



live **above**



OMSREE
SKY PARK
KOMPALLY

live **above**



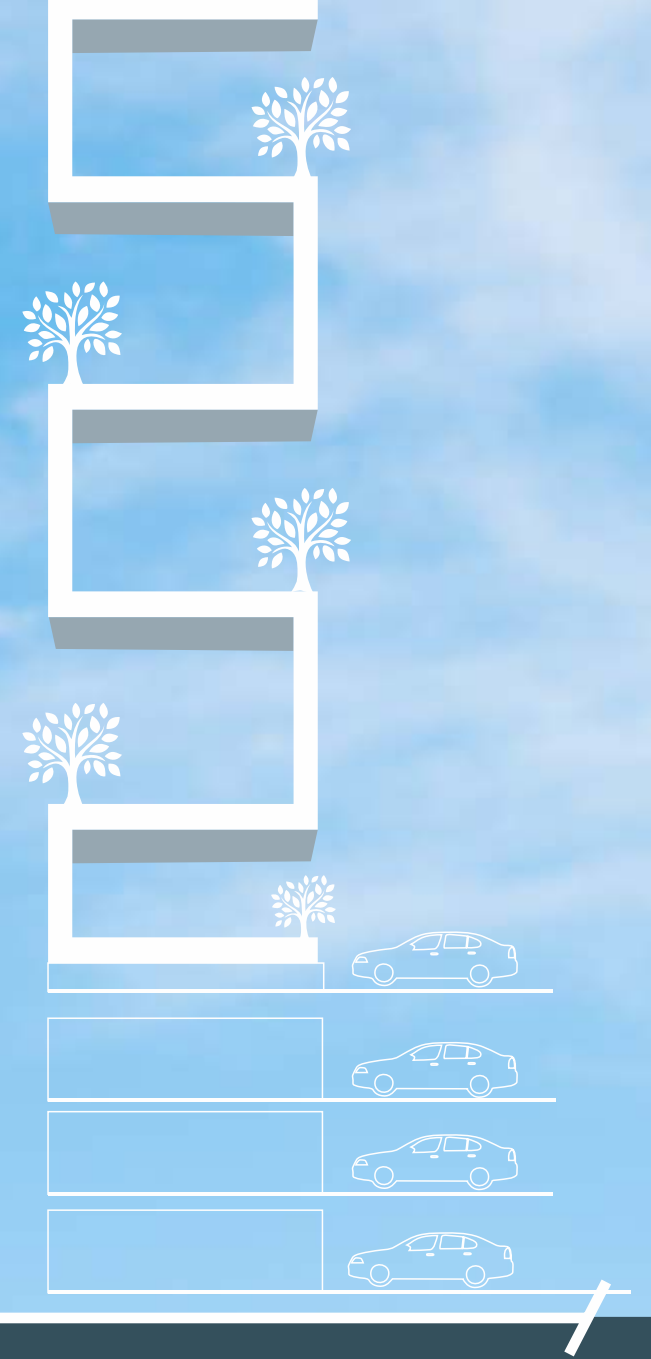
this is where we draw **the line** ↗





live **above**

ABOVE ORDINARY



the line that differentiates the "aspiration above" from the ordinary,
is the **defining line of SKY PARK.**

ABOVE ORDINARY



LIVING



Sky Park is an expression of passion for life where conventional norms are challenged and broken to offer a unique SKY PARK lifestyle.

A lifestyle that has a home at its heart where your ground floor itself starts 4 levels above ordinary life. The raised floor opens you to an unmatched experience of being engulfed with natural light and air, opening your world to the outside like never before.



OMSREE
SKY PARK
KOMPALLY



A LIFESTYLE, 40 FEET ABOVE ORDINARY
to begin with

Own a home where greenery engulfs you at every floor, where trees follow you as you rise to each floor, where light and ventilation drench your spirit and an exclusive up-market aura and design takes you to an elevated living, way above ordinary.





sky park

ground floor **above** ordinary

better light & ventilation

architecture **above** ordinary

novelty that attracts

parks **above** ordinary

40 skyparks to live

parking **above** ordinary

ease for women and senior citizen

landscape **above** ordinary

meet, greet, socialise

entry plaza **above** ordinary

get used to attention

project layout **above** ordinary

staggered for views

amenities **above** ordinary

play, relax, entertain

clubhouse **above** ordinary

unique with infinity pool at 50 ft

floor plans **above** ordinary

comfortable, spacious, exciting





40
FEET ABOVE GROUND



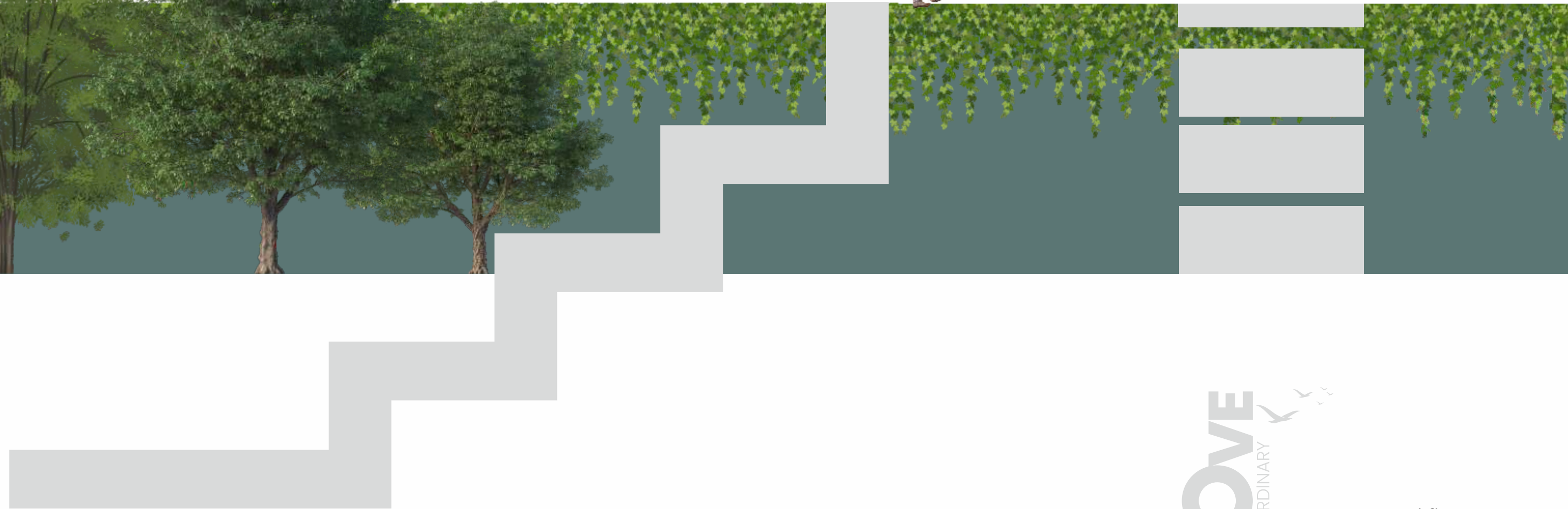
This is where we start



the ground floor



ground floor

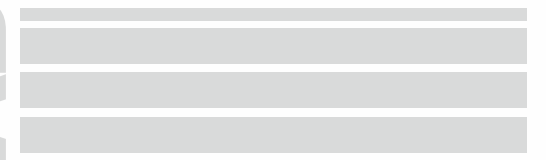


Your defining SKY PARK lifestyle starts with the ground floor at 40 feet level above the ground. This elevates every floor by 40 additional feet to give you an unparalleled advantage of great views, immense natural light and fascinating ventilation.

