusive to residents of Aparna Sarovar GRANDÉ, the Club brings a new kind of energy to how you will relax and play; find beauty and happiness; the simple building blocks of time that make life magical.

THE CLUB @ GRANDÉ

Amenities provided in The Club @ GRANDÉ: One Tennis Court, Basketball Court, Table Tennis, GYM, Library, Crèche, Open Party Area, Roof Top Swimming Pool, Indoor Games, Two Indoor Shuttle Courts, Restaurant, Spa, Guest Rooms, Yoga/Meditation, Home Theater, Aerobics, Shallow pool, Grocery/Pharmacy, Multi purpose Hall, Association Room.

PROJECT DETAILS :

- Total No. of Acres : 10+
- Built-up Area : 1.5 Million Sft.
- No. of Apts. : 720
- No. of Towers : 9 (1 Premium + 8 Regular)
- No. of Floors : 2 Cellars + Ground + 19 Floors



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Nallagandla - The new destination



ORR Phase I - 8 kms
Nanakramguda Junction

Best Schools - 8 kms

- CHIREC Public School
- Delhi Public School
- Oakridge School
- St. ANN'S School
- NASR School

Best Hotels - 7/9 kms

- Isra Luxury Hotel
- Novotel Hotel
- Westin Hotel

IT Hub - 6 kms

- Microsoft
- Wipro
- Capgemini
- Infosys
- TCS
- Polaris
- ICICI (South India Operations)
- Computer Associates

Mahindra Satyam SEZ - 4 kms

ICICI Data Center - 4 kms

Best Hospitals - 3.5 kms

- Vishnu Children's Speciality Hospital
- Mythri Super Speciality Hospital
- Anuragh Hospital

