

















Market Place Types & Features

1. Village

- 100-200 units
- 1-2 schools
- 1-2 parks
- 1-2 libraries
- 1-2 community centers
- 1-2 senior centers
- 1-2 day care centers
- 1-2 health centers
- 1-2 fitness centers
- 1-2 pet services

2. Town

- 200-400 units
- 2-3 schools
- 2-3 parks
- 2-3 libraries
- 2-3 community centers
- 2-3 senior centers
- 2-3 day care centers
- 2-3 health centers
- 2-3 fitness centers
- 2-3 pet services

3. Suburb

- 400-800 units
- 3-4 schools
- 3-4 parks
- 3-4 libraries
- 3-4 community centers
- 3-4 senior centers
- 3-4 day care centers
- 3-4 health centers
- 3-4 fitness centers
- 3-4 pet services

4. City

- 800-1600 units
- 4-5 schools
- 4-5 parks
- 4-5 libraries
- 4-5 community centers
- 4-5 senior centers
- 4-5 day care centers
- 4-5 health centers
- 4-5 fitness centers
- 4-5 pet services

Assessments

- Market Assessment
- Demand Assessment
- Supply Assessment
- Location Assessment
- Design Assessment
- Construction Assessment
- Management Assessment
- Financial Assessment
- Environmental Assessment
- Social Assessment
- Cultural Assessment

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Master Plan | Typical Flat Sizes:

A - Block

A1 - 2036 SFT - 2BHK (WEST)
A2 - 1728 SFT - 2BHK (EAST)
A3 - 1373 SFT - 2BHK (EAST)
A4 - 1283 SFT - 2BHK (EAST)
A5 - 1214 SFT - 2BHK (EAST)
A6 - 1852 SFT - 2BHK (EAST)
A7 - 1852 SFT - 2BHK (WEST)
A8 - 1823 SFT - 2BHK (WEST)
A9 - 1871 SFT - 2BHK (WEST)

B - Block

B1 - 1772 SFT - 2BHK (WEST)
B2 - 1762 SFT - 2BHK (EAST)
B3 - 1736 SFT - 2BHK (EAST)
B4 - 1324 SFT - 2BHK (NORTH)
B5 - 1364 SFT - 2BHK (NORTH)
B6 - 1578 SFT - 2BHK (NORTH)
B7 - 1728 SFT - 2BHK (NORTH)

C - Block

C1 - 1387 SFT - 2BHK (WEST)
C2 - 1583 SFT - 2BHK (EAST)
C3 - 1412 SFT - 2BHK (EAST)
C4 - 1287 SFT - 2BHK (WEST)
C5 - 1287 SFT - 2BHK (EAST)
C6 - 1638 SFT - 2BHK (WEST)
C7 - 1641 SFT - 2BHK (WEST)
C8 - 1324 SFT - 2BHK (EAST)

D - Block

D1 - 2134 SFT - 3BHK (EAST)
D2 - 1957 SFT - 3BHK (EAST)
D3 - 2313 SFT - 3BHK (WEST)
D4 - 2313 SFT - 3BHK (WEST)

Amenities

- Gated community with round the clock security
- Club house
- Provision for well equipped gym
- Provision for library
- Provision for banquet hall
- Provision for meditation & yoga hall
- Provision for indoor games
- Provision for grocery store
- Badminton court

- Landscaped garden with adequate children's play area
- Power backup for common area
- Sewerage treatment plant
- Water softener for drinking water
- CCTV cameras along boundary
- Security room
- Solar fencing
- Intercom



