



ONE CITY, ONE LIFE.



SPECIFICATIONS

STRUCTURE

• RCC shear walls-framed structure, resistant to wind and earthquake (Zone-2).

ENTRANCE LOBBIES

- Elegant and Double Heighted Entrance Lobby.
- Granite flooring and Lobby wall cladding with Granite/Vitrified tiles as per the design.

WALL FINISHES

Internal walls/ceiling

• Internal walls and ceiling painted with Asian Paints acrylic emulsion or equivalent over smooth (Lappam) finished surfaces.

External walls

- Weatherproof Cement/Textured paint of Asian Paints or Equivalent.
- Enamel Paint of Asian Paints or Equivalent on all M.S.Railings.

KITCHEN

- Granite work top with S.S.Sink of Superior Quality.
- Ceramic tiles of Superior Quality above the kitchen platform 600mm high dadoing.
- 5 power points in kitchen with multi-pin 6/16A sockets.
- Provision for Washing Machine in Utility area.

FLOORING

- Vitrified floor tiles of Superior Quality in drawing, living, dining, bedrooms, kitchen areas, common areas and ciency. corridors.
- Anti-skid Ceramic floor tiles of Superior Quality in bathrooms and in kitchen utility areas.

MAIN DOOR

- Main doors with wooden door frame and polished flush shutters of Superior Quality.
- S.S.Hardware of Superior Quality.

Internal Doors

- Wooden door frame and membranes pressed or flush shutters of Superior Quality with paint finish.
- UPVC framed glazed sliding/openable French door for apartments. balconies with Toughened glass.

Windows

• UPVC framed glazed sliding/openable shutters with Toughened glass.

ELECTRICAL

- PVC Insulated Copper Wires of Superior Quality with Modular Switches of Legrand or equivalent, with Sufficient Power Outlets and Light Points.
- DBs with MCB and ELCB of Superior Quality in each apartment for safety.
- Lightning arrester for the tower & aviation lamp.
- Provision for installation of Spilt ACs in the living room and all bedrooms.
- Provision for Geyser in all bathrooms.

TELEPHONE/DATA CONNECTIONS

- TV outlets in master bedroom and living/drawing area. Telephone Point in living/drawing room.
- Wi-Fi facility by reputed Service Providers like ACT/Airtel etc., on subscription basis.

• Direct to Home (DTH) provision for TV by reputed Service Providers like TATA Sky/Airtel etc., on subscription basis.

SANITARY FITTINGS

- Ceramic ware of ROCA or equivalent.
- CP fittings of GROHE or equivalent in all bedrooms.
- False ceiling with grid panels in all bathrooms.

ELEVATORS

 High Speed Automatic Passenger Lifts of Schindler or Equivalent with rescue device and V3F for energy effi-

- One High Speed Automatic Service lift of Schindler or Equivalent with rescue device and V3F for energy efficiency.
- Lift Lobby area with Granite/Vitrified tile cladding.

FIRE SAFETY

- Fire Water Tank and Fire Pumps located at Basement and Terrace level.
- Fire Detection; Alarm System and Public Address System.
- Automatic Sprinkler System at basement, lobby and water levels.
- Portable Fire Extinguishers in the common areas.

BACK-UP FOR POWER

- 100% generator power back-up with acoustic enclosure and AMF for apartments, lifts, pumps and lighting in common areas.
- Common area lighting supported by inverter for uninterrupted power supply.

WATER METERS

• Water Meters are provided in each apartment.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant of adequate capacity will be provided.
- Treated Sewage Water will be used for Landscaping / Gardening and WC flushing.

SECURITY AND BUILDING MANAGEMENT SYSTEM (BMS)

- Round-the-clock security and Surveillance Systems with surveillance cameras at the main security; entrance of each block and at strategic locations.
- Panic button and intercom is provided in the elevators, which is connected to the security room.
- Centralised billing for water and electricity consumption under BMS.

PARKING MANAGEMENT

• Parking is optimally designed to suit the ease of parking. Parking signages and equipment are positioned at strategic places to provide ease of maneuvering and parking.

TERRACES

• All terraces finished with waterproofing & weather protection as per design.

LANDSCAPING

• Beautifully landscaped gardens with eco-friendly planters as per design.

CONVENIENCES FOR THE ELDERLY

 Access ramps at all Main Entrances shall be provided for the differently abled and senior residents.

GREEN INITIATIVES

• Rainwater Harvesting provided for recharging ground





LEGEND

- 1 SWIMMING POOL 2 KIDS POOL
- 3 POOL DECK
- 4 VISITORS PARKING
- 5 CHANGING ROOMS
- 6 FEATURE WALL
- 7 YOGA DECKS
- 8 JOGGING TRACK
- 9 CYCLING TRACK
- 10 SENIOR CITIZEN PLAZA
- 11 FRANGIPANI COURT
- 12 HALF BASKET BALL COURT

COMMERCIAL BLOCK

N. S.

- 13 PEOPLE PLAZA
- 14 BANQUET LAWN-1
- 15 BANQUET LAWN-2
- 16 SEATING NOOK
- 17 CHILDREN PLAY AREA
- 18 GAZEBO
- 19 CRICKET PRACTICE NETS
- 20 OUTDOOR READING LAWN
- 21 GRASS MOUND
- 22 TENNIS COURT
- 23 ADVENTURE PLAY AREA
- 24 SEATING PLAZA
- 25 AMPHITHEATER
- 26 GREAT LAWN
- 27 PLAY AREA
- 28 PLAZA
- 29 NORTH EAST ENTRANCE
- 30 WAITING PLAZA
- 31 SOUTH WEST ENTRANCE



TOWER - A

TYPE	SIZE (SFT)
3 BHK	1,735
2 BHK	1,216/1,279
3 BHK	1,592/1,665
3 BHK	1,740
2 BHK	1,366/1,442
3 BHK	1,592/1,672
	3 BHK 2 BHK 3 BHK 3 BHK 2 BHK

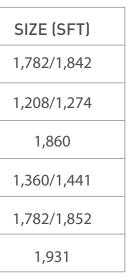
TOWER - B

UNIT	TYPE	
1,2 & 4	3 BHK	
3	2 BHK	
5	3 BHK	
6&8	2 BHK	
7	3 BHK	
9	3 BHK	

TOWER - C

TYPE	SIZE (SFT)
3 BHK	1,735
2 BHK	1,216/1,279
3 BHK	1,592/1,665
3 BHK	1,740
2 BHK	1,366/1,442
3 BHK	1,592/1,672
2 BHK	1,426/1,503
	3 BHK 2 BHK 3 BHK 3 BHK 2 BHK 3 BHK







FLOOR PLAN TOWER A



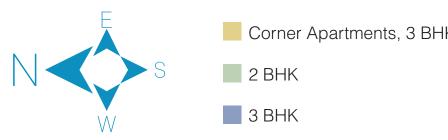


FLOOR PLAN TOWER **B**







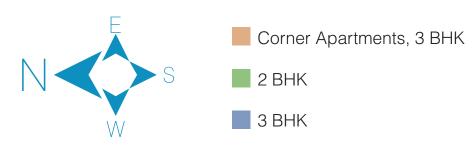




FLOOR PLAN TOWER C











Incor was started with a vision to redefine the norms in the Indian real estate sector. The first project of the group, PBEL City is already a success story in both Hyderabad and Chennai. With the launch of another premium project in Hyderabad, One City, the group is reimagining lifestyles again.



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Partnering with the best for One City



EDIFICE

Design Consultant

Construction by

Landscape Consultant



Member

Semac

FHD



ARCHITECTURE

Architect

