



GREATER
INFRA



CS RAO

GREEN
VALLEY

A saga of elegance

PREMIUM VILLAS @ BACHUPALLY



From an artist.
Who creates a living.

A warm hello from Greater Infra, the people who bring to you a villa commune that has it all to please the home-seeker and the art-appreciator in you. Because we are a real-estate enterprise with over 10 years of experience in making homes that are artistically-designed and meticulously executed. Most of all, our homes are a blend of impressive living, top quality and practical-use features. Presenting yet another offering from our aegis – CS Rao Green Valley.



ENTRANCE VIEW

Elegant on the outside.
Magnificent inside.

At Green Valley, the experience of this splendid villa community starts at the very entrance itself. And with ornate flora around to greet you, it's the kind of entrance that you wish to be welcomed to. Best of all, it complements a community with grandeur.

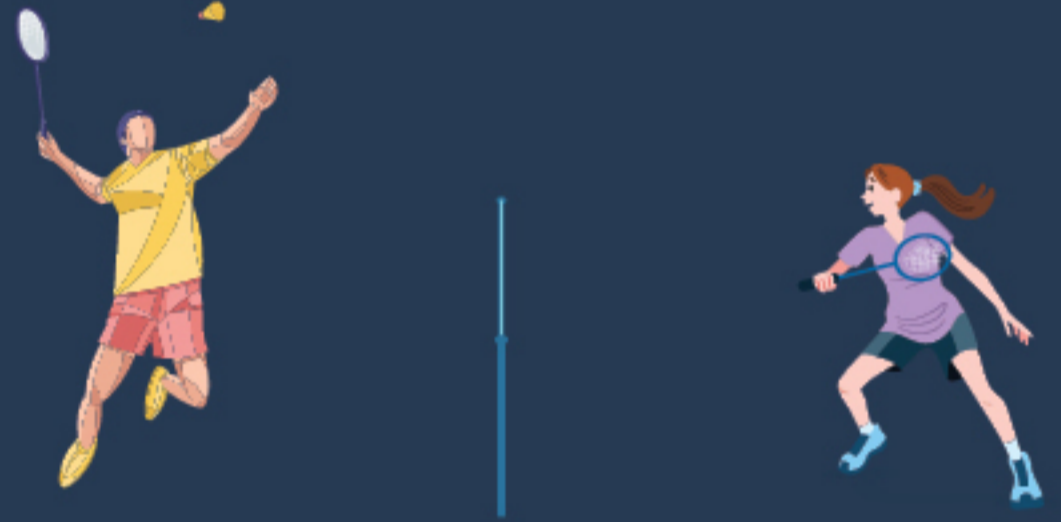




LAYOUT PLAN



- LEGEND
- GRAND ENTRY AND EXIT
 - BASKETBALL COURT
 - PARK
 - CLUBHOUSE
 - SHUTTLE COURT
 - CHILDREN'S PLAY AREA



Space that you seek.
 Vastness that will impress.

Green Valley is designed on nearly 7.5 acres of a vast land, one that has been planned and designed to bring out a certain grandeur, and also have lots of nature. Being home to 84 villas, and features dotted across the landscape – live the life here.

TOTAL
84
 VILLAS

30+
 AMENITIES



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Beautiful is the view.
For the world and you.

Whether you admire your villa staying on the ground or you look at it flying in the skies — Green Valley will not fail to charm you with its design, the spread of villas, the beautiful landscaping, and the abundance of nature around it.



