



engineered **homes** in hyderabad.

ONE CITY

KUKATPALLY

2 & 3 BHK Apartments

a thoughtfully designed, high-rise community of 1,361 homes situated a few minutes away from the IT district.

One City is located in Kukatpally on the KPHB - HITEC City main road with convenient access to the best of retail destinations, schools and hospitals. The project comprises 2 & 3 bedroom apartments spread across 5 towers that soar between 28 to 33 floors into the sky.



Master Plan Legend

- | | |
|---------------------------------|---------------------------|
| 01. Swimming Pool | 21. Grass Mounds |
| 02. Kids Pool | 22. Tennis Court |
| 03. Pool Deck | 23. Adventure Play Area |
| 04. Visitors Parking (Basement) | 24. Seating Plaza |
| 05. Changing Rooms | 25. Amphitheatre |
| 06. Feature Wall | 26. Great Lawn |
| 07. Yoga Deck | 27. Play Area |
| 08. Jogging Track | 28. Plaza |
| 09. Cycling Track | 29. South - West Entrance |
| 10. Senior Citizen Plaza | 30. Waiting Plaza |
| 11. Frangipani Court | 31. North - East Entrance |
| 12. Half Basketball Court | 32. Ladies Corner |
| 13. People Plaza | 33. Outdoor Equipment |
| 14. Banquet Lawn - 1 | |
| 15. Banquet Lawn - 2 | |
| 16. Seating Nook | |
| 17. Children's Play Area | |
| 18. Gazebo | |
| 19. Cricket Practise Nets | |
| 20. Outdoor Reading Lawn | |



Tower - A (floor plan)

Unit 1 : 3 BHK
1,735 SFT



Unit 2 : 2 BHK
1,216/1,279 SFT



Unit 3 : 3 BHK
1,592/1,665 SFT



Unit 4 : 2 BHK
1,216/1,279 SFT



Unit 5 : 3 BHK
1,735 SFT



Unit 10 : 3 BHK
1,740 SFT



Unit 9 : 2 BHK
1,366/1,442 SFT



Unit 8 : 3 BHK
1,592/1,672 SFT



Unit 7 : 2 BHK
1,366/1,442 SFT



Unit 6 : 3 BHK
1,740 SFT



Tower - B (floor plan)

