

FROM THE HOUSE OF



YOUR HOME.  
YOUR IDENTITY.  
YOUR HOMELAND.



TS RERA NO. P02200004978

Your Identity, Your Pride.



**3 BHK**  
**GATED COMMUNITY**  
**AT BALANAGAR.**

**12** ACRES Phase I  
**6** ACRES Phase II

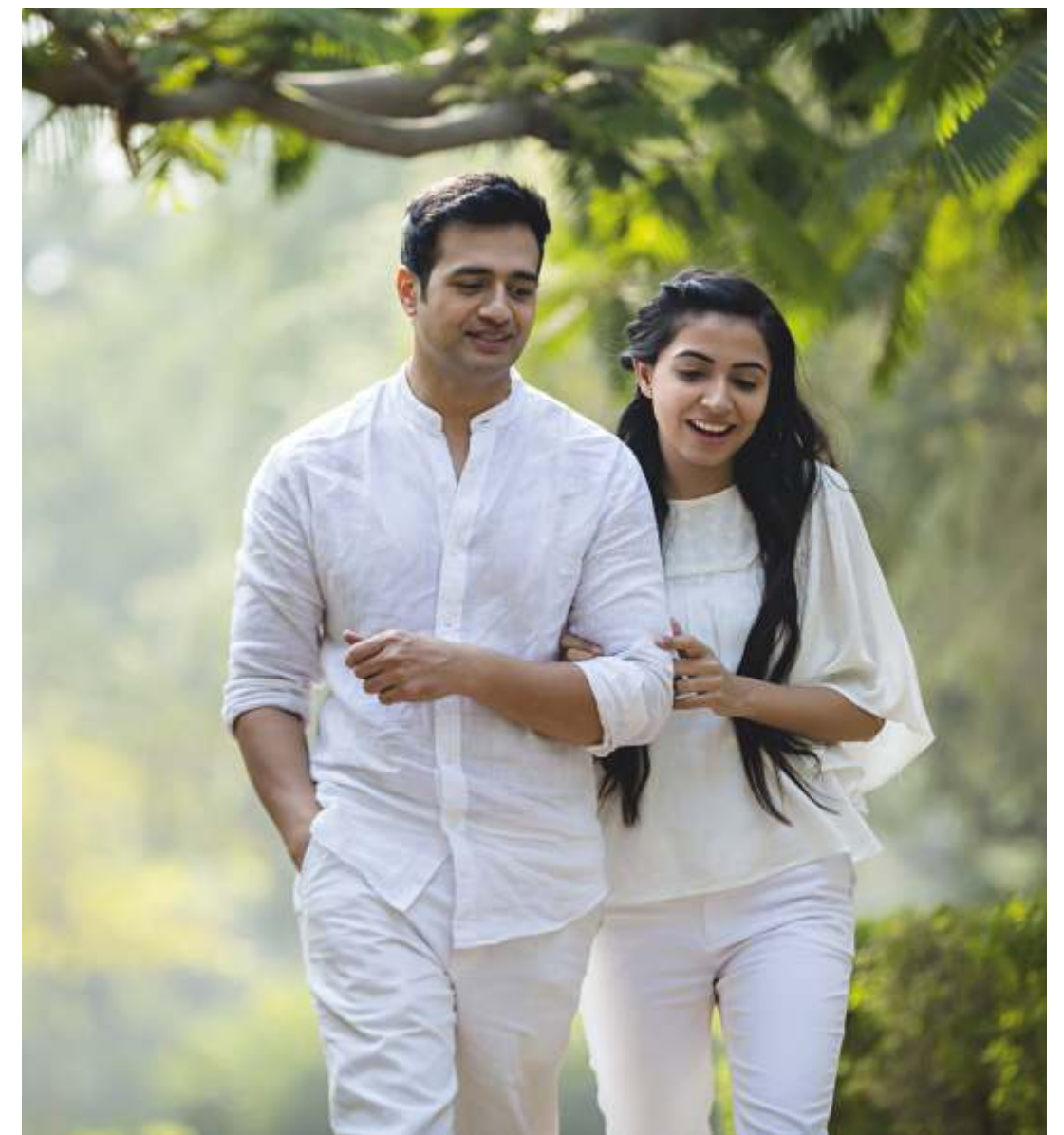
**7** BLOCKS Phase I  
**5** BLOCKS Phase II

**1700** TO  
**2260** SFT  
Phase I

**2** CLUBHOUSES  
**1 LAKH** SFT (BUA)  
INCLUDING TERRACE LAWNS



**EXPERIENCE  
SPACE WITH  
OPEN GREEN  
STRETCHES  
LIKE NEVER  
BEFORE**



YOUR HOME  
TO LIFE WITH  
**CENTRAL  
OPEN  
GREENSCAPES**  
BASED ON  
**7 CHAKRAS  
OF LIFE**



Home Land gives a unique experience of living an outdoor life designed around the chakras of life. The landscapes in all seven places is unique in styling and representation to give liveliness, vividity and positivity to life.