AERIAL VIEW

EAST-FACING VILLA

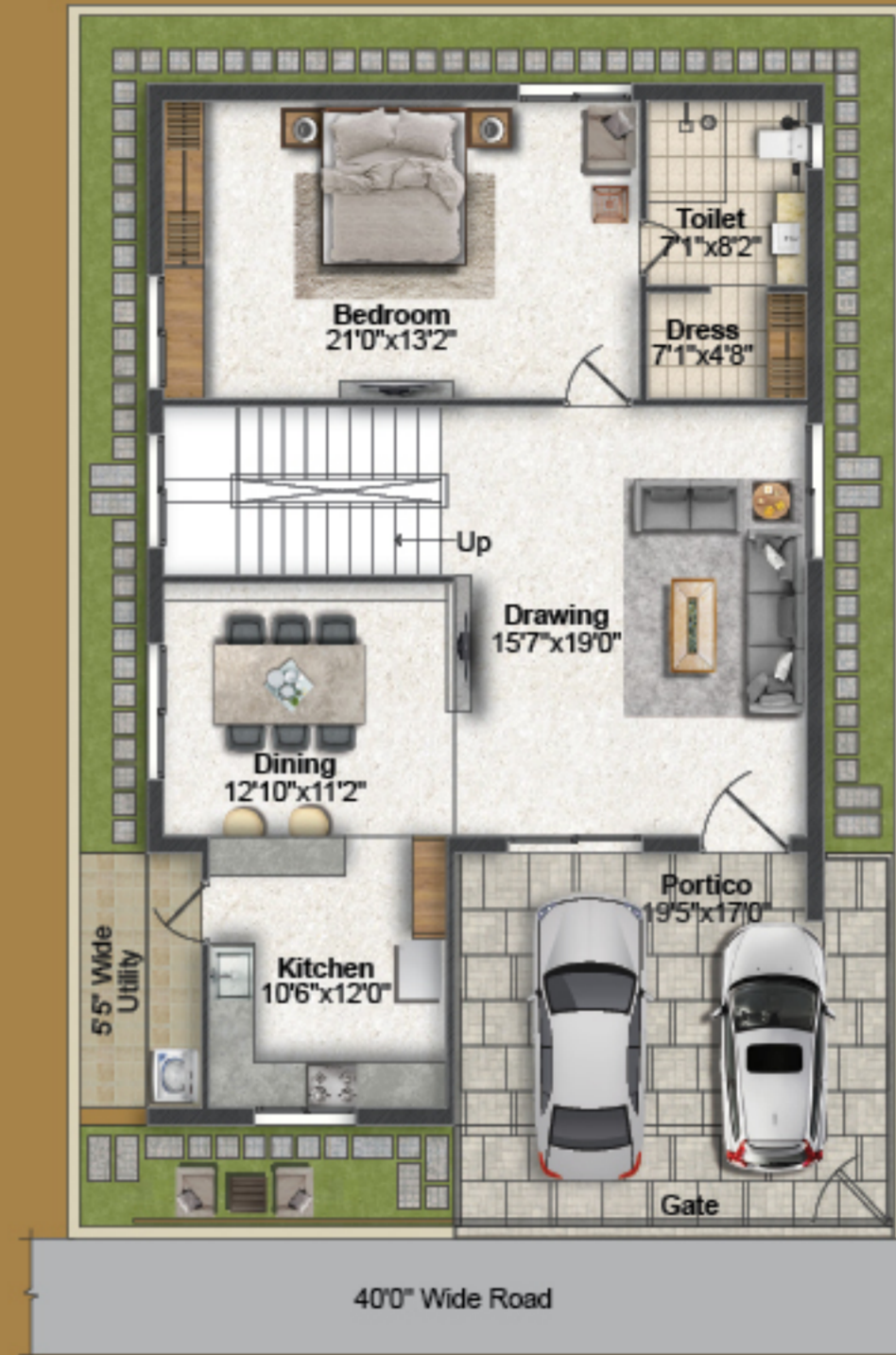


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EAST-FACING PLAN
PLOT SIZE 36'6"X54'3"



Ground Floor Plan



First Floor Plan



Second Floor Plan



Soak in the independence.
Admire the aesthetics.

Area Details

Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
220	1,377	1,377	676	3,430





GROUND FLOOR 1,377 sqft



FIRST FLOOR 1,377 sqft



SECOND FLOOR 676 sqft

Insightful in design.
 Fabulous in craft.

The villas at Green Valley have been planned and designed considering the various facets of life one wants to cherish. Each villa is spread across vast spaces, with all of them designed in G + 2 Floors format.





