



indis

engineered **homes** in hyderabad.

VIVA CITY

KONDAPUR

2 & 3 BHK Apartments



when life is around, you live it to the fullest

welcome to VIVA CITY. Comprising 2 and 3 BHK apartments, located in Kondapur, it is close to just about everything that matters. With easy access to Education, Healthcare, Recreation, Office Work spaces and more; you are surrounded by life, but you can still pull back at the end of the day from this hustle and bustle to give time to yourself and your family!

 2 & 3 BHK Apartments

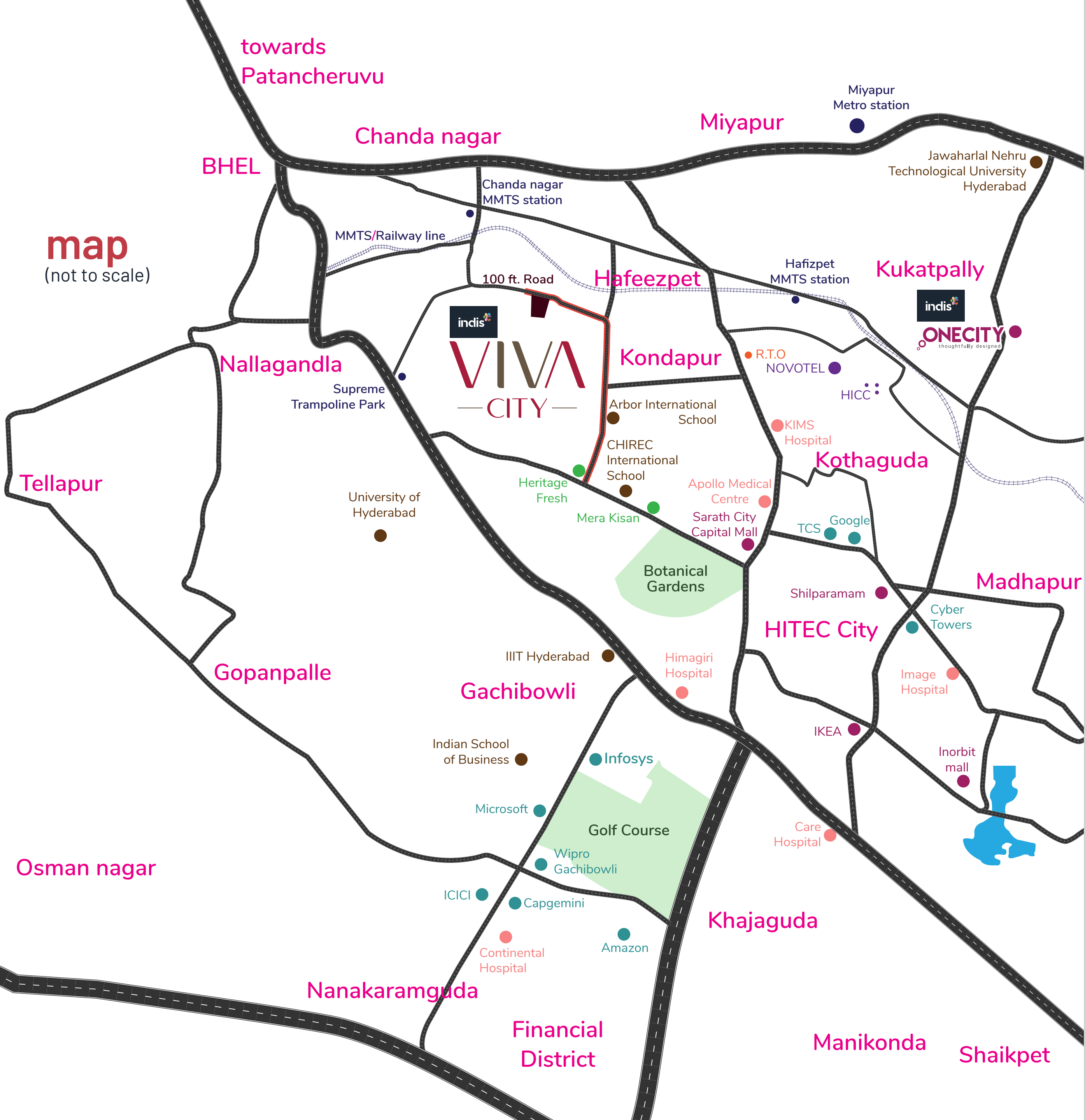
 1,367 sft. to 2,597 sft.