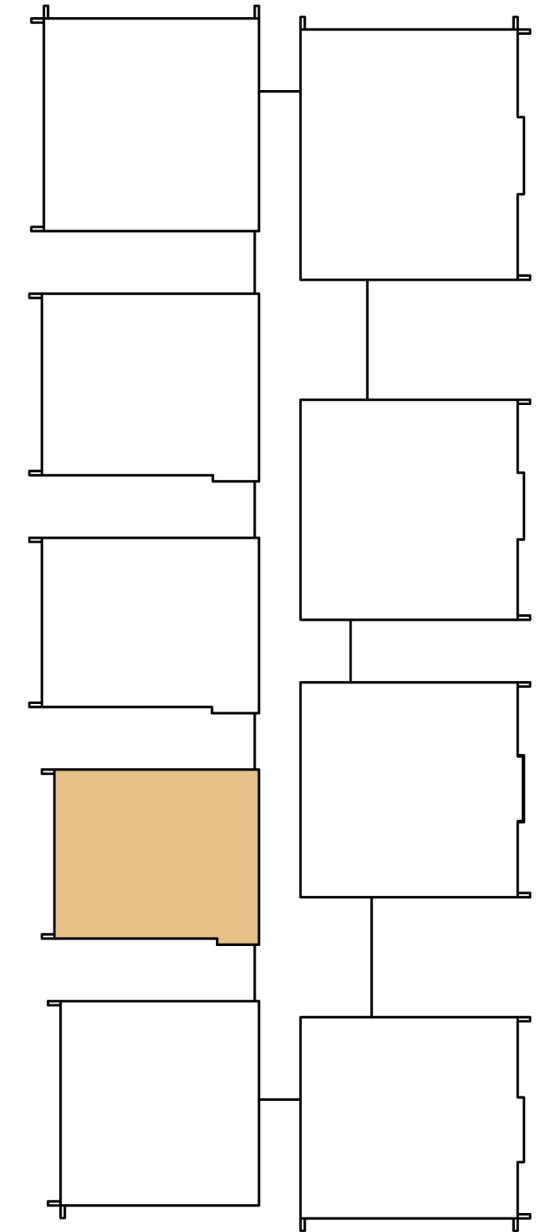








EAST FACE
FLAT NO : 05
AREA : 1119 SFT

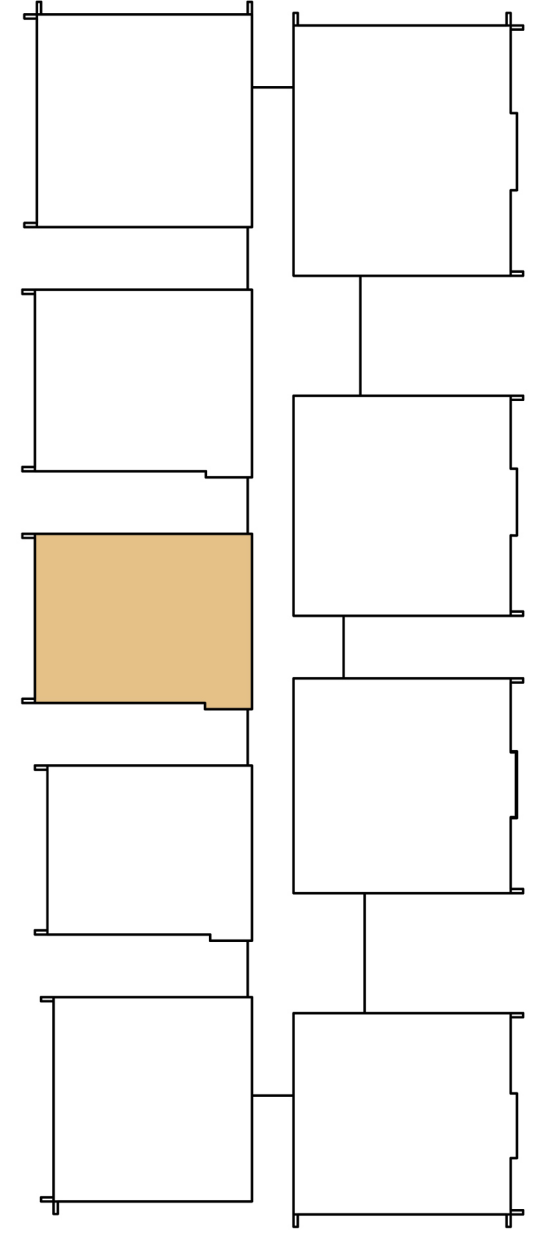


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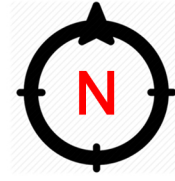




EAST FACE
FLAT NO : 04
AREA : 1190 SFT

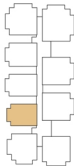


KEY PLAN





EAST FACE
FLAT NO : 05
AREA : 1214 SFT



KEY PLAN





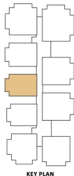
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EAST FACE

FLAT NO: 03

AREA : 1275 SFT







KEY PLAN

EAST FACE
FLAT NO : 06
AREA : 1303 SFT

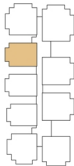




EAST FACE

FLAT NO : 03

AREA : 1373 SFT



KEY PLAN





KEY PLAN

WEST FACE
FLAT NO : 07
AREA : 1417 SFT

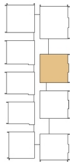




SITE PLAN

EAST FACE
FLAT NO: 02
AREA : 1469 SFT

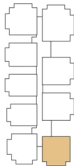




KEY PLAN

WEST FACE
FLAT NO : 09
AREA : 1549 SFT





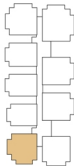
KEY PLAN

**WEST FACE
FLAT NO : 07
AREA : 1553 SFT**



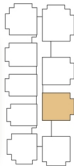


**EAST FACE
FLAT NO : 06
AREA : 1562 SFT**



KEY PLAN

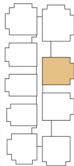




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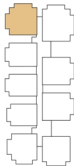
WEST FACE
FLAT NO : 08
AREA : 1623 SFT





KEY PLAN





KEY PLAN

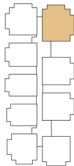
EAST FACE
FLAT NO : 02
AREA : 1728 SFT





SITE PLAN





KEY PLAN





GHMC Urban
Estry Nursery
జిహెచ్ఎంసీ
అర్బన్...

