

LIVE AN INTEGRATED LIFESTYLE



LUXURY APARTMENTS & HI-END RETAIL AT TOLICHOWKI



USHARAM
INTEGRA



INTEGRATED LIVING & SHOPPING SPACES



Its all in the name! **INTEGRA** is a unique living concept where all aspects of decision making, when you pick up a real estate, come to a full circle. Be it the excellence in design, the centrality of location, the sense of detail, landscape, the strategic approach or the luxurious features, **INTEGRA** makes life easy and wonderful. At **INTEGRA**, we have all these integrated into an offering of fine living.

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INTEGRA is a tribute to your stature and taste for better things of life. Live a privileged lifestyle in one-of-a-kind residential cum commercial tower on bustling Tolichowki highway that integrates Gachibowli, Madhapur and Mehdiapatnam.

WHAT MAKES INTEGRA SPECIAL?

- A well thought over design approach
- A compellingly well connected location
- Breathtaking views and vistas
- Flowing, spacious interiors
- Lavish Sit-outs
- Terrace pool for infinite views



SEAMLESS INTEGRATED DESIGN APPROACH

DESTINATION HOME

INTEGRA is a 14 floors tower with unique blend of residential and commercial spaces by reputed promoters. While 4 floors are dedicated for shopping experience, the top 10 residential floors take your lifestyle higher. INTEGRA rises above the ordinary with stunning facade, intelligent space planning and plush commercial spaces. Detailed design put the project in a class of its own. Separate access to residential and commercial segments, thoughtful features, terrace gardens and spacious parking bring in an enhanced comfort level. It's Rare. Refined. Regal.

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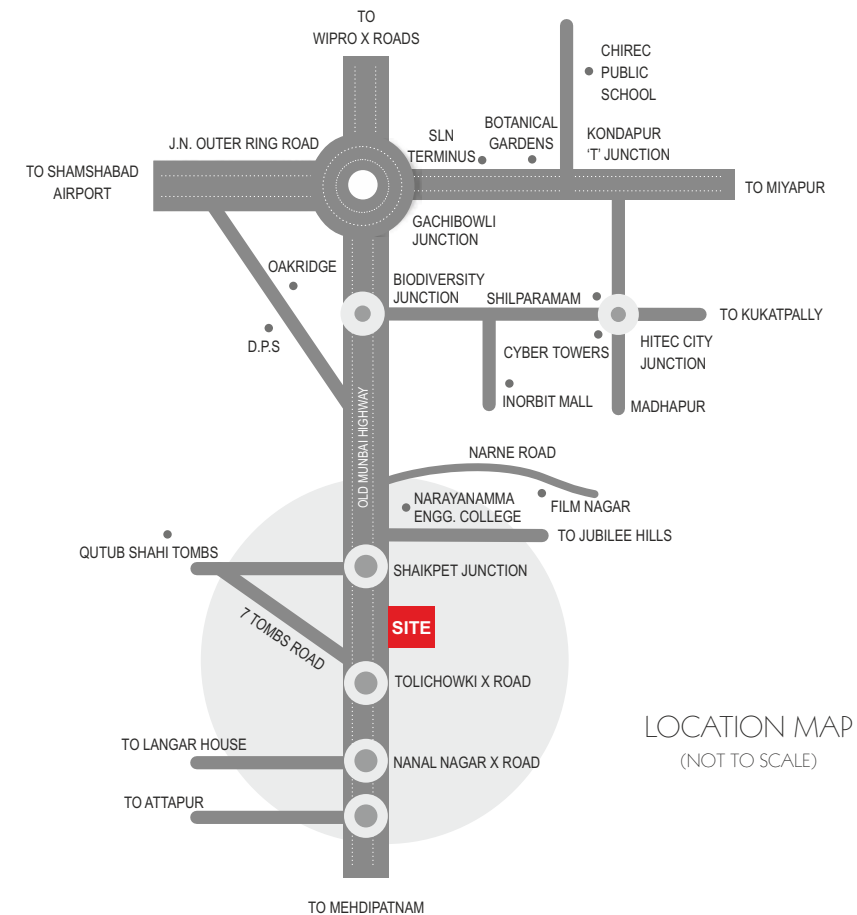
A COMPELLINGLY WELL CONNECTED LOCATION