Unit 1 : 3 BHK
1,782/1,842 SFT



Unit 2 : 3 BHK
1,782/1,842 SFT



Unit 3 : 2 BHK
1,208/1,274 SFT



Unit 4 : 3 BHK
1,782/1,842 SFT



Unit 9 : 3 BHK
1,931 SFT



Unit 8 : 2 BHK
1,360/1,441 SFT



Unit 7 : 3 BHK
1,782/1,852 SFT



Unit 6 : 2 BHK
1,360/1,441 SFT

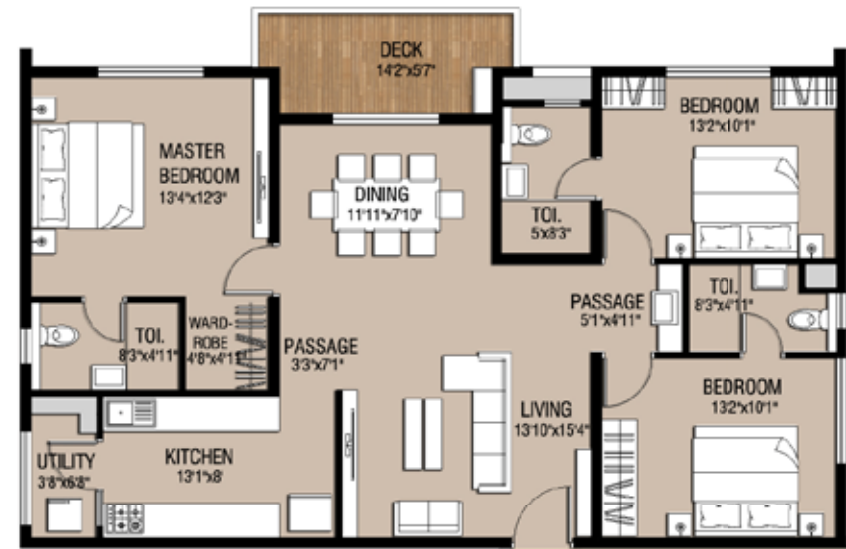


Unit 5 : 3 BHK
1,860 SFT

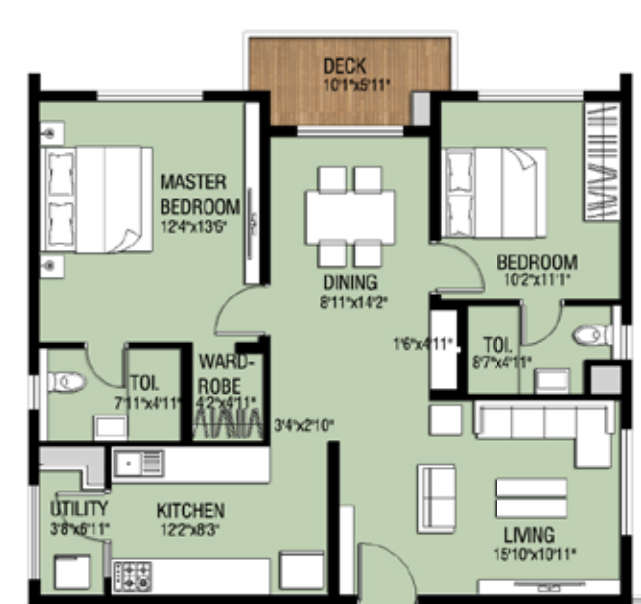


Tower - C (floor plan)

Unit 6 : 3 BHK
1,740 sft.



Unit 7 : 2 BHK
1,366/1,442 sft.



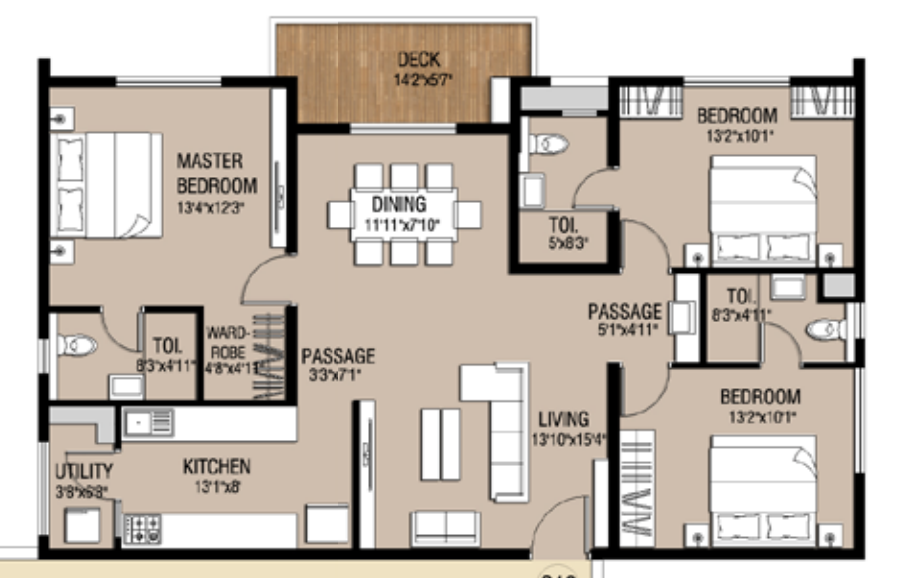
Unit 8 : 3 BHK
1,592/1,672 sft.



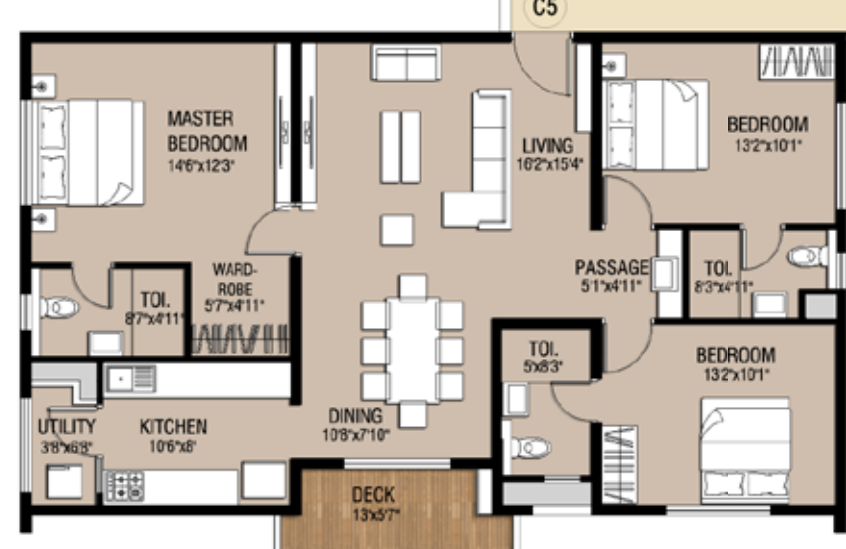
Unit 9 : 2 BHK
1,426/1,503 sft.



