

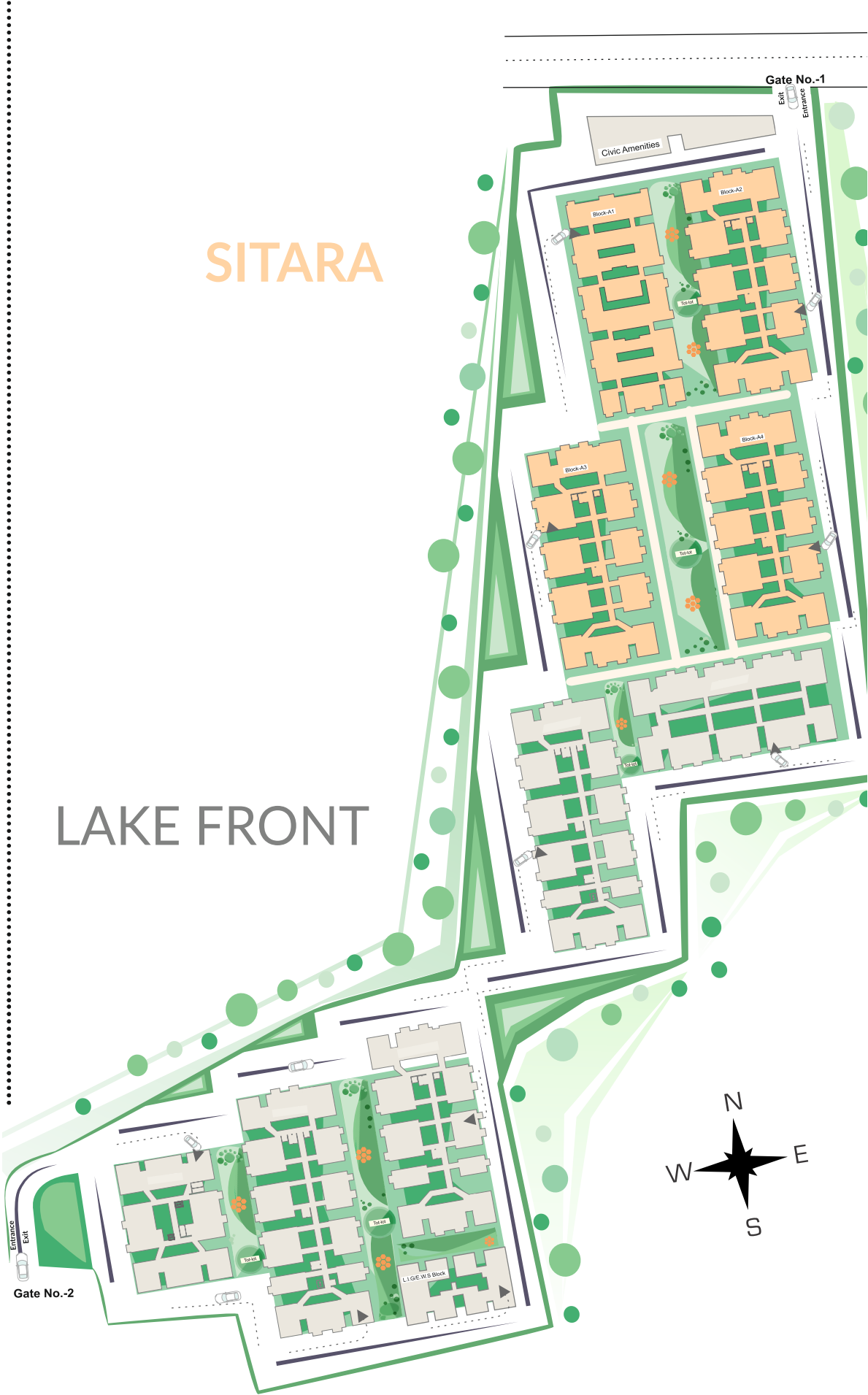


SAINIKPURI  
5.50 ACRES  
70% OPEN SPACE  
4 BUILDINGS  
1 & 2 BHK  
1108 HOMES

SITARA

# SITARA

## SITE LAYOUT



# SPECIFICATIONS .....

## FLOORING

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H/B/K	Ceramic Tiling
Utility/balcony	Ceramic Tiling with PVC spacer and Epoxy Grouting
Toilets	Ceramic Tiling
Flat Inside - Painting	Primer 1 Coat+ Two Coats of OBD
Kitchen Platform	30mm Thick Cuddapah Stone
Plumbing Pipes	CPVC Pipes
Cp & Sanitary Items	CERA+Plastocraft

## DOORS

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Main Door	Non Teak Wood Frame+Both Side Teak(BST) Veneer Shutter
Bed Room Door	Non-Teak Wood Frame+BSC Flush Shutter
Toilet/Utility/Balcony Doors	Non-Teak Wood Frame+BSC Flush Shutter
Hardware	OZONE
Windows	Aluminium Sliding
Electrical	(Fixtures-Anchor)+(Wires-Fincab/Kranti)

## COMMON AREAS

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Flooring In Corridors	Ceramic Tiling
Painting In Corridors	Cement Primer 1Coat +Snowcem 2Coats
External Painting	Cement Primer 1Coat +Snowcem 2Coats
Parking	M25-125MM+VDF