Located in Tolichowki, on the well defined growth center with great connectivity, **INTEGRA** redefines the neighborhood with raised standards. With access to Mehdiapatnam and MNCs at Gachibowli and Madhapur, Tolichowki is an ideal place to live and flourish. Access to reputed schools like Oakridge, DPS and shopping at Inorbit Mall and Mehdiapatnam make your life more comfortable.



NEARBY DESTINATIONS

- Gachibowli Junction
- Apollo Hospitals
- Mehdiapatnam
- Oakridge Intl. School
- Wipro X Roads
- Chirec Public School
- Inorbit Mall
- HITEC City



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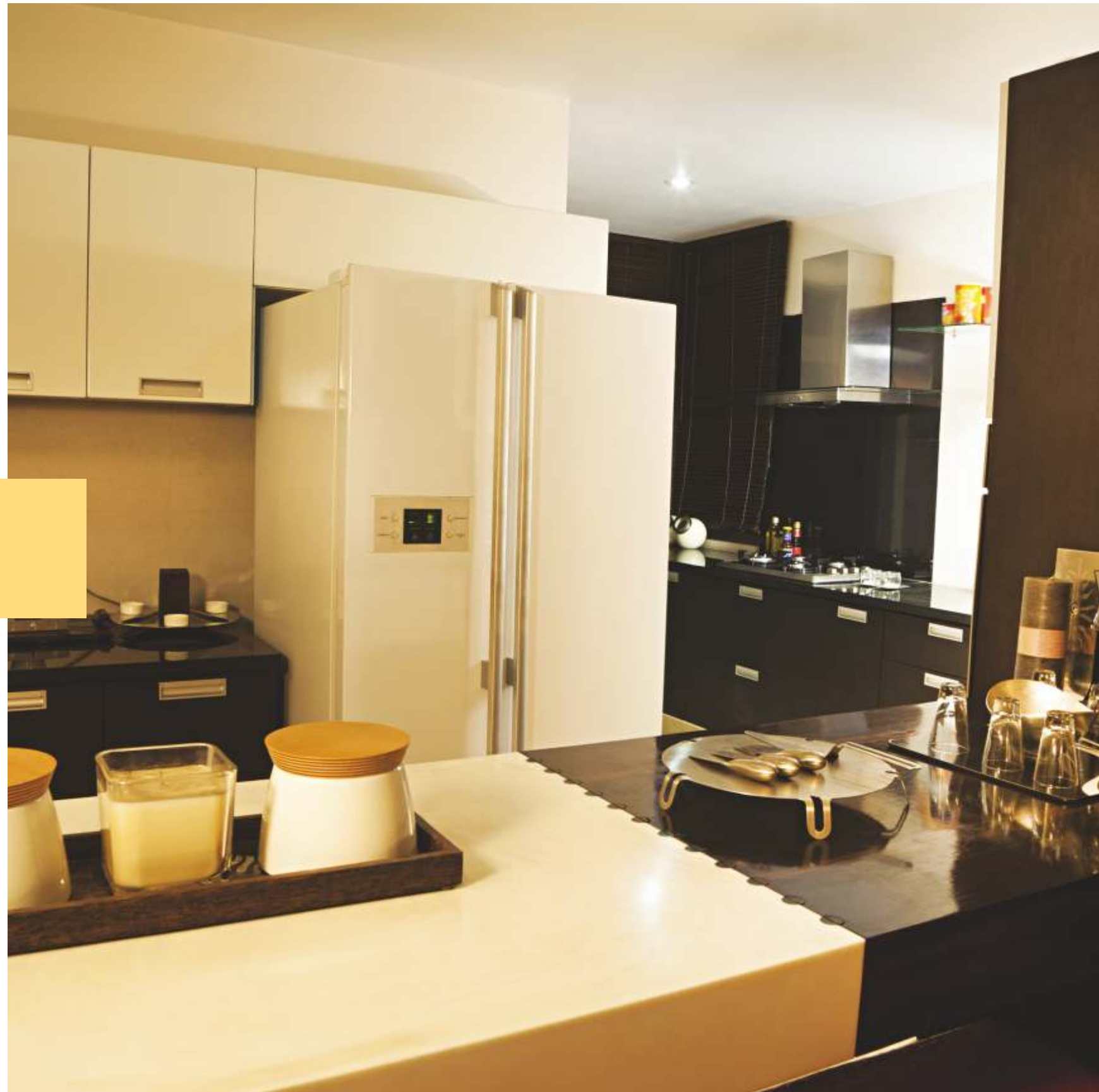