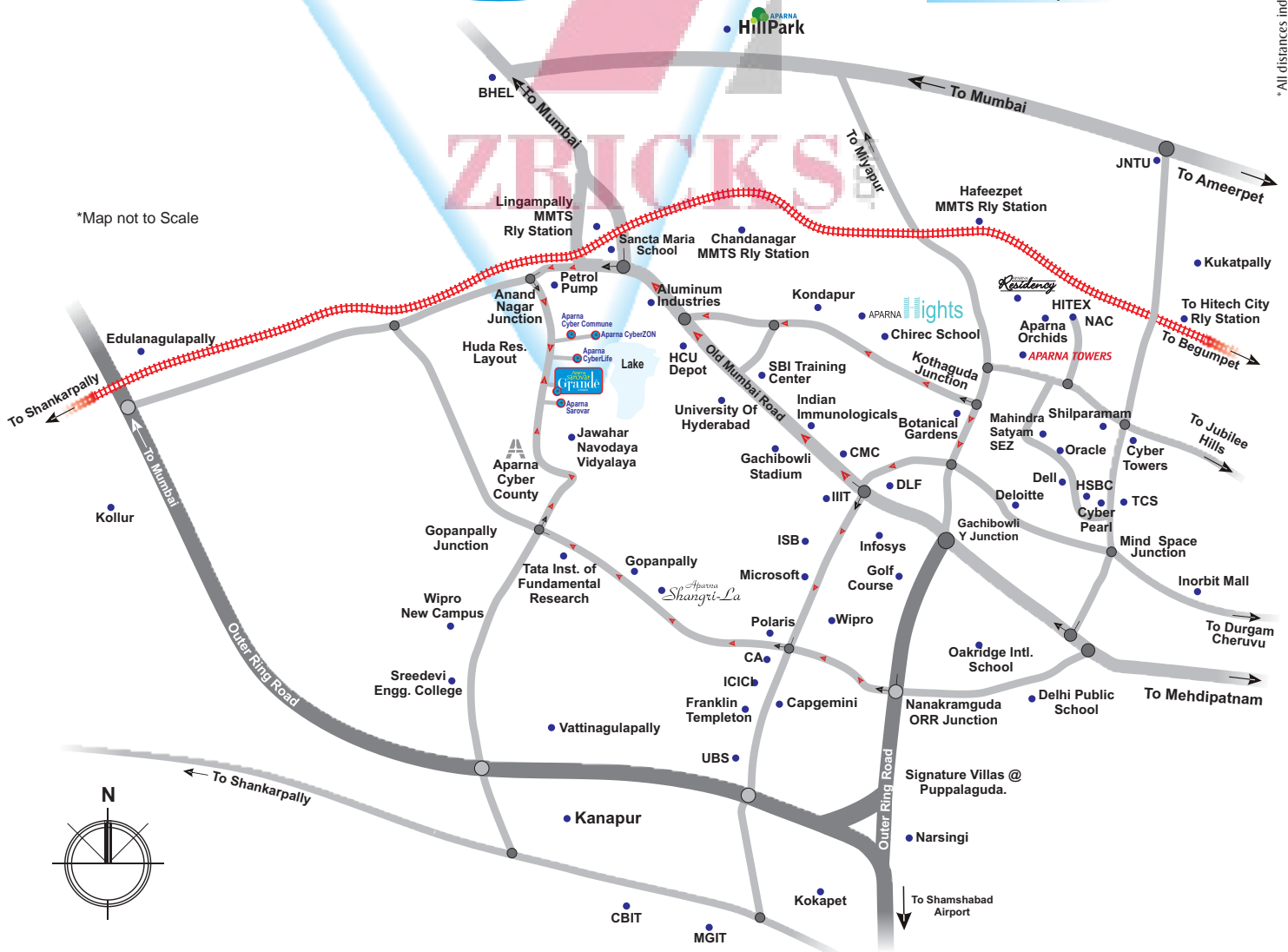
Rythu Bazaar - 2.5 kms

Wipro SEZ - 4 kms

Lingampally MMTS Station - 2 kms

Vijetha Supermarket - 50 mtrs

Citizens Hospital - 200 mtrs away

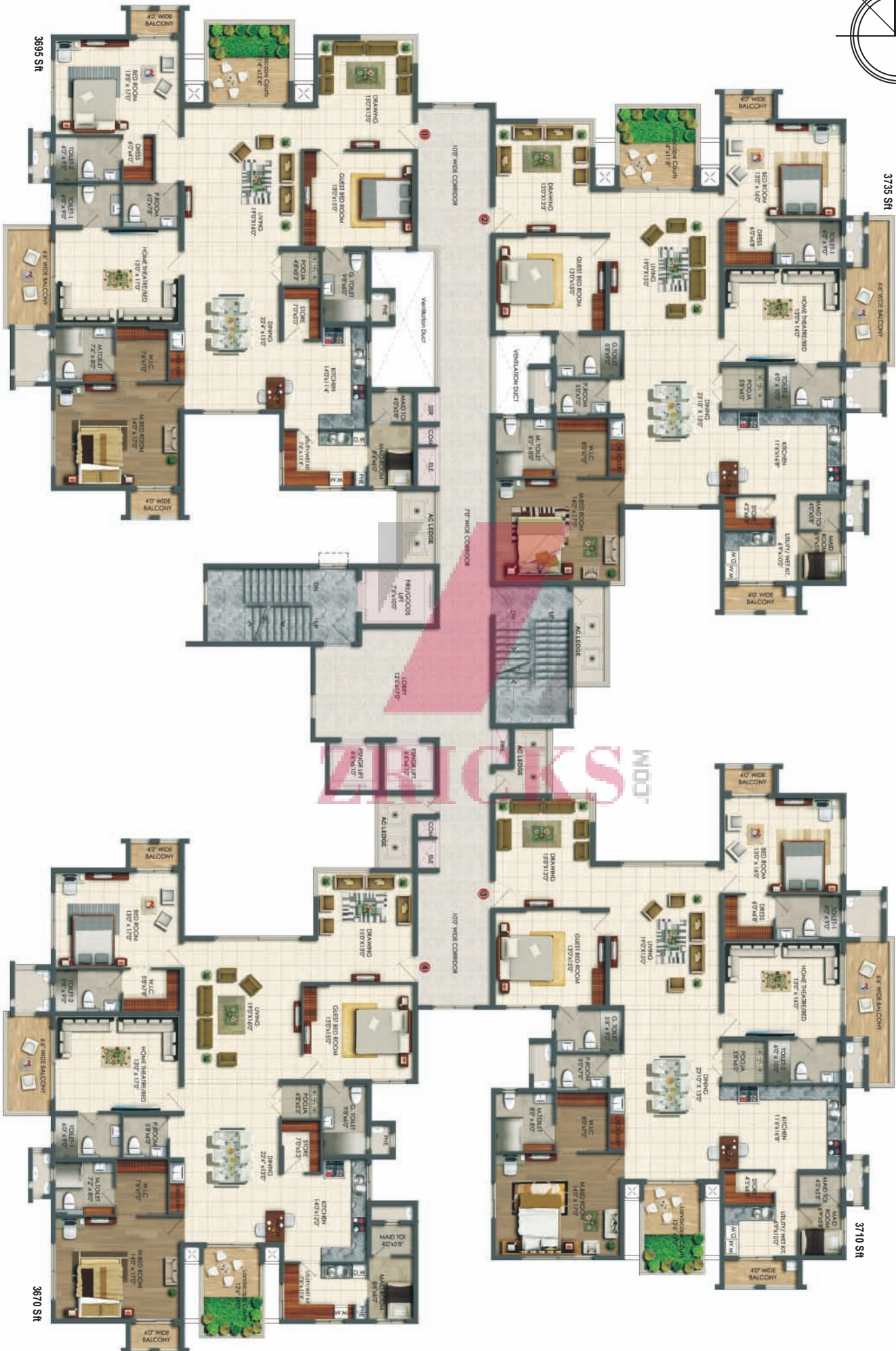
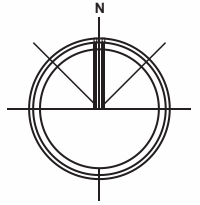


