



GOLDEN COUNTY

LUXURY VILLAS

At Rampally,
Near Infosys Campus, Ghatkesar,
In Outer Ring Road Growth Corridor



About the Project

'Golden County' is a luxury villas project with state of the art amenities and recreational facilities. It has a fully equipped clubhouse, swimming pool, gymnasium, children's play area and several other facilities, spread over an area of about 30 acres, consisting of over 350 Villas. It is situated at Rampally, near Infosys Campus, Ghatkesar in close proximity to Singapore Township and Raheja Mind space IT Park. Phase-I consists of 131 Villas.

This project is being developed by Modi Builders, a leading construction company with a reputation for delivering quality housing at affordable pricing.

Salient Features

- 131 residential villas with luxury facilities in Phase-I.
- Well planned layout approved by HMDA.
- Designed as per Vaasthu.
- Fully equipped Club house.
- CC Roads with underground cabling.
- Provision for Supermarket / Cafeteria / Laundry.
- 24X7 security with CC TV monitoring.

GOLDEN COUNTY
LUXURY VILLAS

Common Amenities

- Swimming Pool
- Children's play area
- Sports facilities
 - Basket ball Court
 - Cricket Nets
 - Badminton Court
 - Tennis Court

Clubhouse

GROUND FLOOR

Provision for

- Super Market
- Pharmacy
- Laundry
- Cafeteria

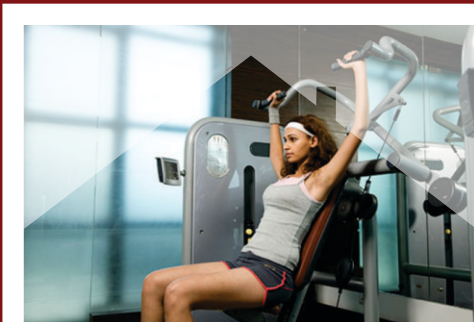
FIRST FLOOR

- A/C Pool room
- Indoor games
- A/C Gym
- Steam
- Sauna

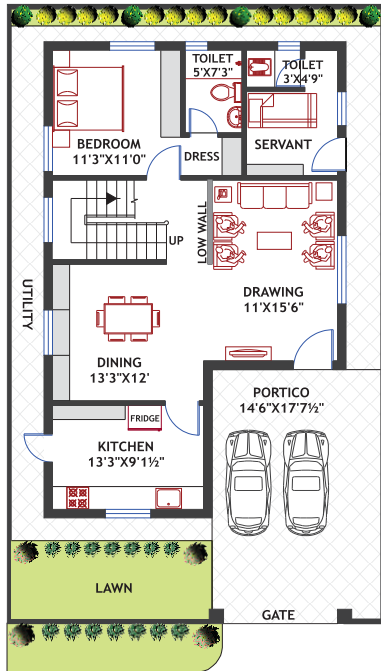
SECOND FLOOR

- A/C Mini Theatre/
Conference Room
- A/C Library /
Study Room
- A/C Business Center

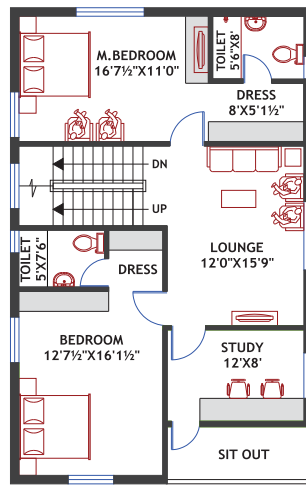
Common Amenities



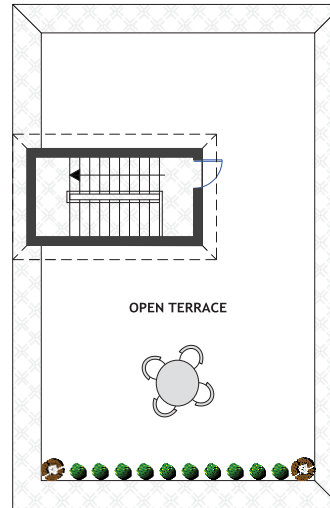
Type - A East facing plan



GROUND FLOOR PLAN



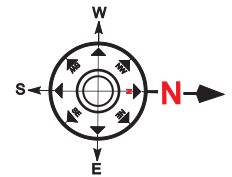
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