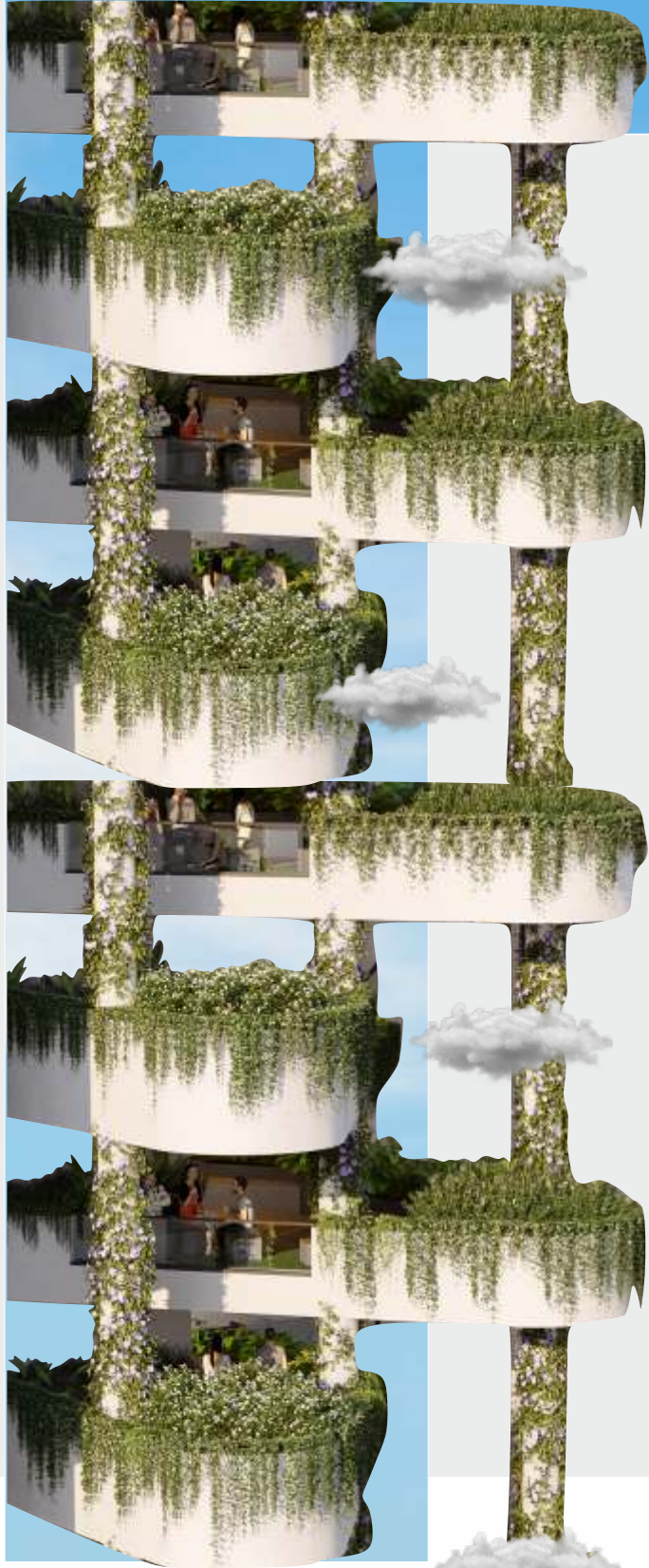
Live Your Advantage by Design at SKY PARK.
This is where we draw the line.



ground floor



 experience THE “above ordinary”




140

FEET

WHERE
PARKS
FOLLOW
YOU UPTO
140FT
ABOVE
GROUND
RIGHT TO
YOUR
FLOOR,
EVERY
FLOOR!


OMSREE
SKY PARK
KOMPALLY

ABOVE
ORDINARY

architecture

architecture



272
UNITS

10
FLOORS

40

sky-parks

ABOVE
ORDINARY
architecture



A LIFESTYLE OF
CONVERSATIONS,
COFFEE,
BONDING,
AT A PARK
RIGHT AT
YOUR
DOORSTEP



Experience the
sunrise & sunset
from the park



Share a cup
of coffee &
get together with
your neighbours



Great
space for
socializing



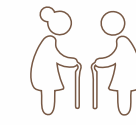
explore **ABOVE**
ORDINARY
doorstep park

7 WOVES

OF SKY-PARKS



Safe zone for children



More life for senior citizens



Enhanced **social life**



More **oxygen rich**



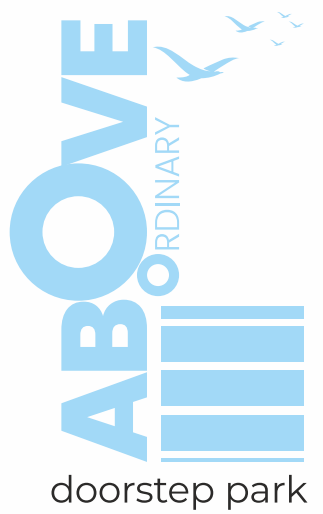
Extended morning **yoga zone**



Work-form-home zone



Neighbours **meeting zone**





SENSITIVELY
DESIGNED
FOR WOMEN,
ELDERLY AND
CHILDREN.

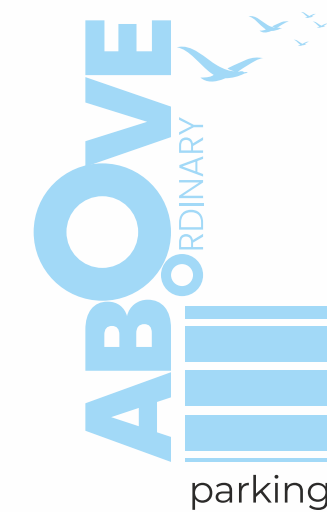
parking
THAT BREATHES

4

LEVELS OF
VENTILATED
ABOVE-
GROUND
PARKING



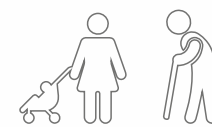
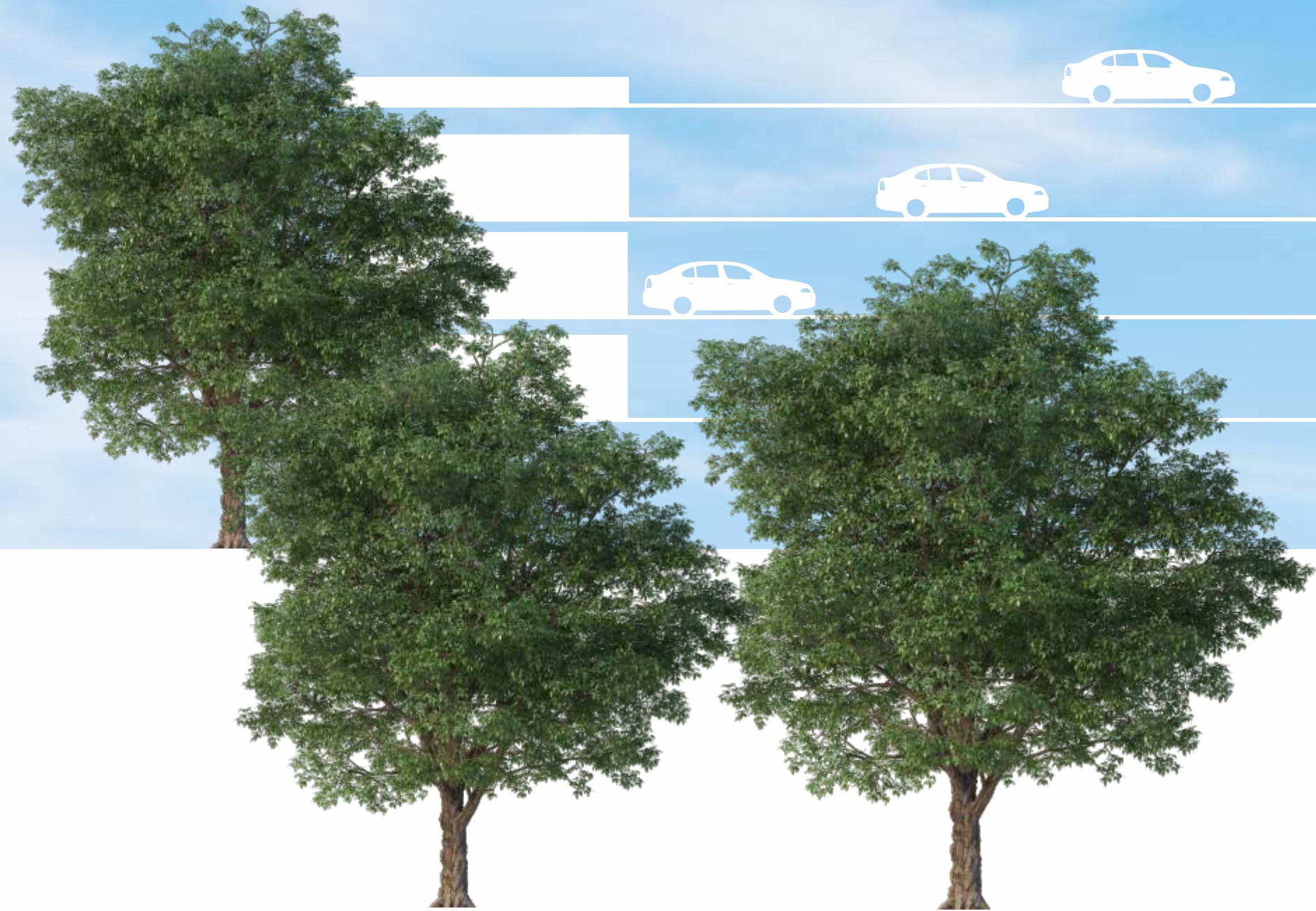
bright, breathing, ventilated parking areas for
ease of mind and easy manoeuvrability.



