

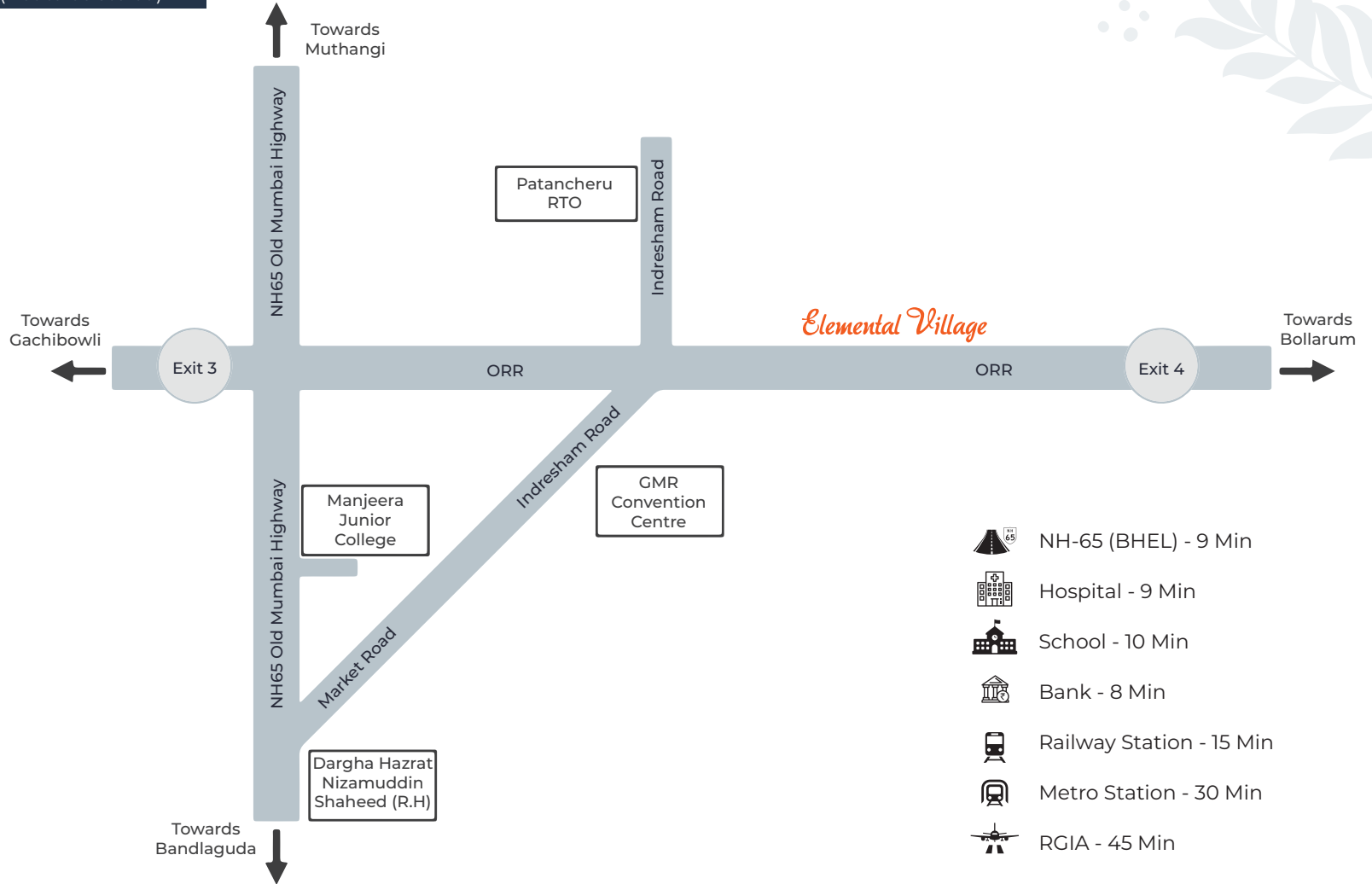
Unlock the life of your dreams with unbeatable amenities at

Elemental Village



Location Map

(Not to be scaled)



For Booking Your Premium Villa Reach Us@

Corporate Address:

Elemental Realty Private Limited,
4th Floor, 8-2-293/82/J-III/550-I,
Road Number 92, Film Nagar,
Hyderabad, Telangana - 500 033.

