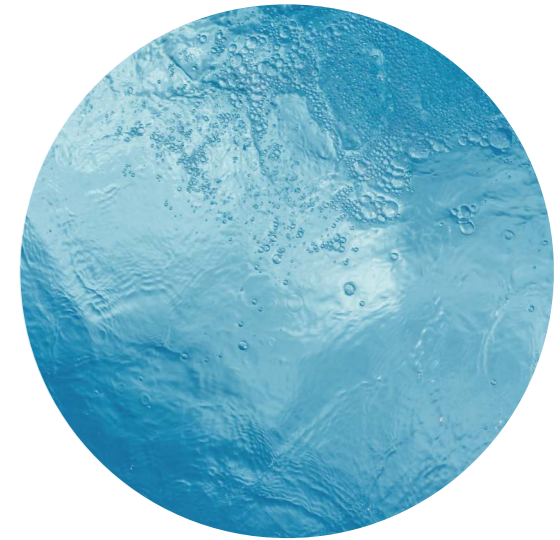


S T E P I N T O  
H A R M O N Y





# TATVA

## तत्व तत्त्व

Tatva means reality, principles, and the truth behind our existence.  
History explains that the universe is comprised of 5 Tatvas/elements.

We, with Tatva, present you with a community that is in perfect harmony with all the five elements of life. The **earth**, at Tatva, is represented by the green spaces everywhere you walk. Greenery in communities is proved to lower stress levels and improve the quality of life. Elements of **water** can be found in the water bodies around the community that are designed to calm your mind. We have dedicated spaces to **fire** up your fitness goals. We have designed the blocks and homes in a way that fresh **air** is always a part of your life. Last but not least, you will always have a clear view of the **sky** to gaze into the endless possibilities of life.

# THE EARTH

A rich cultivated area with lush greenery all around



# THE FIRE

Dedicated sports and fitness facilities to fire up your day



# THE WATER

Water calms and soothes. Find yourself feeling good about life while you stroll around beautifully designed water bodies.

# THE SKY

Staggered balconies for every home that offer a clear view of the sky and beyond



# THE AIR

Well-ventilated homes and corridors to fill your life with freshness





Sukhii  
**Tatvā**



Homes that are planned  
with principles

# The Birth of **Tatvā**



For 28 years, we have been creating the happiest places called homes and the safest spaces called communities. And, suddenly, we put on the brakes. We took a step back. We gazed at the golden horizon of possibilities to build a sustainable bubble. And, that moment is the birth of 'Tatva.'



1.4 Acres | 136 Units



1310 sq ft to 2540 sq ft



Gulmohar Park Colony, Nalagandla, Hyderabad.



