




N A T U R E U N T O U C H E D









Imagine a grove. Covered in  
fresh dew, scattered sunlight, unpredictable  
breeze: the makings of the good life. Imagine  
you and your family unwinding under one of its many  
canopies. Now, imagine spending your entire lives on it.

We have discovered a grove, just like this one. And when we  
chanced upon something so special, we did what it takes to  
let it be and thrive. Guided by our grove's spread, we designed  
homes around it, so you could be a part of its natural habitat.

Presenting 'Around the Grove' - 3 & 4 BHK Nature conscious  
residences in the heart of Hitec City, built around 150 trees  
standing sky tall at 30-60 feet. Spaces where you forget to  
keep a tab on the outside world and its happenings. Spaces  
that allow you to enjoy the simple pleasures of life, in  
each other's company. Spaces that let you be.

Because how you spend every day is, of  
course, how you spend your life.









Neem seeds are used by Ayurveda, Unani and Chinese Medicines for digestive ailments.

## A HOME, QUITE LIKE YOU.

Because you feel unsettled if you miss your morning routine. Because you use balconies, not for drying clothes, but for hosting enriching conversations.

Because you still ensure that the whole family bonds over at least one meal. Because you choose to switch off from the world outside the moment you get home to your carved niche.

Because you appreciate subtlety, despise mediocrity and simply love it when things make sense, Around the Grove is the home for you.





Kala Jamun fruit  
is a source of  
Vitamins A and C.

## SENSIBLE LIVING

Sensible living is all about paying closer attention to everyday and its details and using these details to make life smoother.

'Around the Grove' has been designed to do just that. To take care of your special needs so that you have more time to do things that add value to your life.

After careful consideration of your lifestyles, we have been able to design houses that make life-sense: individually, for your family and for the larger residential community.







Actual image shot at site.











# SENSIBLY STATIONED

## **Proximity**

It decides what you spend your time doing. Commute to work, to school, to purchases, if far away, takes up a lot of your time.

Around the Grove is sensibly stationed between Hitec City and Gachibowli to keep you just a stone's throw away from your essential, entertainment and emergency needs to free up more of your time for yourself.

Strategically located next to Hitec City and Financial District: the largest workplaces in Hyderabad, Around the Grove is in close proximity to prime residential and commercial areas of Madhapur, Kondapur, Gachibowli.





HITEC CITY PHASE 1 & 2  
GOOGLE OFFICE  
OUTER RING ROAD  
KIMS HOSPITAL  
MALLS AND MULTIPLEXES  
METRO STATION  
DELL & HCL TECHNOLOGIES  
SPAR

OAKRIDGE  
INTERNATIONAL SCHOOL  
DELHI PUBLIC SCHOOL  
INORBIT MALL  
IKEA  
ORACLE  
DELOITTE

FINANCIAL DISTRICT  
SANCTA MARIA INTERNATIONAL  
SCHOOL  
JUBILEE HILLS

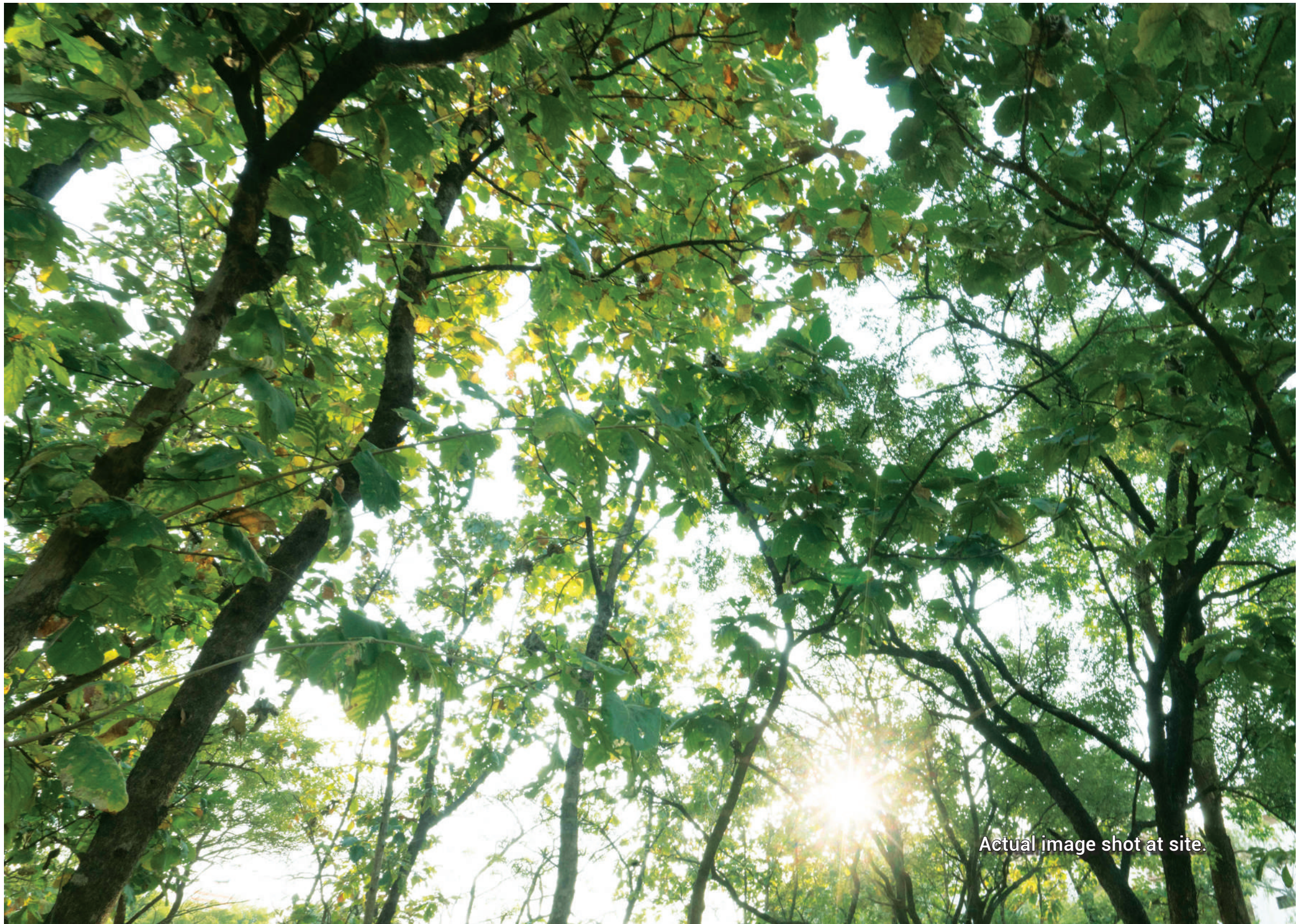


0-2 KM

2-4 KM

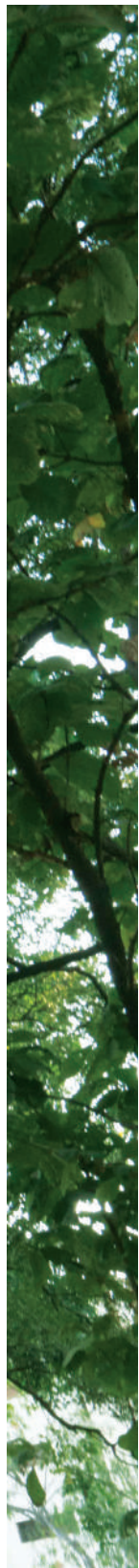
2-6 KM





Actual image shot at site.





Teak leaves have ayurvedic properties and repel worms and insects.

## SENSIBLY ENVELOPED

**At Around the Grove, more than fifty trees have been sensibly transplanted,** preserving them for a long life with you, and adding to the bounty. Our gated community is sensibly enveloped in a dense cluster of Teak, Neem, Jamun, Jasmine and other indigenous species which come together to create natural woods around you.

This magical environment has been sensibly extended to your houses: **every balcony has its own mini-grove with trees in planter boxes** that you can grow and nurture, making nature your only neighbour, to retain our highest purpose, the experience of living Around The Grove.

A casual stroll in the grove and you will come across trees every few steps: some you will notice because of their smell, some because of their shapes and some because of the interesting canopies they form.





Indian Beech Tree is known for its windbreak or shade because it has a large canopy and beautiful, fragrant flowers.

## SENSIBLY SPACED



**Spaces that breathe:** Our architects have utilized the generous carpet area to let your homes breathe: using design thinking to utilise every inch well. The apartments are sensibly spaced to provide for a spacious kitchen, utility areas and bedrooms: some spacious enough for walk-in closets.