 Ample Sunlight

 7.93 acres.

 4 towers of G + 22

 Vaastu compliant



stay connected to all that life requires



accessibility/transportation
MMTS, Metro, RTC Buses and Airport (ORR).



lifestyle/recreation
Sarath City Capital Mall, Ratnadeep, Heritage Fresh, Botanical Gardens, Pala Pitta Cycling park, SLN Terminus, Radisson Blu Hotel, Le Meridien Hotel, Trident Hotel, ITC Kohenur, IKEA, Shilparamam, cultural centers and more.



office/work spaces
Financial District, TCS, Microsoft, Wipro, Infosys, ICICI, Dell, Amazon, Deloitte, Wells Fargo etc.



healthcare
Apollo Cradle, AIG, Pace, Citizen, Continental, Century, Rainbow, KIMS, Care, Max vision and others.



education
CHIREC School, Arbor School, Jain Heritage School, Hyderabad University (UoH), ISB, IIIT, NIFT and more.

map
(not to scale)



work spaces
close to city's renowned offices



shopping
international shopping experiences await you.

education
the best education institutions just a short drive away



healthcare
city's best hospitals are just round the corner.



social spaces
close to hot spots of cultural performances



entertainment
world class cinemas and play zones right next to you.

active life
great ways to stay fit, just a walk away



socialising
find city's most exciting hangouts in the neighbourhood





artistic rendering

master plan

legend

- 01. gateway
- 02. tennis court
- 03. half Basketball court
- 04. seating
- 05. elder's plaza
- 06. multipurpose lawn
- 07. yoga/meditation area
- 08. kid's play area
- 09. seating under pergola
- 10. banquet lawn
- 11. cricket practice net
- 12. gazebo
- 13. cycling track

amenities

at THE SQUARE clubhouse

- | | | |
|-------------------------|------------------|-------------------|
| Swimming pool | Gymnasium | Supermarket space |
| Salon space | ATM space | Squash court |
| Multipurpose Hall space | Party Hall space | Badminton court |
| Café space | Creche space | Table Tennis |

across the site

- | | | |
|----------------------|-----------------------|-------------------|
| Tennis court | Half Basketball court | Cycling track |
| Cricket practice net | Banquet lawn | Kid's play area |
| Seating/Gazebo | Yoga/Meditation area | Multipurpose lawn |



A tower

unit - 07

3 BHK | East facing

2,548 sft.



unit - 08

2 BHK | East facing

1,433 sft.



unit - 09

2 BHK | East facing

1,433 sft.



unit - 10

3 BHK | East facing

1,931 sft.



unit - 11

3 BHK | East facing

2,105 sft.



unit - 12

3 BHK | East facing

2,534 sft.



unit - 06

3 BHK | West facing

2,566 sft.



unit - 05

2 BHK | West facing

1,457 sft.



unit - 04

2 BHK | West facing

1,457 sft.



unit - 03

3 BHK | West facing

1,921 sft.



unit - 02

3 BHK | West facing

2,097 sft.



unit - 01

3 BHK | West facing

2,597 sft.



D tower



Specifications for A & D towers

Structure

Framed RCC shear walls that are resistant to wind and earthquake. (Zone – 2).

Flooring

Vitrified floor tiles of RAK or equivalent brand with spacer joints in all the rooms.

Anti-skid ceramic tiles of RAK or equivalent brand for the toilets and the utility area.

Vitrified/Ceramic floor tiles in the corridors and common areas.

Kota stone/IPS flooring for treads in staircase(s).