EAST-FACE HOUSE STREET VIEW

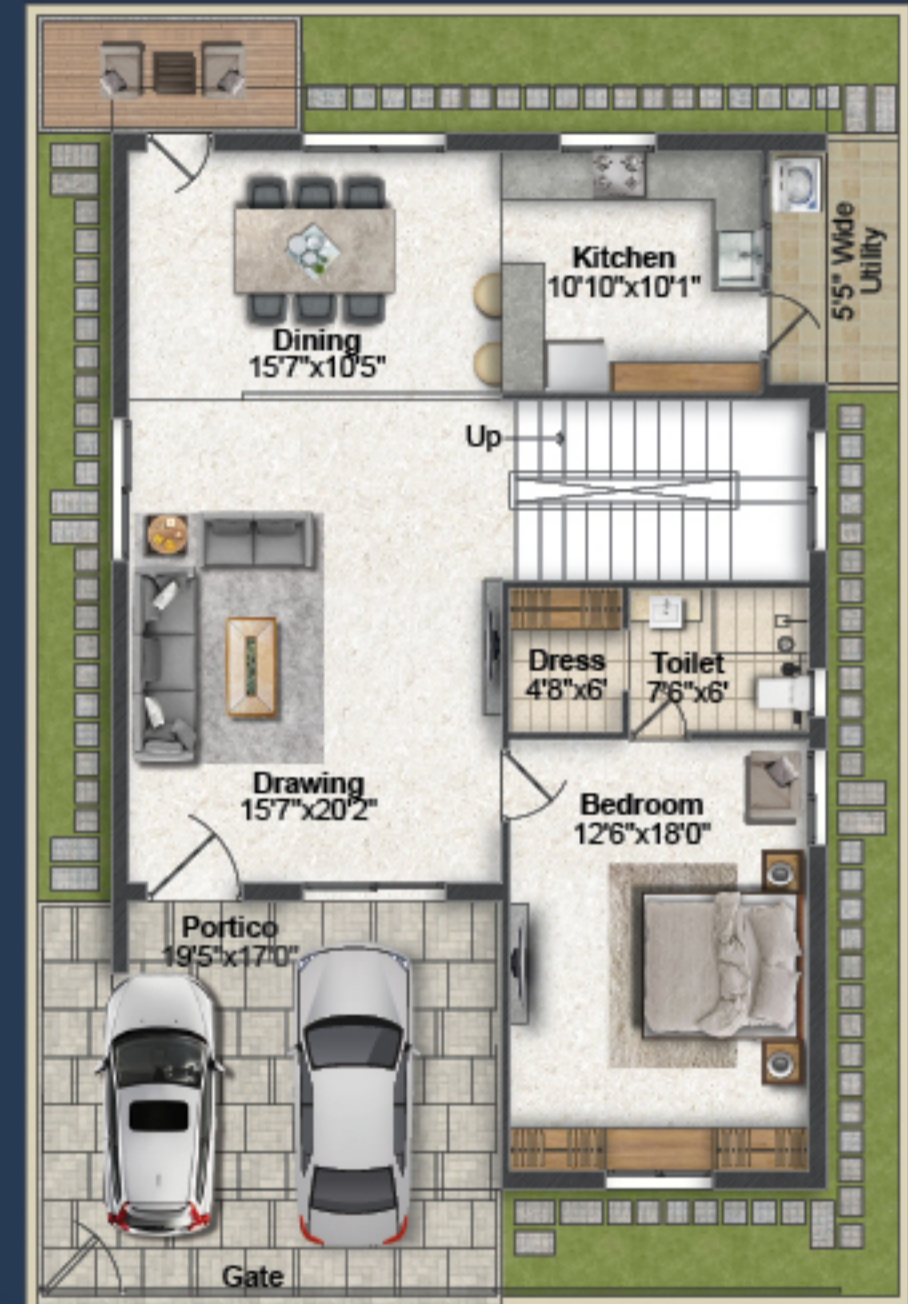
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Elite in architecture.
Premium all around.

When you have made Green Valley your home, we would want you to enjoy every single day of your being here. Quite the reason why we have ensured every facet is designed to be impressive — right from the façade of the villas, the walkway of the villa-streets, to the features and amenities.



Ground Floor Plan



First Floor Plan



Second Floor Plan



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WEST-FACING PLAN
PLOT SIZE 36'6" X 54'3"

Made for the high-life. And thoughtfully-innovative.

Area Details

Plot Size in Sq.Yds.	Ground Floor (Sft.)	First Floor (Sft.)	Second Floor (Sft.)	Total Floor Area (Sft.)
220	1,320	1,380	740	3,440



WEST-FACING VILLA



GROUND FLOOR 1,320 Sft



FIRST FLOOR 1,380 Sft



SECOND FLOOR 740 Sft



Rich as a landscape.
Calming and amazing
propertyscape.

