

Unlock a delightful universe



OM SREE
DELIGHT
LIVE ELITE



Premium gated community @ Yaprak

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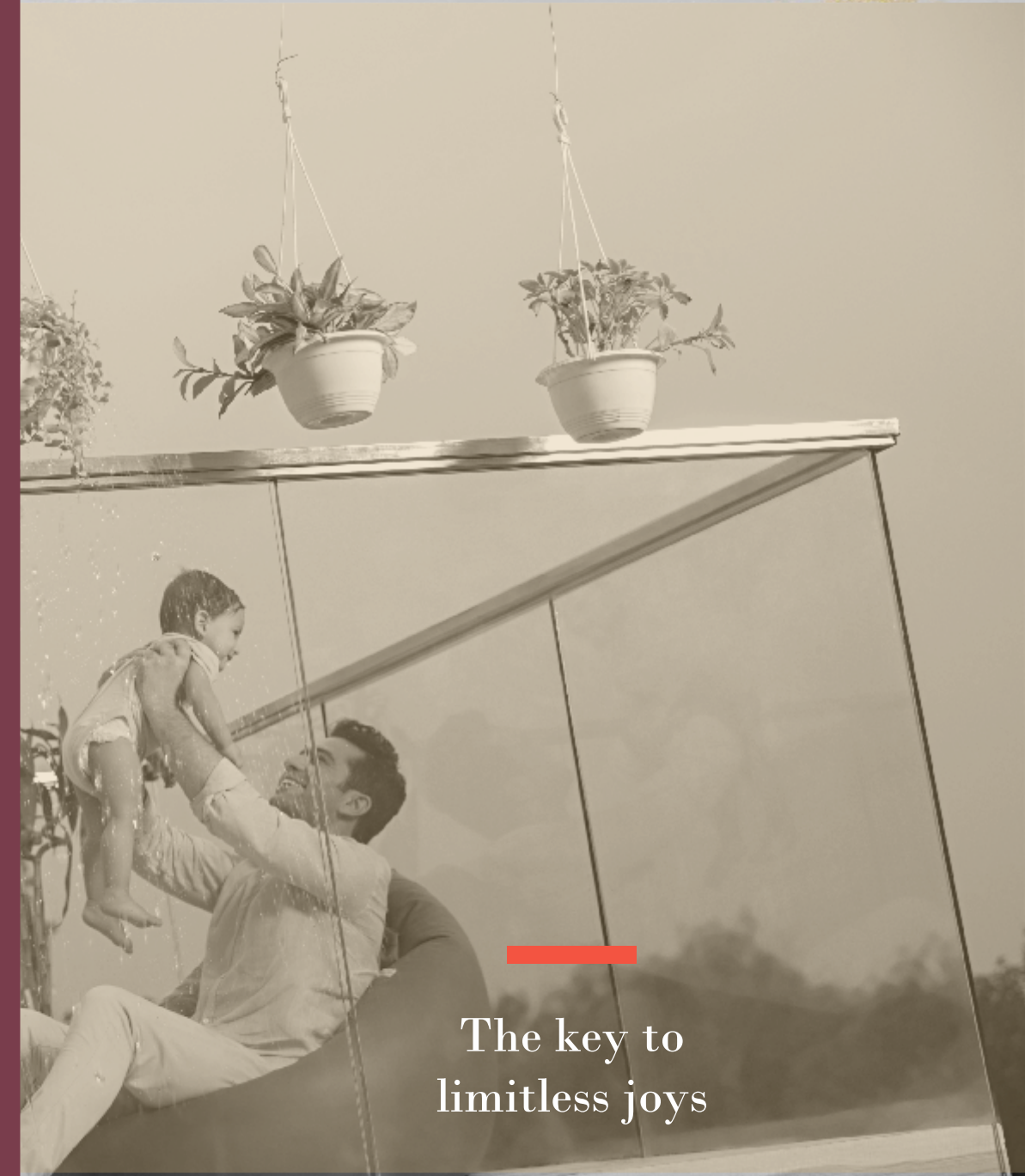
ANOTHER PRESTIGIOUS GATED COMMUNITY FROM



OM SREE

DELIGHT

LIVE ELITE



The key to
limitless joys

Om Sree Delight lives up to its name. It is an ultra-premium gated community of luxurious apartments where the design, amenities, outdoor life and clubhouse facilities are at par with finest. Rising in the beautiful locale of Yaprak near Secunderabad, this is not just an address. It is the gateway to a world of happiness.