Ground floor entrance & lift lobby will be with vitrified flooring and vitrified tile cladding or an equivalent.

Doors and Windows

Doors: Factory made steel frames & doors with wooden grain finish.

Windows: Aluminium/UPVC sliding windows and sliding doors.

Kitchen/Utility

Granite countertop with SS sink

600 mm high dado with ceramic tiles of RAK brand or equivalent brand above the Kitchen platform.

Provision for washing machine/dish washer.

Centralised piped gas connection.

Sanitary and CP fittings

Sanitary fittings shall be of American standard or equivalent brand.

CP fittings shall be of Grohe or equivalent brand.

False ceiling with grid panels in all bathrooms.

Internal electrical points/accessories

PVC insulated Copper wires of LAP or equivalent brand with switches of Legrand or equivalent brand with power outlets and light points as per design.

Geysers will be provided in all toilets.

AC point will be provided in the living area and all the Bedrooms.

TV outlets (3 Nos. in a 3 BHK apartment and 2 Nos. in a 2BHK apartment).

Telephone/data connections

Infrastructure for Cable TV, Wifi, Intercom, Telephone will be provided

Telephone/Intercom points in Living/Drawing room.

The above services can be availed purely on a "Subscription" basis.

Utility power back up & electrical

100% power back up with DG for the common areas and the apartments.

A lightning arrestor for the tower and an aviation lamp as per design.

Provision for electric charging stations at appropriate locations.

Painting

Exterior walls: Weather proof cement/textured paints of Berger or Dulux or equivalent brand.

Interior walls: Emulsion paint with putty finish of Berger or Dulux or equivalent brand.

Railings

Staircase: R.C.C

Balcony: Painted MS.

Elevators/Lifts

High speed automatic passenger and service lifts with rescue device of Mitsubishi/Schindler/Thyssenkrupp or equivalent brand.

Panic button and intercom that is connected to the security room will be provided in the lifts.

Water & gas meter

Water and gas meter will be provided for each apartment.

Fire safety

Fire water tank and pumps will be provided as per fire safety norms.

Automatic sprinkler system is provided in both units and corridor area in addition to fire extinguishers in the common areas.

Sewage treatment plant (STP)

Treated water from the sewage treatment plant will be used for flushing and irrigation.

Security system

24/7 CCTV surveillance will be provided for security at the appropriate locations.

Fire alarm and smoke detector system is provided in all units and common areas.

Panic button and Intercom that is connected to the Security Room will be provided in the lifts.

Landscaping

Ample landscape with gardens for children and residents.

Conveniences for the elderly

Access ramps at all main entrances will be provided for the differently abled and senior citizens.

Note:

1. All the above specifications are designed and constructed (including the workmanship) to conform to the applicable clauses of the Bureau of Indian standards, Govt of India / NBC – 2016 / State Government Gazette notifications as the case may be.

2. The above are subject to availability of materials, components and machinery, failing which, an equivalent standard material shall be used.

B tower



C tower



Specifications for B & C tower

STRUCTURE

Framed RCC shear walls that are resistant to wind and earthquake. (Zone – 2).

FLOORING

Vitrified floor tiles of RAK or equivalent brand with spacer joints in all the rooms.

Anti-skid Ceramic tiles of RAK or equivalent brand for the Toilets and the utility area.

Vitrified/Ceramic floor tiles in the Corridors and Common Areas.

Kota stone/IPS flooring for Treads in Staircase(s).

Ground Floor Entrance & Lift Lobby will be with vitrified flooring and vitrified tile cladding or an equivalent.

DOORS and WINDOWS

Doors: Factory made Steel Frames & Doors with Wooden grain finish.

Windows: Aluminium/UPVC sliding windows and Sliding doors.

KITCHEN/UTILITY

Provision for Washing Machine and Dish Washer.

Centralised Piped Gas Connection.

SANITARY and CP FITTINGS

Sanitary fittings shall be of American Standard or equivalent brand.