The propertyscape of Green Valley is verdant with flora that's abundant, complemented by installations that add a rare kind of beauty to the whole community. As you walk along the villa street, you'll be fascinated by the variety of design elements that make the commune a sight to celebrate.






CLUBHOUSE VIEW

COMFORT OF A CLUBHOUSE

GROUND FLOOR

		
ENT. LOBBY CUM WAITING LOUNGE	MULTIPURPOSE HALL (KITCHEN & STORE)	TOILET BLOCK

FIRST FLOOR

				
WAITING LOBBY	GYM	YOGA / MEDITATION HALL	LADIES' HALL	TOILET BLOCK



Make the time in life.
For yourself and for the dear ones.

The clubhouse at Green Valley is spread across three floors for luxury and leisure. Occupying an expanse of 15,000 sft, the clubhouse has everything from active sports options to games, all the way to a swimming pool on the terrace floor that's open to sky. All you have to do is come make the time for leisure and relaxation.

SECOND FLOOR

				
WAITING LOBBY	INDOOR GAMES	LIBRARY	PREVIEW THEATRE	SENIOR CITIZEN HALL

TERRACE FLOOR

		
GUEST ROOMS	SWIMMING POOL	PARTY LAWN (SMALL)



AMENITIES & FEATURES

- Landscaped gardens with avenue tree plantations
- Walking / Jogging Track
- Children's Play Area
- Generator back-up facility
- CC / BT Roads with LED Lighting
- Complete Underground Electrical Cabling
- Good cross-ventilation
- Hydro-pneumatic pressurized water supply with underground sump
- Borewells as required
- Well-designed Rain-water Harvesting



Out in the open.
To multiply moments of bonding.

While the clubhouse is an indoor leisure and relaxation area, Green Valley has spaces earmarked for active sports like Basketball and Badminton Court. And the better part is, the community also has play areas for tots and the younger kids. It's quite the place that you need, to spend time along with your kids and family.





STREET VIEW

STRUCTURE
FRAMED STRUCTURE
 RCC-framed structure to withstand wind and earthquake (as per Zone II specifications).

SUPER STRUCTURE
 9" and 4 1/2" thick red bricks for external and internal walls with CM (1:6) as applicable.

PLASTERING
INTERNAL: Smooth cement-plastering in CM 1:6 for walls and ceiling.
EXTERNAL: Smooth cement plastering in CM 1:6 for walls.

DOORS
MAIN DOOR: 8'0" height manufactured veneered door frame and shutters with reputed hardware fittings finished with melamine finish.
INTERNAL DOORS: 8'0" height manufactured veneered door frame and shutters with standard hardware fittings finished with melamine finish.
BATHROOM DOORS: 8'0" height manufactured veneered door frame and veneered shutters on one side and laminate on other side.

WINDOWS
 Good quality UPVC sliding with mosquito mesh and plain glass.

FLOORING
DRAWING ROOM, LIVING, KITCHEN: Imported Italian marble flooring (Diana, Botticino or equivalent).
BEDROOMS: Good quality vitrified tiles of standard make.
MASTER BEDROOM: Wooden laminate flooring.
BALCONY, UTILITY & WASH AREA: Anti-skid tile flooring of standard make.
TOILETS: Good quality anti-skid ceramic tiles.
STAIRCASE: Imported Italian marble and glass railing.
PARKING: Good quality anti-skid ceramic tiles.

DADOING
TOILETS DADOING: 8'0" height glazed ceramic tiles dado of the standard make.
KITCHEN DADOING: Standard black granite platform with stainless steel sink with 2" height tile dadoing.
UTILITY: Vitrified tiles of standard make up to sill level.

ELECTRICAL
 Concealed copper wiring with PVC insulated wires and modular switches of reputed make.
 Two-way switches for fan and light in bedrooms.
 Provision for exhaust fans in all toilets.
 Power-points in kitchen for hob, chimney, refrigerator, and water-purifier in designated areas along with points for microwave ovens, mixer/grinders, and toaster above kitchen counter.
 Power-points for washing machine and dish washer in utility area.
 Provision for geyser point in all bathrooms and power-point for solar water heater at terrace.
 Provision for AC points in all bedrooms, hall in ground floor and lounge in first floor.
 Miniature Circuit Breaks (MCB) for each distribution boards of the reputed make.
 Three phase supply for each unit with individual meter boards.
 EV charging socket provision at parking area.