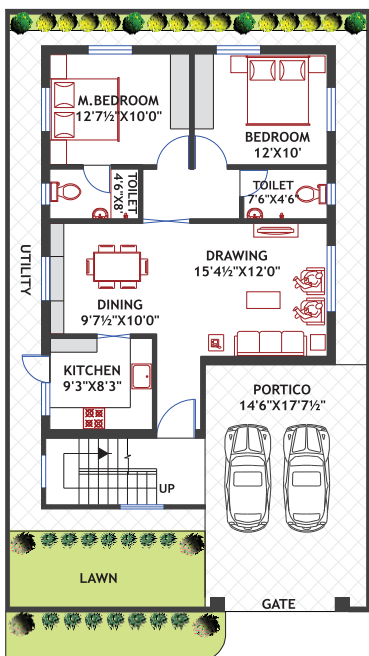


Builtup Area	: 2387 Sft
Ground floor	: 954 Sft
Portico	: 196 Sft
First Floor	: 1106.5 Sft
Terrace	: 130 Sft

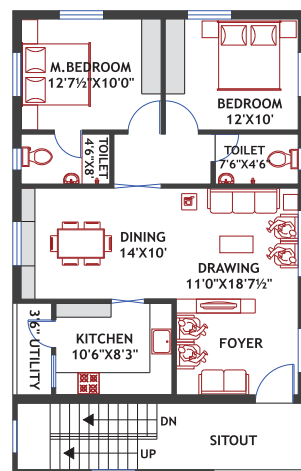


* Cellar option available in select plots at extra cost

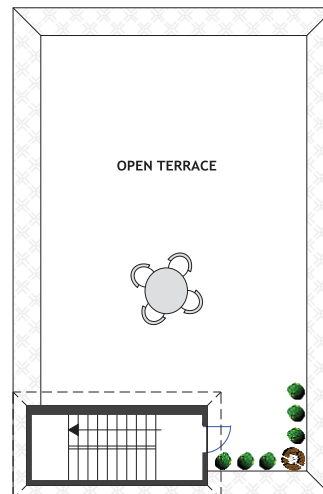
Type - A1 East facing plan



GROUND FLOOR PLAN



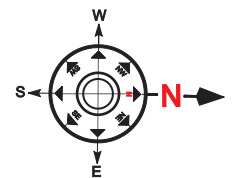
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

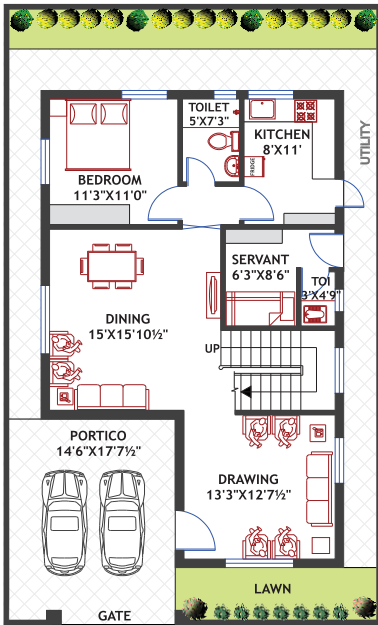


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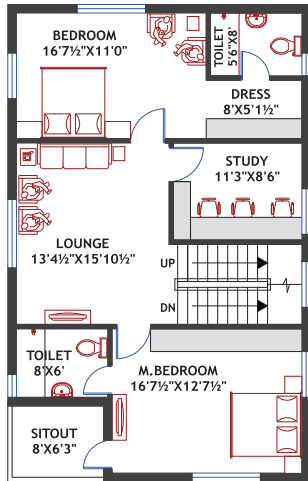


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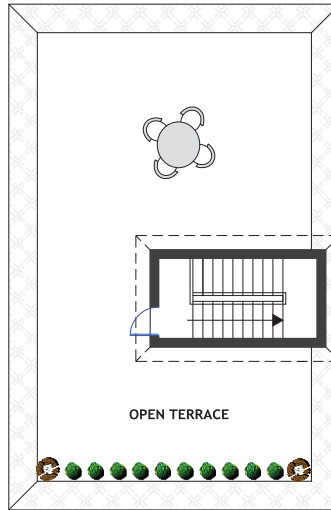
Type - B West facing plan



GROUND FLOOR PLAN



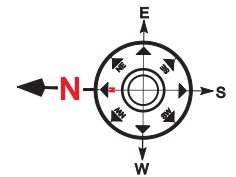
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

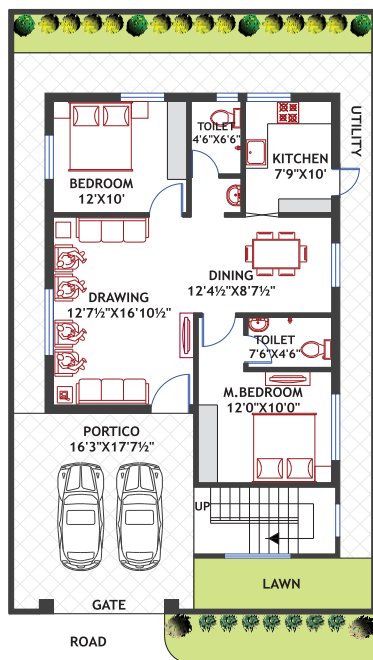


Builtup Area	:	2387 Sft
Ground floor	:	954 Sft
Portico	:	196 Sft
First Floor	:	1106.5 Sft
Terrace	:	130 Sft