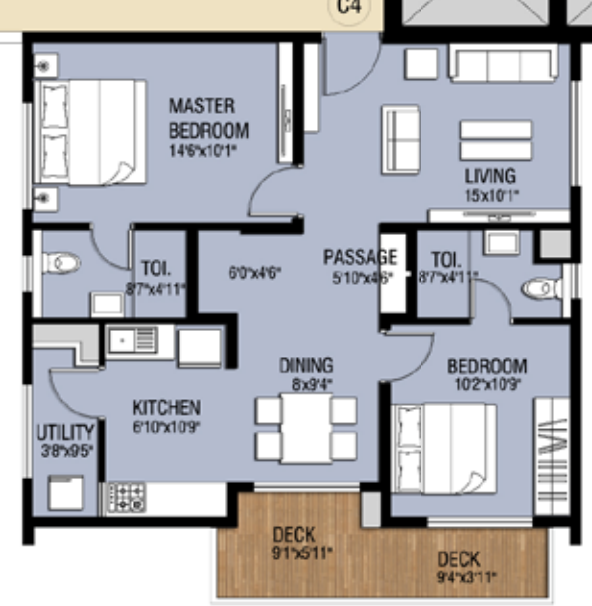
Unit 10 : 3 BHK
1,740 sft.



Unit 5 : 3 BHK
1,735 sft.



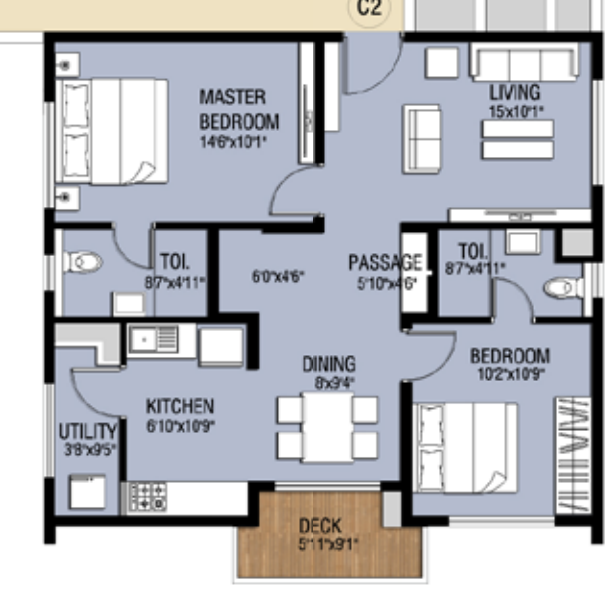
Unit 4 : 2 BHK
1,216/1,279 sft.



Unit 3 : 3 BHK
1,592/1,665 sft.



Unit 2 : 2 BHK
1,216/1,279 sft.



Unit 1 : 3 BHK
1,735 sft.

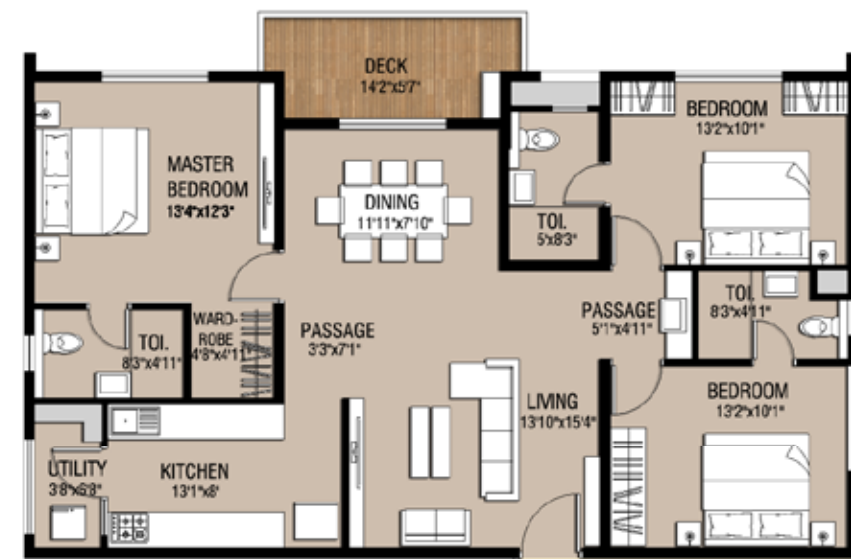


Tower - D (floor plan)



Tower - E (floor plan)

Unit 6 : 3 BHK
1,740 sft.