A celebration
of freshness

The 2.16 acres gated community for approximately 60% open spaces and 100% wholesome living. The unpolluted surroundings and abundance of nature are so perfect for family members of all ages. The grounds are landscaped in such a way that every tower looks out to designer plantations, paved pathways and manicured lawns. Fill every moment with a new discovery!



Amphitheatre View*

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Tree Court View*



South Side Elevation View*

2.16 acres of sheer magic

- A spread of 2.16 Acres Gated community
- No. of Block 2
- No. of Houses 105
- Stilt Plus 5 floors of Configuration
- GHMC Approved Project
- Approx. 60 % of Area left open
- 2 and 3 BHK Premium Residences
- Vaastu Complaint Houses
- 2 Covered Car Parking's per flat
- Access ramps at all the entrances for disable friendly
- 100% Power Back up for all Houses except AC's and Geysers
- Centralised Gas Supply with Pre-paid Gas meters
- Domestic Water Available through a Water Softening Plant
- STP Provided for Landscaping and Flushing Purpose only
- Walking and Jogging Areas
- Terrace Pool with Seating Deck

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Aerial view*



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A bird's eye view of
a green nest

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An invitation to
family funtimes

There are endless ways to stay aware and entertained in Om Sree Delight. The 2/3BHK Houses are full of caring gestures, right from the living room to the sit outs. The bedrooms are sunny spaces, while the kitchen is a chef's delight!

Laugh and play hide-n-seek in the outdoors, take the kids for a swim, go for an after-dinner moonlight stroll with your spouse. It's a magical experience.

CLUBHOUSE



View of Infinity Pool on Roof of Clubhouse*



A luxurious retreat of leisure

There is an independent, exclusive Clubhouse for the residents of Om Sree Delight. It's an aesthetic space of over 6300 square feet and planned with a plethora of entertainment and fitness facilities. The icing on the cake is the lavish rooftop Swimming pool with a chilled-out seating deck. Summers will be full of enjoyment once you move in here.

Whether you want to play, relax, meditate or just meet up with friends, this is a sublime spot.

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A clubhouse
that makes life
a vacation



North East Corner View*

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An elevated
plane of
recreation



WELCOME LOUNGE

Well designed reception area that welcomes you to the world within.



INDOOR GAMES

The perfect spot for carrom, snooker and table tennis enthusiasts.

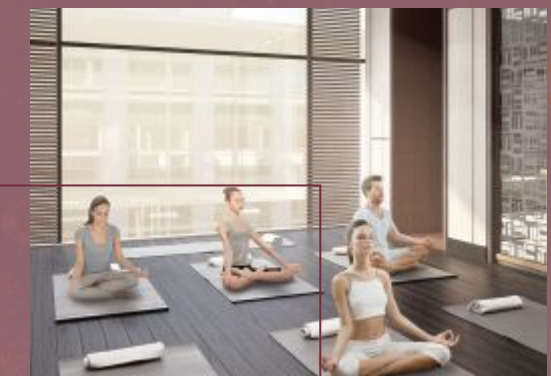


GYM

A fully fitted fitness zone with trainers and all gadgets

MULTIPURPOSE HALL

The ready space for family functions or community festivals



MEDITATION/YOGA

Provision for tranquil room kept aside for yoga sessions & meditation



SUPERMARKET

Provision for retail space stocked with everything for your daily needs



SALON/SPA

Provision for personal space to unwind, get pampered and look beautiful.

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PAVED PATHWAYS

The landscaped grounds have trees and flowers intertwined with walkways, seating areas and designer parks.



Tree Court View*



Tree Court View*

Spectacular outdoors for sports lovers

All around the towers are green open spaces where you can set yourself free. With health and physical fitness becoming an integral part of lifestyle, Om Sree Delight ticks all the right boxes

SPORTS ZONE

Just beside the Kids' play area is an active Sports Zone with a half basketball court and a proper badminton court to practice your moves.