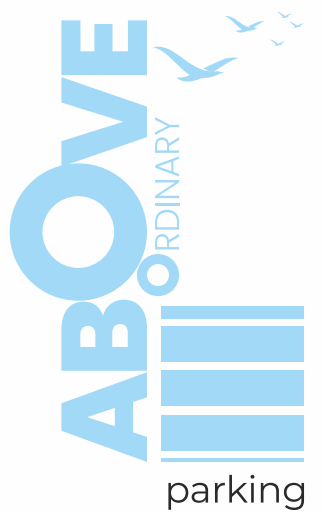


WOMEN AND ELDERS - FRIENDLY Sky-PARKING

ALL CAR PARKING ABOVE GROUND
FOR LIGHT & VENTILATION



Say bye-bye to the dark suffocating cellars.
Experience the joy of driving and getting off
in a well-lit, above-the-ground parking





LESS CONCRETE, MORE GREEN

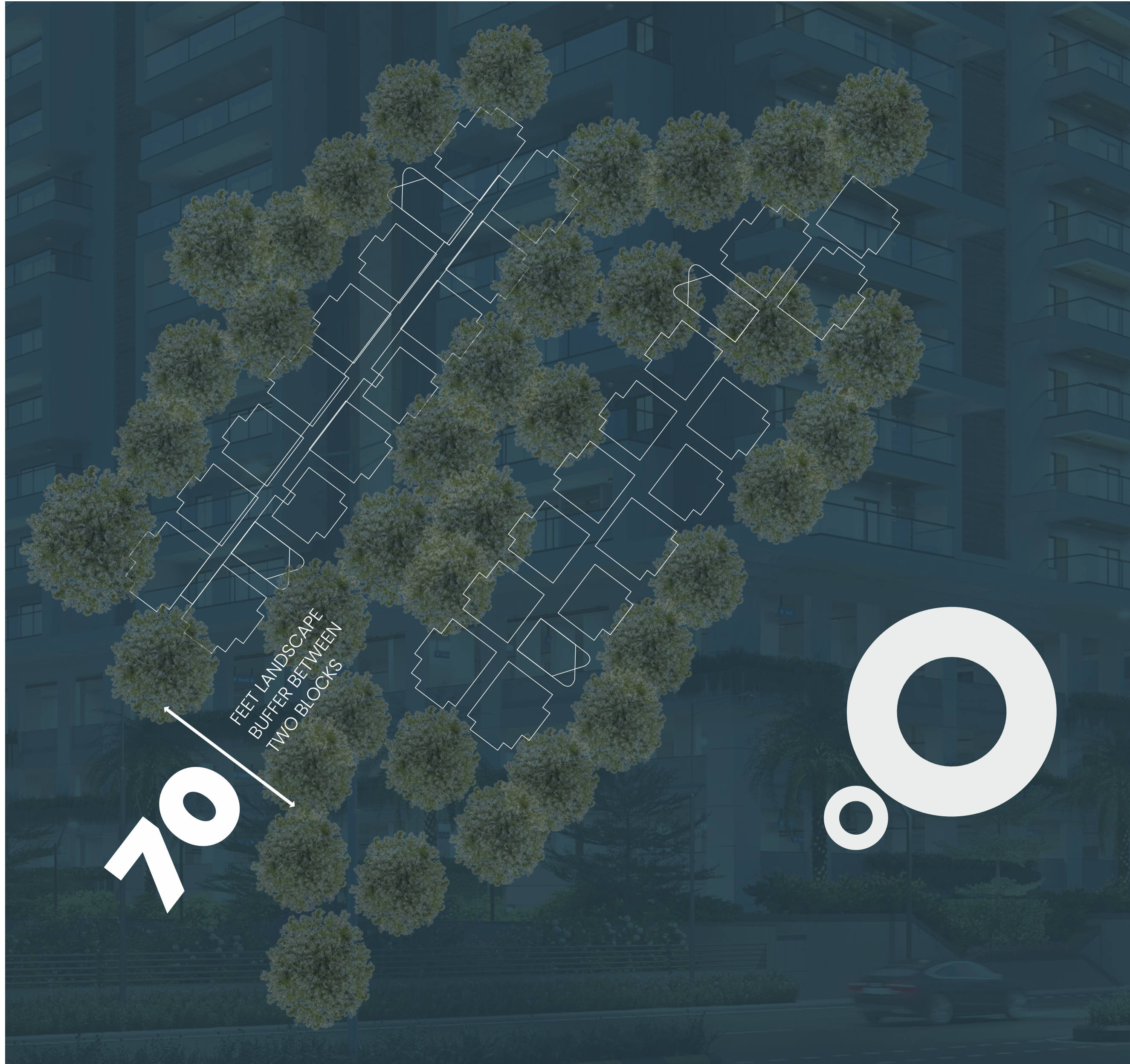


DESIGNER LANDSCAPES



A picturesque entrance embellished with sculptural beauty that welcomes you with passion, grandeur and a larger-than-life design.





project layout



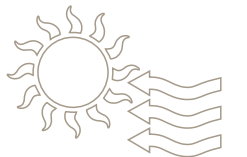
More open area



More privacy



Better view



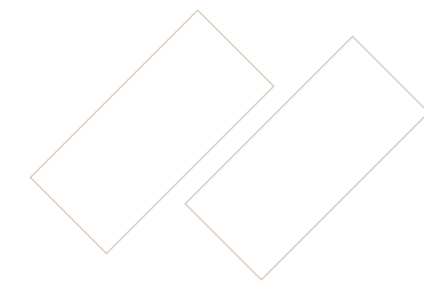
Better lighting & ventilation



An abundance of light and ventilation fills your heart with delight and ecstasy. Cognizant of that, SKY PARK is designed with staggered blocks comprising of large gaps in-between enabling maximum penetration of the two elements.



WE
STAGGERED
THE
BLOCKS
FOR BETTER
VIEWS,
LIGHT AND
VENTILATION!



staggered



explore

ABOVE ORDINARY **PLAY
REST
LAZE
FLAUNT
LIVE**

activities



do more



play

1. Amphitheatre with stage
2. Fitness station
3. Children's play area
4. Cricket pitch
5. Pet's park
6. Multipurpose court/
Basketball court
7. Stage
8. Elderly walkway
9. Outdoor Badminton court
10. Lawn

ABOVE
ORDINARY

activities



A well planned sports arena and play areas catering to the needs of all age groups, creating the right impetus for stimulation and large doses of dopamine.




Life is all about taking time-out to spend with yourself and with those that you love, especially the extended social circles to build a bond of harmony. Be a part of that community which is built on the thread of sharing thoughts, aspirations and collective happiness.

socialise





 **UNIQUELY
DESIGNED
CLUBHOUSE**
Between the two blocks

clubsky

1. MULTIPURPOSE HALL
2. SQUASH COURT
3. A/C GYMNASIUM
4. INFINITY SWIMMING POOL
(Temperature controlled)
5. INDOOR GAMES
6. HOME THEATRE
7. GUEST ROOMS


PROVISION FOR

1. LOUNGE BAR
2. CRECHE
3. LIBRARY
4. LADIES SALON
5. GENTS SALON

50 FEET
ABOVE GROUND



ABOVE
ORDINARY
clubsky



Indulge yourself in a space that motivates you to be your best, that initiates you to go beyond the last mile... and channelize your energy to the fullest.



clubosky

ABOVE
ORDINARY

YOUR VIEW TO THE INFINITY!!



Set at 50 feet above the ground, The uniquely designed clubhouse gives a whole new meaning to entertainment and recreation. With a breathtaking infinity pool which gives you an unimaginable view of the open sky, the bright sunshine, it feels as if you are at a place where you float and discover that infinity is the only truth!

Live the magic of spacious balconies at SKY PARK.

The balconies welcome the morning sun and are a vantage point to the sunsets. Have a leisure seating, together moments or just enjoy solitude chatting with the breeze and the views.



Great place to relax with a book



Perfect place for a meal with a view



Good place for work



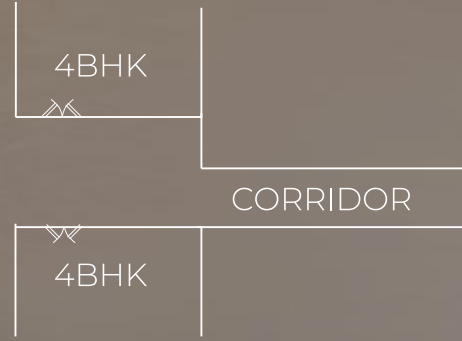
Great for family gatherings & get-togethers

large balconies



floor plans

CORNER UNITS WITH WIDER ENTRANCE FRONT



CORRIDOR UNITS WITH NO OPPOSITE FACING MAIN DOORS



4 ZONES LIVING



EFFICIENT KITCHEN WITH UTILITY



WALK-IN CLOSET IN ALL MASTER BEDROOMS



STORE (IN 4 BHK UNITS)



POOJA ROOM
(for all units above 1850 sqft)