**Private and Public spaces:** You should spend your time in your homes as you like. It makes sense to build for it. Hence, the homes are segregated into private and

public spaces. The living and dining areas are brought together to give you more privacy while the drawing room is segregated. In each apartment, either the drawing room or living room is connected to the sit-out, designed to accommodate four to six people, so you can enjoy the space and greenery. All of this with sensibly spaced entrances and exits so that you can welcome visitors at your convenience.













# SENSIBLY DESIGNED



Jasmine Tree blooms twice  
a year spreading a pleasant  
fragrance everywhere.

We took the concept of a stacked-boxes building apart and thought it over to design a building that optimises on spaces and access to nature. The building design funnels the natural wind flow directly into the grove, enhancing your experience of living around the grove.

**Staggered Planter Boxes:** Balconies of alternating floors are sensibly staggered so that no two planter boxes overlap, ensuring your balcony grove continues to thrive.

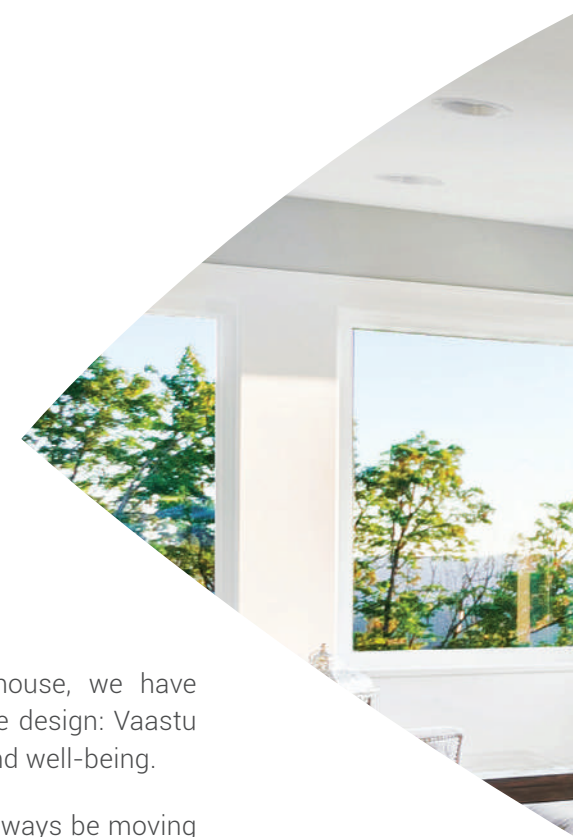
**No common walls:** No two apartments share a common wall, with adequate space in-between residences. Even the windows in any house do not look over into the private space of any other residence.





The tamarind tree spreads across, making a wide canopy.

## SENSIBLY DESIGNED



**Vastu Compliant Houses:** Within each house, we have complied with the ancient science of space design: Vaastu compliant houses for your peace of mind and well-being.

**Ventilation:** The air in your house should always be moving to keep your environment fresh.

Our staggered ventilation ducts between homes are sensibly designed to be wider than the prescribed norm in certain areas to increase the flow and movement of light and air inside, complimented by a large glass area in windows and balcony doors.







# SENSIBLY PLANNED

The interior of each apartment has been designed to extend our philosophy to use the space optimally to enrich and ease your experience within.

Building on this, our architects have sensibly planned through the essentials to execute the perfect layouts.





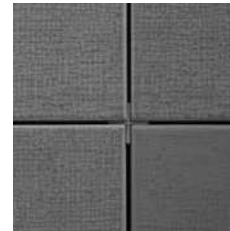
Switches conveniently placed at a height of 1300 mm taking into consideration the average height of Indian Women



Electrical conduits cut by a machine and debris scooped out by a scooper instead of using a hammer and chisel to reduce stress on bricks and avoid cracks



Electrical conduits covered with a mesh before plastering with cement plaster mixed with Recron to avoid cracks



Spacers used for wall tiles to ensure correct alignment of tiles and to improve aesthetics



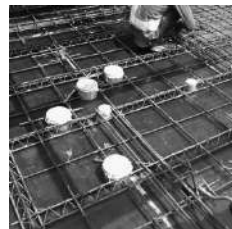
Toilets strictly designed to divide dry and wet areas. Shower area provided with a step down of 1/2" inch to avoid water spilling over to the dry area



Toilets designed with under deck plumbing design and provided with grid false ceiling for easy maintenance or repair



Water conservation in toilets by fitting them with two button flush tanks designed for light and heavy usage



Pre-planned Sleeves inserted into the structure to avoid core cutting of slabs and beams at a later stage



Engineered Wood Frames for better quality and standardization avoiding the inherent problems of natural wood



Door frames drilled and anchor bolted to the brick wall to provide better strength and durability



Kitchen granite platform placed at height of 825 mm taking into consideration the average height of Indian Women



Ramps provided at all entrance areas to improve accessibility for differently abled and wheelchair users



# MASTER LAYOUT PLAN

In each apartment, either the drawing room or living room is connected to the sit-out, which is designed to accommodate four to six people, so that you can enjoy the space and greenery.

Furniture layouts are well-planned keeping in mind your needs. The placement of wardrobes, tables and study tables is decided by our architect so that electrical and plumbing points are provided according to furniture layouts.

Kitchen layouts are also done by our architect and electrical and plumbing points are provided

according to the layout of a well-designed modular kitchen. A Pooja room and a separate Hand Wash area is also provided for all apartments.

The placement of the hob, sink and refrigerator is user friendly keeping in mind the working requirements of the kitchen. The utility area can accommodate a washing machine, flexible clothesline (Singapore rope) and other gadgets like a dishwasher.