CP fittings shall be of Grohe or equivalent brand.
False ceiling with grid panels in all bathrooms.

INTERNAL ELECTRICAL POINTS/ACCESSORIES

PVC insulated Copper wires of LAP or equivalent brand with Switches of Legrand or equivalent brand with Power outlets and Light points as per design.

Geyser point will be provided in all Toilets.

AC point will be provided in the Living area and all the Bedrooms.

TV outlets (3 Nos. in a 3 BHK apartment and 2 Nos. in a 2BHK apartment).

TELEPHONE / DATA CONNECTIONS

Infrastructure for Cable TV, Wifi, Intercom, Telephone will be provided.

Telephone/Intercom points in Living/Drawing room.

The above services can be availed purely on a “Subscription” basis.

UTILITY POWER BACK UP & ELECTRICAL

100% power back up with DG for the Common Areas and the Apartments.

A Lightning Arrestor for the Tower and an Aviation Lamp as per design.

Provision for Electric Charging Stations at appropriate locations.

PAINTING

Exterior walls: Weather proof cement/textured paints of Berger or Dulux or equivalent brand.

Interior walls: Emulsion paint with Putty finish of Berger or Dulux or equivalent brand.

RAILINGS

Staircase: R.C.C

Balcony: Painted MS.

ELEVATORS/LIFTS

High speed automatic passenger and service lifts with rescue device of Mitsubishi/Schindler/Thyssenkrupp or equivalent brand.

Panic button and intercom that is connected to the Security Room will be provided in the lifts.

WATER & GAS METER

Water and Gas Meter will be provided for each Apartment.

FIRE SAFETY

Fire water tank and pumps will be provided as per fire safety norms.

Automatic sprinkler system is provided in both Units and Corridor Area in addition to Fire Extinguishers in the common areas.

SEWAGE TREATMENT PLANT (STP)

Treated water from the Sewage Treatment Plant will be used for flushing and irrigation.

SECURITY SYSTEM

24/7 CCTV Surveillance will be provided for security at the appropriate locations.

Fire Alarm and Smoke Detector system is provided in all units and common areas.

Panic button and Intercom that is connected to the Security Room will be provided in the lifts.

LANDSCAPING

Ample landscape with gardens for children and residents.

CONVENIENCES FOR THE ELDERLY

Access Ramps at all main entrances will be provided for the differently abled and senior citizens.

Note:

1. All the above specifications are designed and constructed (including the workmanship) to conform to the applicable clauses of the Bureau of Indian standards, Govt of India/NBC – 2016/State Government Gazette notifications as the case may be.

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PBEL CITY

TSPA JUNCTION

2, 2.5, 3, 4 BHK & Duplex Apartments

Join over 2,100 residents, ready to move in homes available.

ONE CITY

KUKATPALLY

2 & 3 BHK Apartments

Join over 800 residents, ready to move in homes available.

VB CITY

KOMPALLY - BOLARUM

2 BHK Apartments

Join over 450 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.



more than a decade and 5,000 happy customers later, we are still obsessed with engineered homes in Hyderabad.

Site Address: Survey No. 218/11 & 218/12, Kondapur Village, Serilingampally Mandal, Kondapur, Hyderabad 500 084. Telangana, India

INDIS SMART HOMES PRIVATE LIMITED

(formerly known as INCOR SMART HOMES PRIVATE LIMITED)

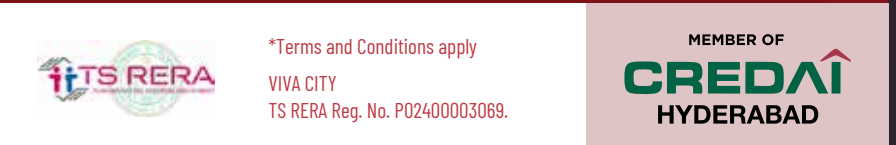
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In pursuit of bettering the offering and development, kindly note that all plans, images, features, specifications and amenities mentioned are only indicative and subject to change without prior intimation at the sole discretion of INDIS in the best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



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