# COMMUNITY.....

- ✓ Raitu Bazar on every Wednesday & exhibitions or product displays by big brands on weekends.
- ✓ School Buses from Indus, Bhavans, DPS, Regal Ford, Cal Public School, etc.
- ✓ Organised community gatherings for all cultural or festive events.
- ✓ Many residents are employees from Hi-Tech City, ECIL & NFC.
- ✓ Children's Play Area is pretty lively in the evenings, from 4pm to 7pm.
- ✓ Senior citizens and Women enjoy morning & evening walks at HUDA park close by.
- ✓ Gym and Indoor games see good participation of adults and children, between 6am to 10am in the morning & 6pm to 9pm in the evening.

# A HOME WHERE EVERYTHING IS WITHIN REACH

GYMNASIUM  
SWIMMING POOL  
CHILDREN'S PARK  
INDOOR GAMES  
OUTDOOR GAMES  
COMMUNITY BANQUET HALL

CABLE TV CONNECTIONS  
INTERNET PROVISIONS

ATM  
CRECHE

AMPLE PARKING SPACE  
24X7 SECURITY

1.5 KM FROM SAINIKPURI MAIN ROAD  
3 KM FROM ECIL  
6 KM FROM TIRUMALAGIRI X ROAD  
8 KM FROM SECUNDERABAD CLUB  
9 KM FROM TARNAKA  
9 KM FROM JUBILEE BUS STATION  
9 KM FROM SEC-BAD RAILWAY STATION  
10 KM FROM PARADISE