7  
2200 SFT

6  
1980 SFT

5  
1890 SFT

4  
1960 SFT

3  
2045 SFT

8  
2965 SFT

9  
2260 SFT

10  
2260 SFT

2  
1870 SFT

1  
1870 SFT

22  
2300 SFT

14  
2860 SFT

15  
2290 SFT

16  
1935 SFT

12  
2195 SFT

17  
1885 SFT

11  
2250 SFT

18  
1885 SFT

20  
1870 SFT

19  
1870 SFT

THE GROVE

CLUBHOUSE



# PLAN OF UNIT 1, 2 - 1870 SFT



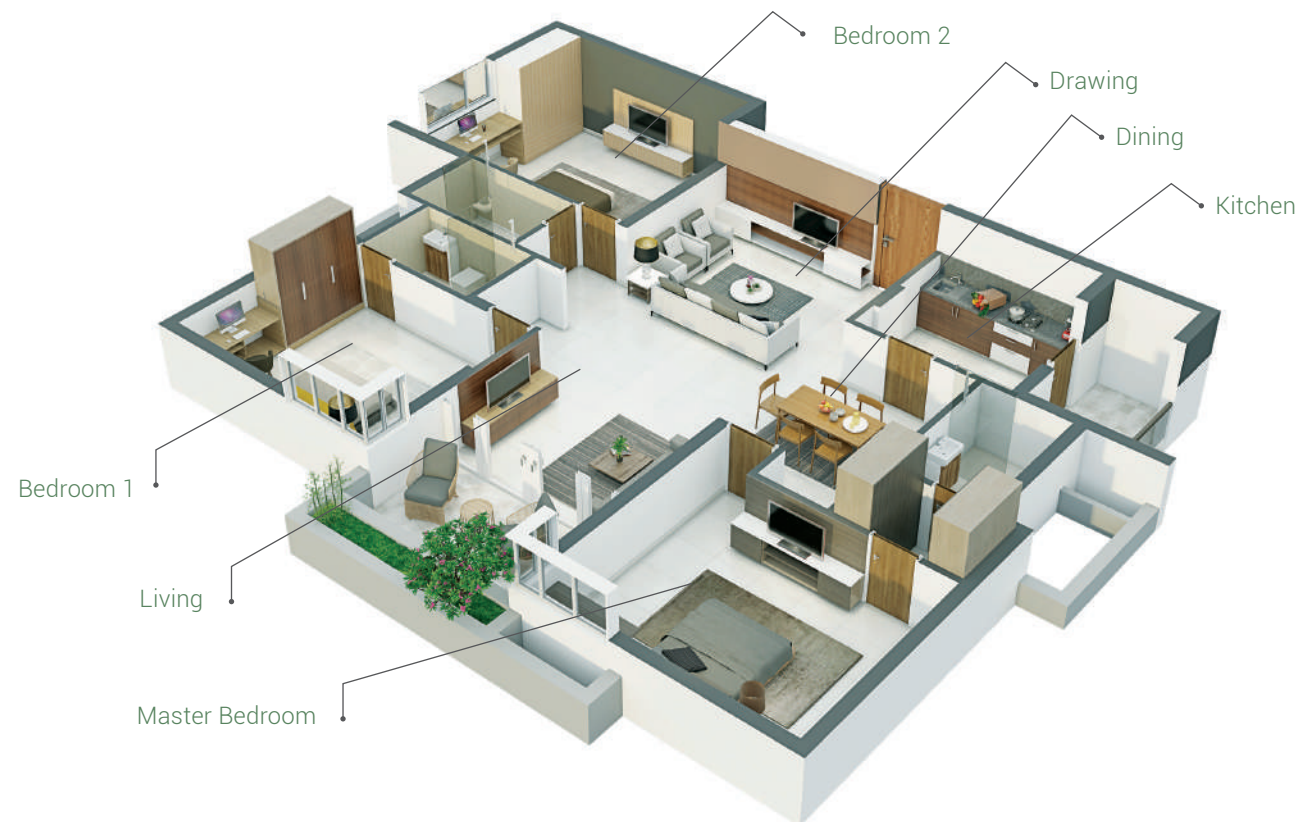
## 3BHK | EAST FACING AREA STATEMENT

Drawing	: 11' 3" X 12' 4½"	Master Bedroom	: 12' 0" X 15' 0"
Dining	: 17' 3" X 14' 3"	Bedroom-1	: 11' 3" X 14' 7½"
Living	: 11' 3" X 10' 1½"	Bedroom-2	: 11' 7½" X 12' 0"
Sit-out	: 11' 3" X 5' 3"	Toilet-1	: 5' 3" X 8' 3"
Kitchen	: 12' 4½" X 8' 3"	Toilet-2 & 3	: 8' 3" X 5' 3"
Utility	: 6' 9" X 5' 7½"	Optional Puja Room	





# PLAN OF UNIT 3 - 2045 SFT



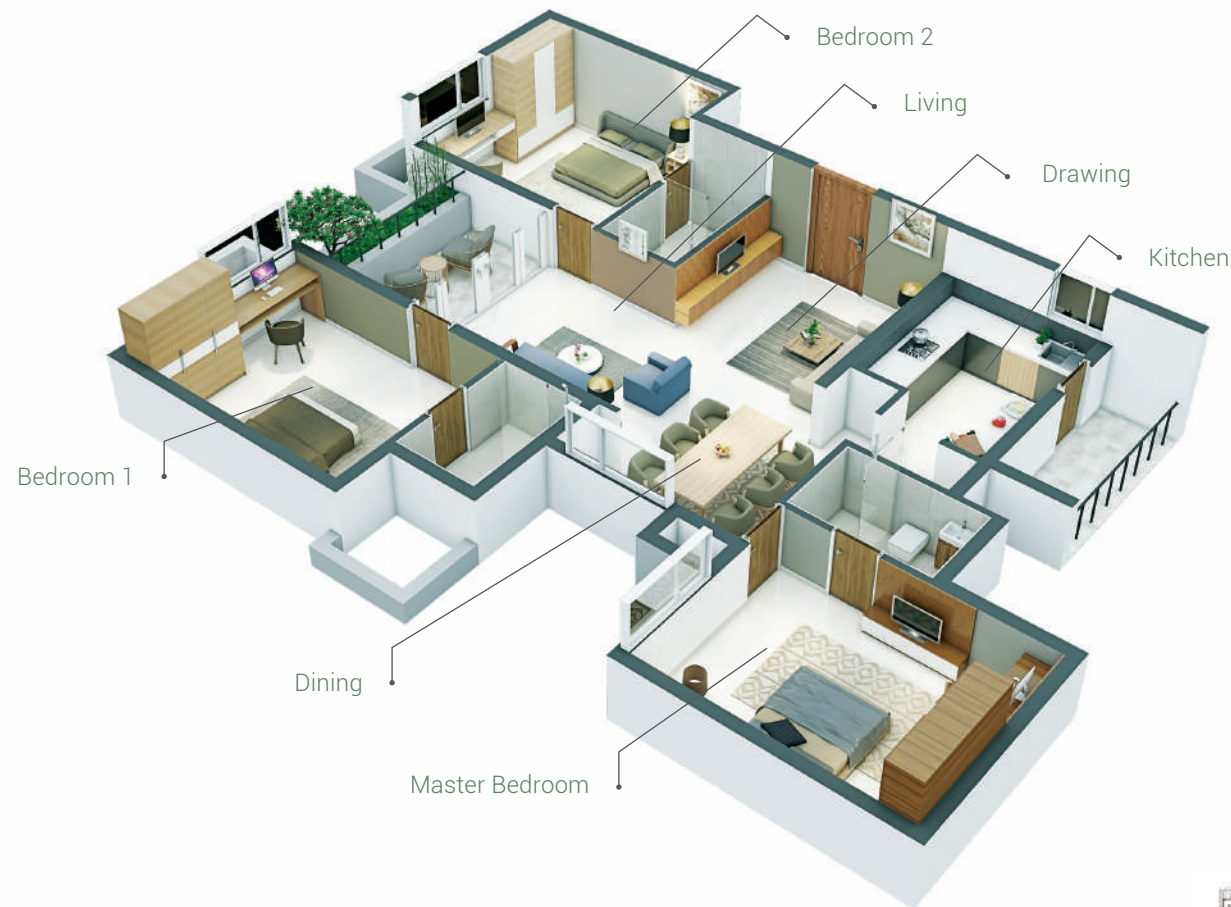
## 3BHK | EAST FACING AREA STATEMENT

Drawing	: 15' 0" X 15' 0"	Bedroom-1	: 15' 0" X 11' 3"
Dining	: 8' 3" X 10' 10½"	Bedroom-2	: 15' 9" X 12' 0"
Living	: 12' 0" X 7' 1½"	Toilet-1	: 5' 3" X 8' 3"
Sit-out	: 12' 0" X 7' 6"	Toilet-2 & 3	: 8' 3" X 5' 3"
Kitchen	: 9' 9" X 8' 7½"	Dressing	: 7' 1½" X 4' 6"
Utility	: 6' 0" X 8' 3"	Optional Puja Room	
Master Bedroom	: 15' 0" X 12' 0"		





## PLAN OF UNIT 4 - 1960 SFT



### 3BHK | EAST FACING AREA STATEMENT

Drawing	: 11' 7½" X 12' 0"	Master Bedroom	: 15' 0" X 12' 0"
Dining	: 11' 7½" X 12' 0"	Bedroom-1	: 15' 4½" X 12' 4½"
Living	: 14' 7½" X 11' 3"	Bedroom-2	: 13' 10½" X 12' 0"
Sit-out	: 6' 4½" X 11' 3"	Toilet-1	: 8' 3" X 5' 3"
Kitchen	: 9' 0" X 12' 0"	Toilet-2 & 3	: 5' 3" X 8' 7½"
Utility	: 4' 10½" X 12' 0"	Optional Puja Room	





# PLAN OF UNIT 5 - 1890 SFT



## 3BHK | WEST FACING AREA STATEMENT

Drawing	: 12' 4½" X 9' 0"	Bedroom-1	: 14' 3" X 12' 4½"
Dining	: 15' 9" X 11' 3"	Bedroom-2	: 13' 10½" X 10' 6"
Living	: 10' 1½" X 11' 3"	Toilet-1	: 5' 7½" X 8' 7½"
Sit-out	: 6' 9" X 11' 3"	Toilet-2	: 5' 3" X 8' 3"
Kitchen	: 9' 0" X 11' 7½"	Toilet-3	: 5' 3" X 8' 3"
Utility	: 6' 0" X 9' 0"	Optional Puja Room	
Master Bedroom	: 15' 9" X 12' 0"		





# PLAN OF UNIT 6 - 1980 SFT



3BHK | EAST FACING  
AREA STATEMENT

Drawing	: 11' 3" X 12' 0"	Master Bedroom	: 15' 0" X 12' 0"
Dining	: 10' 10½" X 13' 6"	Bedroom-1 & 2	: 14' 3" X 12' 0"
Living	: 13' 1½" X 15' 0"	Toilet-1	: 8' 3" X 5' 3"
Sit-out	: 7' 1½" X 11' 3"	Toilet-2	: 8' 7½" X 5' 3"
Kitchen	: 9' 4½" X 11' 3"	Toilet-3	: 5' 3" X 8' 7½"
Utility	: 9' 0" X 6' 0"	Optional Puja Room	