TOT LOT

Play aids, swings and slides turn this into a dream land for children. Fully secure space for the little ones to grow and stay fit for fun.



Children's Play Area View*



Badminton and Half Basketball Court View*

MASTER PLAN



LEGEND

- | | | |
|-------------------|------------------------------|------------------------|
| 1 ENTRANCE & EXIT | 7 CIRCULAR TREE COURT | 12 CIRCULAR GAZEBO |
| 2 BIKE PARKING | 8 SEATING AREA UNDER PERGOLA | 13 BADMINTON COURT |
| 3 FEATURE WALL | 9 CHILDRENS PLAY AREA | 14 ACUPUNCTURE WALKWAY |
| 4 PARTY LAWN | 10 WALKWAY TRELLIS | 15 PROMENADE |
| 5 WALKING TRACK | 11 HALF BASKET BALL COURT | 16 DRIVEWAY |
| 6 OAT | | |

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BLOCK - 2



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01 - 3BHK 2595.sft.



02 - 3BHK 2515.sft.



09 - 3BHK 2695.sft.



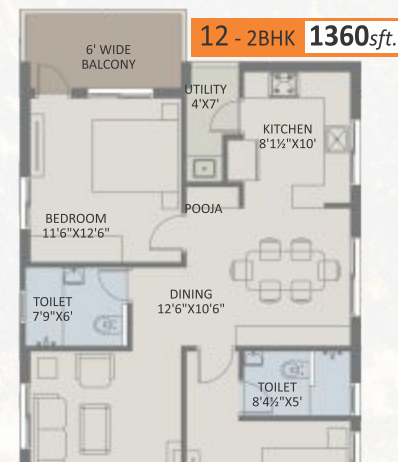
10 - 3BHK 2055.sft.



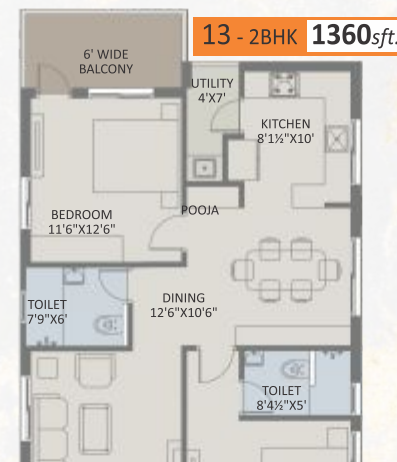
11 - 2BHK 1360.sft.



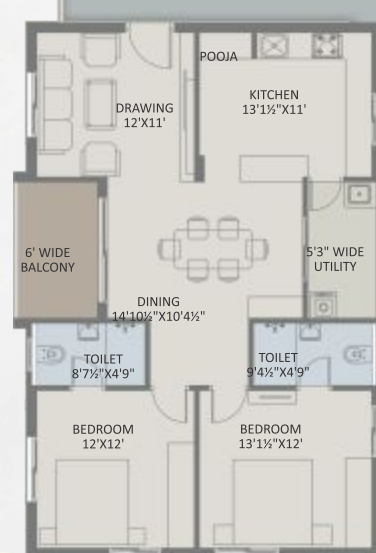
12 - 2BHK 1360.sft.



13 - 2BHK 1360.sft.



08 - 2BHK 1390.sft.



07 - 3BHK 2265.sft.



06 - 3BHK 2355.sft.



05 - 3BHK 2200.sft.



04 - 3BHK 2200.sft.



03 - 3BHK 2515.sft.