The first steps of

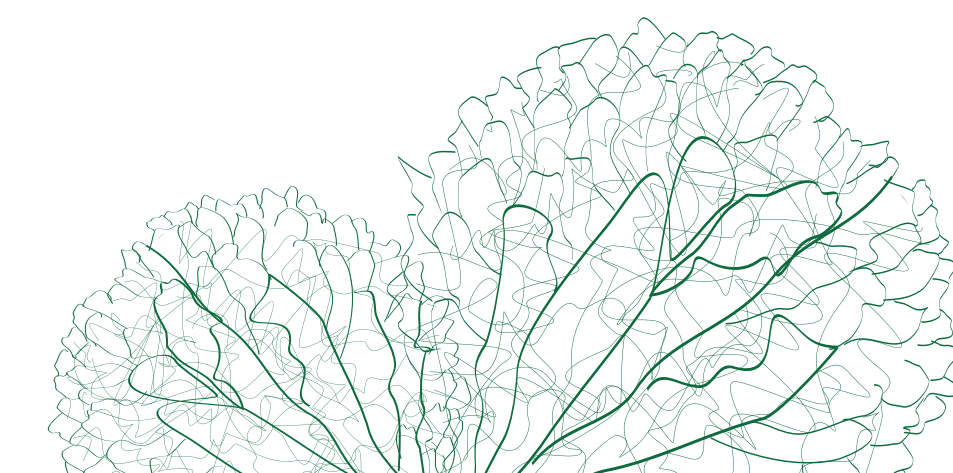
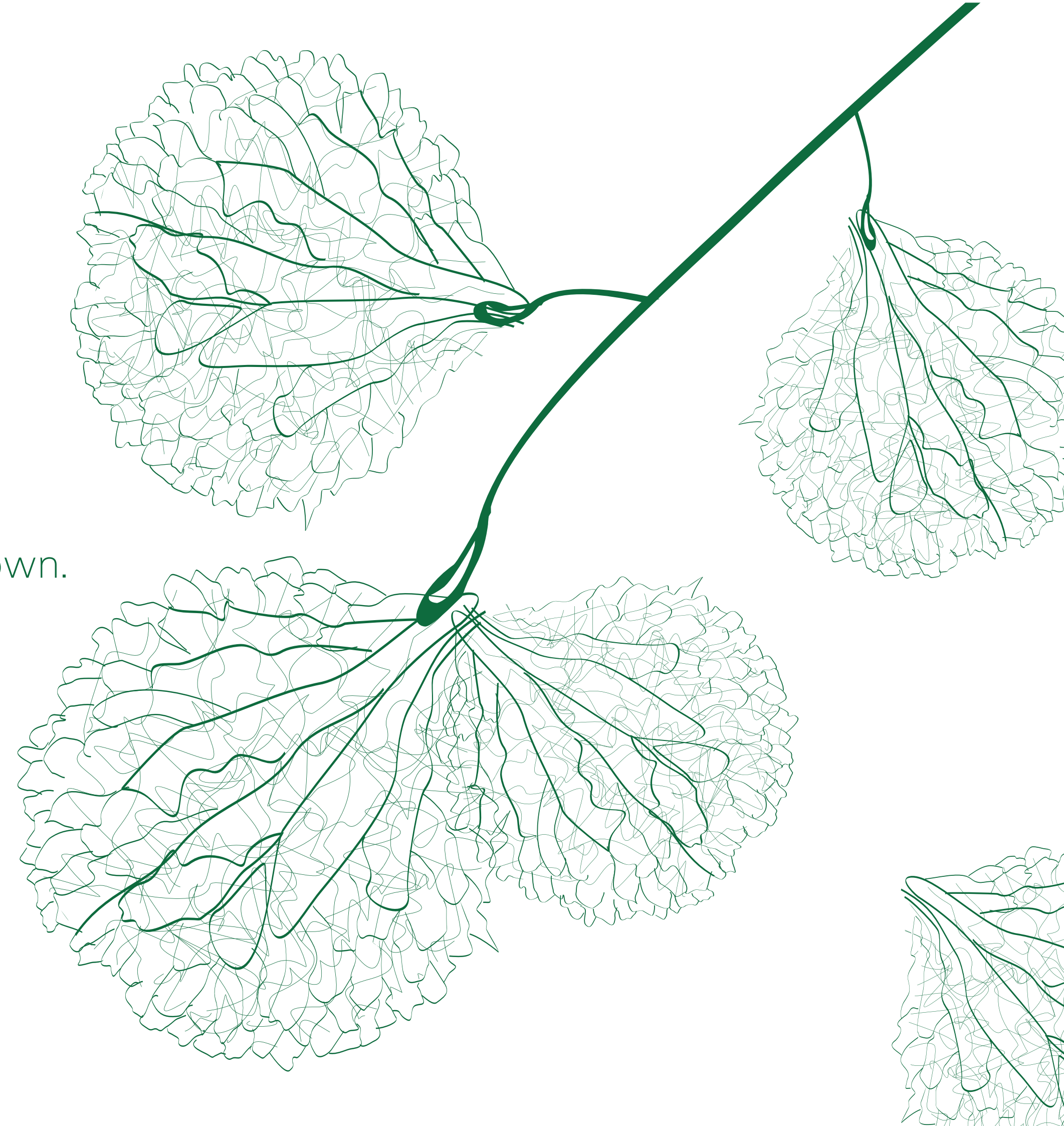
# Tatvā



Let's think of the underlying truth for a minute. The Universe is home to 5 elements. The blend of these 5 elements is the core reason behind life. Life gave birth to the beautiful nature around us. And, we, as humanity, constantly depend on nature to build a future.

At Tatva, you'll find yourself in a state of wonder from the moment you step in. Here, each element constantly supports one another to build together a sustainable life. The perfect harmony of these elements is what makes Tatva more than just a project.

It's a world of its own.





Entrance Water Feature

The first words of

# Tatvā

Nature & Green



At Tatva, you're surrounded by the goodness of nature. Be it a walkway or your balcony, the sweet rustling of leaves will always greet you. Savour the warm embrace of nature as you spend your time doing all the things you love to do. After a long day of work, Tatva lights up a serene atmosphere to welcome you back home, to enjoy the calmness of the lush green envelope.







Everyday

# Life

of

# Tatvā



Communities are not just a way of living, but they deliver a sense of safety, a sense of belonging, and a sense of faith. That is why every project we design proves the theories of community-living while embracing the concept of socialisation. Life at Tatva introduces you to the sweetness of a joint family. Being a mini gated community, Tatva is where you're known to everyone. Fill your every day with hellos, greetings, and warm smiles as you stroll around the blocks. Catch-up with your neighbours in the terrace gardens surrounded by familiar faces and flourishing flora. Discuss the community, suggest new ideas, or propose celebrations over in the community centre. Take part in gardening activities, pottery making and many more as you include yourself within the tight-knit community.



Life at Tatva seamlessly integrates science and emotion, giving way to a fuller and affluent lifestyle. The verdant green spaces are filled with different trees that provide a dome of shade over the walk paths. Take a casual stroll around the project and find yourself in awe of the natural beauty of various exotic plants and flowers.

Not just that, the real difference that Tatva brings you is the vertical landscaping. And, by that, we don't mean just the walls. Tilt your head up and look at our blocks and find lush greenery along with every balcony. We designed the blocks such that every balcony gets more than enough fresh air, not just for you but also for your own little garden to breathe and blossom. Staggered balconies enable the home's design to be open to the sky. At Tatva, you can welcome life as is without any obstructions, literally. What better way to enjoy the sunrise and sunsets than in a high garden, right?