*Map not to Scale

*All distances indicated are approximate

Aparna Sarovar GRANDÉ PREMIUM TOWER

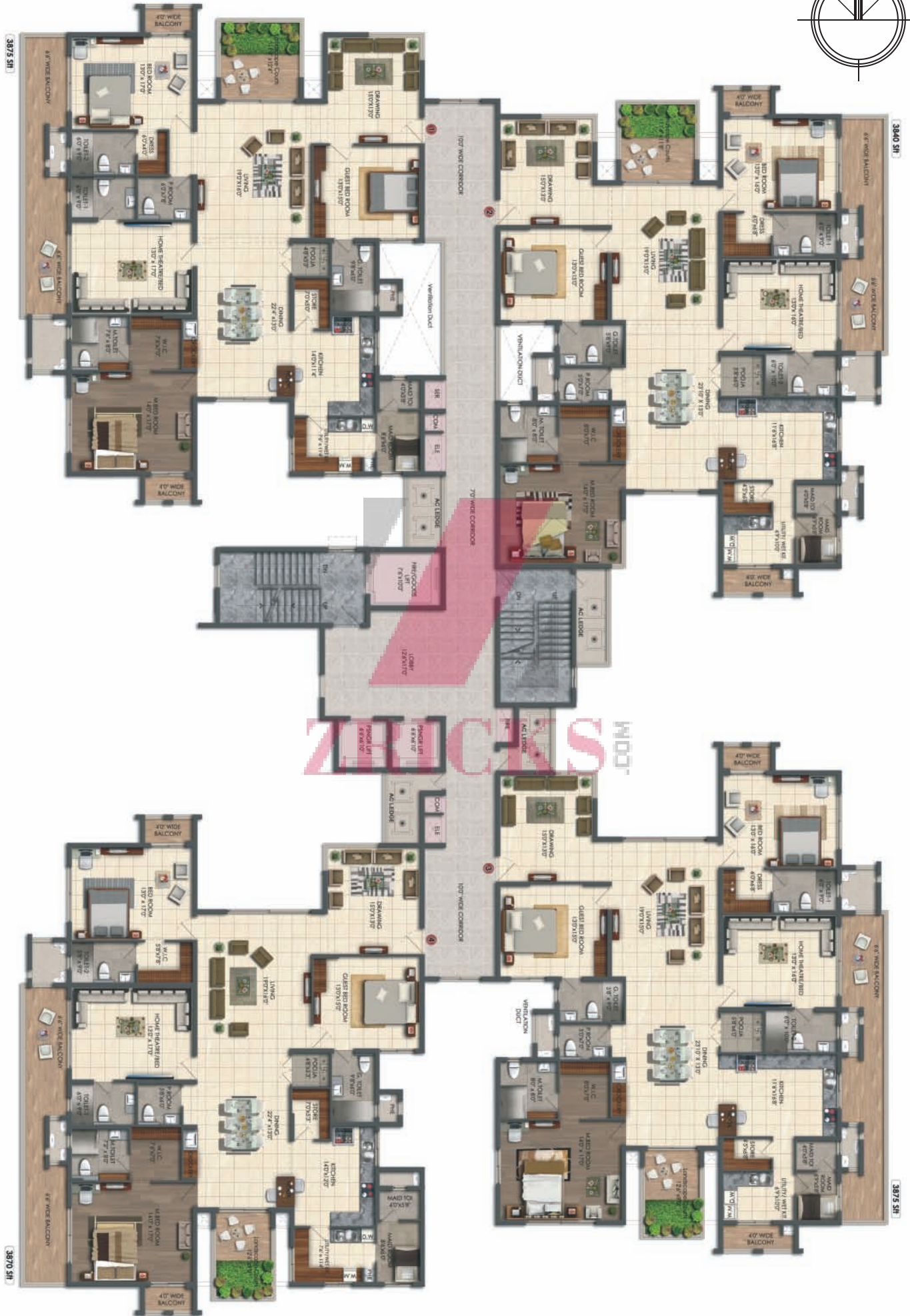
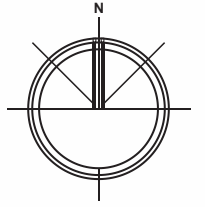
Premium Spaces as large as 3670 Sfr, 3695 Sfr, 3710 Sfr, 3735 Sfr.