SPECIFICATIONS



Every
single detail
shows
perfection

	SUPER STRUCTURE RCC Shear wall framed structure, resistant to wind and earthquake. (zone -2)
	WALLS INTERNAL WALLS: 4" thick Solid Red Bricks or Aerated concrete blocks. EXTERNAL WALLS: 9" thick Solid Red Bricks wall or Aerated concrete blocks
	PLASTERING External and Internal wall double coat plaster with smooth finish
	DOORS MAIN DOOR: Designer Main Door Frame & Shutter of 7' (clear) height with premium designer hardware fittings. INTERNAL DOORS: Designer internal Door Frame & Shutter of 7'(clear) height with premium designer hardware fittings.
	WINDOWS AND FRENCH DOORS WINDOWS: Anodized aluminum or UPVC frame with toughened glass with aesthetically designed MS grills with enamel paint mosquito mesh. FRENCH DOORS: Anodized aluminum or UPVC frame with toughened glass with mosquito mesh.
	FLOORING AND WALL CLADDING Drawing, Living, Dining, all Bedroom & Kitchen Premium Large size vitrified tiles of 800mm x800mm with 4 inch Skirting. BALCONIES: Premium Anti Skid vitrified tiles. BATHROOMS: Acid resistant & anti skid premium tiles and wall cladding up to Lintel Height. UTILITY: Anti Skid tiles and wall cladding up to 4 ft. STAIRCASES: Granite/Vitrified tiles Flooring as per Architect design. FIRE STAIRCASE: Tandur / Kota Stone/ Premium Tiles. CORRIDOR & ELEVATOR LOBBIES: Vitrified tiles/Granite combination as per architect design.
	PAINTING EXTERNAL: Textured finish with 2 coats, of external emulsion paint of reputed make. INTERNAL: Smooth putty finish with 2 coats of Premium Plastic emulsion paint of reputed make over a coat of primer. SIT-OUTS: Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling. STILT PARKING : Weather proof paint over a base coat of primer for columns and one coat putty finish for entire ceiling roof. BASEMENT PARKING: Two Coat of Painting along with one coat of Primer
	PLUMBING BATHROOMS: <ul style="list-style-type: none"> All CP fitting and sanitary fixtures of Kohler/Jaquar/QUEO/TOTO or Equivalent make. Wash Basins of Premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make. Wall mounted EWC with concealed Flush Tank or Flush Valves and Health Faucets in all Bathrooms. The fixtures are of premium brands like Kohler/Jaquar/QUEO/TOTO or Equivalent make. Over head shower in all washrooms. Glass Partition for shower area in the master bedroom washroom. Provision for geyser in all the washrooms.

	KITCHEN Soft Water Tap point of mixed water from Borewell and Municipal Water. This provision is given for Water Purifier Connection. Soft Water Tap point of mixed water from Borewell and Municipal Water for cooking and washing purpose. Provision for washing machine in utility area. Provision for a Sink in the Utility with area. Kitchen with granite platform with Stainless steel sink of Nirali or equivalent make.
	AIR CONDITIONING Provision for Air Conditioning drain outlet for living, Drawing, and all Bedrooms. A Designated AC Shaft for the Outdoor unit with access to each flat for maintenance. AC copper piping for connection b/w indoor & outdoor unit.
	ELECTRICAL Elegant designer modular electrical switches of Legrand/Havells/Schneider or equivalent make. Concealed copper wiring of Premium make like Havells/Finolex/RR Kabel/Polycab or equivalent make. Power outlets for Geyser and Exhaust fan in all bathrooms. Power Outlets for Air Conditioners in all bedrooms/living/drawing rooms Plug points for TV in Drawing, Living, and all bedrooms. Power plugs for Cooking Hob, Chimney, Refrigerator and Water Purifier. Plug Points to cater for Microwave Oven, Mixer,Grinders, and Juicer in kitchen. Power plugs for Washing machine in Utility area. Three phase power supply for each unit. Miniature Circuit Board (MCB) for each Distribution boards of reputed make.
	COMMUNICATION TELECOM Telephone points in all Bedrooms, Living and Drawing room. Intercom Facility to all units connecting Security Cabin, Club House, and Maintenance office. CABLES: Provision for DTH / Cable connection for TV in Drawing, Living, all bedrooms. INTERNET: Wired internet provision in Drawing rooms and Master Bedroom
	GENERATOR 100% DG set power backup excepts power points. Separate DG Meter to given for each unit and the power usage charges are to be paid.
	LIFTS Passenger Lifts shall be provided of Schindler/Kone/Thyssenkrupp or Equivalent Make.
	FACILITY FOR DIFFERENTLY ABLED Anti Skid Access ramps at all block entrances, including basements and club house entry. Provision of Toilet for Differently abled in ground Floor of Club house.
	WTP / STP Domestic Water made available through an exclusive water softening plant (Not RO Plant). Municipal Water and Borewell water mixed and feed to the softening plant. Sewage treatment plant of adequate capacity as per norms will be provided, Treated sewage water will be used for landscaping and flushing purposes.
	RAIN WATER HARVESTING Rain water harvesting to boost the level of underground water shall be carried out based on consultant's design