BREATHTAKING VIEWS AND VISTAS

DESIGNED FOR DIFFERENCE

A separate entrance for residential wing with lounge make your home one-of-a-kind. As you enter the tower, spacious corridors take you to spacious lobby of the lift that lead to your home. You are pampered to extravaganza as you step into chic apartments. Hi-end brands, silken smooth walls, large spaces set the mood for warm relationships. The promoters' experience reflect on functional design and aesthetic appeal of each apartment.

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FLOWING & SPACIOUS INTERIORS

BIG IS BEAUTIFUL



INTEGRA is built in sprawling premises to offer an enviable lifestyle to match your aspiration. Large apartments, sun soaked spaces, shining interiors and thoughtful amenities fill excitement at every moment. Luxury comes in apartments that measure 2563 Sft to 4785 Sft areas to meet your expectations. Supreme quality, aesthetic refinement in these apartments treat you to royalty.



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LAVISH SIT-OUTS & RELAXED LIVING

LAVISH SITOUTS

As the apartments unfold the majesty in lavish spaces, the king size sit outs connect you to the beautiful views of Golconda fort, cityscape and greenery in its horizon. Enjoy the monsoon magic over a cup of tea, the sunrises and sunsets against beautiful sky and share quality time with family members.

TERRACE POOL FOR INFINITE VIEWS



DELIGHTFUL DISTRACTIONS

For a person who values time over money, the clubhouse at **INTEGRA** comes as a boon. Relax with a few laps of swimming under star lit sky in terrace pool. Jogging track in well laid landscape is an inviting sight. Keep fit with a regimen at A/C gymnasium. Party hard on terrace lawns and receive guests in stately banquet hall. Conducting business at well equipped conference room is real convenient. Cafeteria is an ideal place to entertain friends and guest rooms to accommodate your visitors.

Clubhouse with 10,000 Sft area
Terrace pool & kids' pool
Indoor games
A/C Gymnasium
Spa centre
Banquet hall
Conference room
Guest rooms
Cafeteria
Waiting lounge

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PROJECT HIGHLIGHTS

GHMC-approved Luxury project

1.17 acre premises

14-Floor Residential cum Commercial Tower

Top 10-Floors for 3 & 4 BHK apartments

Ground + 3 Floors for Commercial activity

70 Spacious & Luxurious apartments

2563 Sft to 4785 Sft areas

Vastu compliant

High speed dedicated Lifts

- 4 lifts for Residential
- 4 lifts for Commercial

3-Level cellar parking

Multiple car parkings

2 Parkings per unit

Water purification plant

Sewage Treatment Plant

Rain water harvesting

Generator for 100% power backup

SPECIAL FEATURES

Open Garden on Terrace

Separate Commercial & Residential entrances with lobbies

Double height commercial entrance

Access ramps for physically challenged

Centralized gas bank

Car wash facility

Fire safety system

SECURITY

All round solar powered security fence

24-hr Security with Intercom & Video door phone

CC Cameras at Entrance gate & common areas

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TERRACE FLOOR



| SL NO | LEGEND |
|-------|----------------------------------|
| 1 | WOODEN PERGOLA |
| 2 | SEATING DECK |
| 3 | BARBEQUE COUNTER WITH DECK |
| 4 | TURF LAWN |
| 5 | WATER FEATURE WITH FLOATING DECK |
| 6 | POTTED PLANTATION |
| 7 | PAVED AREA |
| 8 | SWIMMING POOL |
| 9 | WOODEN DECK |
| 10 | SCULPTURE |