PLUMBING & SANITARY
 EWC with concealed flush tank of Vitra / Kohler / Jaquar or equivalent make.
 Chrome-plated single lever mixer for basin and concealed diverter with spout and overhead shower.
 All CP fittings are of Grohe / Kohler / Jaquar / Roca or equivalent make.
 Vanity-type wash basin.
 Provision of geysers in all bathrooms in addition to provision for central solar water heater at terrace.

PAINTING
EXTERNAL: Texture and smooth putty finish and two coats of acrylic exterior emulsion weather-proof paint of reputed make over a coat of primer.
INTERNAL: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.

TV / TELEPHONE OR COMMUNICATION NETWORK
 Provision for DTH at terrace for TV in all bedrooms, living room, family lounge, multi-purpose hall.
 Telephone points in ground-floor living and master bedroom.
 Intercom facility to all the units in hall connecting to the main security control system.
 Internet points in hall, family lounge, and all bedrooms at TV location.
 Fiber to home provision with internet cabling to all areas for seamless wifi or wired experience.

SECURITY
 Sophisticated round-the-clock security / surveillance system.
 Surveillance cameras at the main security and at various required locations.
 Power fencing all-round the compound.

WTP & STP
 Domestic water made available through an exclusive water-softening plant with water meters for each unit (not RO plant).
 Sewage treatment plant of adequate capacity as per norms will be provided inside the project.
 Treated water will be used for landscaping and flushing only.
 Rainwater harvesting pits provided for recharging ground water levels as per norms.

ELEVATOR
 Provision for lift in the villa on request basis with extra cost.

GENERATOR
 100% DG backup with acoustic enclosures.

CLUB HOUSE
 Well-designed clubhouse with facilities like gym, terrace swimming pool with change rooms, indoor games, banquet hall etc.

LANDSCAPE
 Professionally-planned landscape around the community with appropriate lighting.

BILLING SYSTEM
 Prepaid billing system for electricity, DC water and maintenance.



SPECIFICATIONS



PROXIMITY

EDUCATIONAL INSTITUTIONS

Vikas Concept School	: 15 min
Vignan School	: 15 min
Sentia Global School	: 15 min
Kennedy / Silver Oaks	: 5 min
Sangamithra School	: 20 min
Ambitus School	: 15 min
Unicent School	: 15 min
Shikhara International School	: 10 min
Delhi Public School	: 18 min
Oakridge International School	: 20 min
Mamatha Medical College	: 5 min
Gokaraju Rangaraju VNR - VIET	: 10 min
JNTU	: 20 min

HOSPITALS

SLG Hospital	: 5 min
Holistic Hospital	: 20 min
Rainbow Children Hospital (Near JNTU)	: 20 min

