



EPITOME™  
INTEGRATED CITY

*Living Exemplified*





**EPITOME**<sup>™</sup>  
INTEGRATED CITY

The urbanisation of modern Indian cities always loses its pace as soon as it hits the boundaries of land deficiency. The never-ending demand for habitable space for the growing population and the strive to achieve better lifestyle facilities for the existing residents can only be accomplished with a futuristic solution. Epitome Integrated City is an ambitious mega project which will emerge as the perfect solution for the shortcomings of Indian Urbanization.

The traditional cities are built based on the current demands without anticipating any future requirements. On the other hand, integrated cities are built for the future with practicality in mind. Epitome integrated city is planned with proper distribution of land for residential, commercial and entertainment purposes along with advanced road network for complete connectivity and convenience. This city is designed in such a way to provide a breezy living experience adjacent to nature combined with the perquisites of modern lifestyle amenities.

The future is waiting for you  
Enjoy your walk through the future





**THE NEW STANDARD HAS ARRIVED...  
PRESENTING HYDERABAD'S FIRST INTEGRATED CITY  
THAT IS EMBRACED IN NATURE.**

Epitome Integrated City (EIC) is an answer to the woes of urban congestion and chaos. The Integrated City provides a 'Mixed Ecosystem' that includes nurturing of industry, providing employment opportunities, and enhances the quality of life of its inhabitants. A full-fledged ecosystem for aspirations of every sort - healthy lifestyle, blissful nature, business success, and excelling in education. You name it and there is !

**368 ACRES OF FREEDOM**

EIC is the culmination of our aspiration to build green communities which enhance life in myriad ways. The challenge is to build communities which are both ubermodern and rooted to nature - a balancing act indeed! We overcame the challenge with extensive research on the topography, geography, geology, and ecosystem round the location. This helped us blend nature and luxury seamlessly.

**PHASE-I**

A 368 acre residential township

- ◇ Villa plot sizes: 200, 240, 267, 305, 333, 400, 533 sq yds
- ◇ World-class clubhouse
- ◇ First-of-its-kind largest project approved by HMDA
- ◇ HMDA & RERA approved project
- ◇ IGBC certified
- ◇ Designed by renowned architects and planner

**FEATURES & AMENITIES**

- ◇ Epitome Integrated City is well connected with 100 feet, 60 feet, and 40 feet Blacktop roads
- ◇ Underground water supply, drainage system, electrical cabling and fiber optic cable
- ◇ Secured community with centralised CCTV surveillance
- ◇ Water treatment plant & sewage treatment plant
- ◇ Rainwater harvesting and groundwater recharging facilities
- ◇ Provision for Krishna river drinking water
- ◇ Health Care Centre
- ◇ Solar street lighting
- ◇ Provision for school & college
- ◇ Provision for police outpost, fire station and post office
- ◇ Provision for Sports complex, Lawn Tennis & Basketball court

**24 MAJOR PARKS THAT ADORN EIC**

- ◇ Garden of Four Seasons
- ◇ Garden of Sacred Grove
- ◇ Orchard Garden
- ◇ Central Park
- ◇ Garden of Memories
- ◇ Maze Garden
- ◇ Garden of Ground
- ◇ Modulation Garden of Fountain
- ◇ Garden of Ground Modulation
- ◇ Butterfly Garden
- ◇ Garden of Colors
- ◇ Garden of Science
- ◇ Tactile Garden
- ◇ Sports Park
- ◇ Nakshatra Garden
- ◇ Manicured Garden
- ◇ Manicured Garden
- ◇ Garden of Time
- ◇ Manicured Garden
- ◇ Manicured Garden
- ◇ Garden of Fragrance
- ◇ Garden of Lilies
- ◇ Garden of Sounds
- ◇ Garden of Sculptures





## CLUB EPITOMIA

What's life without a dose of recreation and entertainment?  
 This world-class facility imparts to the residents a premium experience.  
 Equipped with state-of-the-art Indoor and Outdoor Sports facilities,  
 Cafeteria, Swimming Pool and Commercial establishments will give a taste of the quality and vibe that is truly the "EPITOME".