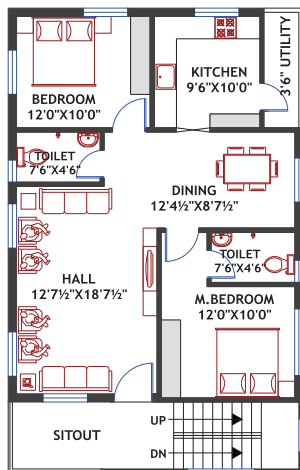


* Cellar option available in select plots at extra cost

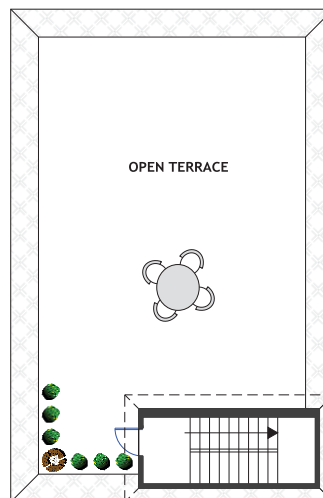
Type - B1 West facing plan



GROUND FLOOR PLAN



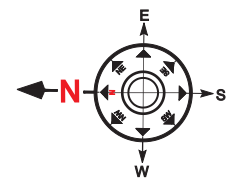
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

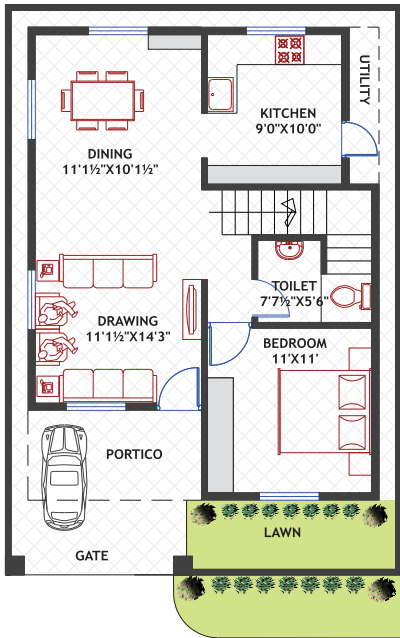


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Portico	:	196 Sft
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Terrace	:	130 Sft