Project Address:

Elemental Village,
Near GMR Convention Center,
Patancheru, Hyderabad,
Telangana - 502 319.

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Phone : +91 72888 86559

Website : www.elementalrealty.in

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Project financed by & mortgaged to
Bajaj Housing Finance Ltd

No object certificate/permission to mortgage from Bajaj
Housing Finance Limited will be provided for sale of flats

Site Layout

Legend: ■ 152 sqyd ■ 166 sqyd ■ 180 sqyd ■ Non-Typical



Project Overview

Area	Total Villas	Sq. Yd	BUA (sft)	Configuration	IGBC	ORR
15 Acres	251 Premium Villas	152 - 180	1930 - 2400	4BHK	Pre-certified	Facing

Interiors



Amenities



An Exciting Atmosphere with 30+ Amenities

Olympic Length
Swimming Pool

Children Play Area
Multipurpose Halls

Indoor Gaming Room
Outdoor Games

Terrace Party Area
Jogging Track

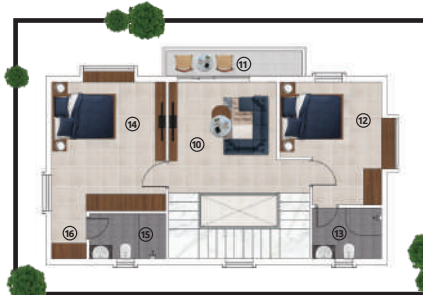
Gym
Pharmacy

Type A

East Facing | 152 Sqydrds Land Expanse | 30'X45'7" Plot Size | 1930 SFT | 4 BHK



1. Car Parking 17'1" x 8'10"
2. Foyer 7'11" x 4'3"
3. Living & Dining 11'6" x 19'8"
4. Kitchen 7'7" x 10'2"
5. Utility 10'10" x 3'0"
6. Bedroom 12'6" x 11'10"
7. Bathroom 8'5" x 4'11"
8. Dressing Room 3'10" x 5'3"
9. Deck 12'10" x 4'3"



10. Living Room 11'10" x 12'2"
11. Balcony 15'3" x 3'2"
12. Bedroom 11'2" x 13'6"
13. Bathroom 7'7" x 5'7"
14. Master Bedroom 12'6" x 14'2"
15. Master Bathroom 8'5" x 4'11"
16. Dressing Room 3'10" x 5'3"



17. Powder Room 8'5" x 4'11"
18. Lobby 15'5" x 3'6"
19. Home Theatre 12'6" x 14'2"
20. Bar 3'10" x 5'3"

Type B

West Facing | 152 Sqydrds Land Expanse | 30'X45'7" Plot Size | 1930 SFT | 4 BHK



1. Car Parking 18'4" x 8'10"
2. Foyer 10'10" x 4'3"
3. Living Room 12'8" x 16'3"
4. Kitchen & Dining 7'9" x 16'3"
5. Utility 15'5" x 2'11"
6. Bedroom 10'6" x 11'10"
7. Bathroom 4'7" x 8'2"
8. Deck 16'3" x 4'5"



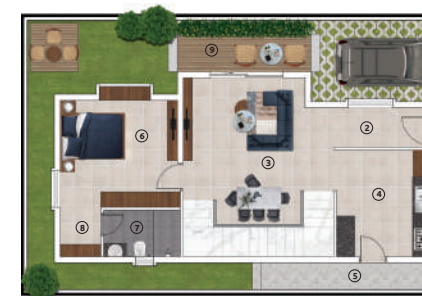
9. Living Room 12'4" x 13'0"
10. Balcony 13'3" x 3'1"
11. Bedroom 11'0" x 12'8"
12. Bathroom 7'9" x 6'3"
13. Master Bedroom 12'2" x 14'1"
14. Master Bathroom 12'2" x 4'9"



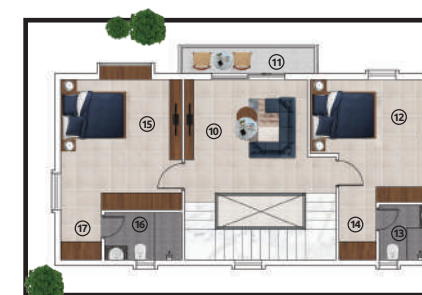
15. Home Theatre 16'3" x 12'4"
16. Powder Room 3'7" x 8'2"