- ◇ Multipurpose hall
- ◇ Mini theatre (48 seats)
- ◇ Cafeteria
- ◇ Gym
- ◇ Yoga room
- ◇ Lounge
- ◇ Salon/ sauna/ jacuzzi
- ◇ Creche
- ◇ Work space
- ◇ Conference room
- ◇ Grocery
- ◇ ATM
- ◇ Guest rooms (10)
- ◇ Banquet lawns
- ◇ Swimming pool

### List of outdoor sports facilities

- ◇ Tennis courts
- ◇ Cricket Pitch
- ◇ Basketball court

### List of indoor sports facilities

- ◇ Badminton court
- ◇ Squash court
- ◇ Indoor games room
- ◇ Billiards room





Garden of Time



Garden of Fountains

Sports Courts to Cweat it Out

Meticulously Planned Children's Play Area







Swimming pool

Pool side party counter

## WORLD-CLASS SWIMMING POOL ALONGSIDE A PALM GROVE WITH COZY GAZEBOS.

- ◇ Swimming Pool
- ◇ Kids' Pool
- ◇ Gazebo near swimming pool area

After a busy day's work or on a lazy weekend, just jump into the pool and laze out to your heart's content. Not just you but along with your kids. Let them have a good time too.



# Master Plan Phase - 1



Sl.No.	Plot Size		Plot Size		Plot No.	Colour Code
	Mtrs.	Ft.	Sq. Mtrs.	Sq. Yds.		
1	15.24 X 10.97	50' X 36'	16718	19994	321	
2	18.29 X 10.97	60' X 36'	200.64	239.96	83	
3	17.62 X 12.19	57.80' X 40'	214.56	256.61	54	
4	17.97 X 12.19	58.95' X 40'	219.03	261.95	33	
5	18.29 X 12.19	60' X 40'	222.96	266.65	2486	
6	20.86 X 12.19	68.43' X 40'	254.43	304.29	56	
7	21.00 X 12.19	68.89' X 40'	255.99	306.16	158	
8	18.29 X 15.23	60' X 49.96'	278.74	333.37	10	
9	27.43 X 12.19	90' X 40'	334.35	399.87	23	
10	24.38 X 15.34	80' X 50.32'	374.05	447.36	16	
11	24.38 X 18.29	80' X 60'	445.91	533.30	127	
12	Various Sizes		-----	-----	235	
13	Mortgage Plots		-----	-----	724	
14	Commercial Plots		17,437.58	20,855.16	02	
OTHER PLOTS						
Sl.No.	Plot Type	Plot Size		Plot No.	Colour Code	
		Sq. Mtrs.	Sq. Yds.			
15	Social Infrastructure	36,629.94		43,809.04	06	
16	Utility Area	4,313.37		5,158.74	13	

Sl.No.	Plot Type	Plot Size	
		Sq. Mtrs.	Sq. Yds.
P-01	Garden of Four Seasons	20,374.82	24,368.08
P-02	Sacred Grove Gardens	9,242.43	11,651.84
P-03	Orchard Garden	720.63	861.86
P-04	Central Park	16,646.66	19,909.23
P-05	Garden of Memories	4,061.03	4,856.95
P-06	Maze Garden	442.01	528.63
P-07	Garden of Ground	2,462.58	2,945.22
P-08	Modulation Garden of Fountain	3,427.88	4,099.71
P-09	Garden of Ground Modulation	1,651.28	1,974.91
P-10	Butterfly Garden	1,435.28	1,716.58
P-11	Garden of Colours	6,046.89	7,232.02
P-12	Garden of Science	2,219.94	2,655.02
P-13	Tactile Garden	411.34	491.95
P-14	Sports Park	12,138.15	14,517.10
P-15	Nakshatra Garden	6,845.91	8,187.64
P-16	Manicured Garden	764.59	914.44
P-17	Manicured Garden	721.50	862.90
P-18	Garden of Time	2,249.80	2,690.73
P-19	Manicured Garden	720.88	862.16
P-20	Manicured Garden	764.59	914.44
P-21	Garden of Fragrance	2,509.79	3,001.68
P-22	Garden of Lillies	780.87	933.91
P-23	Garden of Sounds	1,009.31	1,207.12
P-24	Garden of Sculpture	11,815.44	14,131.14
<b>Total Open Space Area</b>		<b>1,09,963.60</b>	<b>1,31,515.37</b>







## LIVE IN THE LANDMARK

The future landmark of Telangana is in the making on the east of the capital city embedded with an impeccable lifestyle. Epitome integrated city, the largest development project approved by HMDA.

Telangana is expanding ever since its boundaries have been redefined. The real estate potential of Hyderabad has hit the paramount and the city started developing in every cardinal direction except the east. But these developments have reached a saturation point because of the limitations of land availability. The government has introduced an initiative called LEAP(Look East policy) to catalyze this real estate augmentation in the east sector of the city. Now real estate growth in the eastern part of Hyderabad city has found its momentum and that part of the city is undergoing a drastic transformation. The pinnacle of real estate developments in eastern Hyderabad is Epitome Integrated City(EIC).