## MODERN AMENITIES

- Creche/Toddlers Play
- Indoor Games
- Learning Centre
- Mini Board Rooms
- Business Lounge
- Guest Rooms
- Multi-purpose hall
- Swimming Pool (Adults, Kids)
- Convenience Store
- Cafeteria/coffee shop
- Kids Play Area
- Salon (Ladies & Gents exclusive)
- Library
- Dance Studio
- Senior citizens lounge
- Jogging Track
- Gym (Ladies & Gents)
- Preview Theatre
- Badminton Courts
- Yoga/Meditation



**HLA**  
**HOME  
LAND**

**Your Identity, Your Pride.**



TYPICAL FLOOR PLANS  
BLOCK - I, J & L



Phase -2

Phase -1



AREA STATEMENT

I, J & L Blocks	Facing	Carpet Area (SFT)	Balcony (SFT)	Utility (SFT)	Plinth Area (SFT)	Salable Area (SFT)
Unit 1	West	1326	261	67	1411	2260
Unit 2	East	1266	332	60	1350	2260
Unit 3	East	1094	81	53	1175	1700
Unit 4	West	1359	145	67	1445	2155
Unit 5	East	1094	81	53	1175	1700
Unit 6	West	1359	145	67	1445	2155
Unit 7	East	1094	81	53	1175	1700
Unit 8	West	1359	145	67	1445	2155
Unit 9	East	1236	208	60	1320	2065
Unit 10	West	1296	145	63	1380	2065



## TYPICAL FLOOR PLANS BLOCK - K



Phase -2

Phase -1



### AREA STATEMENT

K-Block	Facing	Carpet Area (SFT)	Balcony (SFT)	Utility (SFT)	Plinth Area (SFT)	Salable Area (SFT)
Unit 1	West	1326	261	67	1411	2260
Unit 2	East	1266	332	60	1350	2260
Unit 3	East	1094	81	53	1175	1700
Unit 4	West	1359	145	67	1445	2155
Unit 5	East	1094	81	53	1175	1700
Unit 6	West	1359	145	67	1445	2155
Unit 7	East	1236	208	60	1320	2065
Unit 8	West	1296	145	63	1380	2065

# TYPICAL FLOOR PLANS

## BLOCK - A, B & C



Phase -2

Phase -1



### AREA STATEMENT

A, B & C Blocks	Facing	Carpet Area (SFT)	Balcony (SFT)	Utility (SFT)	Plinth Area (SFT)	Salable Area (SFT)
Unit 1	East	1266	332	60	1355	2260
Unit 2	West	1326	261	67	1411	2260
Unit 3	West	1094	81	53	1176	1700
Unit 4	East	1298	213	60	1386	2155
Unit 5	East	1298	213	60	1384	2155
Unit 6	West	1184	83	58	1264	1825
Unit 7	East	1298	213	60	1384	2155
Unit 8	West	1094	81	53	1175	1700
Unit 9	West	1400	153	63	1488	2215
Unit 10	East	1340	216	60	1430	2215

# LOCATION MAP

(Not to Scale)



- Hospitals**
  - OMNI Hospitals - 6 Kms
  - Usha Mullapudi - 5.5 Kms
  - Malla Reddy Narayana - 7.5 Kms
  - Amor Hospitals - 4.5 Kms
- Entertainment**
  - A2A Central Mall - 300 Meters
  - MIRAJ Cinemas - 300 Meters
  - Asian Sha - 2 Kms
  - PVR Next Galleria Mall - 7 Kms
- Education**
  - Sri Chaitanya School - 1 Kms
  - Radcliffe School - 2.5 Kms
  - Narayana Junior College - 5 Kms
  - Tatva Global School - 8.5 Kms
  - Hyderabad Public School - 6 Kms
  - Mahindra University - 11 Kms
  - Malla Reddy University - 11 Kms
- Others**
  - Balanagar Metro Station - 4.5 Kms
  - HITEC City - 13 Kms
  - Google - 13.5 Kms
  - Jubilee Bus Station - 9 Kms
  - Secunderabad Railway Station - 10 Kms
  - Rajiv Gandhi International Airport - 45 Kms



## THE NEW HUB OF HAPPENING HYDERABAD

# BALANAGAR



# SPECIFICATIONS



## SUPER STRUCTURE

RCC Shear wall framed structure resistant to wind and seismic loads.