PREMIUM TOWER TYPICAL FLOOR PLAN (BLOCK-A) (G.F, 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 10th, 12th, 14th, 16th, 19th FLOORS)

Aparna Sarovar GRANDÉ PREMIUM TOWER

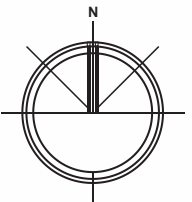
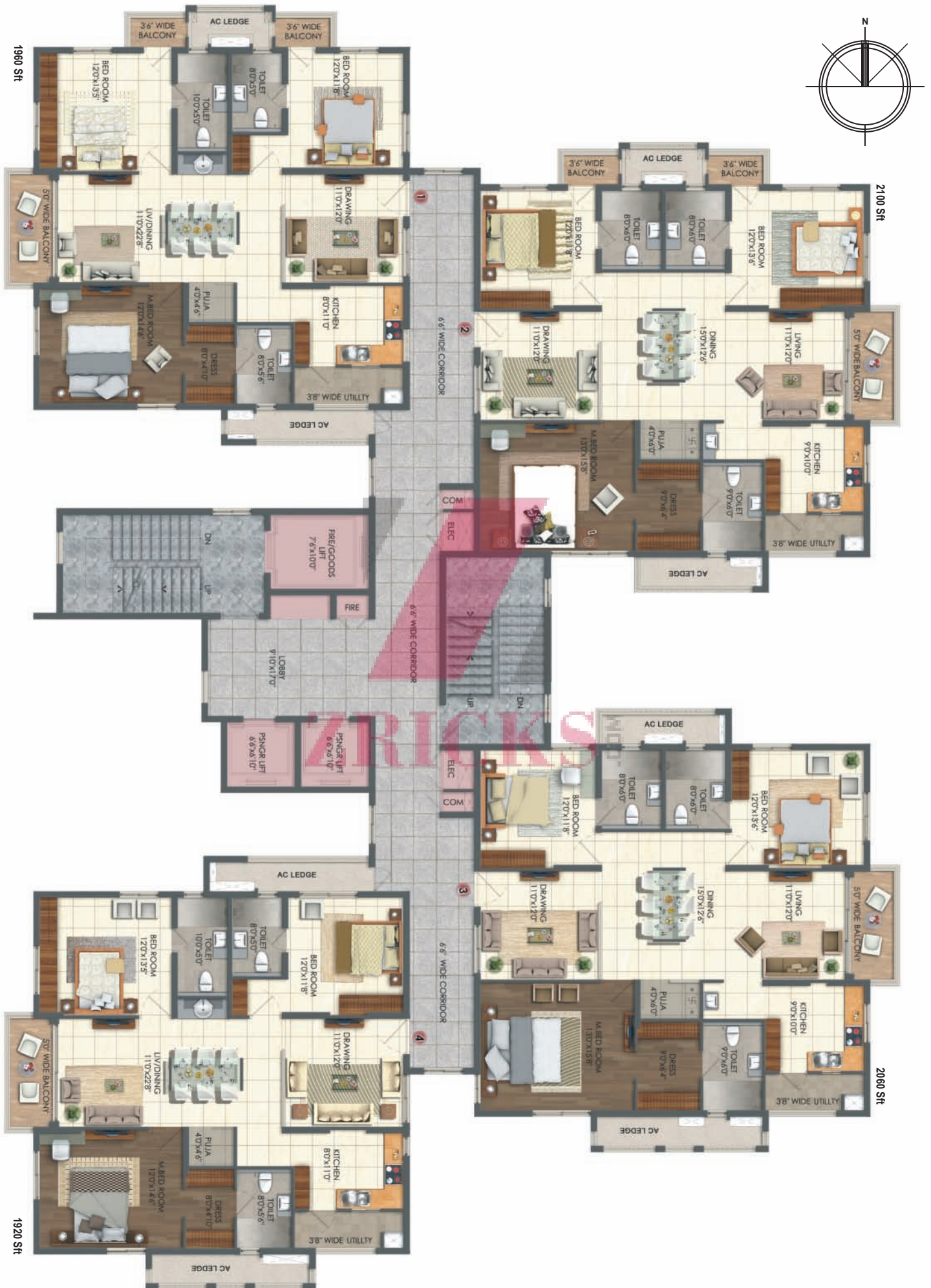
Premium Spaces as large as 3840 Sft, 3870 Sft and 3875 Sft.