# PLAN OF UNIT 7 - 2200 SFT



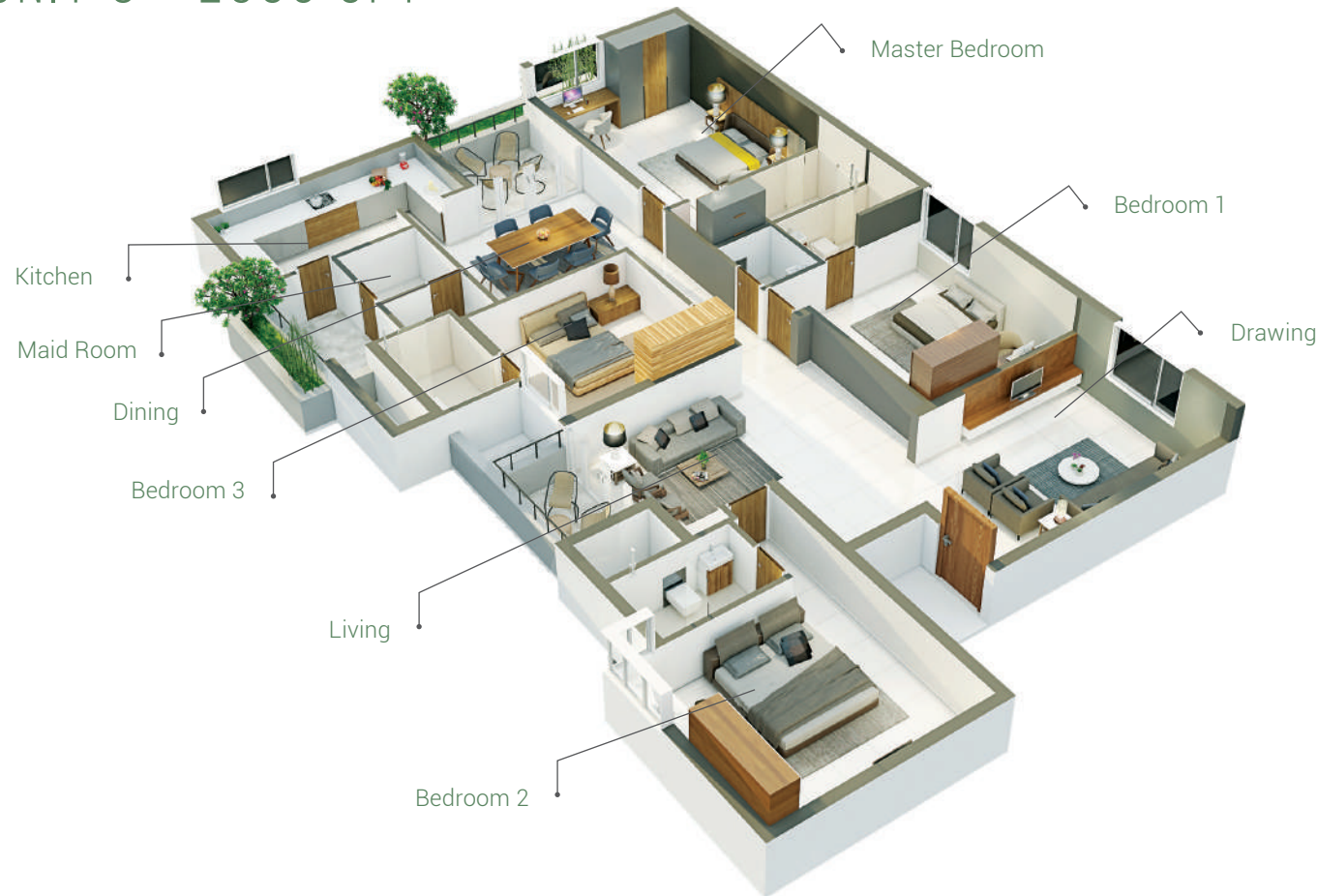
## 3BHK | WEST FACING AREA STATEMENT

Drawing & Dining :	12' 0" X 24' 9"	Bedroom-1 :	12' 4½" X 15' 0"
Living :	12' 0" X 15' 0"	Bedroom-2 :	12' 4½" X 15' 4½"
Sit-out-1 :	12' 9" X 7' 6"	Toilet-1 :	8' 3" X 5' 3"
Sit-out-2 :	7' 6" X 6' 0"	Toilet-2 :	5' 3" X 8' 3"
Kitchen :	12' 4½" X 8' 7½"	Toilet-3 :	5' 3" X 8' 3"
Utility :	6' 9" X 8' 3"	Dressing :	5' 3" X 5' 3"
Master Bedroom :	18' 4½" X 12' 0"		





# PLAN OF UNIT 8 - 2965 SFT



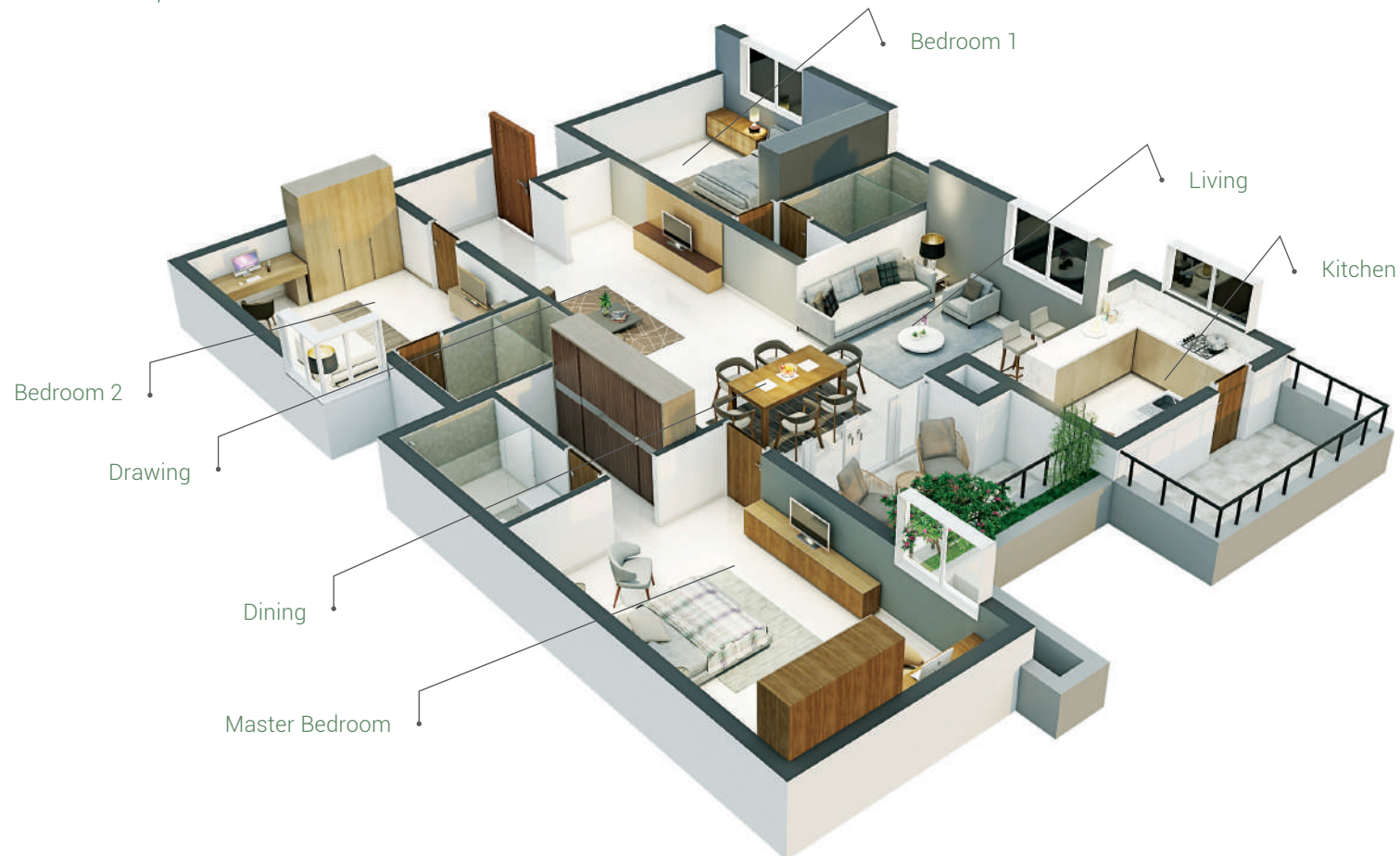
## 4BHK | EAST FACING AREA STATEMENT

Drawing	: 12' 4½" X 18' 0"	Master Bedroom	: 17' 7½" X 12' 9"
Dining	: 12' 4½" X 14' 7½"	Bedroom-1	: 15' 0" X 12' 0"
Living	: 11' 3" X 18' 4½"	Bedroom-2	: 13' 1½" X 15' 0"
Sit-out-1	: 8' 3" X 5' 3"	Bedroom-3	: 12' 0" X 12' 4½"
Sit-out-2	: 7' 6" X 9' 0"	Toilet-1, 2 & 3	: 5' 3" X 8' 3"
Kitchen	: 9' 0" X 16' 6"	Toilet-4	: 8' 3" X 5' 3"
Utility	: 9' 0" X 5' 7½"	Toilet-5	: 4' 1½" X 6' 0"
Powder	: 5' 3" X 4' 6"	Dressing	: 5' 3" X 4' 6"
Puja	: 6' 9" X 6' 0"	Maid	: 6' 0" X 6' 0"