	WATER SUPPLY A centralized Underground Sump will be provided for the entire community The water shall be supplied to individual flats through pneumatic pressurized system Municipal Water and Borewell Water will be mixed and softened before supplying through pressurized system.
	SECURITY & BMS Sophisticated round the clock security system. Solar Fencing all-around the compound wall. BMS Gas consumption with prepaid card system will be provided (centralized billing). Standalone Video door phone for main door for each apartment. Boom Barriers at Entry gate with mechanical operation Panic Button and Intercom is provided in the Lift that is connected to Security Room.
	DOOR VIDEO SECURITY SYSTEM Standalone Video door phone for each apartment.
	CCTV CCTV Cameras will be provided in common areas as per consultant design.
	LPG Provision for piped gas from centralized gas bank to all Kitchens with individual gas meter.
	FIRE & SAFETY Fire hydrant and fire sprinkler system as per the Fire Department norms. Fire sprinkler system is basement as per fire department norms.
	PARKING MANAGEMENT Entire parking is well designed to suit the No. of car parks with parking signage's and equipment at strategic locations to ease traffic flow.
	DRIVE WAY All the drive ways are with VDF Flooring.
	COMPOUND WALL Aesthetically designed compound wall shall be constructed all around the plot with solar / barbed fencing.
	LIGHTING LED lighting for all common areas including indoors and outdoors.
	GREENERY AND LANDSCAPE Landscaping in the setback areas wherever feasible as per the consultant design.

Note :

- A) Any locational changes in A/c outdoor and indoor units and elevational changes will not be allowed.
- B) Outside grills for balconies are not allowed.
- C) H.M.W.S. bulk water, NEDCAP, standby Generator & Car parking charges are extra.
- D) Registration, GST and Labour Cess are to be borne by the customer.
- E) All room dimensions indicated are excluding finishing/plastering.
- F) Columns & Shear walls subject to minor changes based on structural designs
- G) Architectural features shown are indicative & subject to change.

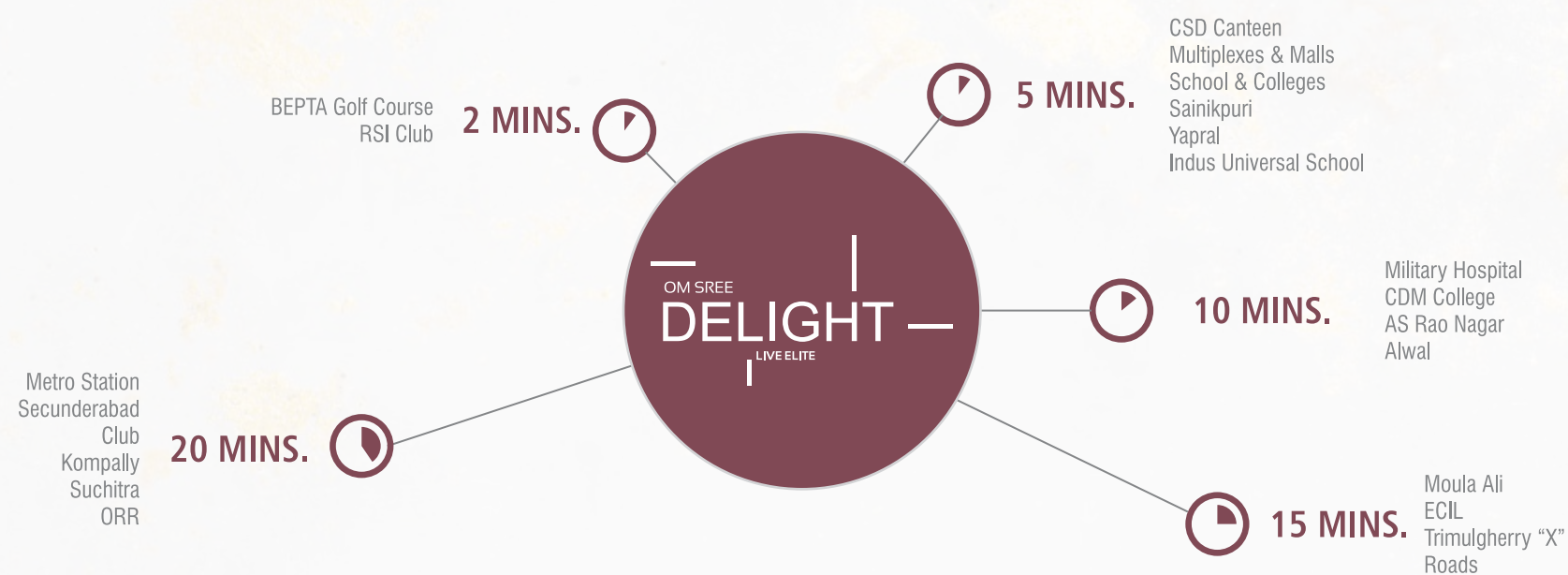
*All the images shown in this brochure are Artistic representation, the Final outcome may vary.