PREMIUM TOWER TYPICAL FLOOR PLAN (Block-A)(7th, 9th, 11th, 13th, 15th, 17th, 18th FLOORS)

Aparna Sarovar GRANDÉ REGULAR TOWER

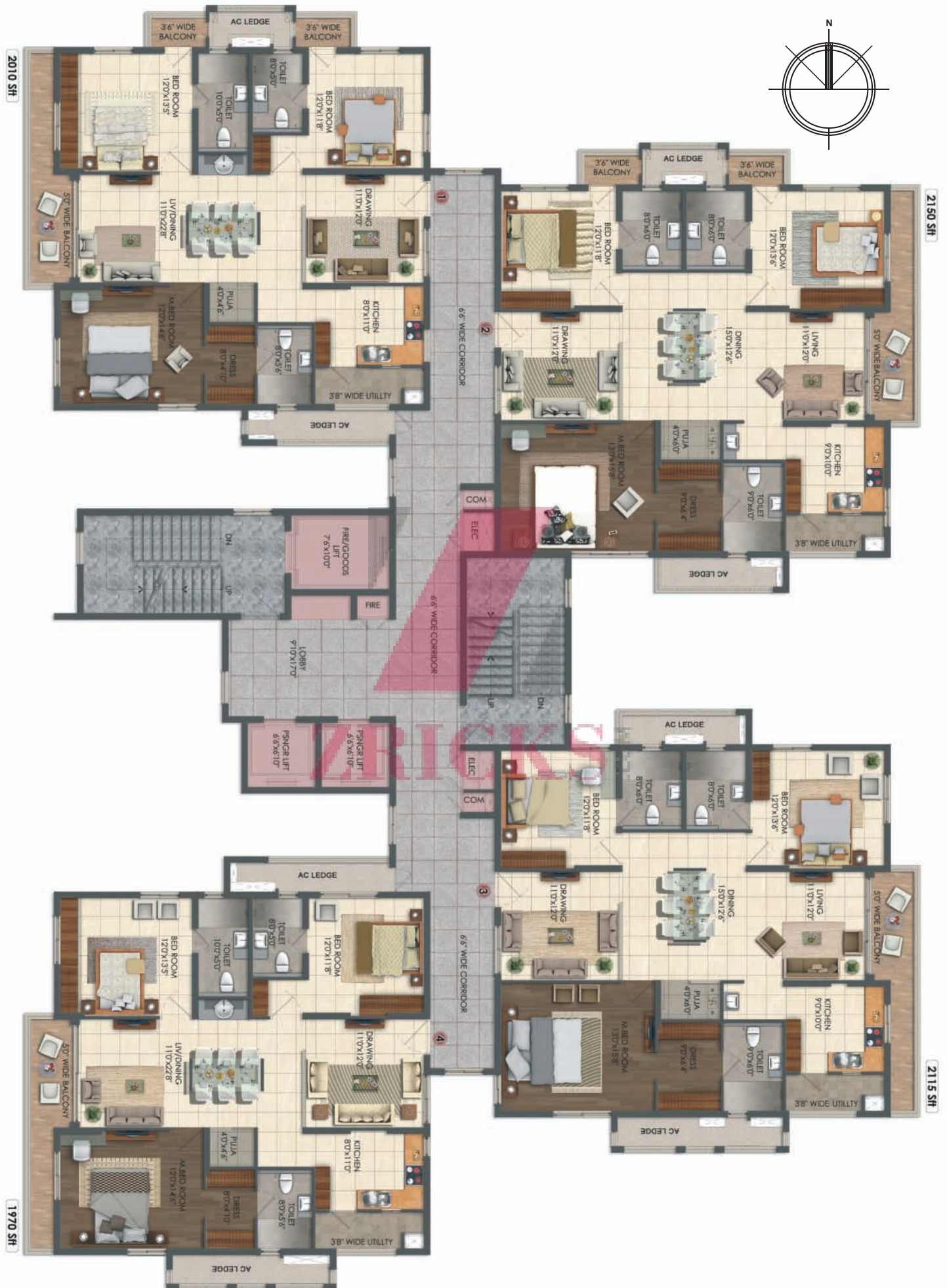
Space available in a range of plans starting from 1920 Sft, 1960 Sft, 2060 Sft & 2100 Sft. Ideal for a family of four.