SITE LAYOUT



UNIT - 1

TYPE : 3BHK
 FACING : EAST
 AREA : 4785 SFT

KEY PLAN



UNIT - 2, 3 & 4

TYPE : 3BHK
 FACING : NORTH
 AREA : 2563 SFT



ENTRY →



UNIT - 5

TYPE : 3BHK
 FACING : WEST
 AREA : 3593 SFT



UNIT - 6

TYPE : 4BHK
 FACING : WEST
 AREA : 4037 SFT

KEY PLAN



UNIT - 7

TYPE : 3BHK
 FACING : EAST
 AREA : 3620 SFT

KEY PLAN





MALL LIKE SHOPPING EXPERIENCE

DETAILED TO DELIGHT

Located on busy Tolichowki highway, the 4-floor commercial spaces attract high networth individuals to its merchandise. The double height entrance gives a royal welcome to continuous footfalls. Glittering spaces, state-of-the-art management and spacious parking will ensure higher returns on your business investment. Relocate to this prestigious address that matches your brand and business and convert all the consumer attention into profits.

- 4 Floors for Shopping
- Double height entrance
- Flexible floor spaces
- Glass facade
- Stunning elevation
- Elevators & Escalators
- Wide corridors
- Seating areas
- Elegant landscaping
- Spacious parking
- 100% Security & Power back-up
- Property management system

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SPECIFICATIONS

FRAMED STRUCTURE

RCC framed structure to withstand wind & seismic loads

SUPER STRUCTURE

8"/9" Thick bricks/blocks work for external walls and 4"/5" thick bricks/blocks for internal walls

PLASTERING INTERNAL

External: Double coat cement plaster of 12mm thick with smooth finishing

Internal: Cement plastering with 2 coats of luppam finished to zero level

DOORS

Main Door Frame: Best quality Teak wood frame with melamine/PU finish with 8' entrance

Main Door Shutter: 40mm Both sides Teak veneer shutter with melamine/PU finish

Internal Door Frame: Best quality hardwood door frame with polish/paint

Internal Door Shutter: BWP grade both sides 1 mm thick laminate

French Doors(If any): Anodized aluminum/uPVC door frames with performance glass acoustically treated/tinted float glass panelled shutters & designer hardware of best brands

Windows: Anodized aluminum/uPVC door frames with plain/tinted float glass with suitable finishes as per design, provision for mosquito mesh track

Balconies: Treated with sound reflecting material in a livable decibels level

PAINTING

External: Textured finish & two coats of exterior emulsion paint with architectural features

Internal: Smooth finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer

FLOORING

Living & Dining: 800mm x 800mm double charged vitrified tiles

Bathrooms: Anti-skid ceramic tiles Corridors: Granite/marble/SVGT tiles

Living Balconies: Anti-skid vitrified/ceramic tiles

Staircase: Granite/marble/Kota stones

TILE CLADDING

Dadoing in kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform(optional)

Bathrooms: Glazed ceramic tile dado up to full height/ceiling height

Utilities: Rustic vitrified tile of SKGT. Tile dado up to 3' height

KITCHEN

Granite platform with stainless steel sink

Separate Municipal tap(Manjeera or any other water provided by GHMC qalong with borewell water)

Provision for fixing of water RO system, exhaust fan & chimney

Provision for geyser for hot water near the sink

Utilities/Wash: Dish washer & washing machine provision in Utility area

BATHROOMS

Vanity type washbasin/countertop in master bedroom

EWC with vertical stack flushing system with hydro-pneumatic system

Single lever fixture with wall mixer cum shower

Provision for geysers in all bathrooms

All CP fittings are chrome plated(Grohe, Hans Grohe, Roko or equivalent)