## Smart building management systems to reduce energy consumption.

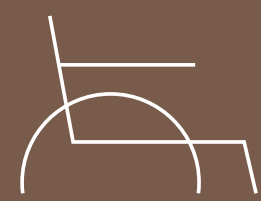
Smart building management systems that level the best in the market help manage Tatva and its energy requirements. These include the usage of water-efficient fixtures, wastewater treatment, water metering, organic waste composting, garbage chute system and others.



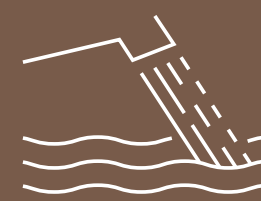
Efficient landscape design (40% of site area)



Electric charging facility



Universal design



Water-efficient fixtures (40% savings)



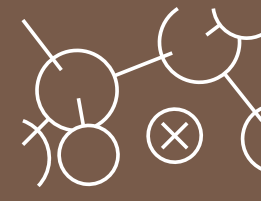
Rain water harvesting (100% roof & non-roof run-off)



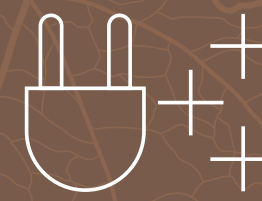
Waste water treatment & reuse (100%)



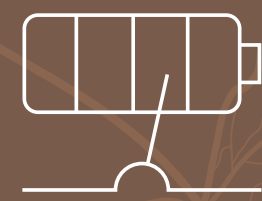
Efficient lighting system



HCFC Free equipment



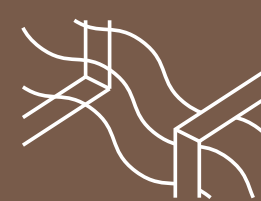
Energy efficient equipment



Energy metering system



Ample daylighting



Adequate fresh air & cross ventilation



Optimization on structural design



Local & eco-labelled materials



Alternative construction materials



Connectivity to the exteriors




Low VOC materials paints & adhesives



Green house-keeping chemicals

## 3 Types of Amenities

At Tatva, we understand that your touch and emotions make all the amenities worth it. Tatva comes loaded with amenities that connect your heart and soul to your essential and leisure needs. It will be evident when you look at our offerings on the Stilt floor, Clubhouse and Terrace. Your kids will be more than happy on the Stilt floor.



A rendering of a stilt floor amenities area. It features a parking area with several cars parked on a raised platform. Below the parking area, there is a landscaped area with a yellow and green play structure, a circular blue feature, and various plants and trees. The overall design is modern and integrated with nature.

## Stilt Floor Amenities



A rendering of a jogging track. The track is paved with light-colored bricks and is surrounded by lush greenery, including palm trees and flowering plants. A few people are shown walking on the track, and a modern building is visible in the background.

## Jogging Track

Chat, relax or feel the fresh air with your family or neighbours as you jog or walk on the wide jogging track. Your morning and evening jogs or walks will never be the same again.



A rendering of a kids play zone. It features a colorful play structure with slides, climbing frames, and a sandpit. The play zone is surrounded by trees and a fence, providing a safe and fun environment for children.

## Kids Play Zone

Where kids find their world:

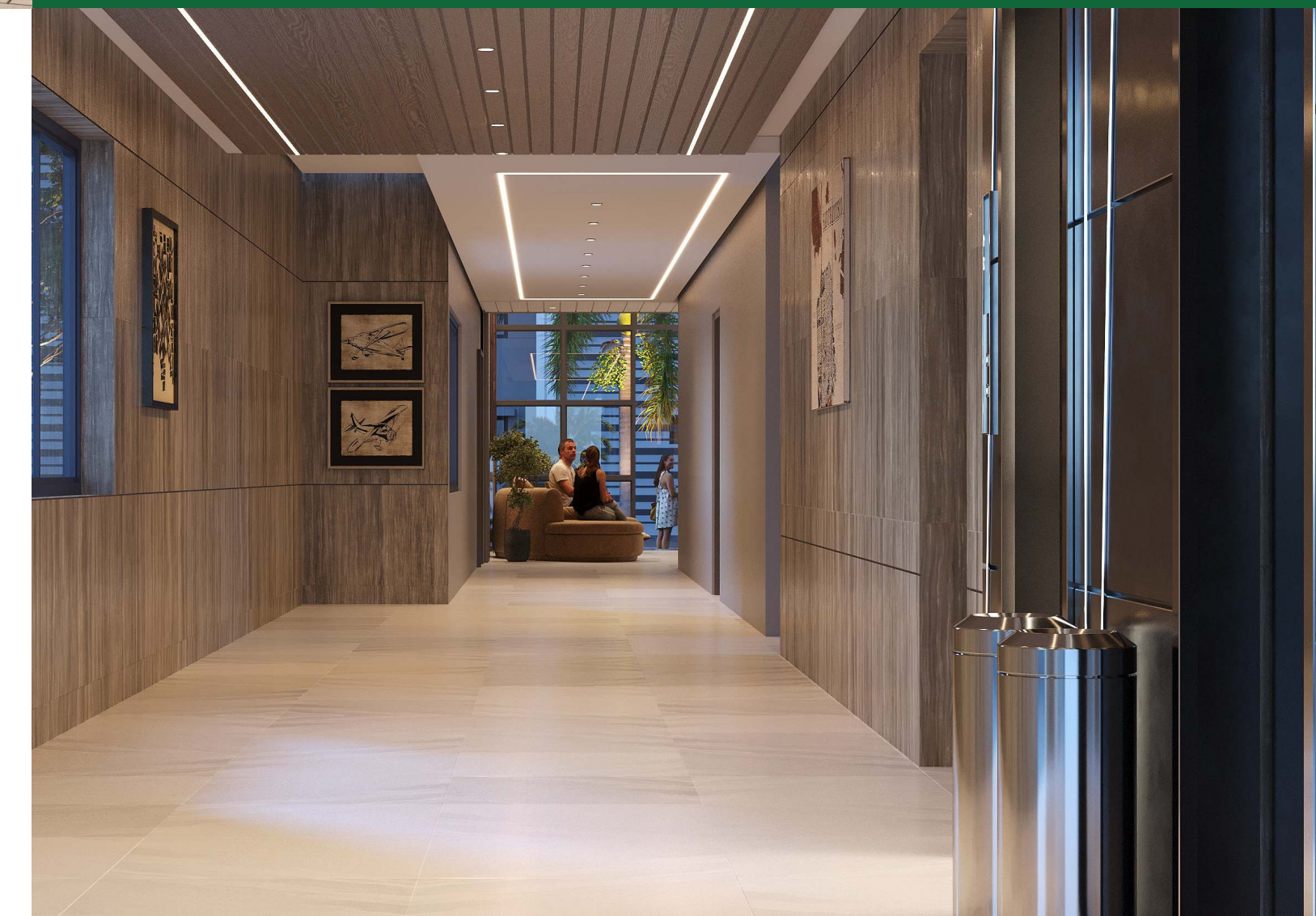
Your kids can always remain engaged and fun-filled at their exclusive play zone comprising the best quality play equipment. You can catch up on your pending work, chat with neighbours or just relax while they enjoy their world.