Unit 7 : 2 BHK
1,366/1,442 sft.



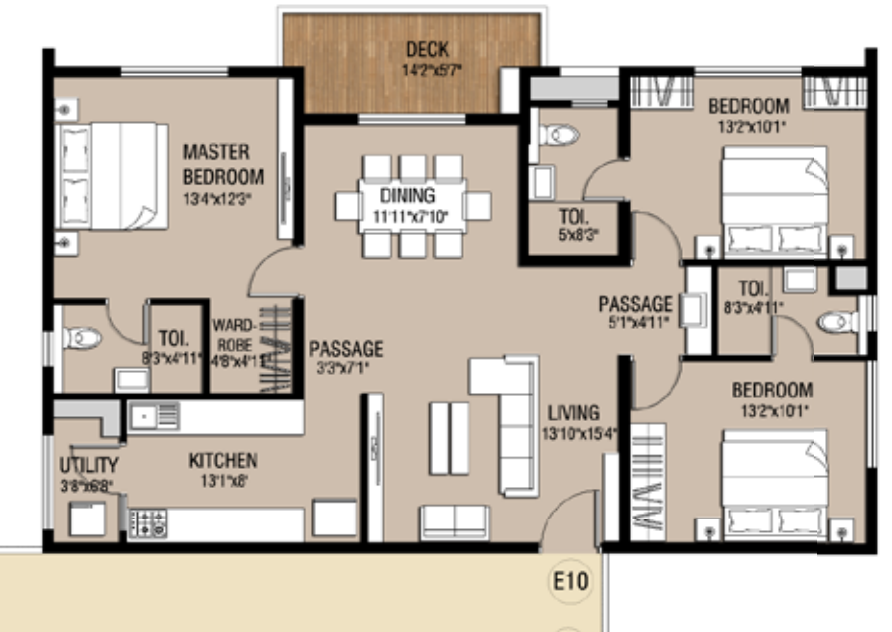
Unit 8 : 3 BHK
1,592/1,672 sft.



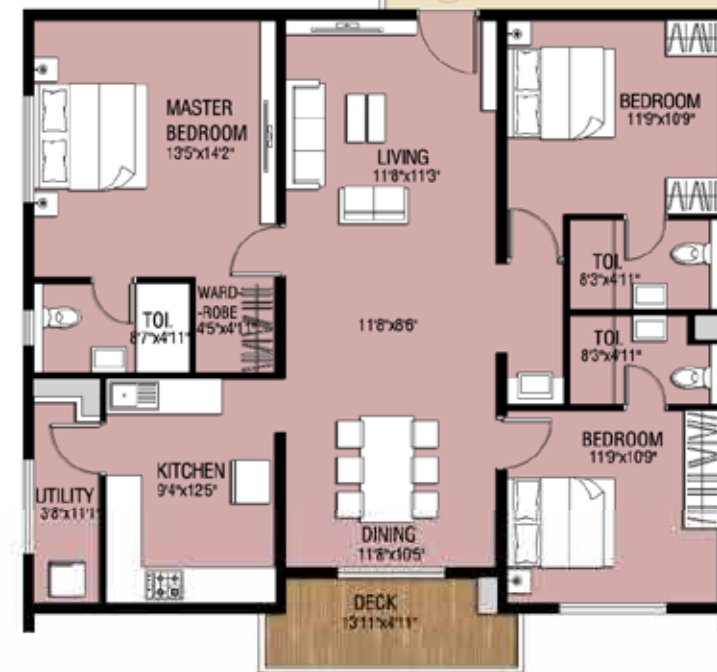
Unit 9 : 2 BHK
1,426/1,503 sft.



Unit 10 : 3 BHK
1,740 sft.



Unit 5 : 3 BHK
1,882 sft.



Unit 4 : 2 BHK
1,216/1,279 sft.