In the proximity of NH65- the busiest highway that connects the capital cities Hyderabad and Vijayawada, Epitome Projects is building a city that this county has never seen before. Spread over 1142 acre of land owned by the company, this city will be established in three phases. This city will be the highest benchmark of comfort, convenience and quality of lifestyle. At the same time, it is a surefire real estate investment that is going to make high returns in the near future.

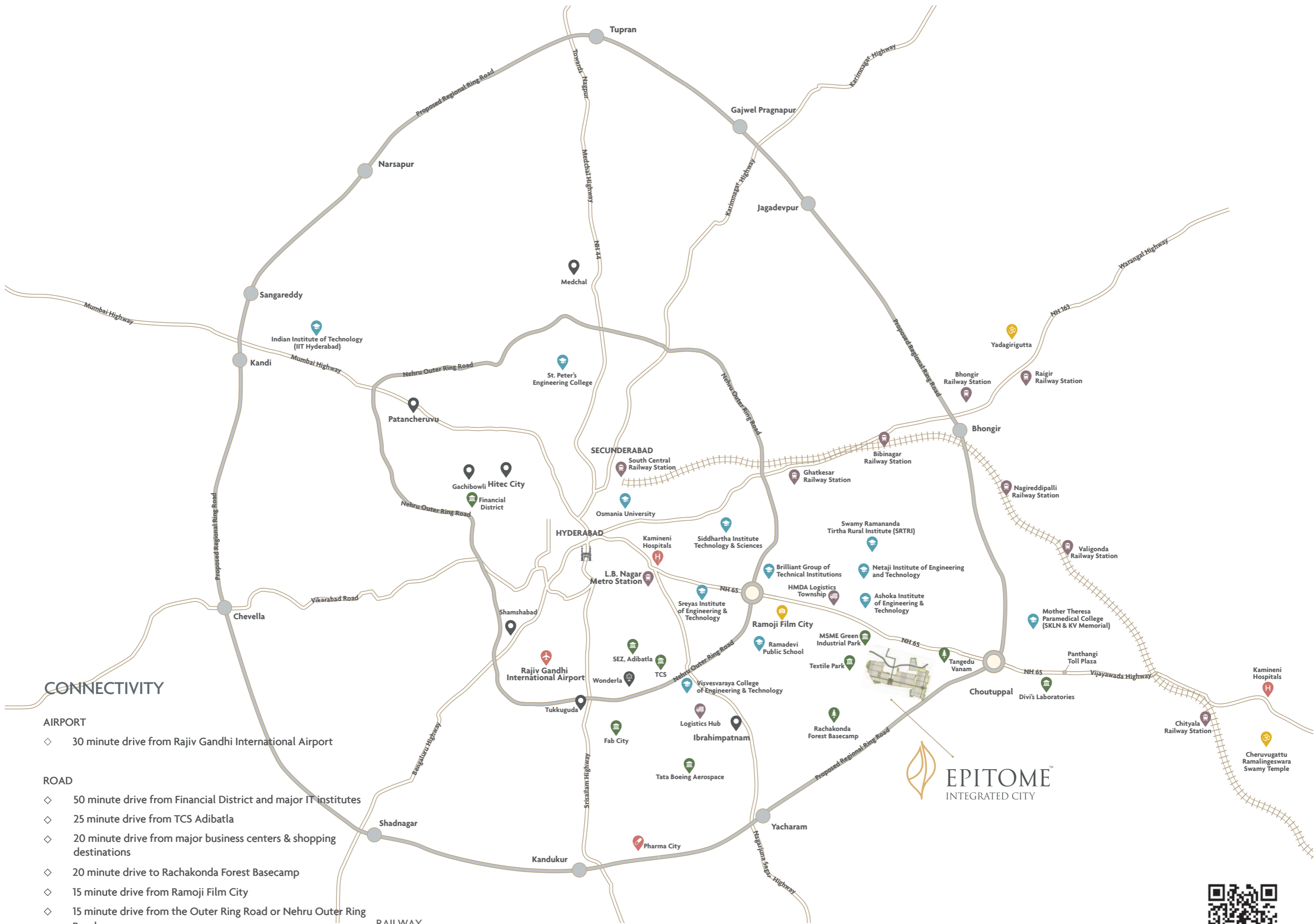
Epitome integrated city is a unique project which is designed with the future in mind, different from any other city in the country which usually develops according to the prevailing needs. Unlike the current conventional cities, EIC makes room for its residents with cohesive residential planning, transportation networks, commercial spaces, power supply and every such requirement that will arise in the future.

This futuristic city is so unique because of its perfect blend of nature and luxury. We are building a modern lifestyle coherent with the euphoria of nature. This self-sustained city possesses an advanced rainwater harvesting system and groundwater recharging facilities. EIC will have a visible similarity to international cities than any other Indian metropolis because of its modern infrastructure.