Type C

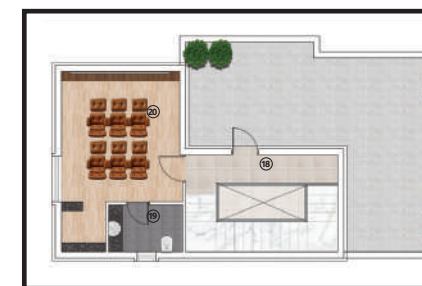
East Facing | 166.66 Sqydrds Land Expanse | 30'X50' Plot Size | 2130 SFT | 4 BHK



1. Car Parking 18'9" x 8'11"
2. Foyer 10'7" x 4'3"
3. Living & Dining 13'4" x 12'4"
4. Kitchen 10'3" x 11'8"
5. Utility 18'10" x 2'11"
6. Bedroom 12'10" x 11'8"
7. Bathroom 8'5" x 5'1"
8. Dressing Room 4'5" x 5'5"
9. Deck 14'6" x 4'1"



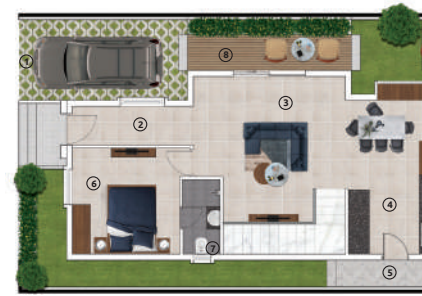
10. Living Room 13'4" x 12'4"
11. Balcony 15'1" x 3'2"
12. Bedroom 13'5" x 13'4"
13. Bathroom 5'11" x 5'11"
14. Dressing Room 4'1" x 6'3"
15. Master Bedroom 13'2" x 14'2"
16. Master Bathroom 8'5" x 5'1"
17. Master Dressing Room 4'5" x 5'5"



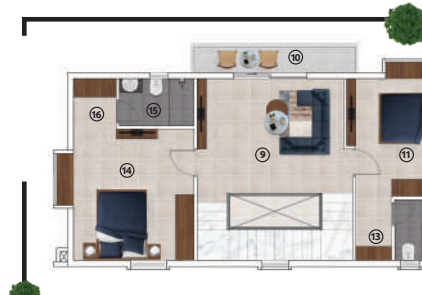
18. Lobby 16'5" x 3'4"
19. Powder Room 8'1" x 5'1"
20. Home Theatre 12'10" x 14'2"

Type D

West Facing | 166.66 Sqydrds Land Expanse | 30'X50' Plot Size | 2100 SFT | 4 BHK



1. Car Parking 18'7" x 8'11"
2. Foyer 13'4" x 4'3"
3. Living Room 16'9" x 16'3"
4. Kitchen & Dining 10'2" x 16'12"
5. Utility 11'2" x 3'0"
6. Bedroom 11'10" x 11'8"
7. Bathroom 4'1" x 8'3"
8. Deck 18'1 x 3'11"



9. Living Room 15'9" x 12'4"
10. Balcony 17'5" x 2'10"
11. Bedroom 11'1" x 12'8"
12. Bathroom 5'11" x 6'7"
13. Dressing Room 3'11" x 6'11"
14. Master Bedroom 13'0" x 14'2"
15. Master Bathroom 8'1" x 5'1"
16. Master Dressing Room 4'7" x 5'5"



17. Powder Room 4'5" x 8'3"
18. Home Theatre 17'7" x 11'0"

Type E

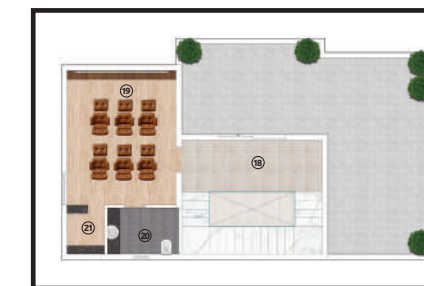
East Facing | 180.22 Sqydrds Land Expanse | 32'6"X50' Plot Size | 2400 SFT | 4 BHK