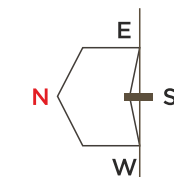
comfort | privacy

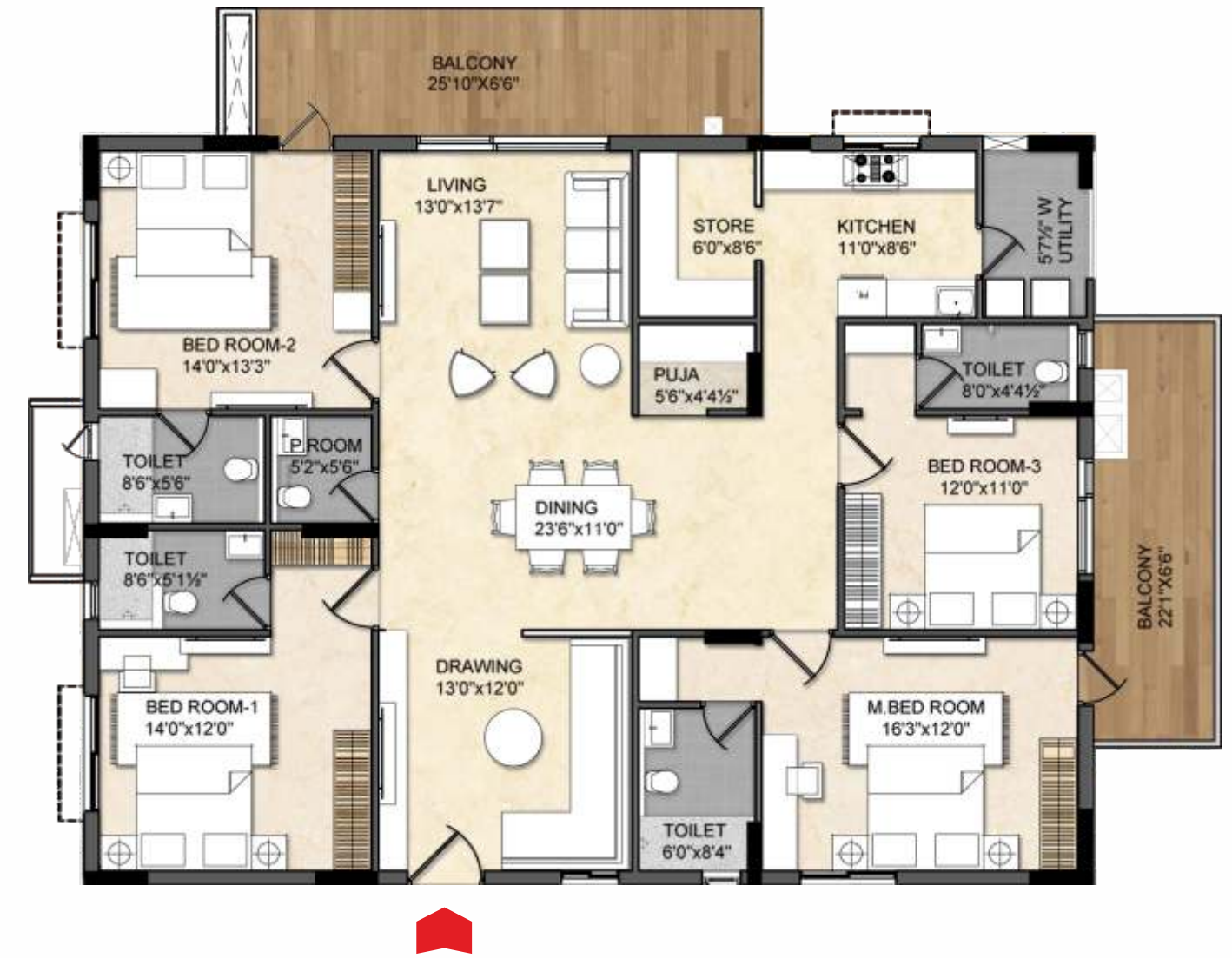


Site layout

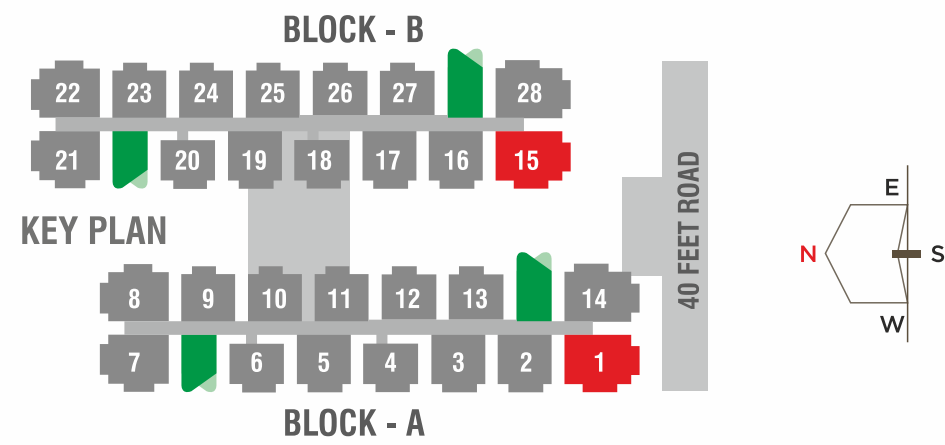
LEGEND

- | | | |
|---|---|-------------------------------|
| 01. Main entrance & exit gate | 10. Amphitheatre stage | 18. Service area |
| 02. Drop-off granite paving | 11. Fitness station with EPDM flooring | 19. Free standing pylons |
| 03. Dark grey & light grey color pavers | 12. Children's play area with EPDM flooring | 20. Stage |
| 04. Entrance water feature | 13. Seating deck under pergola | 21. Badminton court |
| 05. Lawn | 14. Cricket pitch | 22. Sculpture |
| 06. Entrance lawn with free standing pylons | 15. Pet's park | 23. Lap pool w/ infinity edge |
| 07. 26' wide fire driveway | 16. Multipurpose court/ basketball court | 24. Pool deck |
| 08. Feature walls | 17. Elderly walkway | |
| 09. Amphitheatre | | |