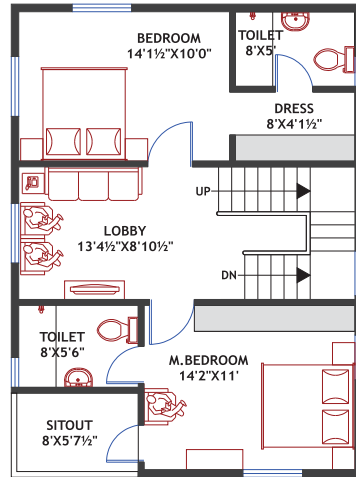


* Cellar option available in select plots at extra cost

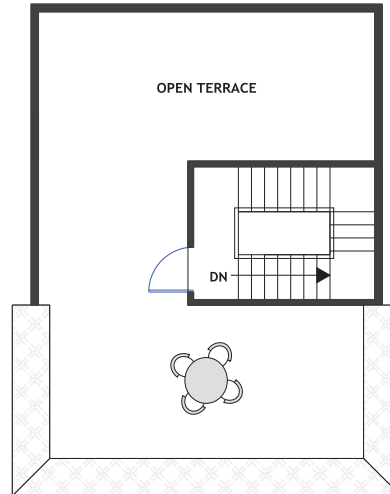
Type - C West facing plan



GROUND FLOOR PLAN



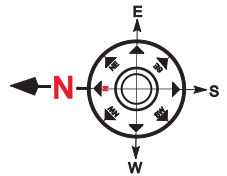
FIRST FLOOR PLAN



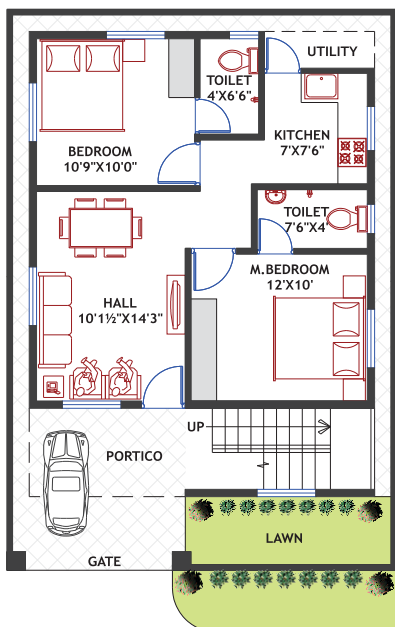
TERRACE FLOOR PLAN



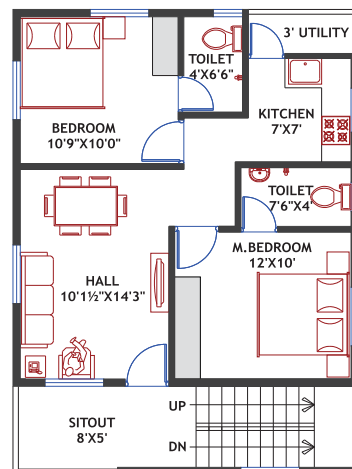
Builtup Area	:	1642 Sft
Ground floor	:	700 Sft
Portico	:	90 Sft
First Floor	:	745 Sft
Terrace	:	107 Sft