## WALLS

Reinforced walls and AAC Blocks (wherever required)



## FLOORING

**Living/Dining** - Double charged vitrified tiles of reputed make.

**All bedrooms & Kitchen** - Double charged vitrified tiles of reputed make.

**Toilets & Utility** - Anti-skid ceramic tiles of reputed make.

**Balconies / Sit out** - Anti-skid ceramic tiles of reputed make.

**Corridor** - Anti-skid vitrified tiles of reputed make.

**Staircase** - Vitrified step up tile of reputed make.

**Lift Lobby** - Natural stone / vitrified tiles or combination as per the design.



## DOORS, WINDOWS & RAILING

**Main Door:** Engineered wood frame and flush door shutter finished with melamine polish with reputed hardware make.

**Internal Doors:** Engineered wood frame and flush door shutter finished with melamine polish with reputed hardware make.

**Bathrooms & Utility:** Engineered wood frame and flush door shutter of paint finish with reputed hardware make.



**Windows:** UPVC window system of reputed make with provision for mosquito mesh. (MS grill of standard / approved design will be provided at an additional cost)

**French Door:** UPVC sliding doors of reputed make along with provision for mosquito mesh.

**Balcony Railings:** MS railing in enamel paint finish as per the design.



## PAINTING

**External:** Textured finish with two coats of exterior Plastic emulsion paint of reputed make.

**Internal:** Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make.



## TILE CLADDING

**Kitchen:** Glazed ceramic tile dado up to 2'-0" height above kitchen platform of reputed make.

**Utility:** Glazed ceramic tile up to to 3'-0" height of reputed make.

**Bathrooms:** Glazed ceramic tile up to door height of reputed make.

**Lift Entrance:** Granite or vitrified or combination of both as per design.



## KITCHEN

Granite Platform with stainless steel sink.

Provision for water purifier, exhaust fan & chimney.

Provision for municipal water along with borewell water.

Provision for dishwasher in utility area.



## BATHROOMS

Single lever diverter with shower in all bathrooms.

PVC False ceiling for all bathrooms

EWC with concealed flush valve of reputed make.

Provision for geysers and exhaust fan in all bathrooms.

Sanitary and CP fittings will be of reputed make.



## ELECTRICAL FIXTURES

Three Phase supply for each unit/flat.

Concealed copper wiring of reputed make.

Power outlets for cooking range and appliances (refrigerator, microwave oven, mixer/grinder) in kitchen.

Power outlets for washing machine, dishwasher in utility area.

Power outlets provision for split AC's with sleeve for copper pipe & drain pipe in all bedrooms, living, drawing and dining.

Miniature circuit breaker (MCB) of reputed make for Distribution boards.

Modular switches of reputed make.



## TELECOMMUNICATIONS, CABLE TV & INTERNET

Telecom: Telephone points in living and master bedroom.

Intercom: Intercom facility to all the units connecting security.

Cable TV: Provision in drawing, living and all bed rooms.

Internet: Internet provision in living room & all bedrooms.



## LIFTS

**Passenger Lifts:** Passenger lifts with automatic rescue device and V3F drive of reputed make (Johnson/Schindler or equivalent) with CCTV's.

**Service Lift/Goods lift:** Service lift with automatic rescue device and V3F drive of reputed make (Johnson/Schindler or equivalent) with CCTV's.

Panic Button and intercom facility provided in lifts connected to security.



## WTP & STP

Domestic water made available through an exclusive water softening plant.

A sewage treatment plant of adequate capacity will be provided as per the norms.

Treated sewage water will be used for landscape & flushing purpose.

Rain water harvesting pits at regular intervals will be provided.

## CENTRALIZED BILLING

Billing shall be done for the consumption of electricity, water with a prepaid meter system.



## SECURITY & BMS

Round the Clock Security System.

CCTV cameras around the premises for surveillance.

Solar fencing all around the compound wall.



## FIRE & SAFETY

Fire hydrant, sprinkler systems and public addressing system in all floors and basements as per fire norms.

## LPG/ PNG

Provision for supply of gas from centralized Gas Bank/ PNG to all individual flats.



## PARKING MANAGEMENT

Parking signage boards and equipment installed at strategic locations for ease of driving.

Comprehensive security system with cameras at necessary locations.

Car wash facility will be provided at parking levels at designated places.



## DG BACKUP

DG backup for fans, lights & 2 AC's for all flats with AMF panel.

NOTE: Provision for EV points as per feasibility and will be charged extra.





PROMOTED BY



TRANSLATING VISION INTO REALITY  
(Formerly Known As  
MAINLAND TECHNOLOGIES)  
(LLPIN No.ABB-2082)

IN ASSOCIATION WITH



REGISTERED OFFICE

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APPROVED BY



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Member



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OUR TEAM



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