## PLAN OF UNIT 9, 10 - 2260 SFT



### 3BHK | EAST FACING AREA STATEMENT

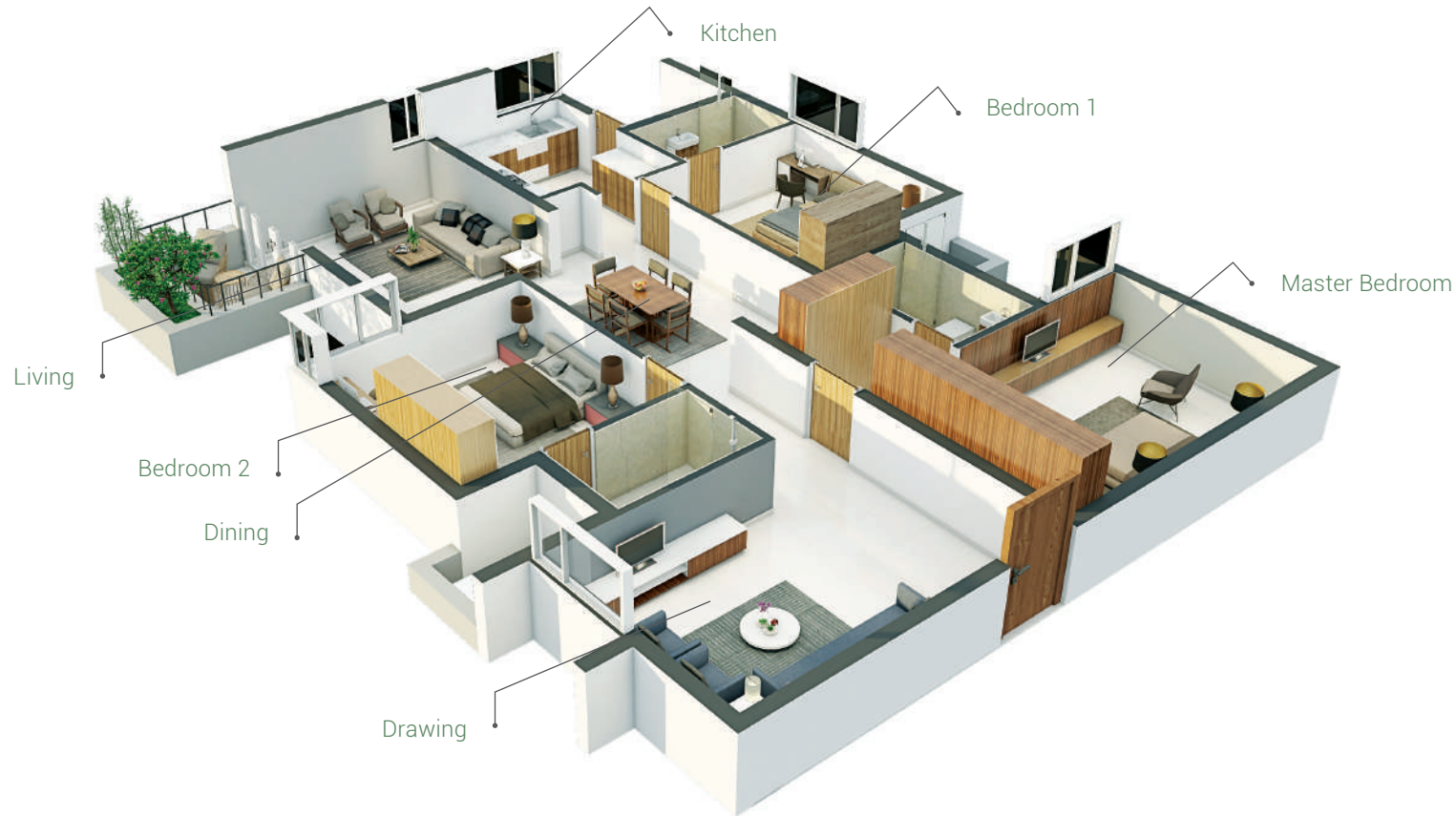
Foyer	: 7' 6" X 6' 9"
Drawing	: 14' 3" X 12' 0"
Dining	: 12' 9" X 12' 0"
Living	: 12' 0" X 9' 9"
Sit-out	: 6' 9" X 12' 0"
Kitchen	: 9' 9" X 12' 0"
Utility	: 6' 0" X 13' 6"
Master Bedroom	: 19' 1½" X 12' 0"

Bedroom-1	: 15' 0" X 12' 0"
Bedroom-2	: 15' 4½" X 12' 0"
Toilet-1	: 8' 7½" X 5' 3"
Toilet-2	: 5' 3" X 8' 7½"
Toilet-3	: 5' 3" X 8' 3"
Dressing	: 9' 0" X 5' 3"
Optional Puja Room	