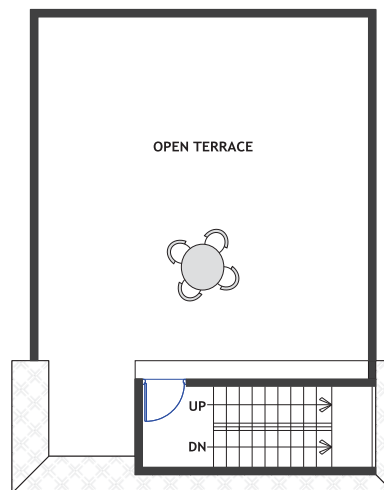
Type - C1 West facing plan



GROUND FLOOR PLAN



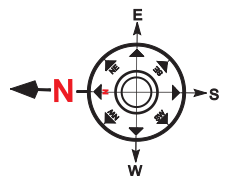
FIRST FLOOR PLAN



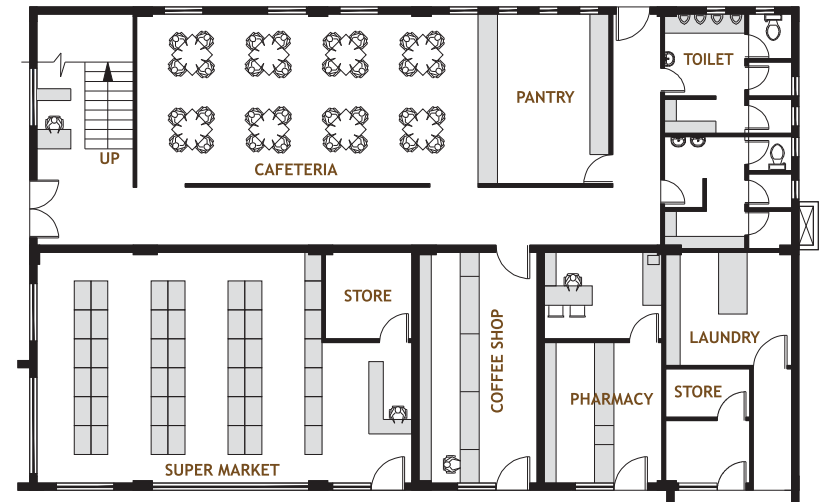
TERRACE FLOOR PLAN



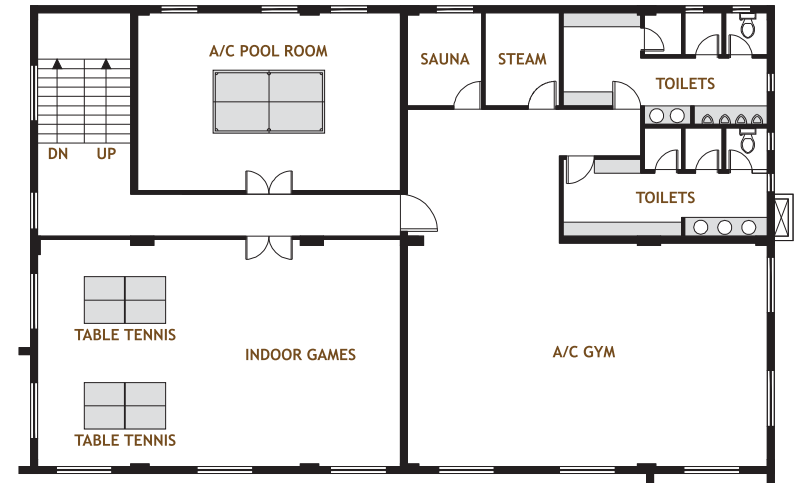
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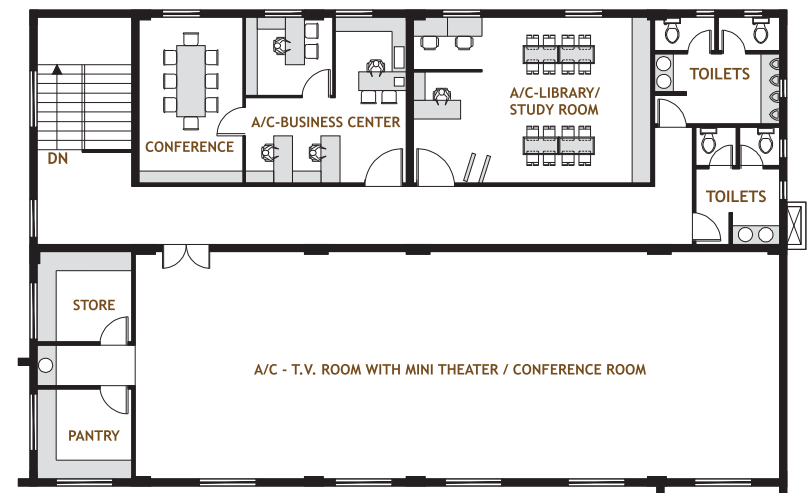
Clubhouse - Ground Floor Plan



Clubhouse - First Floor Plan



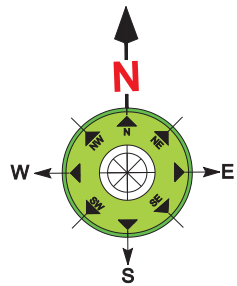
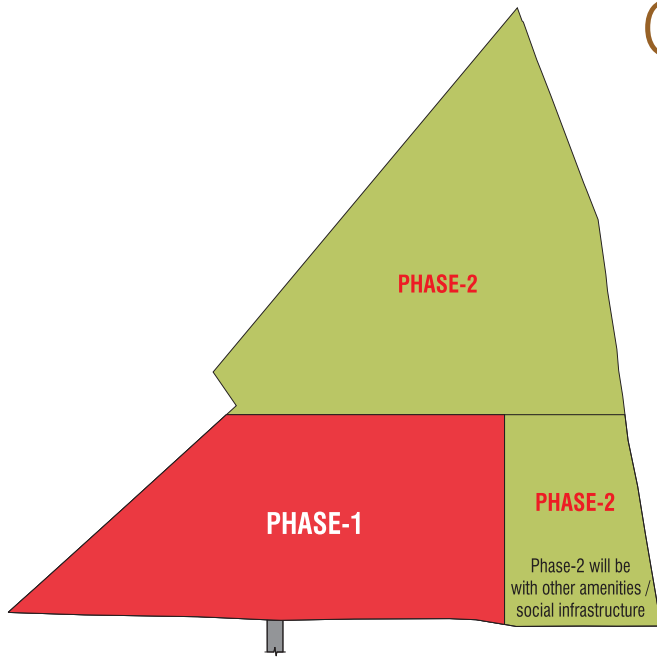
Clubhouse - Second Floor Plan