1. Car Parking 18'10" x 8'10"
2. Foyer 10'7" x 4'8"
3. Living & Dining 16'6" x 18'3"
4. Kitchen 10'3" x 13'8"
5. Utility 10'7" x 2'11"
6. Bedroom 13'1" x 13'7"
7. Bathroom 8'4" x 5'5"
8. Dressing Room 4'5" x 5'9"
9. Deck 14'10" x 4'7"



10. Living Room 16'6" x 13'8"
11. Balcony 16'10" x 2'9"
12. Bedroom 9'11" x 15'3"
13. Bathroom 5'11" x 5'11"
14. Dressing Room 4'0" x 6'3"
15. Master Bedroom 12'10" x 15'9"
16. Master Bathroom 8'4" x 5'5"
17. Master Dressing Room 4'5" x 5'9"



18. Lobby 16'6" x 6'2"
19. Home Theatre 12'10" x 15'9"
20. Powder Room 8'4" x 5'5"
21. Bar 4'5" x 5'9"

Specifications

STRUCTURE

Shell: RCC framed structure with masonry partitions. Floor to floor height will be 10'.
Masonry: AAC/Solid-block masonry of 200 mm thickness for exterior walls and AAC/solid-block masonry of 100 mm & 150 mm thickness for interior walls.
Plastering: 18 mm thick double coat waterproof plastering for external walls. 12 mm thick single coat plastering for internal walls.

FLOORING AND DADO

Living, Dining & Kitchen: 800X800 mm vitrified tile flooring.
Utility: 300X300mm anti skid ceramic tile flooring.
Bedrooms: 600X600mm vitrified tile flooring.
Bathrooms: 300X300mm anti skid ceramic tile flooring and 300X450mm wall tiles upto door top.
Balconies/Sit-outs: 600X600mm anti skid ceramic tile flooring.
Staircase: Easy grip granite or kota stone or vitrified tile or Equivalent flooring.
Parking Floor: Vacuum Dewatered flooring/Indian Patent Stone flooring/Parking Tiles/Cement Flooring.
Terrace Flooring: IPC flooring
Makes: Qtone, Metro, REX or Equivalent Make

SANITARY FIXTURES

Water Closets: Wall mounted western style, porcelain EWC of reputed make will be provided in all bathrooms.
Overhead Showers: All bathrooms except the bathroom of multiple purpose room, will be provided with overhead showers of reputed make.
Wash Basins: Porcelain wash basins of reputed brands will be provided in all bathrooms. All basins and CP bottle traps of standard make will be provided.
Kitchen Sink: Stainless steel sink of reputed make will be provided.
Faucets: All Faucets will be of CP, heavy body metal fittings of reputed manufacture.
Washing Machine Point: One cold water inlet and drainage outlet will be provided in the Utility.
Plumbing: All water supply lines will be of CPVC & drainage lines will be of PVC pipes.
Makes: Sanitary fixtures – Kohler, Hindware, American Standard or Equivalent.

DOORS AND WINDOWS

Door Height: All doors will be 7' height above finished floor level.
Frames: Main Door Frame will be of Teak Wood and rest All door frames will be of hardwood.
Shutters: All doors will be solid core flush (block board) shutters with paneled decorative veneers with polished finish or factory pressed laminate shutters or molded doors with painted finish.

Windows: The windows will be of Unplasticized Polyvinyl Chloride (UPVC) with glazing of 5 mm thick float glass with provision for mosquito mesh.
Hardware: All hardware will be of stainless steel with a brushed finish. The main door will be provided with a latch of reputed make. All other Doors will be provided with door bolts and a mortise/tubular/cylindrical lock.
Windows Make: Fenstech, NCL Veka, Kommerling, Ashrith or Equivalent Make

PAINTINGS

Interior Paint: All interior paint with two coats of lupum, one coat of primer and two coats of plastic emulsion paint as per architect's color scheme.
Exterior Paint: Two coats of exterior grade lupum and two coats of exterior grade acrylic emulsion with one coat of primer as per architect's color scheme.
Staircase Handrail: Will be of stainless steel or MS or Glass or a combination of the above as per the Architect's design.
Makes: Birla Putty, Asian paints, Berger, Nerolac, Techno paint or Equivalent Make.