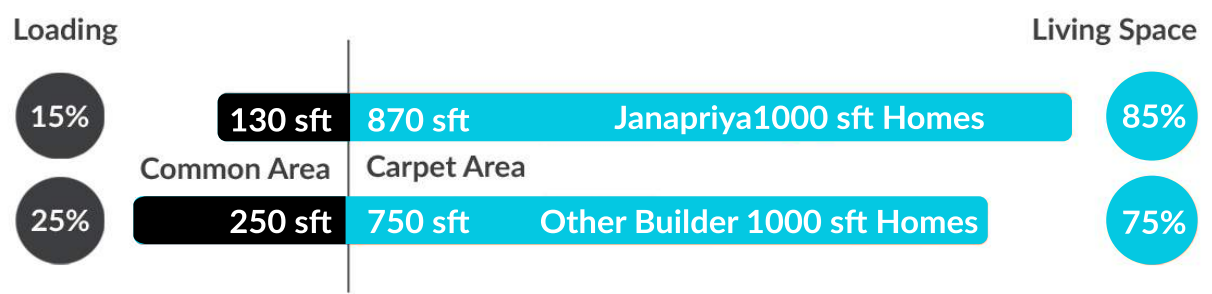




# JANAPRIYA POLICY.....

## Common Areas are proportioned as actuals So you get a bigger house for the same amount

Plinth Area is the total covered area of the apartment including the internal and external walls, while the carpet area means the area of you home where you can lay the carpet; it is the actual living space measured from wall to wall. What a home buyer actually pays for is the Super Built Up Area, which is Plinth Area plus a percent of Common Areas proportioned to every unit. As a rule of thumb, most builders calculate the Super Built Up Area by adding a loading factor of 25% to the Plinth Area. As a policy, Janapriya proportionates the common areas as per the actuals, which makes a difference of almost 10%, so you get a higher carpet area for the same amount.

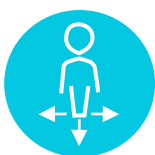


## ..... Attention To Detail ..... To Save Your Money.



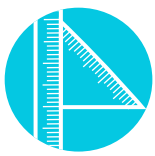
### Light Well

Our consciously widened Light well go all the way through to the ground floor to ensure natural light and ventilation, which reduces the cost of maintenance by 35%.



### Ergonomic

We lay special emphasis planning a utilitarian & ergonomic living space even in the smallest of homes, considering your day-to-day interaction with the essentials at home.



### Common Areas

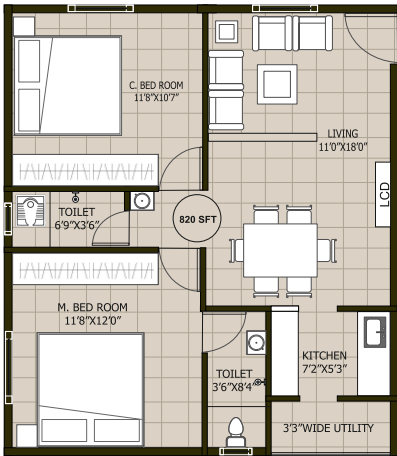
We make sure that the common areas are well planned to minimize any wastage of space or your money.



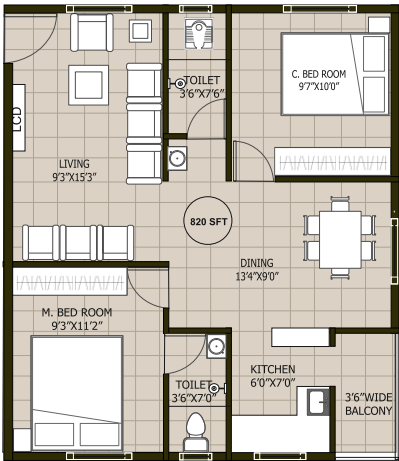
### Space

We make certain that the balconies are sized aptly to maximize the space in your actual living area, where you need it more.