A rendering of a lift lobby. The lobby is spacious and well-lit, with wood-paneled walls and a large window. A few people are shown sitting on a sofa, and a modern building is visible through the window.

## Lift Lobby

A spacious, well-lit, secure lift lobby to access the building lifts from the vehicle parking area or stilt floor. It's also good for a brief conversation with your neighbours while you wait for your lift.





## EPDM Play Area

Tough but safe play areas for your kids:

The EPDM (Ethylene Propylene Diene Monomer) Play area ensures a safe playing ground for your child. Its heat-resistant, weather-proof, anti-skid, non-toxic, absorbent and colourful properties will ensure your peace of mind.



## Trampoline

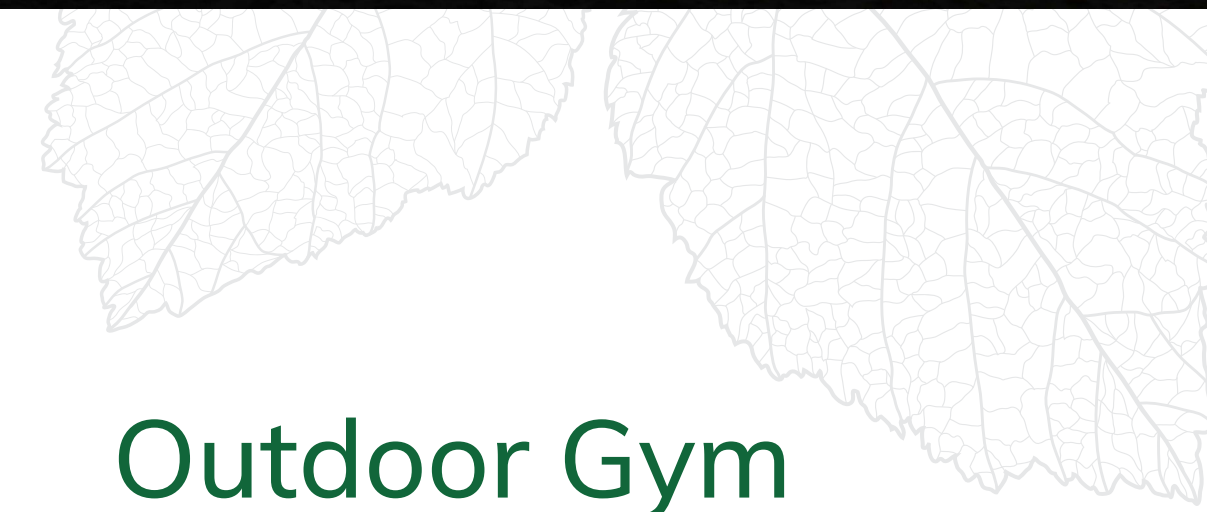
Touch the skies:

Whether it's you or your kids, bounce as far as you can.

## Customised Jungle Gym

Jump, roll, slide & everything your kid loves:

Your kids get a unique opportunity to exercise their muscles while playing at Tatva's customised jungle gym consisting of frame climbers, balancing beams, climbing walls, monkey bars, seesaw, tyre bridge, slide, sway bridge, swing and more.



## Outdoor Gym

Fine-tune fitness with fresh air:

Pump your muscles with state-of-the-art equipment while you breathe fresh.





## Cricket Practice Net

Spend your weekends or evenings finetuning your Sixers, Fours, Googlies or Yorkers.