# PLAN OF UNIT 11 - 2250 SFT



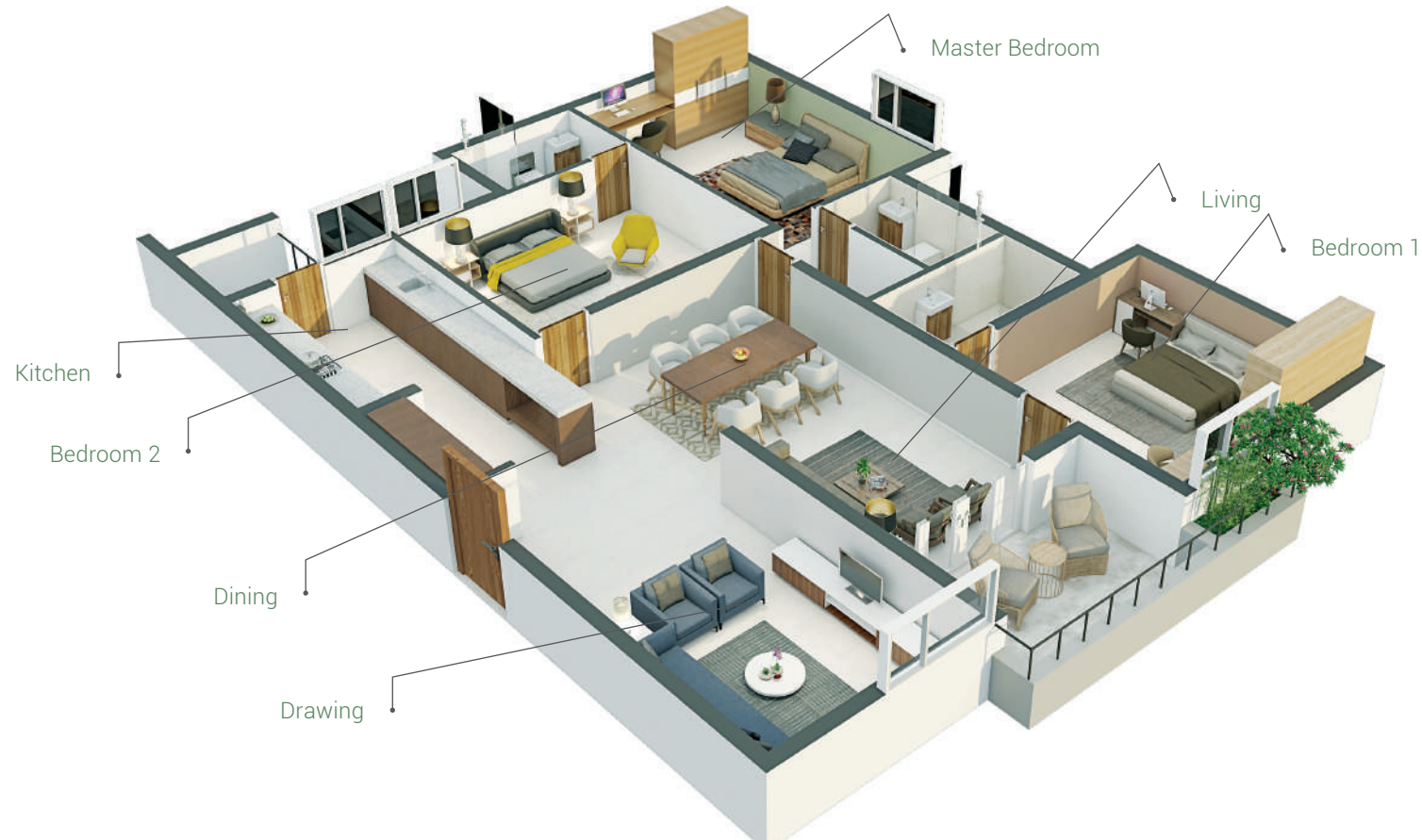
## 3BHK | WEST FACING AREA STATEMENT

Drawing	: 18' 0" X 12' 0"	Master Bedroom	: 18' 0" X 12' 0"
Dining	: 11' 3" X 17' 7½"	Bedroom-1	: 12' 0" X 12' 4½"
Living	: 12' 0" X 16' 10½"	Bedroom-2	: 12' 9" X 13' 1½"
Sit-out-1	: 6' 0" X 8' 3"	Toilet-1	: 5' 7½" X 9' 4½"
Kitchen	: 9' 0" X 12' 0"	Toilet-2	: 8' 7½" X 5' 3"
Utility	: 8' 3" X 6' 9"	Toilet-3	: 8' 3" X 5' 3"
Dressing	: 6' 0" X 6' 4½"	Optional Puja Room	





# PLAN OF UNIT 12 - 2195 SFT



## 3BHK | EAST FACING AREA STATEMENT

Foyer	: 11' 7½" X 12' 0"	Bedroom-1	: 13' 10½" X 13' 6"
Drawing	: 16' 1½" X 11' 3"	Bedroom-2	: 12' 0" X 15' 0"
Dining	: 11' 7½" X 11' 3"	Toilet-1	: 8' 3" X 5' 3"
Living	: 10' 1½" X 11' 3"	Toilet-2	: 5' 3" X 8' 3"
Sit-out	: 7' 6" X 11' 3"	Toilet-3	: 5' 7½" X 8' 3"
Kitchen	: 12' 0" X 9' 0"	Dressing	: 7' 10½" X 4' 10½"
Utility	: 5' 3" X 6' 9"	Optional Puja Room	
Master Bedroom	: 18' 0" X 12' 9"		





# PLAN OF UNIT 14 - 2860 SFT



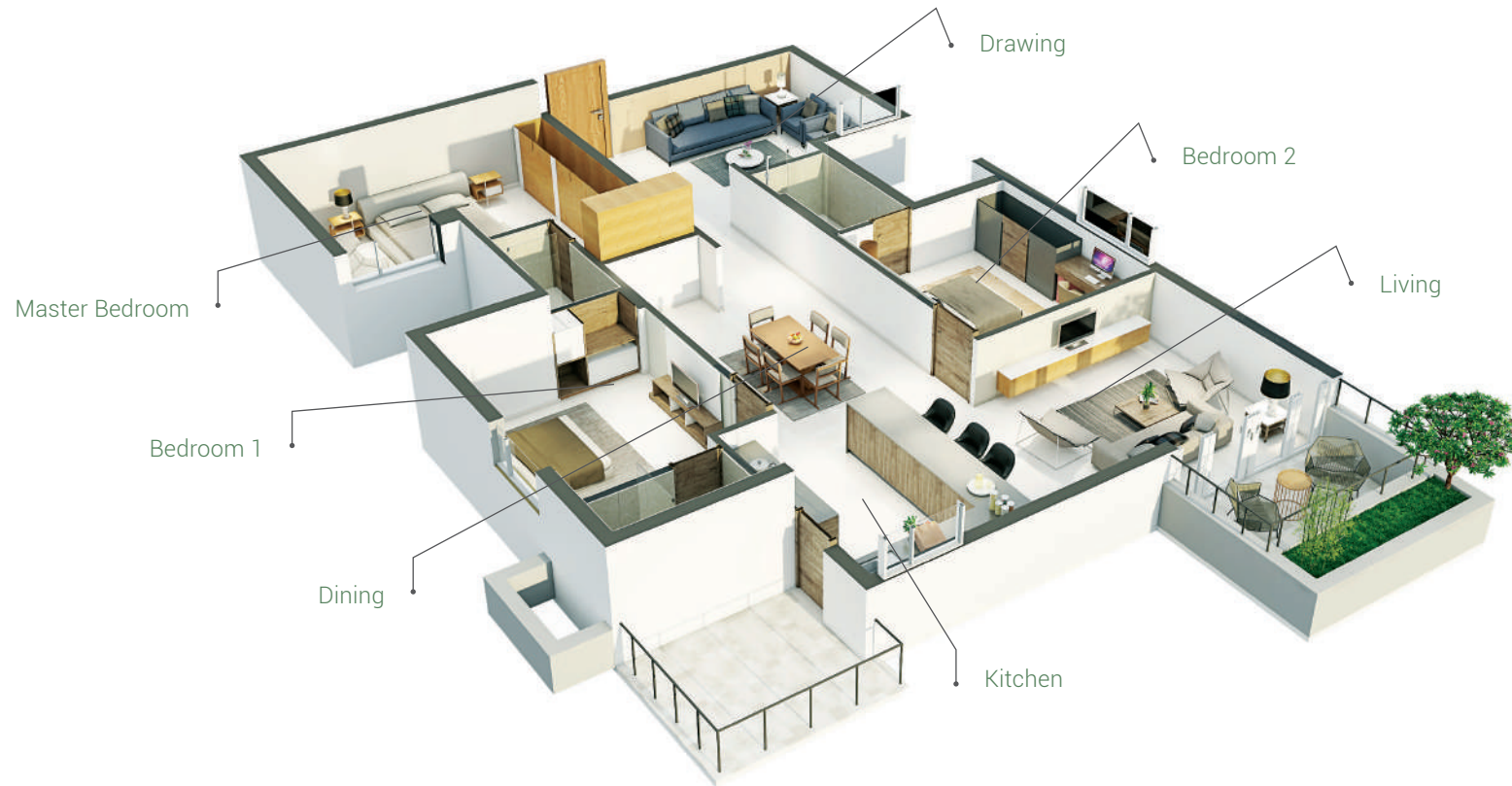
## 4BHK | WEST FACING AREA STATEMENT

Drawing	: 17' 3" X 12' 0"	Bedroom-1	: 12' 4½" X 14' 3"
Dining & Living	: 21' 0" X 12' 9"	Bedroom-2	: 15' 0" X 12' 0"
Sit-out-1	: 9' 0" X 7' 6"	Toilet-1	: 5' 3" X 8' 7½"
Sit-out-2	: 9' 9" X 8' 3"	Toilet-2	: 5' 3" X 8' 3"
Kitchen	: 9' 0" X 13' 1½"	Toilet-3 & 4	: 8' 3" X 5' 3"
Utility	: 11' 7½" X 5' 3"	Toilet-5	: 5' 3" X 4' 6"
Powder	: 5' 7½" X 5' 3"	Dressing	: 5' 3" X 9' 0"
Guest	: 12' 0" X 12' 4½"	Maid	: 8' 7½" X 6' 0"
Master Bedroom	: 18' 0" X 12' 0"	Optional Puja Room	