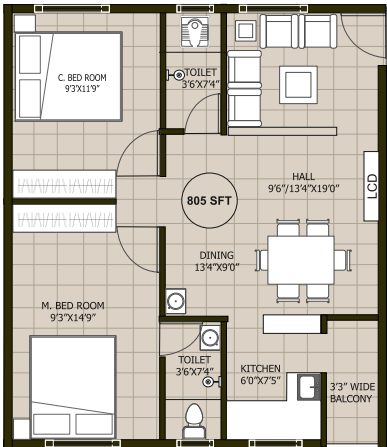
SITARA BLOCK A1 FLOOR PLAN



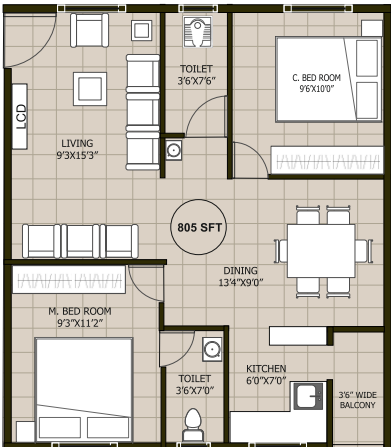
820 sft East Facing Flat



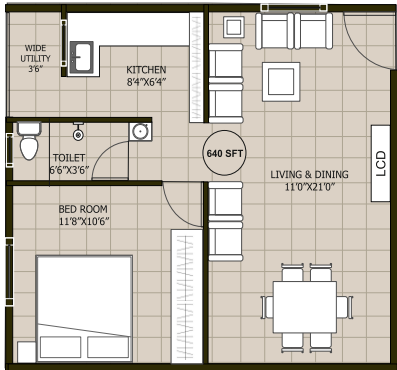
820 sft West Facing Flat



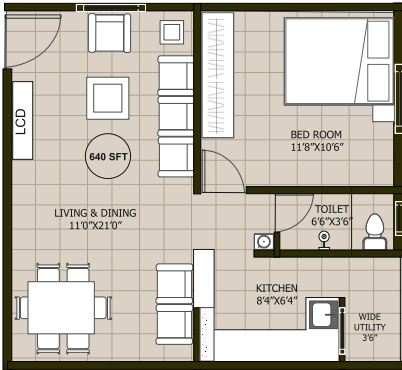
805 sft East Facing Flat



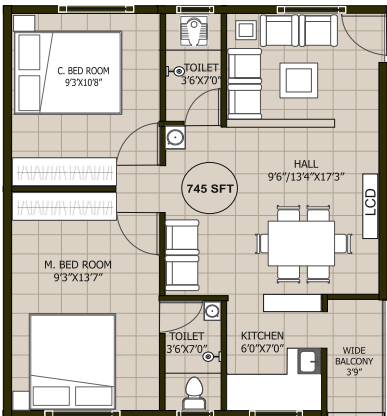
805 sft West Facing Flat



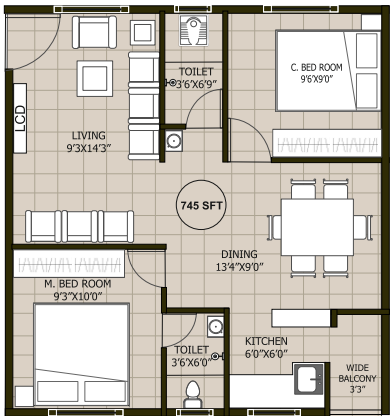
640 sft East Facing Flat



640 sft West Facing Flat

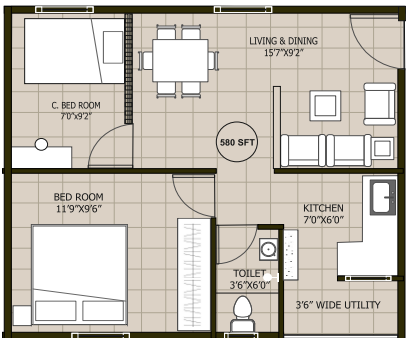


745 sft East Facing Flat

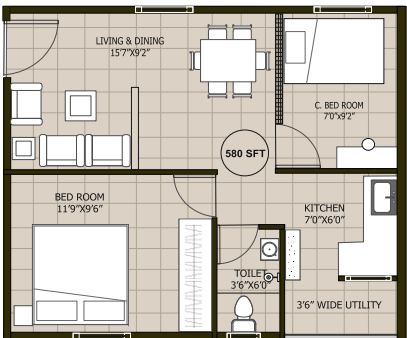


745 sft West Facing Flat

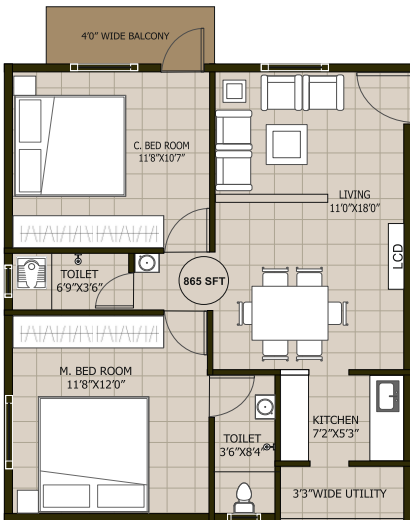
SITARA BLOCK A1 FLOOR PLAN



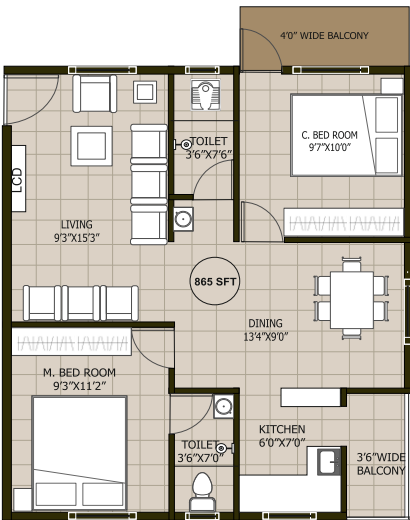
580 sft East Facing Flat