## Relaxation Zone

Unwind yourself in the relaxation zone by sitting down and taking a deep breath, doing some yoga, stretching your muscles or even just lying down looking at the sky.



## Badminton Court

Smash away those shuttlecocks to victory during your free time.



## Seating Court

Look around and feel Tatva:

Take a seat when you go walking or jogging and become tired. Or you can simply sit with your family or friends and catch up on interesting conversations.





## Terrace Amenities



## Swimming Pool

Indulge yourself in the grand infinity pool on the terrace while you relax with a view of the sky.



## Party Deck

Tatva is always open for terrace parties, be it a special occasion or simply a reason to chill out.





## BBQ Zone

Gossip, laugh with family, friends or neighbours while you enjoy your plate of barbeque.




## Reading Zone

Read your favourite book or magazine sitting among beautiful views and fresh air at the exclusive reading zone.



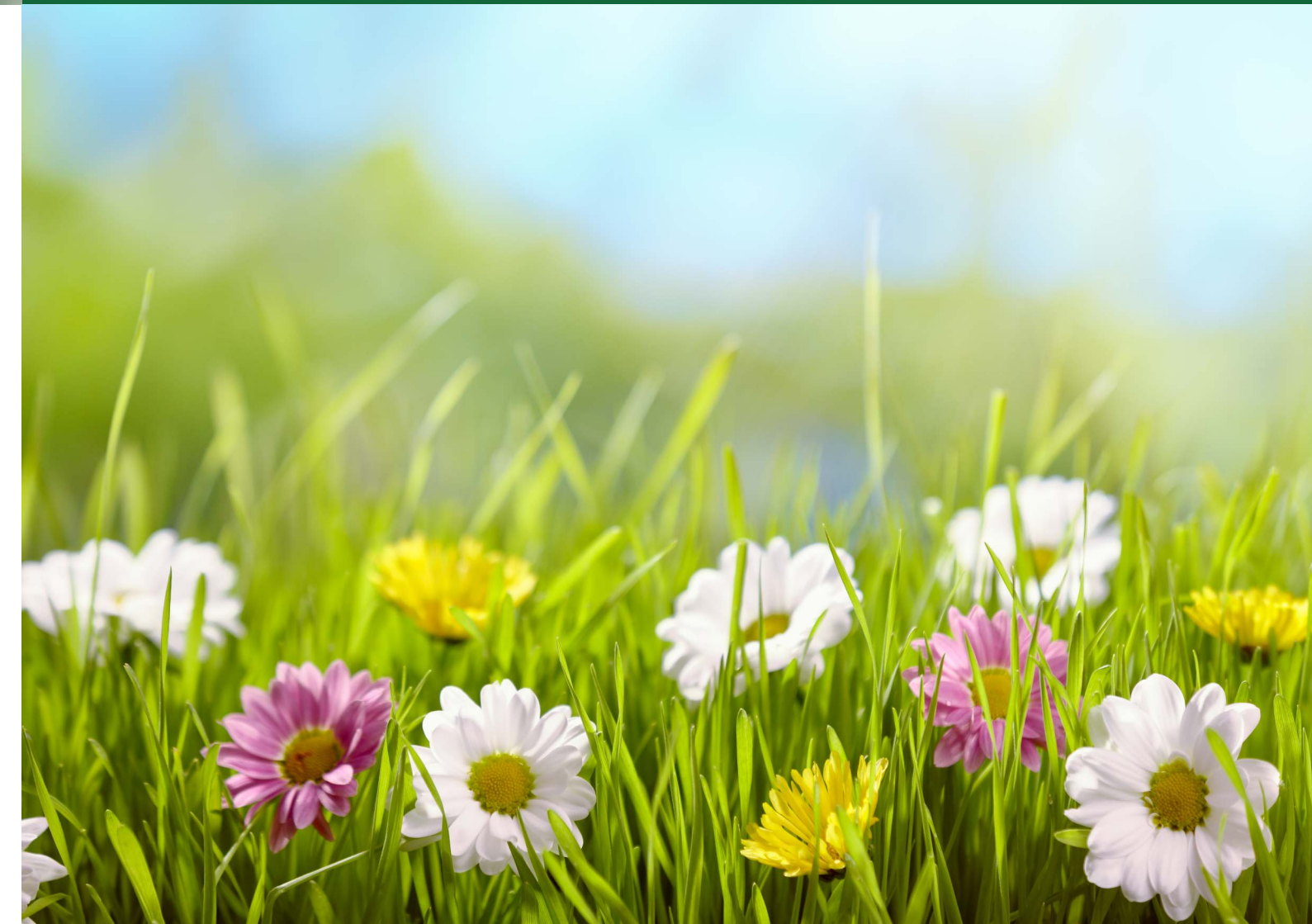
## Outdoor Lounge

Simply relax!



## Flower Garden

Gardens with a difference! A beautiful idea to spend your time among buzzing bees and fresh air.







**Outdoor  
Yoga**

Indulge in Yoga on your terrace  
in bountiful sunshine.

**Pergola  
with Seating**

Break away from tradition!  
Terraces can be great places to sit  
and talk or do other activities.



**Clubhouse  
Amenities**



**A/C Gym**  
 Make fitness an everyday affair with the A/C Gym. Lift weights, cycle, run on the treadmill and more regularly for your healthy life.