Rock Garden
రాక్
గార్డెన్

JustBooks

Nallagandla Lake
నల్లగండ్ల లేక్

State Bank of India -
Nallagandla Branch

Aparna Sarovar
ఆపర్నా సరోవర్

High Rocks
హై రాక్స్

JYOTHI RAO
PULE COLONY

జ్యోతి
రావు
పులే
కాలనీ

Aakriti Miro

Overhead
water Tank
ఓవర్ హెడ్
వాటర్
ట్యాంక్

Check Dam - UoH
చెక్ డాం - UoH

White Rocks
వైట్ రాక్స్

Tellapur Rd

KANCHI
కంచి

Gopanpally Tank
గోపంపల్లి ట్యాంక్

Lord Hanuman Temple
హనుమాన్ ఆలయం

Gopanpally Post Office

baba Temple

Tellapur Rd

Muppa's Green Grandeur

University
of Hyderabad
హైదరాబాద్
విశ్వవిద్యాలయం

IGM Library

SPECIFICATIONS

STRUCTURE:

R.C.C Framed structure to withstand wind and seismic loads.

SUPERSTRUCTURE:

Brick masonry with First class Bricks in Cement mortar.

PLASTERING:

- a) Internal :Internal 15 mm thick Double coat cement plaster smooth finishing.
- b) Ceiling : External 12 mm thick Double coat cement plaster with smooth finishing.
- c) External: 20 mm thick Double coat Sand faced Cement plastering.

PAINTING:

- a) Internal : Smooth finish with Luppam or equivalent over a coat of primer and top finish.
- b) Ceiling : Smooth finish with Luppam or equivalent over a coat of primer and top finish with Two coats of Plastic emulsion paint.
- c) External : Texture based / External Altek finished paint.

FLOORING:

- a) Main Door : B.T. Wood door frame & shutter with vision panel one side aesthetically designed With melamine Polishing and Designer hard ware of reputed make.
- b) Internal door : B.T. Wood frame & Solid Core Flush Shutter with Both sides Veneer & polished of reputed make and Standard Hardware.
- c) Windows : Window frames & shutters in B.T. Wood painted inside outside with glass paneled Glazed shutters & Provision for mosquito mesh, fitted with Elegantly designed M.S grills with standard hardware.

DOORS:

R.C.C Framed structure to withstand wind and seismic loads.

KITCHEN:

- a) Granite platform with Ceresil sink with both municipal & bore water connection & provision for fixing Aqua - guard.

UTILITY / WASH AREA:

- a) Glazed ceramic tile dado up to 3'0" height.
- b) Provision for washing machine, dish washer & wet area for washing utensils.

TOILETS:

- a) Designer make Glazed ceramic tile dado up to 7'0" height toilets.
- b) Wash Basin with Hindware or equivalent make.
- c) Cascade EWC with health faucet.
- d) Hot and cold wall mixer with shower. e) Bath tub provision for Master Bedroom.
- f) Provision for geysers in all toilets.
- g) All C.P fittings are chrome plated of jaguar's make or equivalent make.

ELECTRICAL:

- a) Concealed copper wiring in conduits for lights, fan, plug and Power plug points where ever necessary of Finolex / Anchor make or equivalent make.
- b) Power outlets for Air conditioners in all bedrooms.
- c) Power outlets for geysers in all bathrooms.
- d) Power plug for cooking range, refrigerator, micro ovens, mixer & grinder in kitchen.
- e) Plug points for Refrigerator, TV & Audio systems etc. Where ever necessary.
- f) 20 Amps 3 Phase supply for each unit and individual meter boards.
- g) Miniature Circuit breakers (MCB) & ELCB for each Distribution board of MDS / Malingering make.
- h) All electrical fittings of MK / Northwest/Anchor or equivalent make.
- i) Split/Window A/C provision for all bed rooms and halls.

WATER SUPPLY & SANITARY SYSTEMS:

- a) Water supply points in kitchen / Toilets as required.
- b) Municipal water supply connection provision in kitchen from elevated tank

HOT WATER SYSTEMS:

Solar water heating system to be provided to individual units at extra cost