# PLAN OF UNIT 15 - 2290 SFT



## 3BHK | WEST FACING AREA STATEMENT

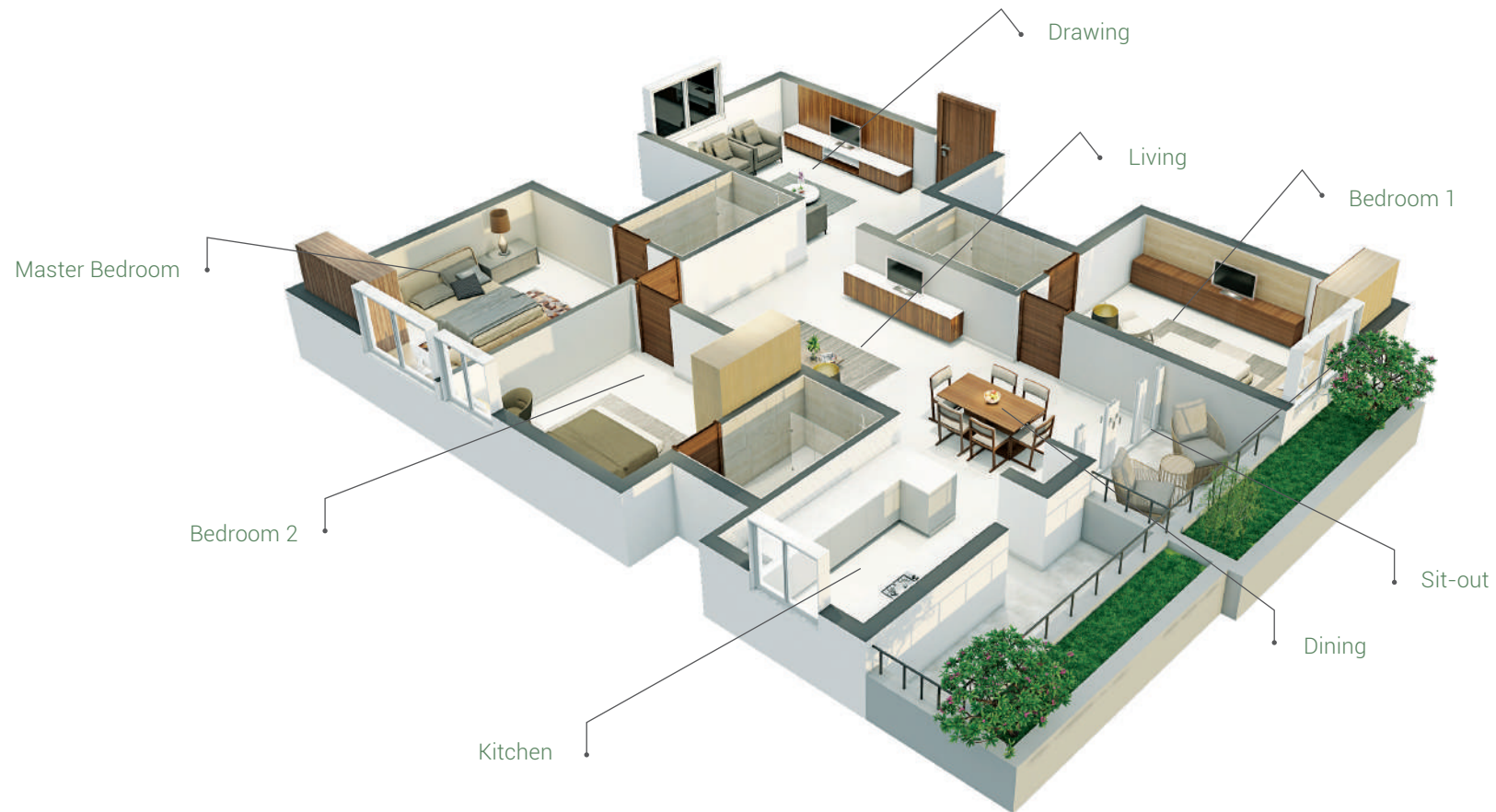
Drawing	: 18' 0" X 12' 0"
Dining	: 11' 3" X 17' 7½"
Living	: 18' 9" X 12' 0"
Sit-out	: 12' 0" X 6' 0"
Kitchen	: 9' 0" X 12' 9"
Utility	: 9' 0" X 8' 3"
Dressing	: 6' 0" X 6' 0"

Master Bedroom	: 18' 0" X 12' 0"
Bedroom-1	: 12' 0" X 15' 0"
Bedroom-2	: 12' 0" X 12' 9"
Toilet-1	: 5' 3" X 8' 7½"
Toilet-2	: 8' 3" X 5' 3"
Toilet-3	: 5' 3" X 8' 3"
Optional Puja Room	





# PLAN OF UNIT 16 - 1935 SFT

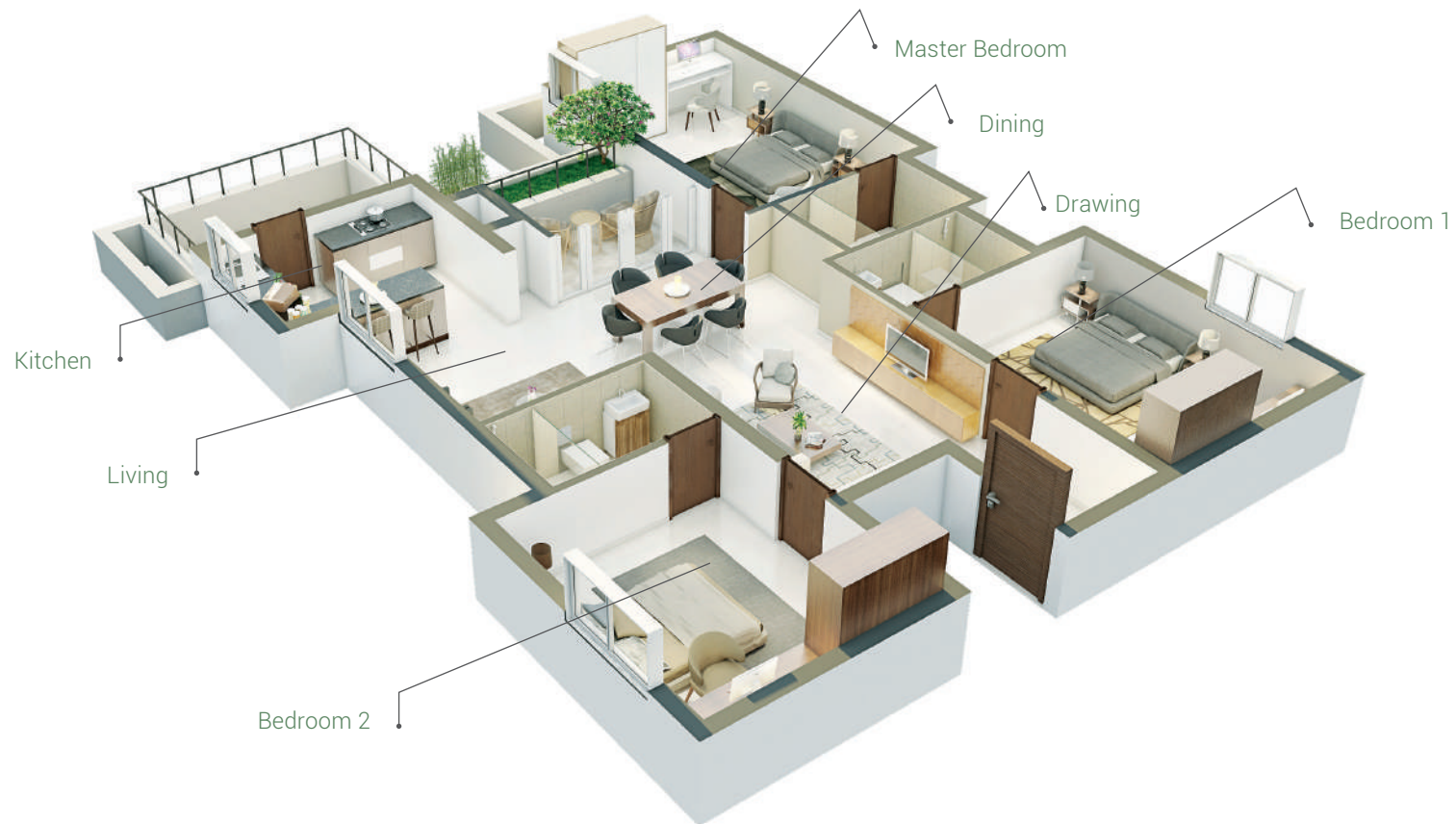


## 3BHK | NORTH FACING AREA STATEMENT

Drawing	: 11' 3" X 17' 3"	Bedroom-1	: 11' 3" X 15' 0"
Dining & Living	: 12' 0" X 24' 4½"	Bedroom-2	: 11' 7½" X 12' 4½"
Sit-out	: 9' 9" X 6' 4½"	Toilet-1	: 8' 7½" X 5' 3"
Kitchen	: 12' 0" X 8' 3"	Toilet-2	: 5' 3" X 8' 3"
Utility	: 12' 9" X 4' 6"	Toilet-3	: 8' 3" X 5' 3"
Master Bedroom	: 15' 0" X 12' 0"	Optional Puja Room	



## PLAN OF UNIT 17, 18 - 1885 SFT



### 3BHK | EAST FACING AREA STATEMENT

Drawing	: 12' 9" X 11' 3"
Dining	: 11' 3" X 11' 3"
Living	: 11' 3" X 9' 0"
Sit-out	: 6' 0" X 11' 3"
Kitchen	: 9' 0" X 11' 3"
Utility	: 5' 3" X 12' 9"

Master Bedroom	: 18' 0" X 11' 3"
Bedroom-1	: 15' 0" X 11' 3"
Bedroom-2	: 13' 6" X 11' 3"
Toilet-1	: 5' 7½" X 8' 3"
Toilet-2 & 3	: 5' 3" X 8' 3"
Optional Puja Room	