Layout Plan

GOLDEN COUNTY

LUXURY VILLAS

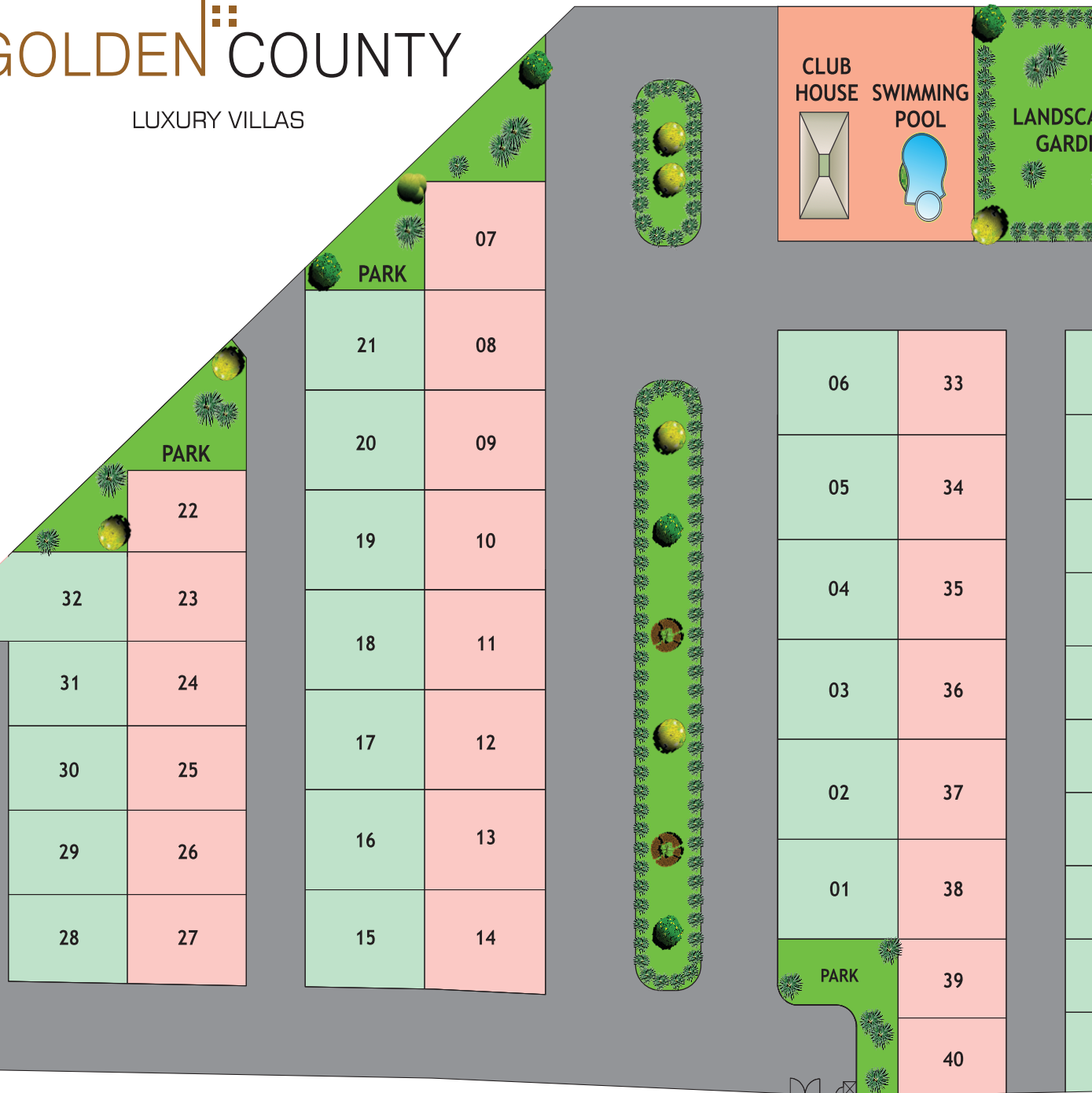


CHILDREN PLAY AREA



HMDA LAND

CRICKET



TYPE A, A1



TYPE B, B1



TYPE C, C1



* Plans / Amenities may be subject to minor modifications

PHASE-2

74	73	99	100	103	131
75	72	98	101	104	130
76	71	97	102	105	129
					128
50	51	70	77	96	106
49	52	69	78	95	107
48	53	68	79	94	108
47	54	67	80	93	109
46	55	66	81	92	110
45	56	65	82	91	111
44	57	64	83	90	112
43	58	63	84	89	113
42	59	62	85	88	114
41	60	61	86	87	115
					127
					126
					125
					124
					123
					122
					121
					120
					119
					118
					117
					116



PED
EN



Area Statement

Plot No	Area (Sq.Yds)	Plot No	Area (Sq.Yds)	Plot No	Area (Sq.Yds)	Plot No	Area (Sq.Yds)
1	307	34	288	67	199	100	211
2	307	35	275	68	199	101	211
3	307	36	275	69	230	102	215
4	307	37	275	70	230	103	211
5	321	38	275	71	215	104	211
6	321	39	217	72	211	105	215
7	334	40	210	73	211	106	227
8	307	41	213	74	211	107	233
9	307	42	199	75	211	108	199
10	307	43	199	76	215	109	199
11	307	44	199	77	230	110	199
12	307	45	199	78	230	111	199
13	307	46	199	79	199	112	199
14	313	47	199	80	199	113	199
15	299	48	199	81	199	114	199
16	304	49	230	82	199	115	215
17	304	50	230	83	199	116	211
18	304	51	230	84	199	117	199
19	304	52	230	85	199	118	110
20	304	53	199	86	205	119	108
21	304	54	199	87	204	120	108
22	246	55	199	88	199	121	108
23	271	56	199	89	199	122	108
24	255	57	199	90	199	123	108
25	255	58	199	91	199	124	108
26	255	59	199	92	199	125	108
27	273	60	209	93	199	126	108
28	266	61	207	94	199	127	108
29	255	62	199	95	233	128	112
30	255	63	199	96	227	129	112
31	255	64	199	97	215	130	112
32	357	65	199	98	211	131	112
33	288	66	199	99	211		

PHASE-2

EAST FACING



WEST FACING



Specifications



Structure



RCC Framed Structure.

