

NCL 
Sindhu
On Kompally Road, NH - 7

Proud to own





NCL HOMES LTD. is a part of three decades old, Rs.1000 Crore NCL Group, one of the prominent groups in India, manufacturing popular Nagarjuna cement and other innovative building materials like Bison Panel, Prefab, Seccolor Windows & Glazings, Alltek putties, NCL Paints, Wintech UPVC Windows and Doors. The Group is always associated with quality and environmental friendly products.

NCL HOMES LTD. is mainly in the business of constructing residential apartments. Since its inception in 1998, it has constructed several apartments in the serene locations of Hyderabad with activities expanding to Hosur, Tamilnadu.

NCL HOMES LTD. believes in building comfortable homes that are in harmony with the environment and in tune with the aspirations of the customers.

NCL HOMES' projects have been successful in spreading happiness in the lives of thousands of individuals who reside in these fine spaces and thus say "NCL Homes - Sign of Happy living".

Rich homes... within your reach

NCL Sindhu is a residential complex designed for your ultimate pleasure. Here, in this tranquil ambience, just about 8 kms. (15 mins. drive) from Paradise Circle, you can enjoy the luxury of high-end amenities that adorn this exclusive enclave where lavish homes and landscaped gardens create an ideal setting. Enjoy the best of nature's abundance along with a host of ultra modern features and facilities :-

GHMC Approved

Seismic resistant

Vaastu Compliant

Car parking in two levels

High speed automatic lifts

Separate service lift for goods

Manjeera Drinking Water

Water softening plant

Sewerage treatment plant

Reticulated gas supply

Sophisticated Fire fighting system

Round- the- Clock security system

Power back up

Clubhouse

Swimming pool

Jogging Track

Landscaping

Water cascades

"Price and Privilege within your reach"

Welcome to mesmerising hi-life

NCL Sindhu is a nine storied apartment complex in six blocks. Just 1 km. from Suchitra junction on Kompally Road. A stylishly designed gated community with unparalleled sophistication and ultra-modern amenities and features.

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Project features

8 Kms. [15 Mins. Drive] from Paradise Circle on Kompally Road, just off the National Highway.

First-of-its-kind project in this part of the city, built on 5.5 acres of lush green and serene stretch of land

Designed by the leading architectural firm of Hyderabad – Genesis Planners

414 apartments of 2 B/R [1235 to 1330 Sft.] and 3 B/R [1615 to 1835 Sft.] spread over six blocks of nine floors each

The Clubhouse is loaded with so many entertainment options difficult to choose from. And no one complains as there is fun for the entire family. At NCL Sindhu, with numerous classy features and amenities you always feel like a member of an elite club.



NCL Club features

| | | | |
|----------------|--------------------------|---------------------|---------------------------|
| Gym | Yoga | Pool table | Shallow water body |
| Spa | Library | Table tennis | Guest Rooms |
| Jacuzzi | Home Theatre | Caroms | Supermarket |
| Steam | Conference Room | Chess | Clinic |
| Massage | Multipurpose Hall | Aerobics | Laundry |



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How lavish can leisure get ?



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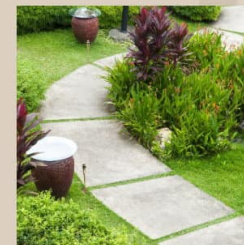
A view of the swimming pool and leisure area

LAYOUT plan



Practical and perfect

Everything here is, where it should be. The layout is designed so that every home gets abundant ventilation, free flow of air and has easy access to amenities provided on the premises.



Typical floor plan Block - E



Key Plan Block-E



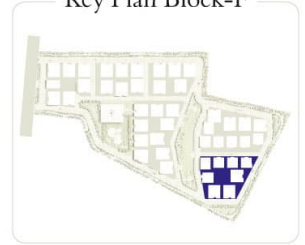
Area Statement of Block - E

| Flat No: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-------------|------|------|------|------|------|------|------|------|------|------|
| Area in Sft | 1750 | 1805 | 1805 | 1760 | 1330 | 1275 | 1275 | 1275 | 1275 | 1275 |



Typical floor plan
Block - F

Key Plan Block-F



Area Statement of Block - F

| | | | | | | | | |
|-------------|------|------|------|------|------|------|------|------|
| Flat No: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Area in Sft | 1305 | 1235 | 1235 | 1330 | 1295 | 1760 | 1760 | 1745 |

All you need, already there

Kompally is now such a location that is beckoning best of colleges, schools, hotels, resorts, industries and farms. Proximity to prominent places, IT hub, and easy accessibility to the city is what makes NCL Sindhu what it is – an exceptional home you have always yearned for.