BLOCK (B-I) TYPICAL FLOOR PLAN (G.F, 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 10th, 12th, 14th, 16th, 19th FLOORS)

Aparna Sarovar GRANDÉ REGULAR TOWER

Space available in a range of plans starting from 1970 Sft, 2010 Sft, 2115 Sft and 2150 Sft. Ideal for a family of four.



BLOCK(B-1) TYPICAL FLOOR PLAN (7th, 9th, 11th, 13th, 15th, 17th, 18th FLOORS)

BIG TIME SPECS FOR GREEN LIVING

DESCRIPTION Aparna Sarovar GRANDÉ (Regular Tower)

R.C.C. FRAMED STRUCTURE	R.C.C. framed structure to withstand Wind & Seismic Loads.
SUPER STRUCTURE	8" thick solid block work for external walls & 4" thick solid block work for internal walls.
PLASTERING	
a. INTERNAL	1 coat of plastering in CM 1:6 for Walls & Ceiling.
b. EXTERNAL	2 coats of plastering in CM 1:6 for External walls.
DOORS	
a. MAIN DOOR	Teak Wood frame & HDF Skin Moulded Paneled Door with melamine polishing & designer hardware of the best brand.
b. INTERNAL DOORS	Teak Wood frame & HDF Skin Moulded Paneled Door with Paint Finish & designer hardware of the best brand.
c. FRENCH DOORS, IF ANY	uPVC door frames with tinted float glass paneled shutters & designer hardware of the best brand.
WINDOWS	uPVC Window system with tinted Float Glass with suitable finishes as per design, with provision for mosquito mesh track. (Mesh & fixing has to be at the cost of client only)
GRILLS	Aesthetically designed, Mild Steel (M.S) Grills with Enamel paint finish.
PAINTING	
a. EXTERNAL	Textured finish & Two coats of Exterior Emulsion paint of the best brand.
b. INTERNAL	Smooth putty finish with Two Coats of premium Acrylic emulsion paint of the best brand over a coat of primer.
FLOORING	
a. LIVING, DINING	800 x 800 mm size double charged Vitrified Tiles of the best brand.
b. MASTER BEDROOM	Wooden flooring.
c. OTHER BEDROOMS & KITCHEN	600 x 600 mm size double charged Vitrified Tiles.
d. BATHROOMS	Acid Resistant, Anti-skid Ceramic Tiles of the best brand.
e. CORRIDORS	Double charged Vitrified Tiles of the best brand.
f. MASTER BEDROOM BALCONY	Rustic Ceramic Tile of the best brand.
g. LIVING BALCONIES	Rustic Ceramic Tile of the best brand.
h. STAIRCASE	Tandoor Stone.
TILE CLADDING	
a. DADOING IN KITCHEN	Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of the best brand. (At an extra cost)
b. BATHROOMS	Glazed Ceramic Tile dado of the best brand up to 7'-0" height.
c. UTILITIES	1. Rustic Ceramic Tile of the best brand. 2. Tiles Dado upto 3' Height.
KITCHEN	1. Granite Platform with Stainless Steel Sink. (At an extra cost) 2. Separate municipal water tap. (Manjeera or any other water provided by GHMC along with Bore well water) 3. Provision for fixing of water purifier, exhaust fan & chimney.
UTILITIES / WASH	Provision for Washing Machine & Wet Area for Washing Utensils etc.
BATHROOMS	1. Vanity type wash basin / Counter Top. 2. EWC with flush tank of the best brand. 3. Single lever fixtures with wall mixer cum shower. 4. Provision for Geysers in all Bathrooms. 5. All C.P. Fittings are Chrome Plated of the best brand.
ELECTRICAL	1. Concealed Copper Wiring of the best brand. 2. Power outlets for Air Conditioners in all rooms. 3. Power outlets for Geysers in all bathrooms. 4. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine in Utility Area. 5. Three phase supply for each unit & individual Meter Boards. 6. Miniature Circuit Breakers (MCB) for each distribution boards of the best brand. 7. Swiches of the best brand.
TELECOM	1. Telephone points in Living, Dining Areas, Master Bedroom & Children Bedroom. 2. Intercom facility to all the units connecting Security.