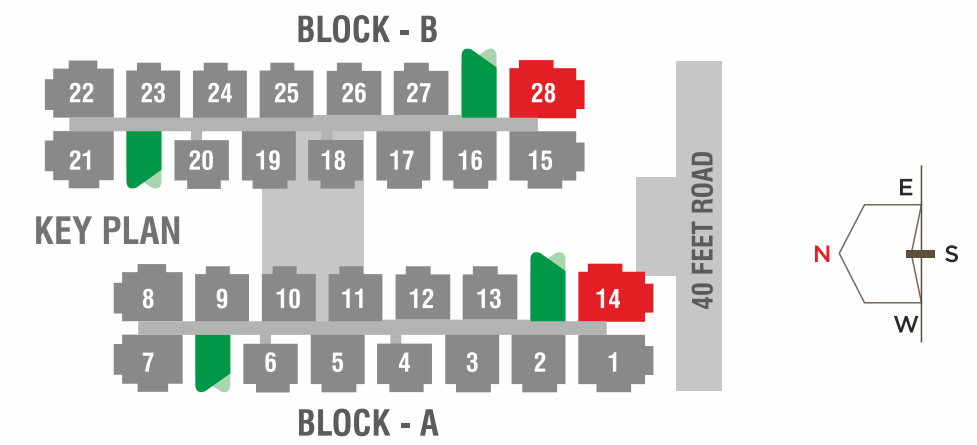


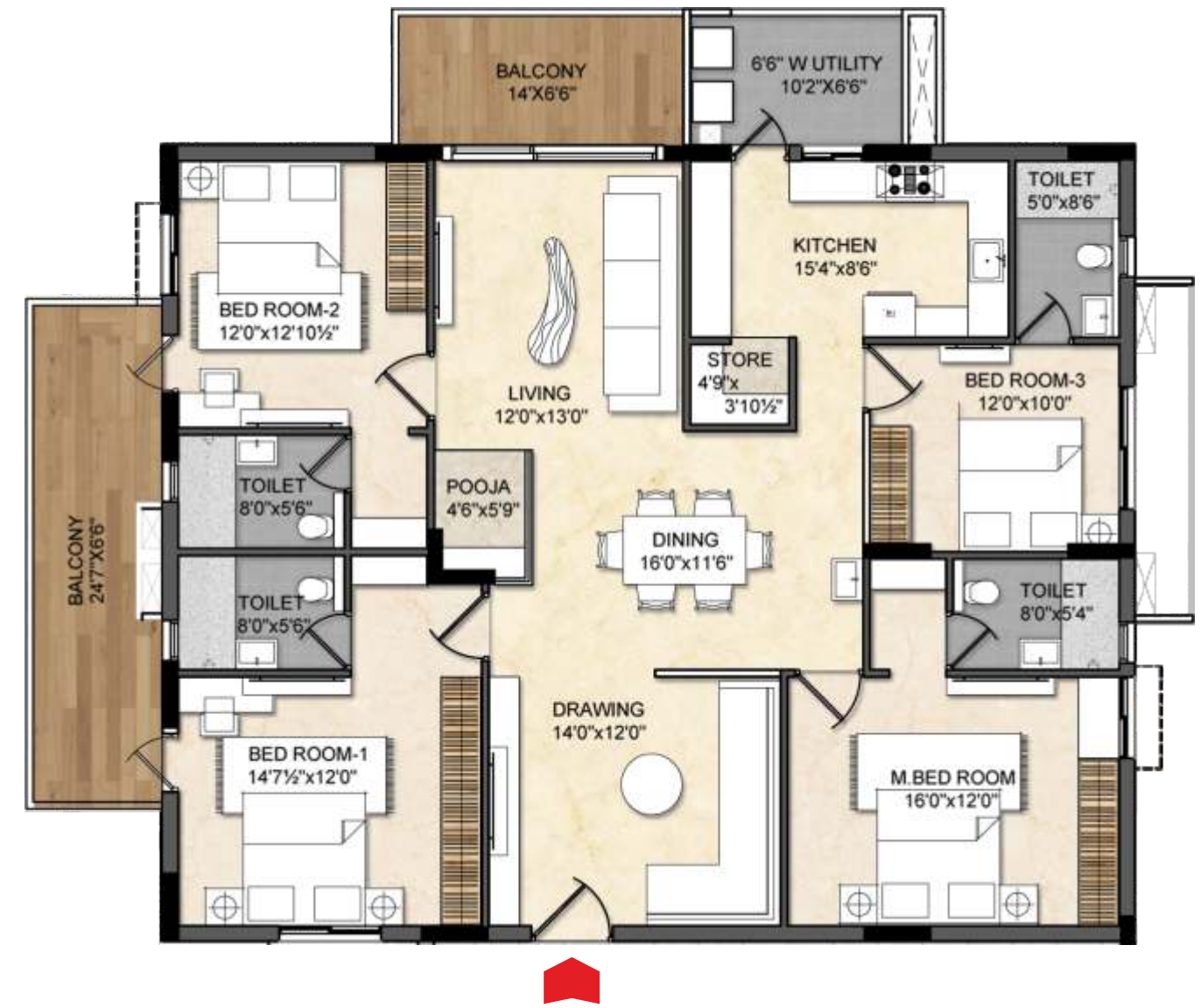


FLAT NO:
1 & 15 **4 BHK**
EAST FACING **2850** SFT.

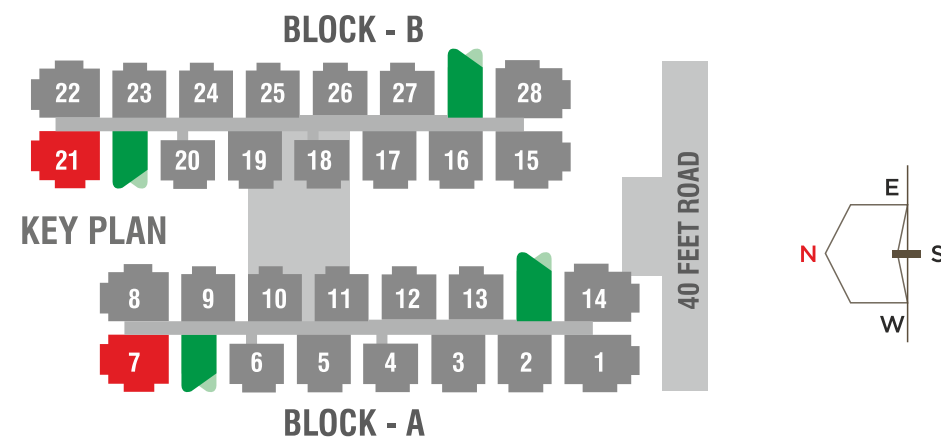


FLAT NO:
14 & 28 **4 BHK**
WEST FACING **2850** SFT.