At yapral,
life is full of
cheer & charm

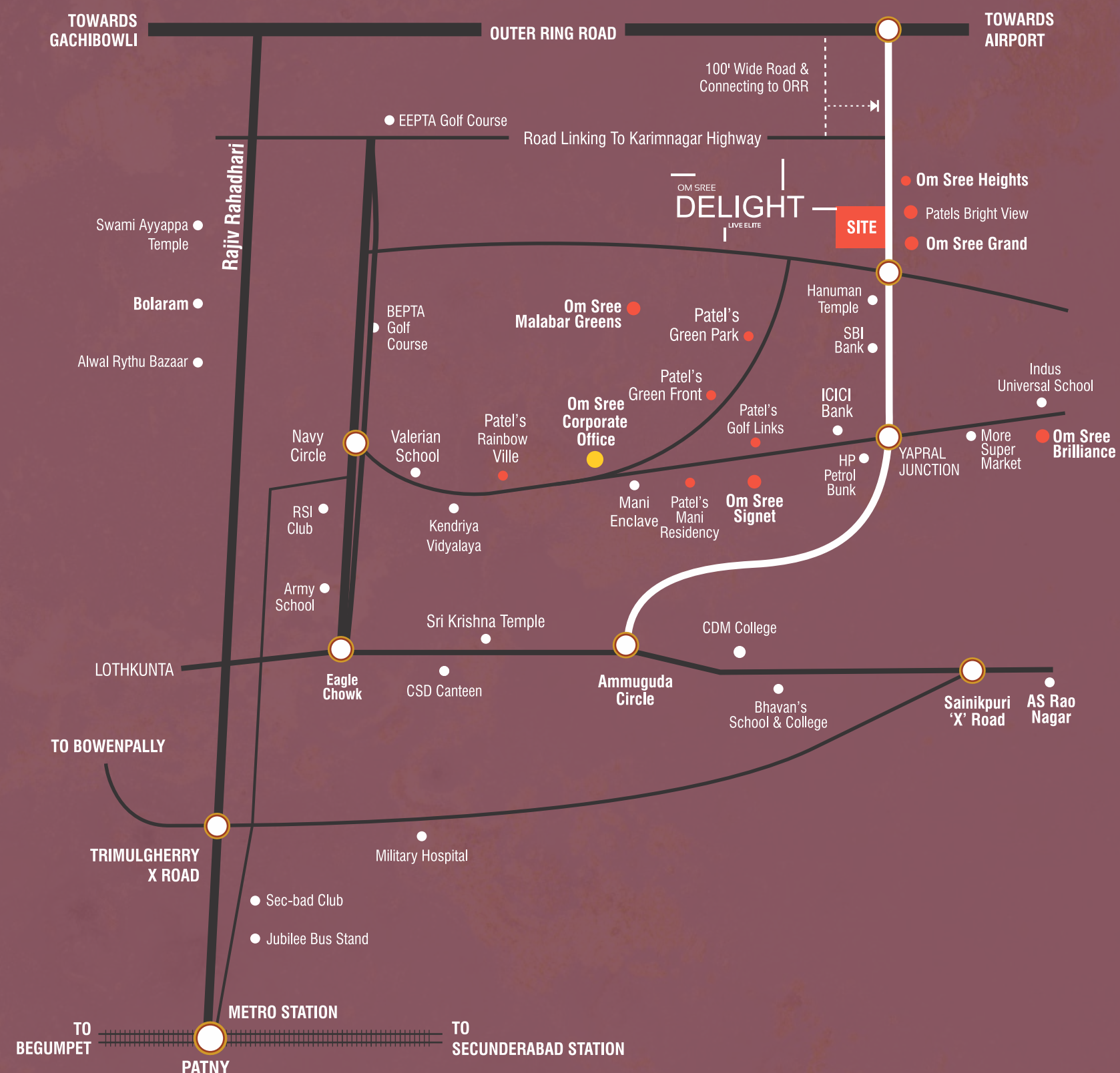
Just off Secunderabad in a well planned development, Yapral is everything at once. It's well connected, unpolluted and quiet, yet offers all conveniences like markets, schools, hospitals, Golf course are in the vicinity and the whole range of public transport. Take a look!