OFFICES

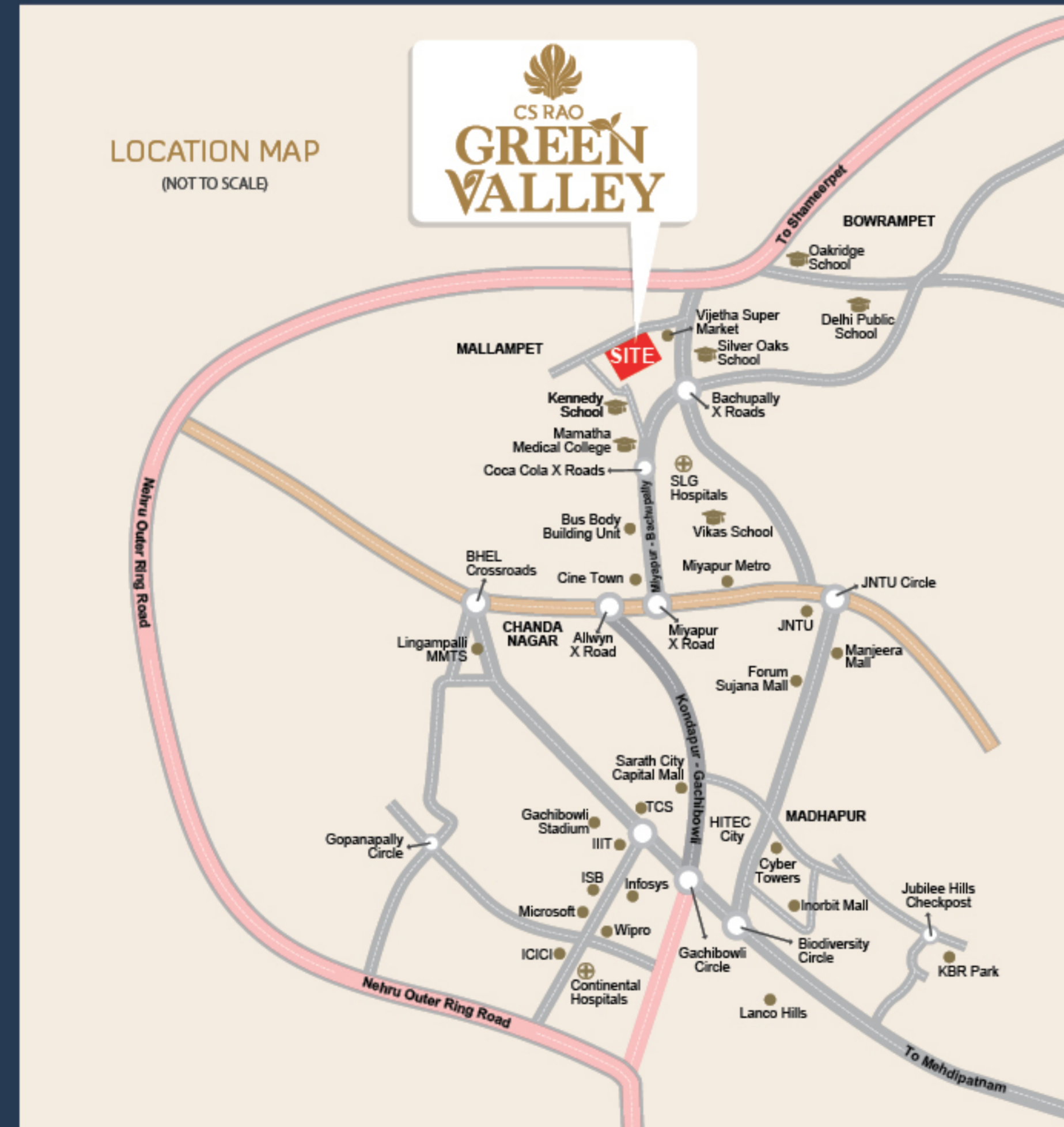
Aurobindo Pharma	: 15 min
Dr. Reddy's Labs	: 15 min
Coco-Cola	: 15 min
Cyber Towers (HITEC City)	: 25 min
Wipro Circle	: 35 min
Financial District	: 35 min

ENTERTAINMENT

Manjeera Mall	: 20 min
AMB Mall	: 20 min
Forum Mall	: 20 min
Inorbit Mall	: 30 min
IKEA	: 30 min

TRANSPORTATION

Miyapur Bus Depot (Terminal)	: 15 min
Miyapur Metro	: 20 min
ORR	: 5 min



Shrinking distances.
Enhancing conveniences.

Green Valley is located in Bachupally, right in the heart of where the growth of the city of Hyderabad is. Here, you will live close to the best of life, leisure, entertainment and all the destinations you may need for everyday life. That's not all, as there are a bunch of conveniences and comforts like supermarkets, schools, colleges, hospitals, and entertainment options right around you. Come, live the saga of elegance.



TEAM

Architects



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Near Kalamandir, Kulatpally, HYD - 72
Call : 9848054934, 9908236545
Email : archsamba@gmail.com

Structural Engineers



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Chakrapani Estates, Hill Fort Road,
Saifabad, Hyderabad - 500 004
Call : +91 8977352846, +91 40 23212846
Email : masconsultingengineers@gmail.com

Landscape Architects



Plot No.867, After EnField Showroom,
Opp. Forge Pub, Road No.45,
CBI Colony, Jubilee Hills, Hyderabad
Call : 9703229828

MEP Consultants



401, 4th Floor, Iyothi Elegance,
Plot No.40-43, Kavuri Hills Phase -3,
Guttula Begumpet, Hyderabad -500033
Call : 040-35167148/49
Email : info@esvedesigns.com

Green in thought.
Green in gracefulness.



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Marketing Partner