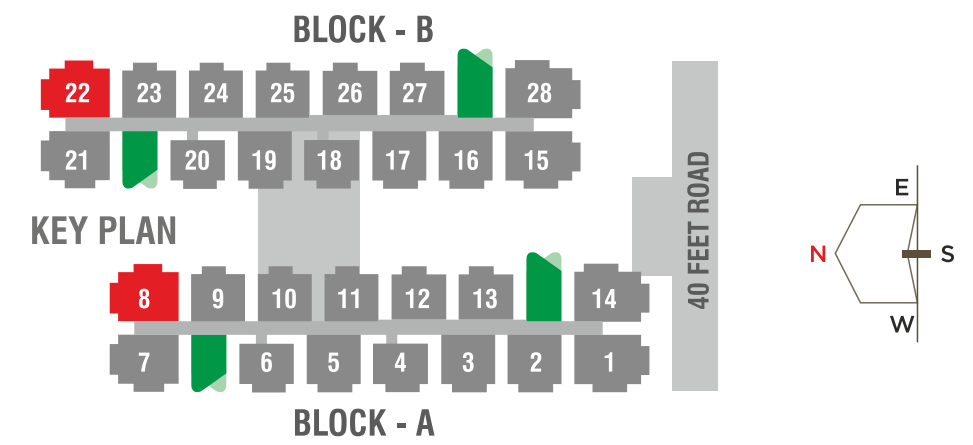


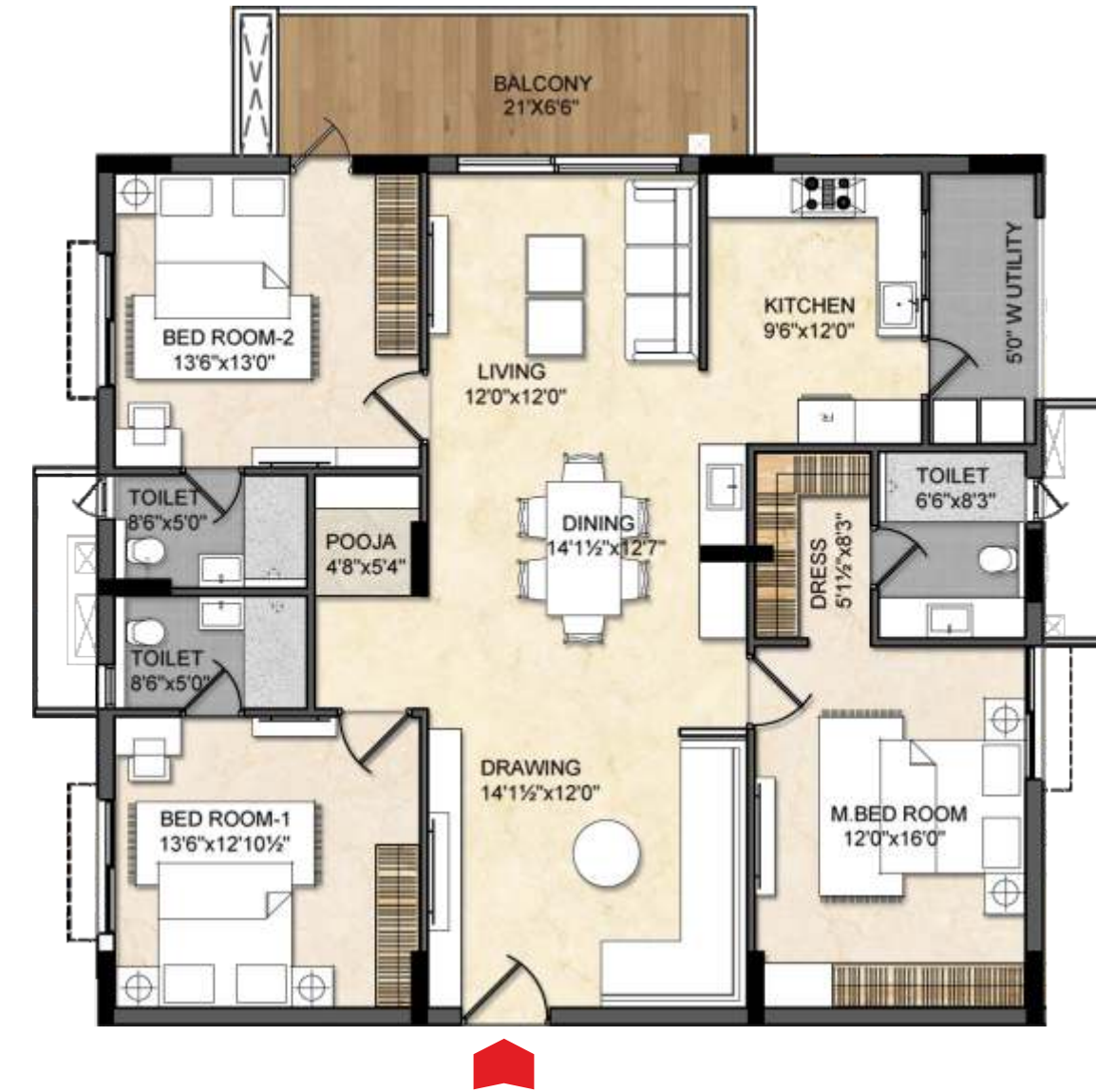
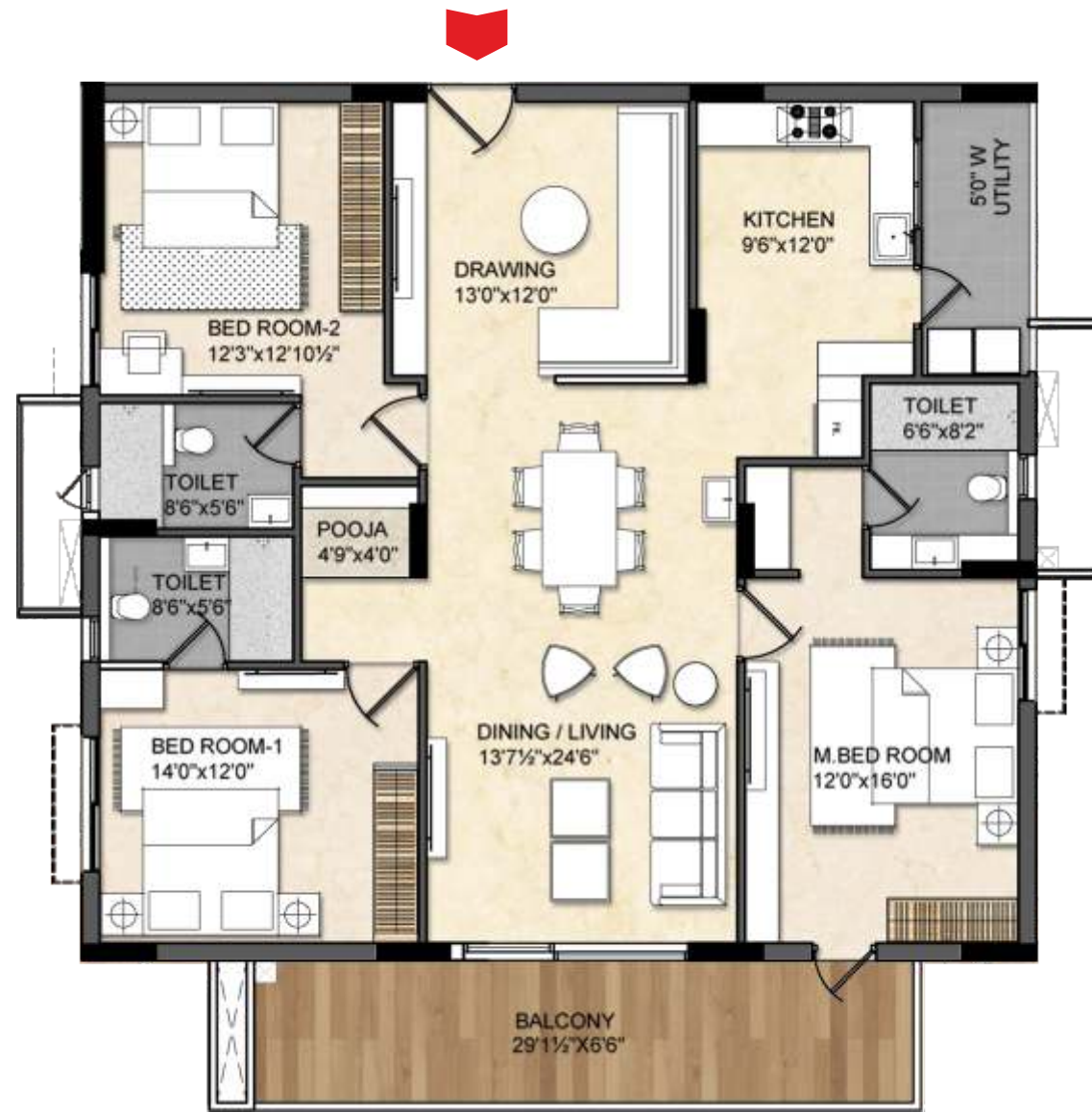


FLAT NO:
7 & 21 **4 BHK**
EAST FACING **2600** SFT.



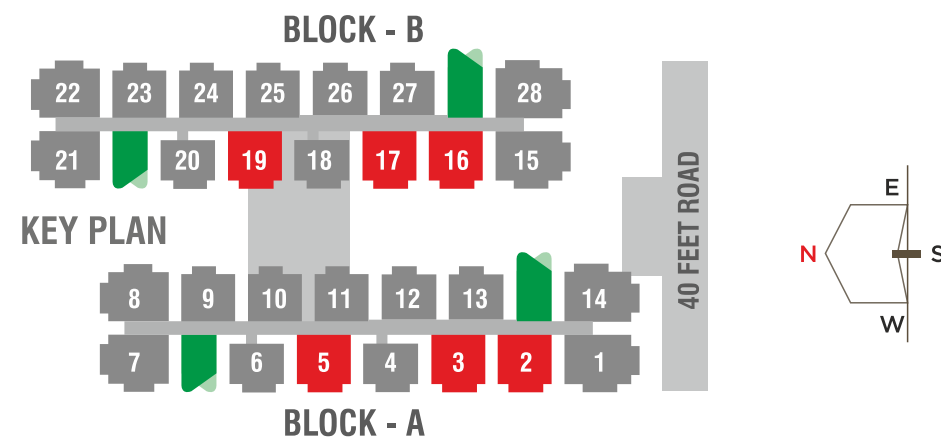
FLAT NO:
8 & 22 **4 BHK**
WEST FACING **2600** SFT.





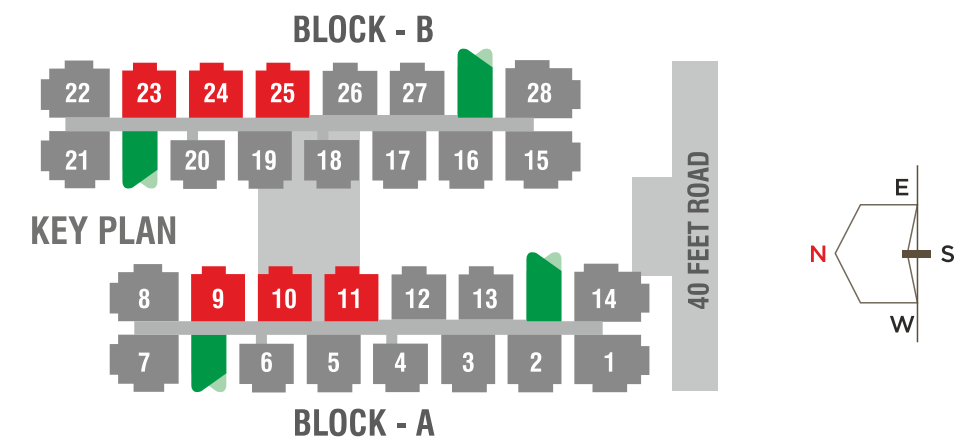
FLAT NO:
2, 3, 5, 16, 17 & 19 **3 BHK**

EAST FACING **2235** SFT.



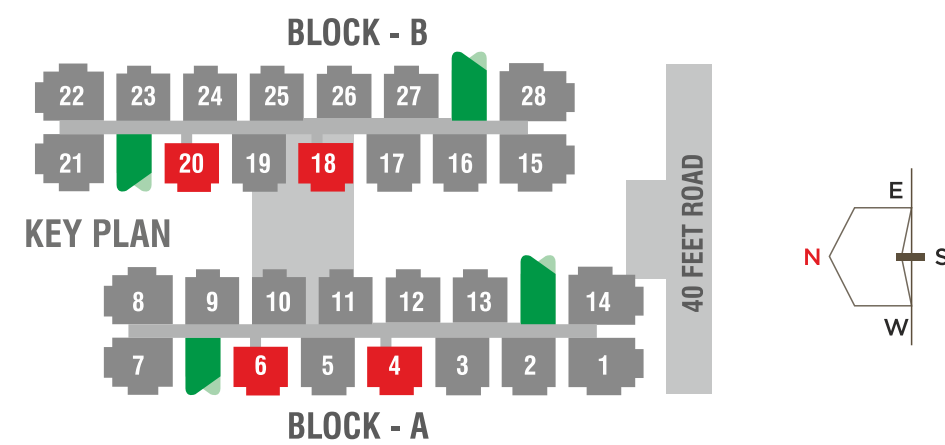
FLAT NO:
9, 10, 11, 23, 24 & 25 **3 BHK**

WEST FACING **2165** SFT.