LOCATION KEY FEATURES

 Educational Institutions	 Hospitals	 Work Places	 Leisure and Entertainment	 Excellent Connectivity
<ul style="list-style-type: none"> Indus Universal School DRS International DPS Nacharam Regelford International School Kendriya Vidyalaya Army Public School Valerian Grammar School Bhavan's Vidyalaya Suchitra Academy 	<ul style="list-style-type: none"> Yashoda Hospital Apollo Speciality Clinc Poulomi Hospital Rainbow Hospital Military Hospital Ankura Childrens & Womens Hospital Lucid Hospital 	<ul style="list-style-type: none"> ECIL NFC CCMB Genome Valley Cherlapally Industrial Area Hakimpet Airforce Station CDM Secunderabad Cant 	<ul style="list-style-type: none"> Radhika Mall RSI Club BEPTA Golf Course Secunderabad Club Leonia Resorts Alankrita Resorts Cinepolis CCPL Mall Asian Cinemas 	<ul style="list-style-type: none"> Yapral Junction Trimulgherry 'X' Roads Sainikpuri AS Rao Nagar ECIL X Roads Airport Via ORR



LOCATION



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TRUST THE NAME THAT'S FOREVER
EXPERIENCE OM SREE

Trust the name that's forever
Experience Om Sree

ADVANTAGE OM SREE

Professionalism and the personal touch come together when Om Sree Builders & Developers create beautiful lifestyle habitats for the city's most elite home seekers. Trust is their middle name, and it is the foundation upon which the group has built a plethora of real estate projects. Steered by a team of experts, the accent is on the finest locale selection, architecture, engineering, landscaping and every detail that goes into the making of a masterpiece.

Elite gated community living experience
High quality Residences with modern living facilities
Seamless buying experience with a professional approach
Speed of execution and on time delivery of projects
Value addition to our customers through assistance in rentals
Extended support in proper functioning of society



ONGOING PROJECTS



Om Sree Grand, Yapral



Om Sree Signet, Yapral



Om Sree Malabar Greens, Yapral



Om Sree Brilliance, AS Rao Nagar



Om Sree Heights, Yapral

COMPLETED PROJECTS



Patel's Brightview, Yapral



Patel's Green Front, Yapral



Patel's Green Park, Yapral



Patel's Rainbow Ville, Yapral



Patel's Mani Residency, Yapral



Patel's Golf Links, Yapral



Patel's Wisdom, Hitec City



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BUILDERS & DEVELOPERS LLP
Experience Happiness

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Architects



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Ph: +91 9246348115
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Structural Consultants

Spatial Consulting Engineers
6-3-1111/11B, 1st Floor,
Begumpet, Hyderabad-500016.

MEP Consultants



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Bengaluru - 560078
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Landscape



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Hyderabad-500034.
Ph : +91 40 23556264
Email: isquaredprojects@gmail.com

3D Designs



Design Pixels - 3D
508, Echelon, B/s Torrent Power Substation,
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Ahmedabad-380051.
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