**Yoga & Meditation Hall**  
 Bring out the power of the quieter side in you and focus on your health.

**Indoor Games**  
 Snooker, Table Tennis, Carroms, Chess, Foosball, Air Hockey and Plenty of indoor games to indulge in when bored, to sharpen your brain or even after a hectic day.



**EV Charging Options**  
 Invest in electric vehicles boldly! Sukhii Tatva's futuristic vision allows you to charge your electric vehicle hassle-free.






## Hobby Rooms

Indulge in your favourite hobbies such as chess, carroms, snooker and others.



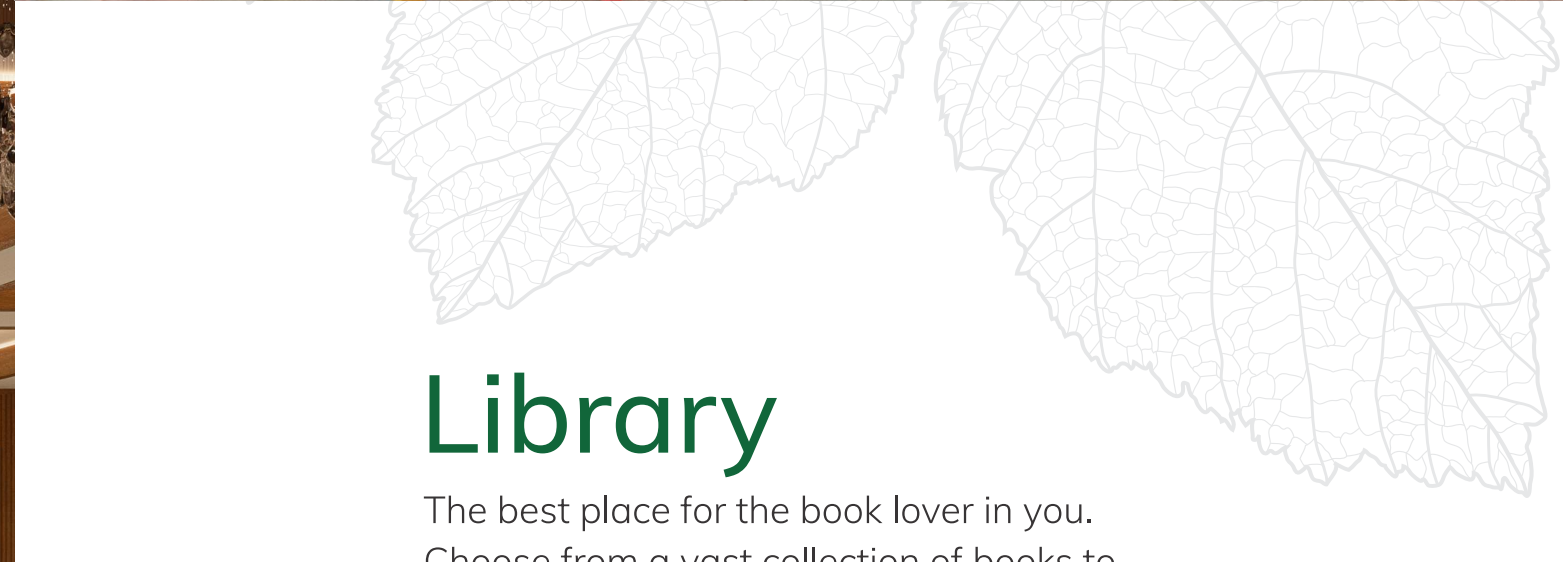
## Creche

The perfect place to keep your kid engaged during a function or event at the clubhouse.



## A/C Multipurpose Hall

Conduct events such as parties, special occasions such as anniversaries, receptions, etc., at two grand air-conditioned halls. Never a need to go outside searching for a venue when Tatva has it all.



## Library

The best place for the book lover in you. Choose from a vast collection of books to satisfy different people's tastes. You could also catch up with your regular newspapers or magazines here.





Friends and neighbours of  
**Tatvā**

Step into one of the rapidly developing residential suburbs of Hyderabad-Nalagandla. Tatva is located in the heart of this vast residential area that is home to peace and serenity like nowhere else in the city. Stationed close to the railway, you can be on the move into or out of the city within minutes. You'll always be a short drives' reach to the emergency, essential, and entertainment services.



Scan this for Location Info



\*Map not to scale



### LOCATION HIGHLIGHTS

#### TRANSPORT

- Nalagandla Flyover 0.5 km, 2 min
- Lingampally MMTS Station 1.6 km, 6 min
- ORR 7.5 km, 15 min

#### AREAS AND WORKSPACES

- Hitech City 10 km, 18 min
- Gachibowli 6 km, 10 min
- Financial District 11 km, 20 min
- Wipro Circle 8 km, 15 min
- IT Hub 8 km

#### EDUCATIONAL INSTITUTIONS

- Indian School of Business 8 km, 20 min
- Hyderabad Central University 3.5 km, 8 min
- Sancta Maria International School 0.5 km, 2 min
- Meru International School 5 km, 15 min
- Glendale International School 3 km, 10 min
- Sadhana Infinity International School 2 km, 6 min
- Chirec International School 4.5 km, 10 min
- Oakridge International School 10 km, 20 min
- Delhi Public School 10 km, 20 min