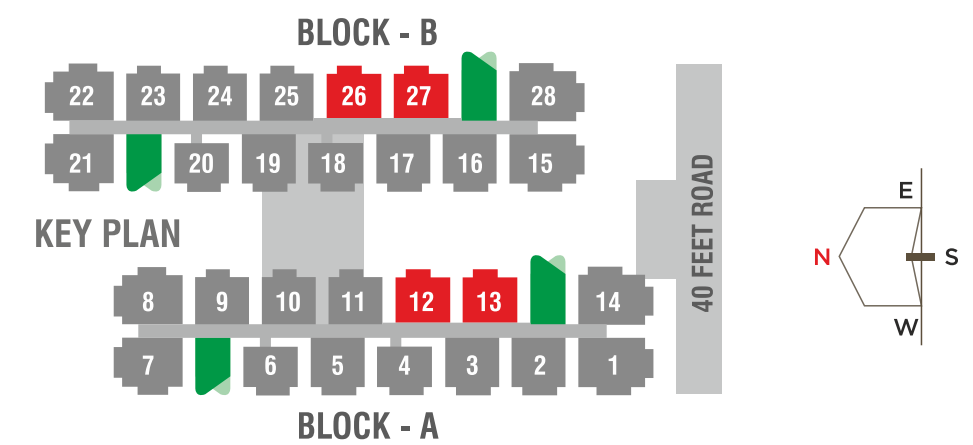


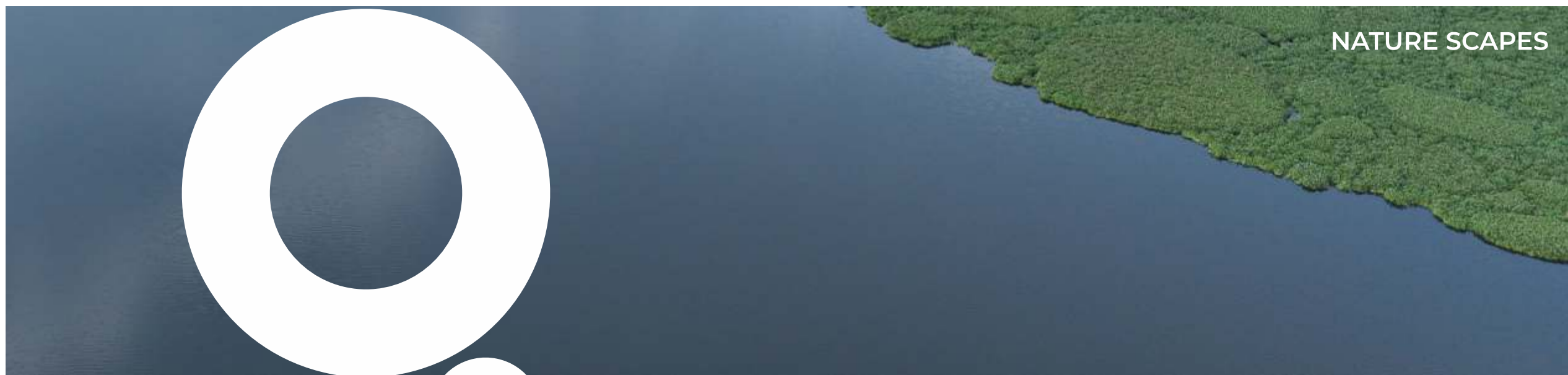


FLAT NO:
4, 6, 18 & 20 **3 BHK**
EAST FACING **1815** SFT.



FLAT NO:
12, 13, 26 & 27 **3 BHK**
WEST FACING **2010** SFT.





LANDMARK

NH 44	:	1 km
ORR	:	9 km
Paradise Circle	:	12 kms
Secunderabad Railway Station	:	14 kms
Financial District	:	60 mins
Gachibowli	:	60 mins
Airport	:	60 mins

LEISURE

Cine-Planet	:	1 km
Fox Sagar Lake	:	1 km
Dhola-ri-Dhani	:	2.8 kms
Cinepolis	:	4 kms
Kandlakoya Oxygen Park	:	9 kms
Secunderabad Club	:	13 mins
Aalankrita	:	15 kms

EDUCATION

Siva Sivani Degree College	:	1 km
St. Ann's International School	:	3.2 kms
St Martin's Engineering College	:	4.6 kms
Suchitra Academy	:	4.6 kms
Loyola Academy	:	5.2 kms
DRS International School	:	7 kms
Niraj International School	:	8.3 kms
Malla Reddy University	:	9 kms
CMR Engineering College	:	11 kms
Jain International School	:	12.2 kms
Kennedy International School	:	40 mins

HOSPITAL

Srikara Hospitals	:	1.4 kms
Ankura Hospital	:	1.8 kms
Suraksha Hospital	:	2.7 kms
Rush Hospital	:	5.4 kms

WORK

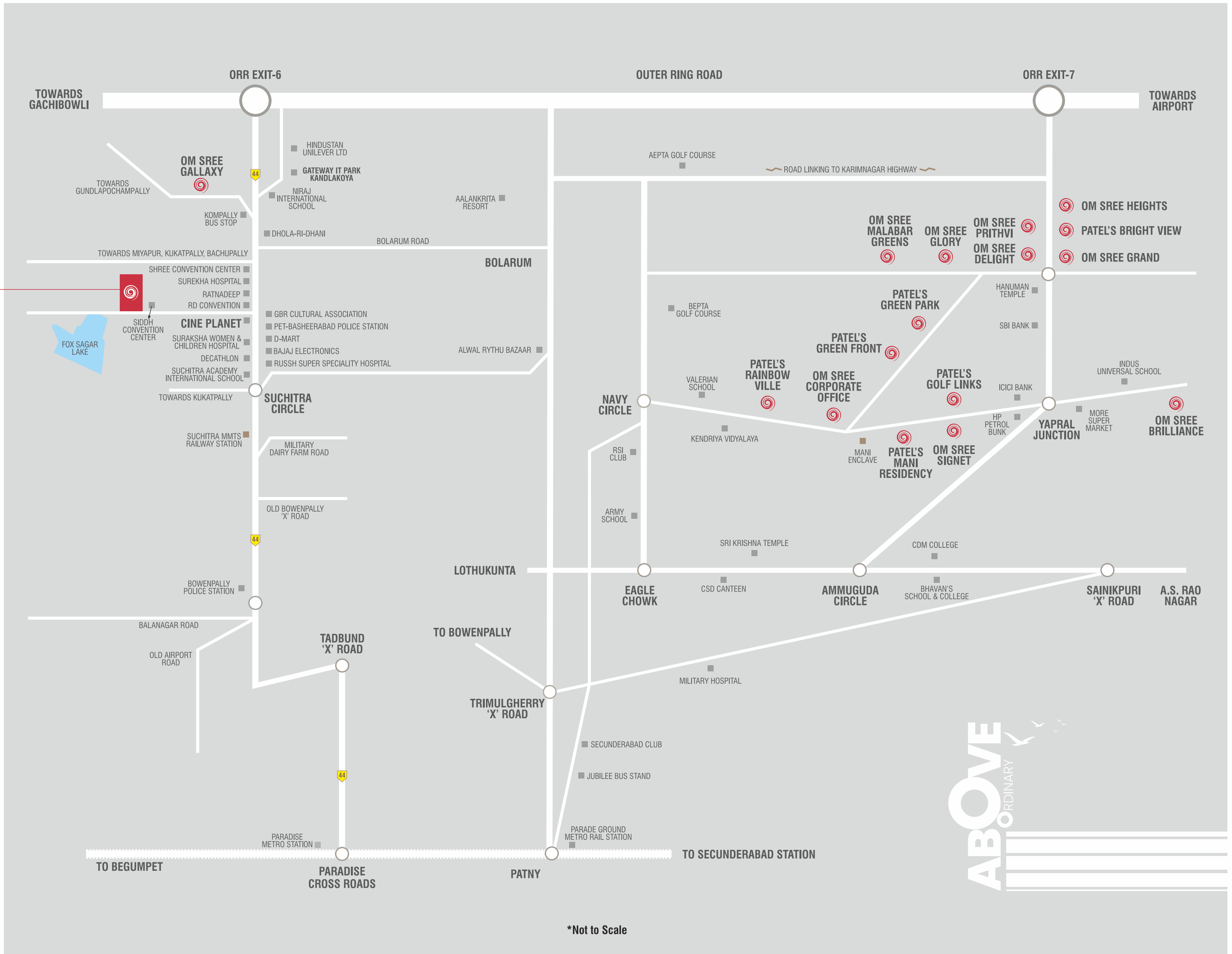
New IT Hub coming up in Kandlakoya	:	9.6 kms
Jeedimetla Industrial Estate	:	6.2 kms
Kandlakoya Industrial Area	:	13 mins
Mahindra Satyam Training & Development Centre	:	27 mins
Biotech Park	:	30 mins
ICICI Knowledge Park	:	50 mins
Seeds & Pharma Companies	:	Nearby

SOCIAL

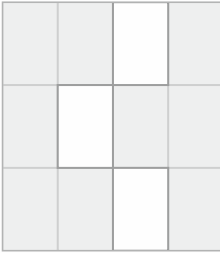
Supermarkets Nearby:
Ratnadeep, Metro, D-Mart, Shoppers Stop