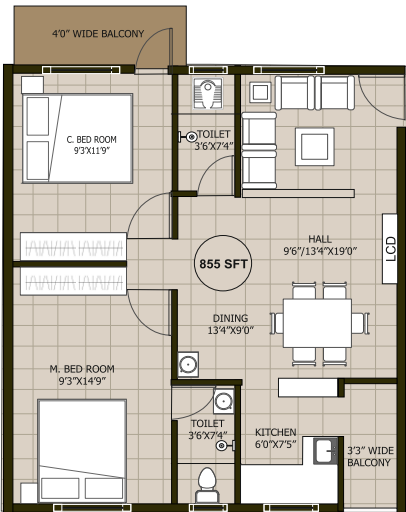
580 sft West Facing Flat



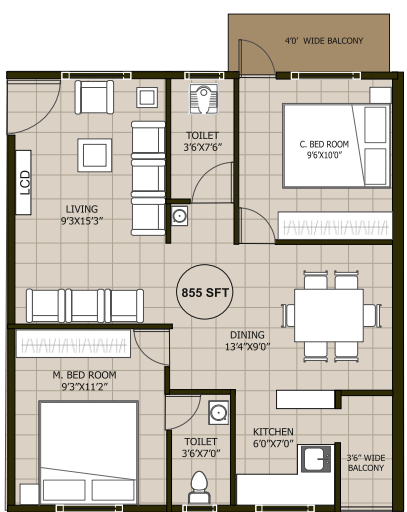
865 sft East Facing Flat



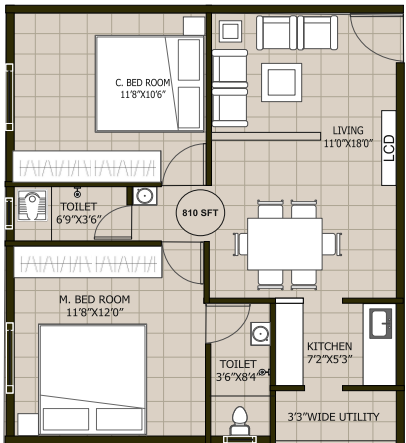
865 sft West Facing Flat



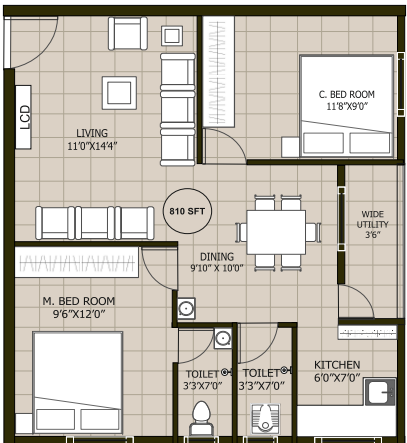
855 sft East Facing Flat



855 sft West Facing Flat



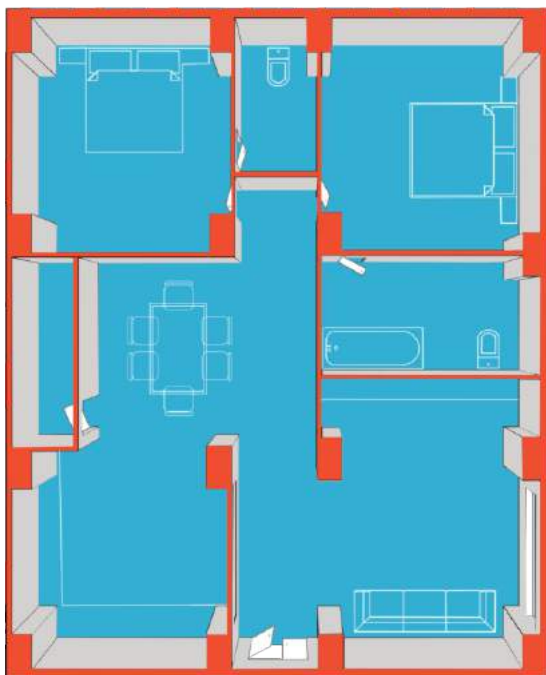
810 sft East Facing Flat



810 sft West Facing Flat

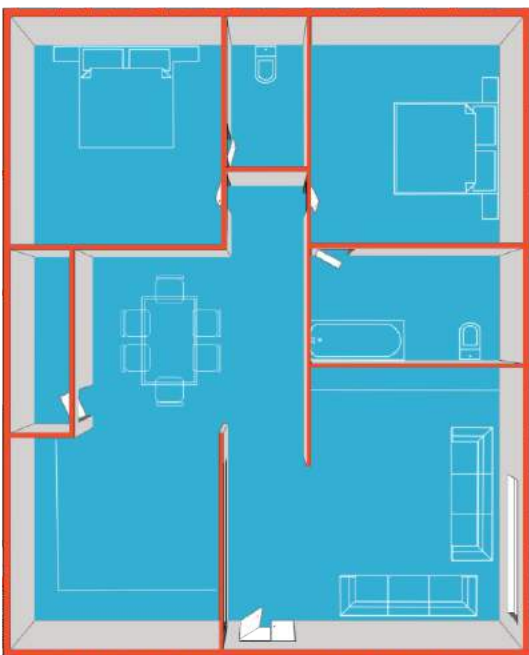
# OUR TECHNOLOGY.....

We build with German Formwork & Precast Technology  
So you get 3% More Carpet Area!



### Conventional Point-Load Structures

The walls occupy 12% of the house  
9" external Brick walls & 6" internal  
Brick walls plus pillars & beams



### Our Uniform-Load Structures

The walls occupy only 9% of the house  
6" external Shear walls & 4" internal  
Shear walls no pillars or beams

## Here's How We Build Without Pillars...

### 1 Reinforced Concrete Shear Walls

The entire structure is built of Reinforced Concrete Shear Wall, which mean every wall is as Strong and Enduring as a Pillar

### 2 Uniform Transfer of Load

The Shear walls act as the pillars and beams of the structure, Thus the load get transferred uniformly from the Slab to the Shear Walls

### 3 Zero Protrusions

Hence, there would be no pillar & beam protrusions which means more space in the room & 3% more carpet area

### 4 3% More Space for Carpet Area

For Every 1000sft Build-Up House You Get 30sft More Carpet Area!