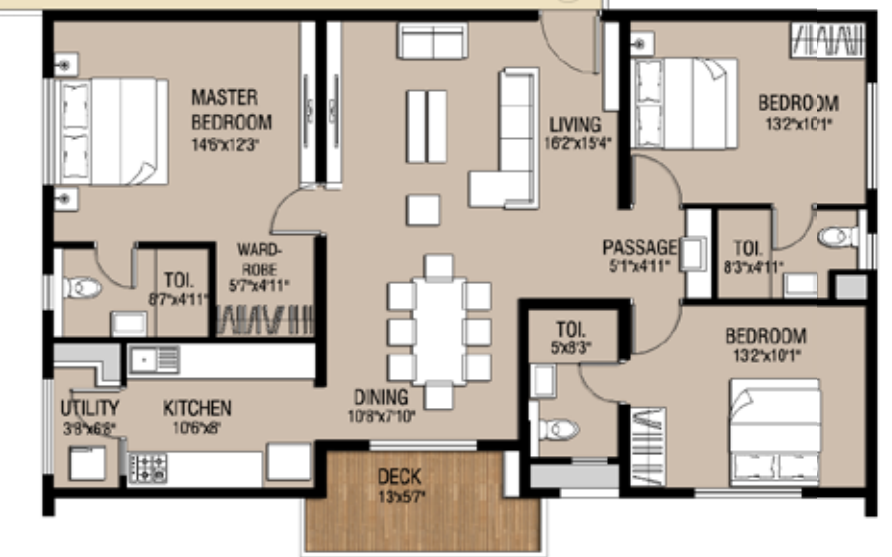
Unit 3 : 3 BHK
1,592/1,665 sft.



Unit 2 : 2 BHK
1,216/1,279 sft.



Unit 1 : 3 BHK
1,735 sft.



SPECIFICATIONS

STRUCTURE

- RCC shear walls-framed structure, resistant to wind and earthquake (Zone-2).

ENTRANCE LOBBIES

- Elegant and Double Heighted Entrance Lobby.

WALL FINISHES

Internal walls/ceiling

- Internal walls and ceiling painted with Asian Paints acrylic emulsion or equivalent over smooth (Lappam) finished surfaces.

External walls

- Weatherproof Cement/Textured paint of Asian Paints or equivalent.
- Enamel Paint of Asian Paints or equivalent on all

M.S. Railings.

KITCHEN

- Granite work top with S.S. Sink of superior quality.
- Ceramic tiles of superior quality above the kitchen platform 600mm high dadoing.
- 5 power points in kitchen with multi-pin 6/16A sockets.
- Provision for washing machine in utility area.

FLOORING

- Vitrified floor tiles of superior quality in drawing, living, dining, bedrooms, kitchen areas, common areas and corridors.
- Anti-skid ceramic floor tiles of superior quality in bathrooms and in kitchen utility areas.

MAIN DOOR

- Main doors with wooden door frame and polished flush shutters of superior quality.
- S.S. Hardware of superior quality.

Internal Doors

- Wooden door frame and membrane pressed or flush shutters of superior quality with paint finish.
- UPVC framed glazed sliding/openable French door for balconies with toughened glass.

Windows

- UPVC framed glazed sliding/openable shutters with toughened glass.

ELECTRICAL

- PVC insulated copper wires of superior quality with modular switches of Legrand or equiv-

alent, with sufficient power outlets and light points.

- DBs with MCB and ELCB of superior quality in each apartment for safety.

- Lightning arrester for the tower & aviation lamp.

- Provision for installation of Spilt ACs in the living room and all bedrooms.

- Provision for geyser in all bathrooms.

TELEPHONE/DATA CONNECTIONS

- TV outlets in master bedroom and living/drawing area. Telephone point in living/drawing room.

- Wi-Fi facility by reputed service providers. on subscription basis.

- Direct to Home (DTH) provision for TV by reputed service providers, on subscription basis.

SANITARY FITTINGS

- Ceramic ware of American Standards or equivalent.

- CP fittings of GROHE or equivalent in all bedrooms.

- False ceiling with grid panels in all bathrooms.

ELEVATORS

- High speed automatic passenger lifts of Mitsubishi or equivalent with rescue device and V3F for energy efficiency.

- One high speed automatic service lift of Schindler or equivalent with rescue device and V3F for energy efficiency.

- Lift Lobby area at ground floor with Granite/Vitrified tile cladding.

FIRE SAFETY

- Fire water tank and fire pumps located at basement and terrace level.

- Fire detection; alarm system and public address system.

- Automatic sprinkler system at basement, lobby and apartments.

- Portable fire extinguishers in the common areas.

BACK-UP FOR POWER

- 100% generator power back-up with acoustic enclosure and AMF for apartments, lifts, pumps and lighting in common areas.

- Common area lighting supported by inverter for uninterrupted power supply.

WATER METERS

- Water meters are provided in each apartment.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant will be provided.