#### ENTERTAINMENT & ESSENTIALS

- D-Mart 3 km, 8 min
- Vijetha Super Market 2 km, 5 min
- Ratnadeep Super Market 2 km, 5 min
- Aparna Shopping Mall
- SLN Terminus 7.5 km, 15 min
- Sharat City Capital Mall 6.5 km
- Nalagandla Greenfields Park 2.4 km
- Nearest Pharmacy - 650 m

#### HOSPITALS

- Citizen Hospital 2 km, 5 min
- AIG Hospitals 8.5 km, 15 min
- American Oncology Institute 2.5 km, 6 min
- Continental Hospitals 9.5 km, 20 min
- Care Hospitals 8.5 km, 15 min

# Master Layout



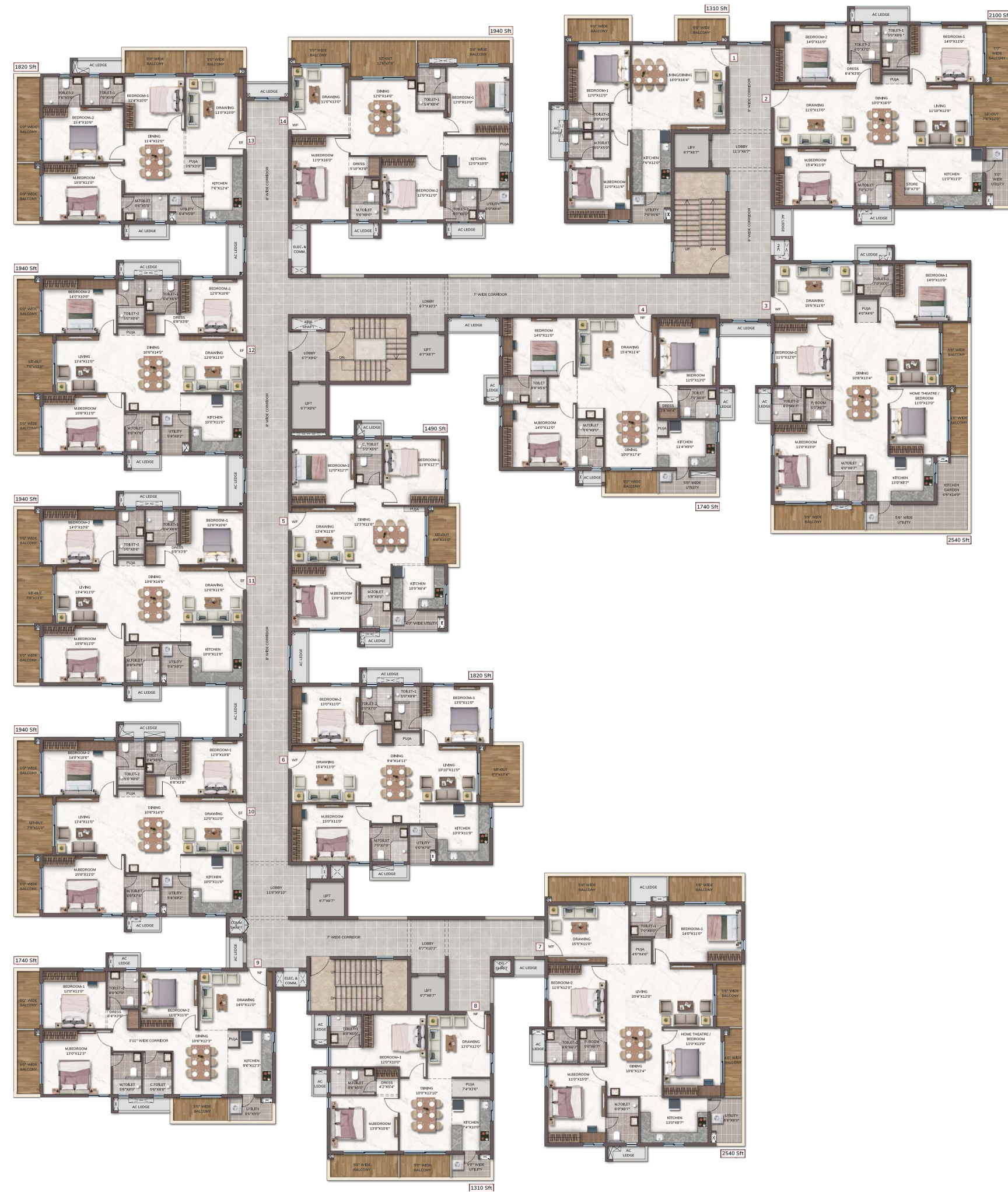
- 1 Entry & Exit
- 2 Security Cabin
- 3 Entrance Paving
- 4 Waterbody
- 5 Feature Wall
- 6 Jogging Track
- 7 Driveway
- 8 Badminton Court
- 9 Children's Play Area (foam)
- 10 Cricket Net
- 11 Multipurpose Lawn With Seating
- 12 Pavilion
- 13 Water Feature
- 14 Skating Rink
- 15 Seating Zone for the Elderly
- 16 Swimming Pools With Changing Rooms
- 17 Terrace Turf
- 18 Deck Under Pergola
- 19 Featured Seats
- 20 Vertical Organic Farming
- 21 Grid Organic Farming
- 22 Terrace Party Lawn



