

**ONECITY**  
thoughtfully designed

ONE CITY,  
ONE LIFE.



A PROJECT BY  
**incor**

# 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 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 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 efficiency.
- 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 apartments.
- 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 water levels.



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# 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
- 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

| UNIT   | TYPE  | SIZE (SFT)  |
|--------|-------|-------------|
| 1 & 5  | 3 BHK | 1,735       |
| 2 & 4  | 2 BHK | 1,216/1,279 |
| 3      | 3 BHK | 1,592/1,665 |
| 6 & 10 | 3 BHK | 1,740       |
| 7 & 9  | 2 BHK | 1,366/1,442 |
| 8      | 3 BHK | 1,592/1,672 |

## TOWER - B

| UNIT    | TYPE  | SIZE (SFT)  |
|---------|-------|-------------|
| 1,2 & 4 | 3 BHK | 1,782/1,842 |
| 3       | 2 BHK | 1,208/1,274 |
| 5       | 3 BHK | 1,860       |
| 6 & 8   | 2 BHK | 1,360/1,441 |
| 7       | 3 BHK | 1,782/1,852 |
| 9       | 3 BHK | 1,931       |

## TOWER - C

| UNIT   | TYPE  | SIZE (SFT)  |
|--------|-------|-------------|
| 1 & 5  | 3 BHK | 1,735       |
| 2 & 4  | 2 BHK | 1,216/1,279 |
| 3      | 3 BHK | 1,592/1,665 |
| 6 & 10 | 3 BHK | 1,740       |
| 7      | 2 BHK | 1,366/1,442 |
| 8      | 3 BHK | 1,592/1,672 |
| 9      | 2 BHK | 1,426/1,503 |

Unit 1 - 3 BHK  
1,735 SFT

Unit 2 - 2 BHK  
1,216/1,279 SFT

Unit 3 - 3 BHK  
1,592/1,665 SFT

Unit 4 - 2 BHK  
1,216/1,279 SFT

Unit 5 - 3 BHK  
1,735 SFT



Unit 10 - 3 BHK  
1,740 SFT

Unit 9 - 2 BHK  
1,366/1,442 SFT

Unit 8 - 3 BHK  
1,592/1,672 SFT

Unit 7 - 2 BHK  
1,366/1,442 SFT

Unit 6 - 3 BHK  
1,740 SFT



- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK

Unit 1- 3 BHK  
1,782/1,842 SFT

Unit 2 - 3 BHK  
1,782/1,842 SFT

Unit 3 - 2 BHK  
1,208/1,274 SFT

Unit 4 - 3 BHK  
1,782/1,842 SFT



Unit 9 - 3 BHK  
1,931 SFT

Unit 8 - 2 BHK  
1,360/1,441 SFT

Unit 7 - 3 BHK  
1,782/1,852 SFT

Unit 6 - 2 BHK  
1,360/1,441 SFT

Unit 5 - 3 BHK  
1,860 SFT



- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK

Unit 1 - 3 BHK  
1,735 SFT

Unit 2 - 2 BHK  
1,216/1,279 SFT

Unit 3 - 3 BHK  
1,592/1,665 SFT

Unit 4 - 2 BHK  
1,216/1,279 SFT

Unit 5 - 3 BHK  
1,735 SFT



Unit 10 - 3 BHK  
1,740 SFT

Unit 9 - 2 BHK  
1,426/1,503 SFT

Unit 8 - 3 BHK  
1,592/1,672 SFT

Unit 7 - 2 BHK  
1,366/1,442 SFT

Unit 6 - 3 BHK  
1,740 SFT



- Corner Apartments, 3 BHK
- 2 BHK
- 3 BHK



## HYDERABAD

Actual Photograph  
(PBEL City, near TSPA Junction, Hyderabad)



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.



**Incor CentralPark Properties Pvt. Ltd.**  
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### Partnering with the best for One City

Construction by Architect



Design Consultant



Landscape Consultant



Member