Sanitary TOTO, Kohler, Vitra or equivalent

ELECTRICAL

Concealed copper wiring(Havells or equivalent)

Power outlets for air-conditioners in all bedrooms

Power outlets for geysers in all bathrooms

Power plugs for cooking range chimney, refrigerators, microwave ovens, mixer/grinders in kitchen, washing machine

Three-phase supply for each unit & individual meter boards

Elegant designer modular electrical switches Miniature Circuit Breakers(MCB) for each distribution board of the distribution board

TELECOM

Telephone points in master bedroom, living room

Intercom facility to all the units connecting Security

CABLE TV

Provision for cable connection in master bedroom & living room

INTERNET

One Internet connection provision in each apartment

LIFTS

Four high speed automatic passenger lifts with rescue device with V3F for energy efficiency with granite/marble/tile cladding and one service lift(Make of Schindler /Mitsubishi/Otis)

Granite/marble cladding at ground level at lift lobby

Vitrified tiles/granite tile cladding at other levels of lift lobby

WTP & STP

Fully treated water made available through exclusive water softening & purification plants for each unit

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for landscaping & flushing purposes

The water from the terrace & open areas will be collected through rain water pipes, which will be discharged in rainwater harvesting pits to recharge the ground water

GENERATOR

100% DG set backup with acoustic enclosure & AMF

FACILITIES FOR THE PHYSICALLY CHALLENGED

Access ramps at all entrances shall be provided for Physically Challenged

SECURITY/BMS

Sophisticated, round the clock security system

The complete building shall be provided with Building Management System with all facilities

Panic button and Intercom are provided in the lifts connected to the Security room

Surveillance cameras at the main Security & Entrance of each block to monitor

Video door phone for each apartment connected to Security for screening of visitors

Solar powered security fence for total compound

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks required

Parking signage and equipment at required place to improve driving comfort

CLUBHOUSE & AMENITIES

Well designed clubhouse of 23,000 Sft with facilities like creche with children play equipment, laundry facilities, multi-purpose hall, squash, bowling etc

Swimming pool with changing rooms & open showers

Separate rooms for associations, maintenance and servant toilets

FIRE & SAFETY

Fire hydrant & fire sprinkler system in all the floors & basements

Fire alarms & public address system in all floors & parking areas(basements). control panels will be kept at main Security

LPG

Supply of gas from centralized gas bank to all individual apartments with pre-paid gas meters.

ONGOING RESIDENTIAL PROJECTS



Vasavi GP Trends @ Nanakramguda



Vasavi's Brindavanam @ Motinagar



Vasavi's Shanthinikethan @ Madhapur



Sumadhura Shikharam @ Bangalore

ONGOING COMMERCIAL PROJECTS



Vasavi MPM Grand @ Ameerpet



Vasavi Eden Square @ Sangeeth



Solitaire Heights @ Annapurna Colony, Uppal Depot, Hyderabad



UPCOMING PROJECTS

COMPLETED PROJECTS



South India Shopping Mall @ Kukatpally



Vasavi's Bhuvana @ Sri Nagar Colony



Vasavi's Habitat @ Malakpet



Vasavi's Grand Vista @ Khanajiguda

CREDIBLE PROMOTERS

DRIVEN BY DILIGENCE

The Vasavi Group is a leading construction company in Hyderabad known for professional management and supreme quality delivered on time for maximum value. The company has built over 40 projects as residential towers, malls, multiplexes and hotels. Most of them are landmark projects that showcase innovative designs, luxury features and central locations. The past is eventful and the future is exciting with several mega lifestyle projects under construction and conceptual stage.

16 RESIDENTIAL PROJECTS

6 COMMERCIAL PROJECTS

98,98,300 SFT BUILT

3193 APARTMENTS BUILT

P R O M O T E R S



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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.