Walls



Solid Blocks / Table brick.

Flooring*



Vitrified flooring. Vitrified tiles in Kitchen.

Windows



Powder Coated Aluminum windows with Mosquito Mesh and MS grills.

Doors



Teak wood frames, All Doors - Moulded Skin Doors.

Kitchen



Granite slabs platform with matching granite tiles dado, Stainless steel sink with drain board.

Painting



OBD with lappum - internal walls. Textured finish for external walls. Enamel paint for all woodwork.

Electrical



Concealed wiring with A/C point in all Bedrooms. Modular switches. Concealed TV & Telephone points. Db's with MCB's isolators.

Toilets



Designer Ceramic tiles up to door height. C.P. Fittings (Quarter turn). Bath tub in master bedroom. Provision for washing machine. Sanitary - Hindware / Cera / Parryware or its Equivalent Quality.

Plumbing



Concealed CPVC / GI pipes of good quality.

Water supply



Bore well water. Drinking water RO in every kitchen.

Generator



Generator backup of 1KVA per house.

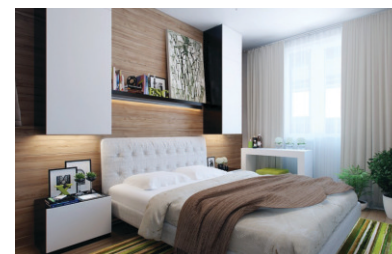
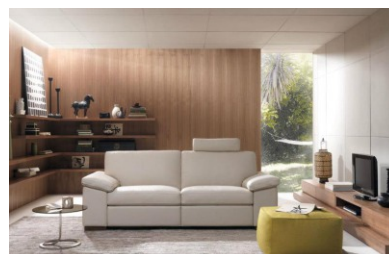
Fire safety



Smoke detectors and fire Extinguishers in each house.

Note : Final specifications may be subject to minor changes.

GOLDEN COUNTY
LUXURY VILLAS



Advantage - “Golden County”

Larger houses (1642sft to 2387 sft)

- Houses have servants quarters
- Lounge for TV / Home theatre
- Staircase to roof
- 2 car parkings per house
- Separate study room
- Option of A1, B1, C1 houses with 2 separate floors
- Cellar option at extra cost

Surrounding Developments

- 1 Km from Singapore Township
- Within 1 Km of Raheja Mindspace IT Park
- Within 1 Km from Infosys Campus at Pocharam
- Engineering Colleges & Schools
- Located in ITIR Region
- In Outer Ring Road - Growth Corridor

Green Features

- Avenue plantation
- Water Harvesting pits

Our Other Residential Projects

Plots / Villas

‘STERLING HOMES’ 91 luxury Duplex/Triplex villas project located at Gundla Pochampally, near Kompally.

‘SUNSHINE PARK’ located at Ghatkesar (near Singapore Township), Infosys has 184 luxury independent homes.

‘HARMONY HOMES’ located at Lalgadi Malakpet, near Ratnalayam Temple, Shamirpet has 68 luxury villas.

‘GREENWOODS’ located at Dindigul is a gated community of 68 luxury villas.

‘GREENVILLE’ 198 open plots located at Kongar Kalan, near Rajiv Gandhi International Airport, TCS / SEZ.

‘PINWOOD HOMES’ 686 open plots located at Aushapur, near Ghatkesar.

‘GOLDEN MEADOWS’ open plots located at Bibinagar, Ghatkesar.

Apartments

‘SPLENDOUR’ is a luxury apartment project with 480 apartments located at Gajularamaram, near Kukatpally.

‘EMERALD HEIGHTS’ is a luxury apartments project with 876 apartments located at Pocharam (near Singapore Township) & Infosys SEZ.

‘LOTUS HOMES’ 533 apartments located at Bandlaguda, near Nagaram.

‘PARADISE’ 520 apartments located at Hayatnagar, L.B.Nagar.

‘ELEGANCE’ 800 luxury apartments at Gajularamaram, Kukatpally.