Live picture of Medchal Highway - 1 km from Suchitra Junction



Proximity Details

| | | | | | |
|------------------------|-----------|-------------------------------|-----------|------------------------------|-----------|
| Sherwood Public School | - 0.3 kms | SBI, HDFC, Andhra Bank | - 0.5 kms | Narayana Hrudayalaya | - 7.0 kms |
| St. Ann's High School | - 0.3 kms | Cine Planet, Runway 9 | - 1.0 kms | Paradise Circle | - 8.0 kms |
| Konark Hospitals | - 0.3 kms | Dhola-ri-dhani, Kompally | - 2.0 kms | Yashoda Hospitals | - 10 kms |
| Balaji Hospitals | - 0.5 kms | Loyola College, Atwal | - 3.0 kms | Secunderabad Railway Station | - 11 kms |
| Harsha Hospitals | - 0.5 kms | Engineering colleges | - 6.0 kms | JNTU, Kukatpally | - 12 kms |
| IDBI, ICICI, IOB Bank | - 0.3 kms | Usha Mullapudi Cardiac Centre | - 7.0 kms | Hitec City | - 15 kms |



Specifications

| | |
|---|--|
| Structure | : RCC framed structure to sustain wind and seismic loads. |
| Superstructure | : Standard brick work - 4" for internal walls and 9" for external walls. |
| Plastering | : Two coats of plastering and NCL Alltek lappam finish. |
| Doors and windows | |
| Main Door | : Teak wood frame with polished designer door shutter. SS/Matt Finish Hardware of reputed make |
| Internal Doors | : Teak wood frames with hot pressed laminated doors with SS / Matt finish Hardware. |
| French Door | : NCL Wintech UPVC with plain glass. |
| Windows | : NCL Wintech UPVC with plain glass. |
| Painting | |
| External | : Texture Paints |
| Internal | : NCL Alltek with roller finished acrylic emulsion paint. |
| Flooring | : 2'x2' vitrified tiles of standard make in Living/Dining/Kitchen and Bedrooms. Bathroom tiles - Acid resistant anti-skid ceramic tiles. |
| Bathrooms | : Door height dado with Glazed ceramic tiles of reputed companies. |
| Kitchen | : Granite platform with stainless steel sink with both municipal and bore water connections. Provision for installing Aqua Guard. Glazed ceramic tiles dado up to 2' height above the kitchen platform. |
| Utilities/Wash | : Provision for washing machine. Wet area for washing utensils with Glazed tiles dado up to 3' height. |
| Toilets | : Wall mounted EWC with integrated flush tank (cascade model), wash basin, wall mixer with shower. Provision for Geysers in all Toilets. All C.P Fittings of Jaquar or equivalent make. |
| Electrical | : Multi-strand concealed copper wiring of reputed brand. Power outlets for Air conditioners in all bedrooms/drawing/living/dining. Power outlets for Geysers in all bathrooms. Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder in kitchen. Power plugs for T.V. & Audio systems etc. Three phase supply for each unit and individual meter boards. Miniature Circuit Breakers (MCB) for each distribution board of Legrand or equivalent make. Switches of Anchor or equivalent make. |
| Generator | : D.G. set backup with Acoustic enclosure & A.M.F. for common areas and 6 points in each flat. |
| Air-conditioning | : Provision for split A/C for drawing, living, dining, bedrooms at extra cost. |
| Telecom | : Telephone points in Master Bedroom and Living area, Intercom connectivity between flats and security. |
| Cable TV | : Provision for cable connection in all Bedrooms & Living area. |
| Internet | : One Internet provision for each flat with cat 6 cabling. |
| Lifts | : High speed automatic passenger / goods lifts with rescue device, V3F for energy efficiency. |
| Water supply & sewerage | : Provision for Municipal water. Water softening plant and sewerage treatment plant are also proposed. |
| Fire safety facility | : Full-fledged fire Hydrant system as per norms of local Authorities and NFPA (National Fire Protection Authority). Addressable Fire alarm System with detectors as per norms. Portable Fire Extinguishers at strategic locations. Emergency stair exits as per norms. |
| Security surveillance & facility | : Adequate security measures undertaken through CCTV monitoring of entry and exit points and intercom facility from guard room to each flat is provided. |



Promoters



NCL HOMES LTD,

Regd. office: 5th Floor, NCL GANGA PLAZA,
Above IDBI Bank, Pet Basheerabad, Kompally Road, Secunderabad – 67.
Tel: 040-27945153, Cell No. 9393667351, Fax: 040-27945181
E-mail: marketing@nclhomes.com, www.nclhomes.in

Architects



PLANNERS PVT. LTD

Laxmi Towers, Plot No. 559, Road No. 92, Jubilee Hills
Hyderabad, India - 500 033. Ph: +91 40 66977777 Fax : 040 23555549.
E-mail- info@genesisplanners.in, www.genesisplanners.in