# PLAN OF UNIT 19, 20 & 21 - 1870 SFT



## 3BHK | EAST FACING AREA STATEMENT

Drawing	: 11' 3" X 12' 4½"	Master Bedroom	: 12' 0" X 15' 0"
Dining	: 17' 3" X 14' 3"	Bedroom-1	: 11' 3" X 14' 7½"
Living	: 11' 3" X 10' 1½"	Bedroom-2	: 11' 7½" X 12' 0"
Sit-out	: 11' 3" X 5' 3"	Toilet-1	: 5' 3" X 8' 3"
Kitchen	: 12' 4½" X 8' 3"	Toilet-2 & 3	: 8' 3" X 5' 3"
Utility	: 6' 9" X 5' 7½"	Optional Puja Room	



# PLAN OF UNIT 22 - 2300 SFT



## 3BHK | EAST FACING AREA STATEMENT

Drawing	: 14' 7½" X 13' 6"	Master Bedroom	: 13' 6" X 15' 0"
Dining	: 21' 4½" X 12' 4½"	Bedroom-1	: 13' 6" X 14' 3"
Living	: 14' 7½" X 9' 9"	Bedroom-2	: 13' 6" X 12' 9"
Sit-out	: 14' 7½" X 6' 0"	Toilet-1	: 8' 3" X 5' 3"
Kitchen	: 15' 4½" X 11' 3"	Toilet-2 & 3	: 8' 3" X 5' 3"
Utility	: 8' 7½" X 4' 1½"	Optional Puja Room	











# AMENITIES



Eucalyptus leaves repel mosquitoes and reduce mosquito-borne illnesses.

The clubhouse is the centre of all activities that take care of your fitness and entertainment needs. It is built sensibly to overlook the cluster of trees, to transport you to a relaxed vacation in the middle of a forest, not just a couple of times a year, but every single day.







# AMENITIES

- A full-size Badminton Court
- Games room with Chess, Carrom, Table tennis and more
- Mini Theatre
- Fully Equipped Gym
- Infinity Pool with a view of the Grove
- Walking and Jogging Tracks
- Banquet Hall
- Yoga
- Creche
- Recreation Room

All images used are for illustrative purposes only.





# SPECIFICATIONS

## R.C.C. Framed Structure

- R.C.C. Framed structure will be an earth quake resistant design. CRS/RCC structure for the basement and cellar.
- Brick Masonry with AAC/cement bricks by manufactured sand/natural sand in cement mortar. Anti-termite treatment carried out as per IS standards.
- All the external walls of 9" thickness and internal wall of 4" thickness in 1:6 cement mortars with R.C.C. bed layer.

**Sand:** Manufactured sand shall be used for all concrete works and brick masonry and natural sand wherever necessary.

## Plastering

- **Internal:** Double Coat Cement Plaster with Trowel finish/Gypsum Plaster
- **External:** Double Coat Cement Plaster with Trowel finish

## Doors

- **Main door frames:** Teak wood frames of 5" x 3" in section and panel type shutter with one mortise lock and necessary hardware fittings and fixtures.
- **Inner door frames:** All inner door frames with a frame section of 4" x 3" thick with flush shutters, for bedrooms, toilets. Sitouts will have UPVC / Aluminium french windows. In case of engineered wood, the frame section of the inner doors will be 40mm x 100mm. The inner door sizes shall have 3' x 7' and for toilets 2' 9" x 7'.

## Windows

- All windows will be sliding type of reputed UPVC/Aluminium make with 5mm thick plain glass

## Painting

- **External:** Texture paint with a combination of smooth Birla Wallcare/ Nippon/Berger/Nerolac or equivalent Putty Finish in specified areas
- **Internal:** 1 coat of primer over Birla Wallcare/Nippon/Berger/Nerolac or equivalent Putty, 2 coats of Plastic Emulsion paint of Asian/ Nippon/Berger/ Nerolac or equivalent make

## Flooring

- Double charged Vitrified flooring 800 x 800 mm size for Living, Drawing, Dining, Bedrooms and Kitchen of Kajaria/ NITCO/Simpolo make or equivalent
- **Bathrooms, Utility:** Ceramic Anti-skid, Acid Resistant Tiles for Flooring of Kajaria/ NITCO/Simpolo make or equivalent
- **Staircase & Lobbies:** Granite/Vitrified Tiles/Natural Stone with Skirting
- **Balconies:** Anti-skid Ceramic Tiles of NITCO/Kajaria/Simpolo make/ Equivalent or Natural Stone

## Cladding & Dadoing

- **Kitchen:** Designer Glazed Ceramic Tile Dado upto 2'0" height above kitchen granite platform of NITCO/Kajaria/Simpolo make or equivalent
- **Bathrooms:** Designer Glazed Tiles Dado of NITCO//Kajaria/Simpolo or equivalent upto 7 ft
- **Utilities/Wash:** Glazed Ceramic Tile Dado upto 4'0" height of NITCO/ Kajaria/Simpolo make or equivalent

## Kitchen

- Granite platform with SS Sink and provision for fixing Aquaguard
- Provision for exhaust fan and chimney

## Utilities/Wash

- Provision for washing machine/Dishwasher & wet area for washing Utilities

## Plumbing & Sanitary Fixtures

- Well-planned toilet layout with wet & dry areas.
- Wall-hung EWC with flush tank & counter below wash basins of Hindware/Roca/Kohler or equivalent.
- All bathrooms will have a Wash Basin, CP basin mixer and single lever hot & cold wall mixer with shower
- All CP Fittings are of Jaguar/Kohler/Roca make or equivalent

## Electrical

- Concealed copper wiring in PVC conduits. Power outlets for air- conditioners in all bedrooms, drawing, dining, living rooms
- **Backup Power:** Generator with acoustic enclosure to energize all common areas, lifts, pumps and all the points within the flat (except a/c and geysers)
- Separate electrical connection with 3-phase circuit for each flat will be provided with common meter for all common light points, pumps, lift and other facilities
- Miniature Circuit Breakers (MCBs) & ELCB. All electrical modular switches & sockets of Toyoma/Legrand/Anchor Panasonic or equivalent make
- Each bedroom shall be provided with two light points, one fan point, one 5-Amps plug and one foot lamp. Drawing and dining rooms will be provided with two light points, two fan points and two 15/5 Amps power plugs. All the balconies will have one light point. Kitchens will be provided with one light point, two 15-Amps power plug and one 5-Amp power plug for Aqua guard connection
- Toilets will be provided with one light point and one 15-Amps power plug for geyser
- **TV and communication cables:** TV cable (DTH) and telephone connectivity will be provided for hall/dining and intercom telephone facility from apartment to apartment and security kiosk
- Electrical Cables will be of best quality from brands like Finolex, Anchor, RR, V-guard or equivalent quality

## Communication

- The entire Electrification will be carried out as per I.S. Standards Cable connectivity across community for all voice, video and data communication (TV, Internet, Intercom and telephone)
- Telephone Points in drawing room
- Provision for Internet

## Parking Area

- VDF Flooring/Interlocking Pavers or Natural Stone

## Elevators

- Elevators from reputed manufacturers like Schindler/Otis/Johnson or equivalent

## Infrastructure

- STP, Gas Bank, Underground Drain, Underground Cabling, Rainwater Harvesting, 24 x 7 Security, Firefighting equipment shall be provided for the proposed building as per fire safety regulations.

## Beautification

- Designer Landscape to beautify the entire stilt area.

## Amenities

- **Outdoor:** Badminton, Walking/Jogging Track, Yoga Locale
- **Indoor Games:** Library, Carroms, Chess, Table Tennis/Pool Table
- **Clubhouse:** Spacious Multipurpose Hall, Fully equipped Gym and Aerobics Room, Swimming Pool, Children's Play Area, provision for Crèche and Store & Mini Theatre





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“ Build a Home That You Envisage Yourself  
Living in. Build a Home From Your Heart. ”

At Manbhum, we truly believe that homes are the most emotional and important purchases that people make in their lifetime. We are deeply passionate about our homes and feel innately responsible to make the experience of owning and living in our homes a matter of joy and pride, extending this philosophy to every inch of the two million sft we have built so far.

Since its inception in 1996, Manbhum Construction Company has constantly strived to improve its homes and customer experience through constant interactions with our eight hundred and counting clients, understanding their needs and aspirations.

Over the past twenty years, we have consistently incorporated the insights derived in every new project we undertake, leading us to develop several landmark projects in Secunderabad and Central Hyderabad areas. Each one of our 35+ projects reflects our vision to build houses you can truly build a good life in. You can now experience the attention to detail and high quality construction of Manbhum Constructions in the Kondapur/HITEC City area.





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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 elevation, specifications and plans as deemed fit.