An opportunity to own a space in a rising metropolitan doesn't come often. Epitome Integrated City is one such rare opportunity. We are building the future with all the grandeur one can dream of and we are inviting you to be a part of it.







## CONNECTIVITY

### AIRPORT

- ◇ 30 minute drive from Rajiv Gandhi International Airport

### ROAD

- ◇ 50 minute drive from Financial District and major IT institutes
- ◇ 25 minute drive from TCS Adibatla
- ◇ 20 minute drive from major business centers & shopping destinations
- ◇ 20 minute drive to Rachakonda Forest Basecamp
- ◇ 15 minute drive from Ramoji Film City
- ◇ 15 minute drive from the Outer Ring Road or Nehru Outer Ring Road
- ◇ 10 minute drive from renowned educational institutions
- ◇ 10 minute drive to major hospitals
- ◇ 7 minute drive to TSII & MSME Green Industrial Park
- ◇ 3 minutes from Proposed Regional Ring Road

### RAILWAY

- ◇ 6 minute drive to Choutuppall Metro Station
- ◇ 25 minute drive to nearest Railway Station
- ◇ Proposed Fastest Interstate Rail from Hyderabad to Vijayawada



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## DEVELOPMENTS AROUND EIC

Located in an area of 1142 acres and adorned by sprawling hills and agricultural lands, EIC is an utopia at a distance of 30 minutes from the city.

Apart from being in a scenic location, EIC is close to Thangedu Vanam - a 50 hectare model natural forest nurtured by CAMPA (Compensatory Afforestation Management and Planning Authority). Planting more trees per acre being the objective following Japanese botanist Akira Miyawaki, Thangedu Vanam has 4,000 saplings of 36 native varieties.

EIC is also close to TSIIIC (Telangana State Industrial Infrastructure Corporation), a Telangana state government initiative for providing infrastructure through development of industrial areas.

TSIIIC-TIF Micro Small and Medium Enterprises Green Industrial Park, the first Model Park for MSMEs in Telangana spread across 438 acres of land was established in Choutuppal, Yadadri district. This park is expected to attract investments worth Rupees 1,553 crores, and house more than 450 industries, providing employment to 35,000 people.

## WELL-CONNECTED TO INDUSTRIAL & EDUCATIONAL HUBS

4

Agro - Based Industries

4

Engineering Based Industries

8

Professional & Technical Education Institutions

5

Food Based Industries

4

Plastic Based Industries

24

Mineral Based Industries

7

Textile Based Industries

3

Paper Based Industries

18

Other Industries



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## CITY FOR THE FUTURE

A dream with a vision will become a reality in the future. But a dream without one will end up being an illusion. What you have witnessed so far is a magnificent dream which is upheld by a strong vision. In short, you have witnessed the future.

A new world is getting its shape in the midway of two Telugu state capitals Hyderabad and Vijayawada. Close to the NH65, Epitome is creating a city that will furnish a quality of life equivalent to the highest international standards within a nature-friendly environment. These Villa plots are creating history by providing a large number of lifestyle amenities.

EIC has the provision for Healthcare centres, Schools, Colleges and Sports complexes that will extricate the residents from the hustle and dawdling of long day-to-day commute. Amenities like underground drainage, underground water supply, underground electric cabling and underground optical fibre connectivity are available for each villa plot. Adding to the convenience of having close proximity to industrial, educational and transportation hubs, EIC itself has the provision for Fire station, Bus stand and Police outpost.

Next to comfort and convenience, there comes entertainment and socializing. EIC has the complete package to keep life exciting with the 24 amusement parks along with the world-class club house - Club Epitomia. Club Epitomia is a luxurious mini-resort spread across 5.6 acres providing wholesome entertainment with indoor and outdoor Sports facilities, Swimming pool, Cafeteria and Commercial establishments to ensure a lifestyle with international standards.

Epitome integrated city is going to become the landmark of Telangana and Hyderabad. It is the future of systematic Indian urbanization. The living experience in Epitome will be the highest benchmark for the quality of life around the globe. It will change the way you live by providing you with world-class lifestyle facilities and a life close to nature.

Epitome is building the city for the future and  
we are inviting you to be a part of it



Disclaimer: All the designs, images, specifications, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional, informative and as such only. We reserve the right to modify / change / amend / alter any of the aforesaid in the best interest of development and as per statutory regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material inter alia images, contents therein are of representative purpose only. Any party desirous of / interested in the project needs to enter into an Agreement for sale.



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PROJECTS

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