CABLE TV	Provision for Cable Connection in Master Bedroom & Living Room.
INTERNET	1 Internet provision in each Apartment.
LIFTS	1. Two High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make with Vitrified cladding. 2. One Service lift with V3F for energy efficiency for each tower, entrance with vitrified tile cladding.
WTP & STP	1. Fully Treated Water made available through an exclusive water softening & purification plant with water meters for each unit. 2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose.
CAR WASH FACILITY	Car Wash facility will be provided (charges for car wash facility would be extra).
GENERATOR	100% D.G Set backup with Acoustic enclosure & A.M.F.
CAR PARKING	Each Apartment will have 2 Car parks & parking will be in 2 Levels.
FACILITIES FOR PHYSICALLY CHALLENGED	Access ramps at all entrances shall be provided for Physically Challenged.
SECURITY / BMS	1. Sophisticated round-the-clock security system. 2. The complete building shall be provided Building Management System with all facilities. 3. Panic button & intercom will be provided in the lifts connected to the security room. 4. Solar power fencing around the compound. 5. Surveillance cameras at the main security & entrance of each block.
CLUB HOUSE & AMENITIES	1. Well designed clubhouse with facilities like Tennis Court, Basketball Court, Table Tennis, GYM, Library, Crèche, Open Party Area, Roof Top Swimming Pool, Indoor Games, Two Indoor Shuttle Courts, Restaurant, SPA, Guest Rooms, Yoga/Meditation, Home Theater, Aerobics, Shallow pool, Grocery/Pharmacy, Multi Purpose Hall, Association Room. 2. Swimming pool with changing rooms.
PARKING MANAGEMENT	Entire parking is well designed to suit the number of car parks. Parking signages & equipment will be provided at required places to ease driving.
FIRE & SAFETY	1. Fire hydrant & Fire sprinkler system in all floors & basements. 2. Fire Alarm & Public Address system in all floors & parking areas (basements). Control panel will be kept at main security.
LPG	Supply of gas from centralised Gas banks to all individual Apartments with Pre-paid gas meters.

Along with all the specifications mentioned in the regular block additional features for Premium Tower only

DESCRIPTION	Aparna Sarovar GRANDÉ (Premium Tower)
DOORS MAIN DOOR & INTERNAL DOORS	Manufactured Teak Veneered, Door Frame & Shutters with reputed hardware fittings finished with Melamine Finish.
FLOORING a. LIVING & DINING b. MASTER BEDROOM c. OTHER BEDROOMS & KITCHEN d. LIVING BALCONIES	800 x 1200 mm size Double charged Vitrified Tiles of the best brand. Wooden flooring for Master Bedroom. 800 X 1200 mm size Double charged Vitrified Tiles for other Bedrooms & Kirchen. Rustic Vitrified Tile of the best brand.
TILE CLADDING UTILITIES	Rustic Vitrified Tile of the best brand. (Including servant quarters)
KITCHEN	Provision for Geyser for hot water near the sink.
UTILITIES / WASH	Provision for Dish Washer & Washing Machine in the Utility Area.
ELECTRICAL	1. Power plug for Dish Washer in Utility Area. 2. Elegant designer Modular Electrical Switches.
TELECOM	Telephone points in all Bedrooms, Living room, Family room & Kirchen with provision of installing own mini EPABX.
CABLE TV	Provision for Cable Connection in all Bedrooms & Living Room.
CAR PARKING	Each Apartment will have 4 Car Parks & Parking will be in 2 Levels.
SECURITY / BMS	Video Door Phone for each Apartment connected to security for screening of visitors.
CENTRALISED AIR CONDITIONING	Centralised VRV system will be provided for all rooms as per the requirement; of approved and reputed make along with a designer false ceiling.
FIRE & SAFETY	Helipad on the Terrace in emergency.