Banks Nearby:
SBI, ICICI, HDFC, Kotak, Axis Etc.,

Location

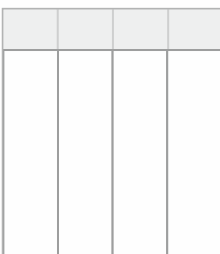


FLOORING



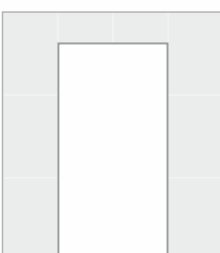
6X4
LARGE SIZE TILES

OPENINGS



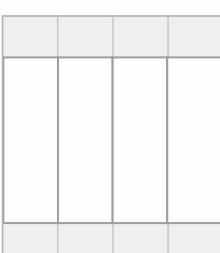
ALUMINUM
FRENCH DOOR & WINDOWS

ENTRANCE




8 FEET
HIGH MAIN DOORS

GRILLS



WINDOWS

LOCK




DIGITAL

COPING



4 SIDES
GRANITE ON WINDOWS

CHARGING



EV POINTS

- FLOORING**
 Drawing, Living, Dining, Kitchen & all Bedrooms
 - 1200*1800 vitrified tiles of reputed make with spacer joints**Kitchen**
 - Granite platform with stainless steel sink of Nirali or equivalent make. (Shall be provided at extra cost)**Utility**
 - Anti-skid ceramic/vitrified tiles for flooring of reputed make
 - Sink to be provided (subject to feasibility)**Balcony & Sit Out Area**
 - Wooden finish premium vitrified tile flooring with spacer joints**Bathrooms**
 - Acid resistant & Anti-skid premium ceramic tiles of reputed make.**Staircase**
 - Natural stone/tile**Corridors**
 - Granite/Vitrified tiles of reputed make with spacer joints
- TILE CLADDING**
Bathrooms
 - 600*1200 Premium digital printed ceramic tiles up to 8' Height.**Utilities**
 - Ceramic tile dado up to 4' Height with Matte finish acid resistant flooring tiles of reputed make.**Kitchen**
 - Wall tile cladding up to 2' above the platform of reputed make (at extra cost)

- JAMS AND SILLS**
 Windows/ French doors
 - Four side granite/Full body vitrified tile cladding in the window aperture balcony & utility corridor parapet

- EV CHARGING**
 - Prepaid EV charging points in common areas (No of points as per consultants recommendations)

- DOORS, WINDOWS, RAILING & FRENCH DOORS**
Main Door
 - Teakwood frame with Engineered Wood shutter of 50 mm thickness clad with Natural Veneer. The Frame and the Shutter will be of PU Polish. Digital door lock with biometric fingerprint of reputed make.**Internal Doors**
 - Teakwood frame with Engineered Wood shutters clad with veneer/high end laminate. Reputed hardware fittings. The door frame will be of PU Polish. Hardware Fittings of Reputed Make.**French Doors**
 - Internal French Doors – High end premium aluminum sections, tinted toughened glass panelled shutters & high-quality hardware. Mosquito mesh shutters will be provided based on the technical feasibility.**Windows**
 - High end premium Aluminum sections, tinted toughened glass panelled shutters & hardware of reputed make. Mosquito mesh shutters will be provided based on the technical feasibility**Ventilator**
 - Powder coated Aluminum frame with glass at all toilets and wherever applicable**Balcony Railings**
 - Designer glass railing as suggested by the architect

- WINDOW GRILLS**
 - Aesthetically designed, mild steel (M.S) window grills with enamel paint finish. (Provided without any extra cost)

- DOOR VIDEO SECURITY SYSTEM**
 - A video phone to be installed in each flat to have connection with the security cabin at the main gate.
 - Digital door lock for a restricted authorised entry only.



Specifications

RCC FRAMED STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

SUPER STRUCTURE

9" thick solid red bricks/Concrete blocks for external walls & 4" thick red bricks/Concrete blocks for internal walls. Common areas and elevation elements with fly ash brick

PLASTERING

Joint of the R.C.C. structure and brick wall will be covered with mesh before commencing of the internal wall plastering. External and internal wall cement/gypsum plaster with smooth finish excluding the plastering of Internal Ceiling.

External: cement plaster

Internal: cement/Gypsum plaster

PAINTING/ CLADDING

External

Textured finish with 2 coats of weatherproof exterior emulsion paint of reputed make.

Internal

Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer. Paint will be of reputed make.

WATER SUPPLY

Kitchen

- Municipal water provision from HMDA for washing and cooking
 - Soft water tap of mixed water from Borewell and Municipal (For Provision of RO)
- Utilities / Wash
- Dish washer Provision
 - Washing machine provision
 - Tap with treated water from WTP for washing and cleaning purpose

BATHROOMS

- Designer washbasin of premium brand like Kohler/Duravit/ TOTO/ Smpolo
- Wall Hung EWC of Kohler/Duravit/TOTO/Simpolo
- Concealed flush tank of Viega/Geberit or equivalent make.
- Single lever diverter for mixing of hot and cold water of Kohler/TOTO/Vitra or equivalent make.
- Provision for geysers in all bathrooms
- All C.P. fittings are chrome plated of Kohler/TOTO/Vitra or equivalent make
- Glass partition for shower area in master Bathrooms
- False ceiling in all washrooms.

ELECTRICAL

- Concealed copper wiring of Havells/Finolex/LAPP/Polycab or equivalent make
- Power outlets for air conditioners in all bedrooms/living/drawing rooms
- Power outlets for geysers in all bathrooms
- Power plugs for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine & dish washer in utility area
- Plug points for TV in all bedrooms and living rooms
- 3 phase supply for each unit & individual Meter Boards
- Miniature Circuit Breakers (MCB) for each distribution boards of Havells/Schneider/Legrand
- Elegant designer Modular Electrical Switches of Legrand /Schneider/Havells
- H.T connection with individual sub meters for every flat

TELECOM

- Telephone points in Master bedroom, living room, drawing room.

CABLE TV

- Provision for DTH/ IP TV in all bedrooms, living room & drawing room

INTERNET

- Wired Internet provision in drawing, living and master bedroom

WTP & STP

- Domestic Water is made available through an exclusive Water Softening plant. (Not RO Plant)
- Municipal water and borewell water to be mixed and supplied to the softening plant
- A Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose

GENERATOR

- 100% D.G Set backup with acoustic enclosure including AC's and Geysers. Make Kirloskar or Cummins

FACILITIES FOR DIFFERENTLY ABLED

- Common areas in landscape is been provided with access ramps for differently abled

SECURITY / BMS

- Sophisticated round-the clock security / surveillance Systems
- Solar power fencing all-round the compound

- Surveillance cameras at the all the important points as suggested by subject matter expert
- Video door Phone for each flat connected to security for screening of visitors
- Boom barriers at entry gate with mechanical operation
- Panic Button and Intercom is provided in the lift which is connected to the security room

LPG

- Supply of gas from centralized gas bank to all flats with individual gas meters

CENTRALIZED WATER SUPPLY

- A Centralized Underground Sump will be provided for the entire community.
- The Water shall be supplied to individual flats by means of hydro pneumatic pressurized system
- Municipal water and borewell water will be mixed and softened to be supplied to all the flats

FIRE AND SAFETY

- Fire systems will be provided at the common areas and the parking areas with fire hydrant system, fire safety equipment and water sprinkler system wherever required based on the fire department norms.

PARKING MANAGEMENT

- Parking's will be in 4 levels
- Entire Parking is well designed to suit the number of car parks with parking signages and equipment's at strategic locations to ease the traffic flow.

ELEVATORS/LIFTS

- Passenger lifts shall be provided of Johnson/Schindler/Kone/ Thyssen krupp or equivalent make
- Service lifts to be provided based on the consultant design

HVAC

- Provision for air conditioners in all the rooms like living area, drawing area, dinning area, and bedrooms
- AC copper Piping to be given for all the AC points
- Drain pipes to be given for all the AC points
- Designated place for AC outdoor units

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.



Om Sree Signet, Yapral



Om Sree Malabar Greens, Yapral



Om Sree Grand, Yapral



Patel's Wisdom, Madhapur



Patel's Golf Links, Yapral



Patel's Mani Residency, Yapral



Patel's Rainbow Ville, Yapral



Patel's Green Park, Yapral



Patel's Green Front, Yapral



Patel's Bright View, Yapral



Om Sree Heights, Yapral



Om Sree Brilliance, A. S. Rao Nagar



Om Sree Delight, Yapral



20+
YEARS OF
COMMITMENT.
CHARACTER.
INTEGRITY.



5.5 M
Sq. ft. of Life Spaces
Delivered



13 Landmark
Projects Completed
4 Ongoing Projects



3000+
Happy Families
& Counting



5.8 M
Sq. ft. Under
Construction



Om Sree Galaxy, Kompally



Om Sree Skypark, Kompally



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