Visit [www.janapriya.com/technology](http://www.janapriya.com/technology) to learn more about out technology



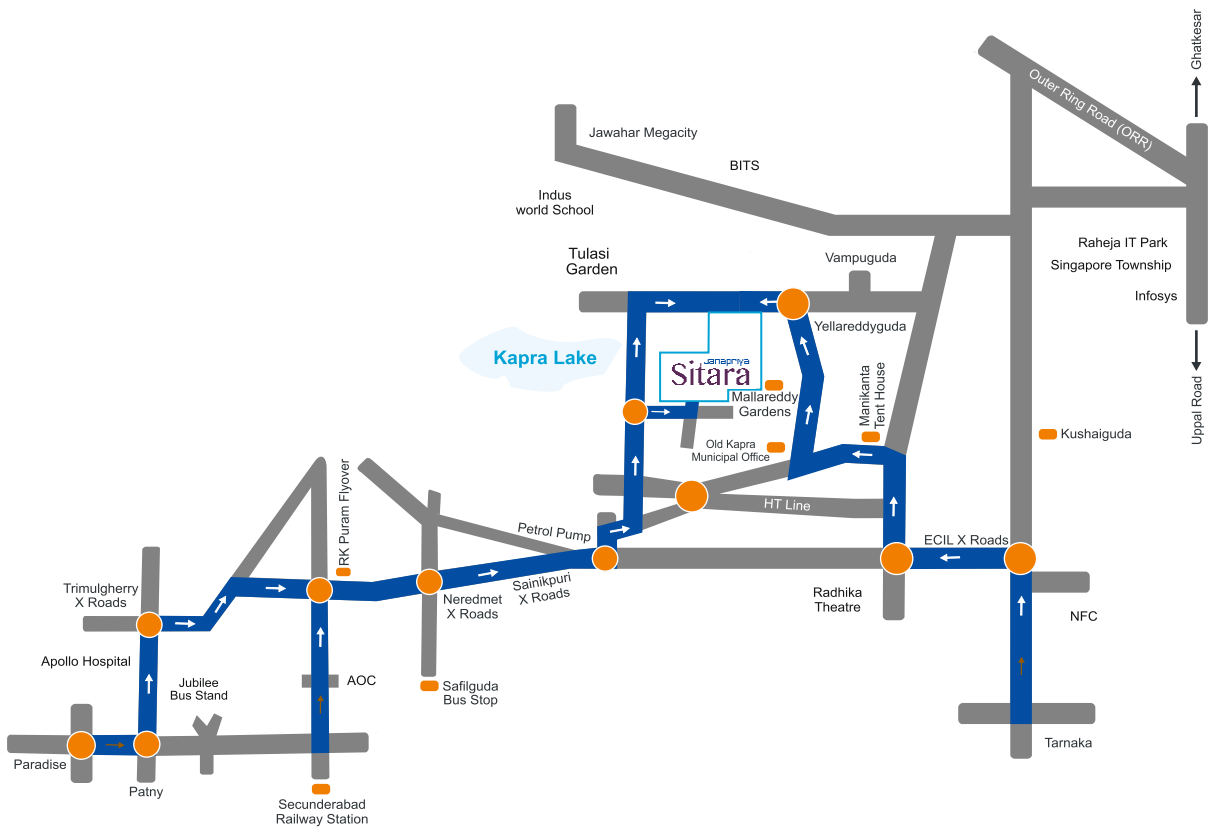


## K. RAVINDER REDDY

Chairman & Managing Director

BUILT OVER 24,000 HOMES  
IN 30 YEARS & VOTED SOUTH INDIA'S  
"MOST PREFERRED BUILDER".

## LOCATION MAP (NOT TO SCALE)



## REACH US

[WWW.JANAPRIYA.COM](http://WWW.JANAPRIYA.COM) | [FACEBOOK.COM/JANAPRIYA](https://FACEBOOK.COM/JANAPRIYA)

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Directions

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