

MOTHINAGAR

09 ACRES

60% OPEN SPACE

5 BUILDINGS

2 & 3 BHK

1160 HOMES

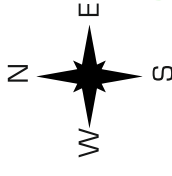


**METROPOLIS**





# METROPOLIS SITE LAYOUT



# SPECIFICATIONS .....

## DOORS

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Main Door	Teak frame with membrane door shutters, and internal doors in non-teak wood frames with flush shutters
Windows:	Powder coated aluminum frame with glazed shutter and safety grills.
Hardware	Stainless steel mechanical locks for doors
Sanitary Ware	Hindware or equivalent brand
Plumbing	Jaquar or equivalent brand

## PAINTS & FINISHES

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Internal Walls	Lappam finishing with OBD for internal walls
External Walls	Apex paint for external walls and enamel paint for doors.
Kitchen Finish	Granite platform with steel sink & 2' height dadoing with glazed Tiles above cooking platform; provision for exhaust fan
Floor Finish	Vitrified Tiles with skirting in hall, bedrooms and kitchens, industrial Vitrified Tiles in balconies of johnson or equivalent flooring
Common Area	Non-skid heavy duty Vitrified Tiles with MS Railing
Parking Area	Flooring with interlocking paver Tiles
Restroom Finishes	Anti-skid ceramic Tiles of bell make or equivalent flooring, glazed Tiles dadoing upto 7'0' ht. of bell make or equivalent brand, european WC in toilets, washbasin, single lever diverter, shower and provision for geysers
Elevators	6-passenger elevators of Kone/OTIS
Power Back-up	Back-up for corridors and elevators

# 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

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

RUNNING MANJEER A WATER  
PIPED GAS CONNECTION  
CABLE TV CONNECTIONS  
INTERNET PROVISIONS

SHOPPING COMPLEX  
ATM  
PRIMARY HEALTH CENTRE  
CRECHE

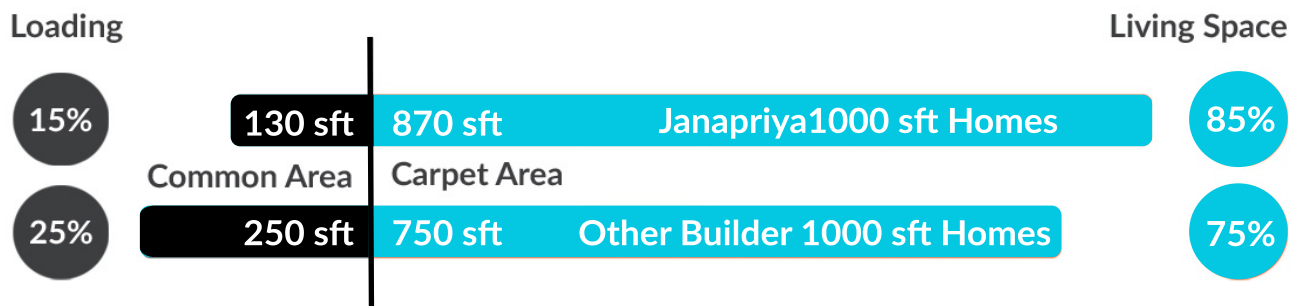
AMPLE PARKING SPACE  
24X7 SECURITY

RIGHT NEXT TO NH 9  
3KM FROM AMEERPET  
2 MIN'S FROM METRO STATION  
5 MIN'S FROM MMTS STATION

# 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 your 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.

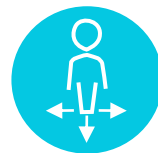


## Attention To Detail To Save Your Money.



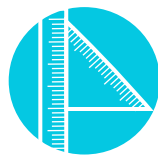
### Light Well

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.

# METROPOLIS FLOOR PLAN



West facing flat 1250 sq.ft. (Block 4 & 5)



East facing flat 1250 sq.ft. (Block 4 & 5)



# METROPOLIS FLOOR PLAN



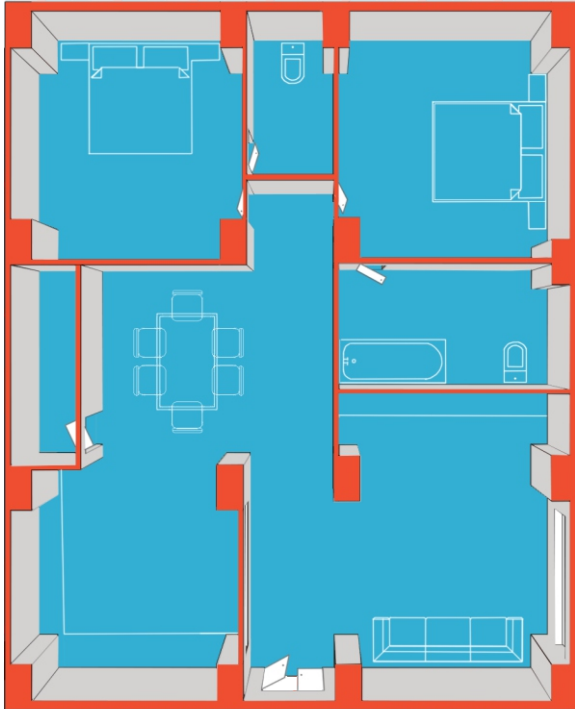
East facing flat 1250 sq.ft. (Block 6)



West facing flat 1250 sq.ft. (Block 6)

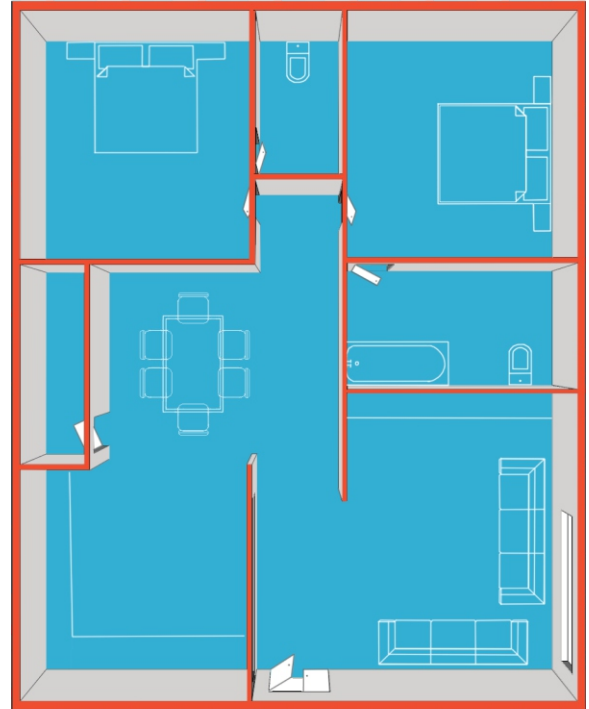
# OUR TECHNOLOGY .....

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 our technology





# K. RAVINDER REDDY

Chairman & Managing Director

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



## REACH US

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Directions

NOTE : THIS BROCHURE IS ONLY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS AND DEVELOPERS RESERVE THE RIGHT TO CHANGE ANY/ALL OF THIS SPECIFICATIONS/ELEVATION SHOWN HERE.