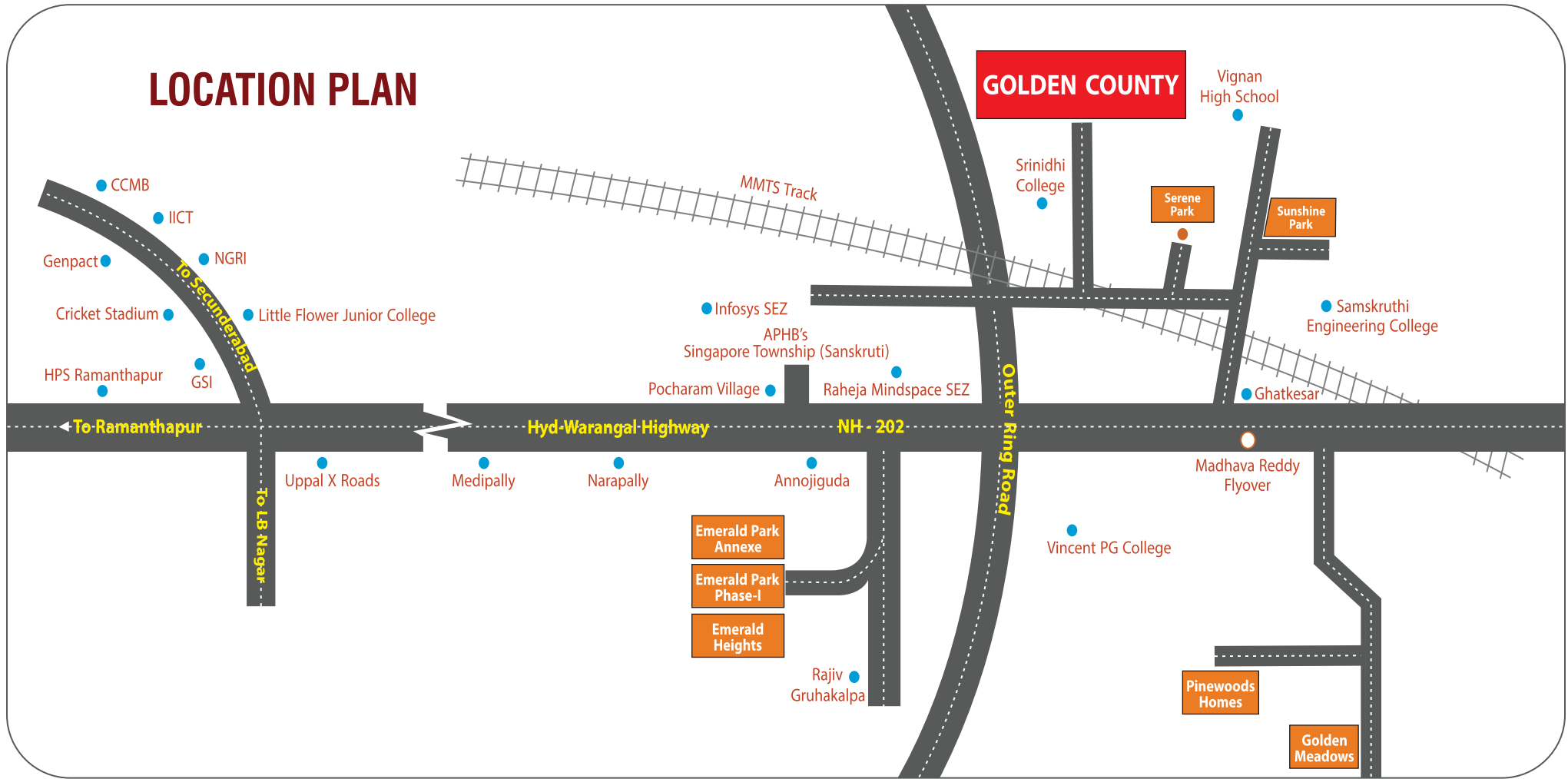
‘SERENE PARK’ 800 apartments at Ghatkesar, near Singapore Township & Infosys SEZ.

‘EDIFICE’ 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech City.

‘ROCK HEIGHTS’ 1100 apartments at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.

‘STERLING HEIGHTS’ is a 756 luxury apartments project located at Gundla Pochampally, near Kompally.

LOCATION PLAN



MODI BUILDERS

4th Floor, Ashoka HiTech Chambers, 8-2-120/76/1/B/16,17,18, Road No. 2, Banjara Hills, Hyderabad - 500034

Ph: +91-40-6633 6633, 66 333 111. Fax: +91-40-2745 1450
 sales@modibuilders.com | www.modibuilder.com

Structural Engineers:

ZAKI & ASSOCIATES

H.NO. 3-6-10, 4th Floor, Anasuya Commercial Complex,
 Beside Remedy Hospital, Himayat nagar,
 Hyderabad - 500029. Ph : 23224772, 66613497, 66364922.

Site office :

GOLDEN COUNTY

S.No. 665(P), 687(P), 687 to 689(P), Rampally, Keesara Mandal,
 Pocharam, near New Infosys campus.

Architects :

RAGA Architects

602, Swapnolok, S.D.Road, Secunderabad - 500 03.
 Tel : 27840295, 66912432.
 E-mail : raga_architects@yahoo.com