- Treated sewage water will be used for Landscaping and WC flushing.

SECURITY AND BUILDING MANAGEMENT SYSTEM (BMS)

- Round-the-clock security and Surveillance systems with surveillance cameras at the main security; entrance of each block.

- Panic button and intercom is provided in the elevators, which is connected to the security room.

- Centralised billing for water and electricity

consumption under BMS.

PARKING MANAGEMENT

- Parking is optimally designed to suit the ease of parking. Parking signage and equipment are positioned to provide ease of maneuvering and parking.

TERRACES

- All terraces finished with waterproofing & weather protection as per design.

LANDSCAPING

- As per design.

CONVENIENCES FOR THE ELDERLY

- Access ramps at all Main Entrances shall be provided for the differently abled and senior residents.

NOTE : All the works as noted above are designed, constructed and finished workmanship shall confirm to the applicable clauses of Bureau of Indian standards, Govt. Of India /NBC-2016 / State government gazette notifications as the case may be.



more than a decade and 5,000 happy customers later, we are still obsessed with the engineering of a high-rise building.

In its journey spanning a decade, from the handover of its first tower in the year 2011, at its maiden and flagship project - PBEL CITY, till now, INDIS has come a long way. Having successfully launched 4 more major projects in the interim - ONE CITY, VB CITY, VIVA CITY and Springdale ;INDIS now has about 5,000 customers on board.

With its continuous efforts in building Engineering capabilities; use of robust technologies, such as the shear wall method of construction; engaging reputed construction partners; collaboration with renowned fund houses; sturdy systems and processes and its unwavering focus on customer service, INDIS has built its reputation of being a progressive; reliable, innovative and a transparent Real Estate Company.

With Excellence in Engineering; Constant Innovation and Learning at its core, INDIS is set to cross many more milestones in the coming years.



PBEL CITY TSPA JUNCTION

2, 2.5, 3, 4 BHK & Duplex Apartments

Join over 2,300 residents, ready to move in homes available.



ONE CITY KUKATPALLY

2 & 3 BHK Apartments

Join over 900 residents, ready to move in homes available.



VB CITY KOMPALLY - BOLARUM

2 BHK Apartments

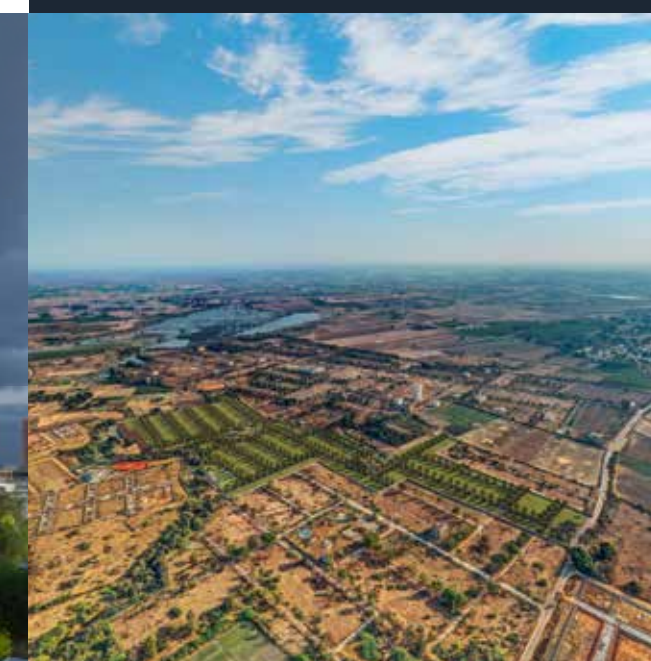
Join over 600 residents, ready to move in homes available.



VIVA CITY KONDAPUR

2 & 3 BHK Apartments

Gated Community of 1,000 apartments, Range of 1,367 sft. to 2,597 sft.



SPRINGDALE DUBBACHERLA

Villa Plots

160 to 230 sq.yd. Plots, near Mansanpally crossroads. HMDA and TS RERA approved



MYRA VILLAS KOMPALLY - BOLARUM

4 BHK Luxury Villas

94 Luxury Villas of 235 sq.yds. each.



ONE CITY

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INCOR CENTRALPARK PROPERTIES PRIVATE LIMITED.

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In pursuit of bettering the offering and development, kindly note that all plans, images, features, specifications and amenities mentioned are only indicative and subject to change without prior intimation at the sole discretion of INDIS in the best interests of the development.

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CREDAI
HYDERABAD