NO CUSTOMISATION. NO CHANGE IN SPECIFICATIONS



Living Room - Model Apartment

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LIVING spaces

The living room area is characterized by an open plan design giving it an airy and light feeling. The basic idea is to ensure the Indian tradition that communication and being together should prevail in communal spaces.

The vast space can be divided between the dining and living area by a screen if that is what you prefer. Large French windows open out to a balcony and offer an uninterrupted view of the surroundings and the landscapes beyond.



Living Room - Model Apartment

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Living Room - Model Apartment



Bedroom - Model Apartment

BEDROOM spaces

The most private space in a home, the bedrooms get special attention to details.

The focus in the master bedroom as always, is the space for an enormous bed. Enclaves for wardrobes. The room will be minimal in design and will help center its attention on the colours you will use for bedspreads and cushions, the lounging chairs upholstery, the curtains. In any case, the bed will be the main protagonist in the room.

Fine linens, GROHE bath products, fluffy bathrobes and slippers will add the final touches to bring an element of elegance and grace.



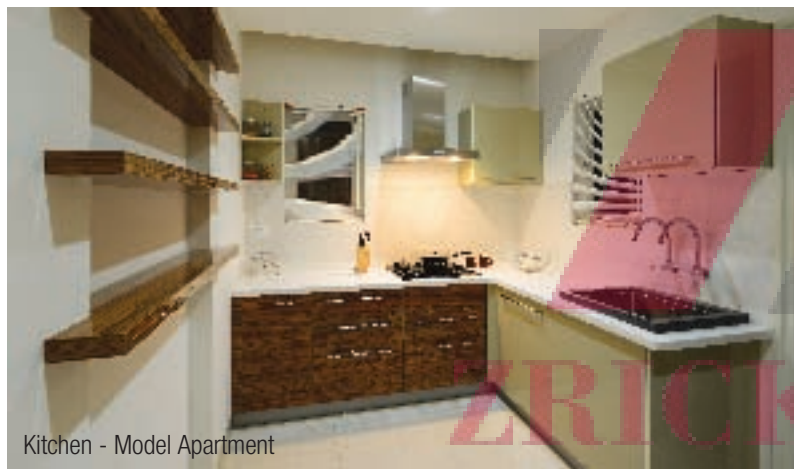
Bedroom - Model Apartment



Bedroom - Model Apartment



Kitchen - Model Apartment



Kitchen - Model Apartment

KITCHEN spaces

Contrast, Variety, Livability: The kitchen is designed around the central working area lined by shelves and spaces to put things away and yet within reach.

The vitrified floors contrast with the dominant white throughout the rest of the kitchen. A variety of countertop materials granite and stainless steel adds interest without being out of place.

The kitchen encompasses both elegance and livability. While there is plenty of light flowing in through the windows, there's overhead lighting, and nooks behind the stove are a handy spaces for small items.



Dining -
Model Apartment

DINING spaces

A dining area will seem pretty straightforward at first: a few chairs and a table ... what else do you need? In reality, and if you want to create something stylish and practical, there are a lot of factors to consider:

How often will it be used? Will it be casual, or mainly for entertaining? Do you need to include furniture other than the dining table and chairs?

What we have for you at Aparna Sarovar GRANDÉ is a dining space that leaves you enough room to create an area that can be a gorgeous combination of practicality and style.

After considering space, function and light, you will be ready to implement a look that is welcoming to guests, but also stays true to the style of the rest of the apartment.

Have light or dark walls, bold furniture, and glamorous accessories -- all blending together beautifully in a room that can be delightfully dignified.

Giving your guests full use of the elegant atmosphere in feeling virtually outside without having to leave the apartment.



Dining - Model Apartment



Bathroom - Model Apartment

BATHING spaces

The trends in bathroom interiors are changing and leading towards new and innovative looks, with everything becoming more customized to your needs, sinks that double as pieces of art, and floors that are a pleasure to walk on.

So why not make your bathroom a place to enjoy grooming instead of them becoming mere chores? At Aparna Sarova GRANDÉ we achieve this with some smart, innovative touches.

The aim is to capture your identity so that it can provide you with more satisfaction and have an enjoyable bathroom experience every day.

Aparna Sarovar Grandé @ Nallagandla



Aparna Sarovar GRANDÉ@Nallagandla is an IGBC Pre-certified PLATINUM rated project.

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*Conditions Apply.

Project Financed by & Mortgaged to
HDFC HOME LOANS
WITH YOU, RIGHT THROUGH



APARNA
Lead the future

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