ELECTRICAL

Wiring: All wiring will be of reputed make FRLS wires and cables, concealed in 25 mm diameter. The wiring for the 15 amp point will be 1100 grade 3/20 copper wire which is sufficient for equipment capacity of upto 5.0 kW. The wiring for 5 amp point will be of 3/22 rating which will be sufficient for wet grinder/ mixer/ shaver/ refrigerator/ washing machine and other appliances of capacity up to 1100W.
Switches: All switches will be of reputed make. Sockets will be provided in living, dining and bedrooms. In addition to basic lighting and fan controls, the following number of sockets will be provided in various rooms :
Living / Dining: 4 nos – 5 amp switch & socket, 1 no - 15 amp switch and socket.
Kitchen: 3 nos – 5 amp switch & socket, 3 nos – 15 amp switch and socket.
Utility: 1 no – 5 amp switch & socket, 2 nos – 15 amp switch and socket.
Master Bedroom: 4 nos – 5 amp switch & socket.
Other Bedrooms: 3 nos – 5 amp switch & socket.
Bathrooms: 1 no – 5 amp switch & socket.
Terrace: 1 no – 5 amp switch & socket, 2 nos – 15 amp switch and socket.
Geyser: Provision of geyser along with switch & socket in all toilets.
Exhaust: Provision of exhaust along with switch & socket in kitchen and toilets.
Common Area Lighting: Solar powered light posts with lamp fittings.
Makes: Conduits: Sudhakar, Precision, Avon plast, Poly cab or Equivalent make.
 FRLS wires, MCBs: Finolex, Polycab, Anchor or Equivalent make.
 Switches, Sockets & DB's: Legrand, Schneider, Anchor, Hager, Havells or Equivalent make.
 Lights Fittings: Philips, Wipro, Crompton or Equivalent make.

COMMUNICATION SYSTEM

Telephone Point: Telephone Point: One telephone point each will be provided in the living room and master bedroom.
Internet/Cable: Conduit will be provided at designated location as provision for laying cable.
TV Cable: Conduit will be provided in the living room and master bedroom as provision for laying cable.

SECURITY SYSTEM

Solar Powered Fence: Will be provided for the total compound wall. Surveillance cameras will be provided at main security and entry/exit gates.
Internal Compound Wall: 5 feet height behind each villa.

UTILITIES AND SERVICES

Back-up Power: To the extent of 1 KVA will be provided to individual units and also to common area lighting, pumps and motors. The generators will be provided along with an automatic change over switch.
Solar Water Heater: Each unit will be provided with a solar water heater of adequate capacity.
Sewage Treatment Plant: STP of adequate capacity will be provided.
Water Treatment Plant: Fully treated water will be made available through a specialized water softening and purification plant.
Water Supply: Water is supplied through an underground piping system from a treated water sump.
Rain Water Harvesting: As per IGBC and HMDA norms.
Road Network: As per HMDA norms.

FACILITIES AND AMENITIES

Clubhouse: Banquet Hall/Cafeteria for parties or functions or a multi-purpose venue, Indoor gaming room, 2 no Suite rooms are provided for the guests. Open Theatre/multipurpose Area is also provided.
 Club House Area: 34850 Sq.ft.
Swimming Pool: 50m x 9m x 1.5m depth, include 5m x 9m paddle pool area for kids, with changing rooms are provided.
Gym: Will be provided with commercial low impact treadmill, total body elliptical fitness cross trainer, upright cycle, 4 station multi-gym, multipurpose bench and dumbbell rack, Smith machine, power rack and machine fly. Open Air Gym is also provided.
Outdoor Sporting Facilities: Basketball hoop, Volley Ball Court, Badminton court, Cricket Practice Net, Children's Play Area, Walking or Jogging Track and Skating Ring.
Shopping Facilities: Provision for commercial places such as pharmacy, grocery stores or super markets

LANDSCAPING

Soil: A mixture of good quality red soil and sand mixed with compost will serve as the base layer for landscaping.
Soft Landscaping: Grass, shrubs, bamboo and easy maintenance plants will be provided.

NOTE

All specifications above are subject to change depending on the market availability and decisions taken from time to time by the Developer shall be final and binding.