# Stilt Floor Plan



# Typical Floor Plan



Area Statement			
Flat No.	Configuration	Facing	Super Built-up area (in sqft)
1	2 BHK	East	1310
2	3 BHK	West	2100
3	3 BHK + Home Theatre	West	2540
4	3 BHK	North	1740
5	3 BHK	West	1490
6	3 BHK	West	1820
7	3 BHK + Home Theatre	West	2540
8	2 BHK	North	1310
9	3 BHK	North	1740
10	3 BHK	East	1940
11	3 BHK	East	1940
12	3 BHK	East	1940
13	3 BHK	East	1820
14	3 BHK	West	1940



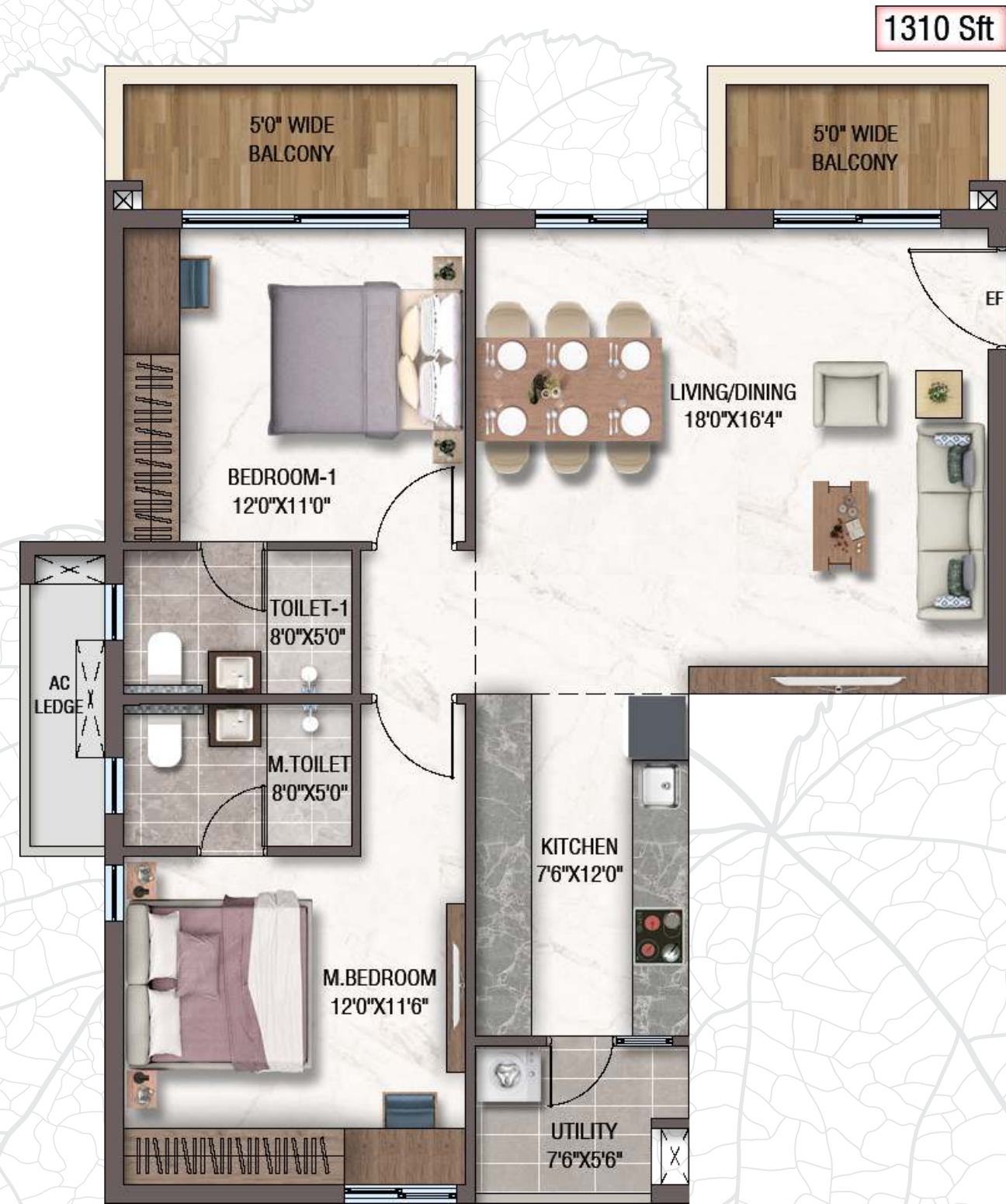
# First Floor Plan



Area Statement			
Flat No.	Configuration	Facing	Super Built-up area (in sqft)
5	3 BHK	West	1490 Sft
6	3 BHK	West	1820 Sft
7	3 BHK + Home Theatre	West	2540 Sft
8	2 BHK	North	1310 Sft
9	3 BHK	North	1740 Sft
10	3 BHK	East	1940 Sft
11	3 BHK	East	1940 Sft
12	3 BHK	East	1940 Sft
13	3 BHK	East	1820 Sft
14	3 BHK	West	1940 Sft



2BHK | 1310 Sft  
East Facing - 1



Unit Plan

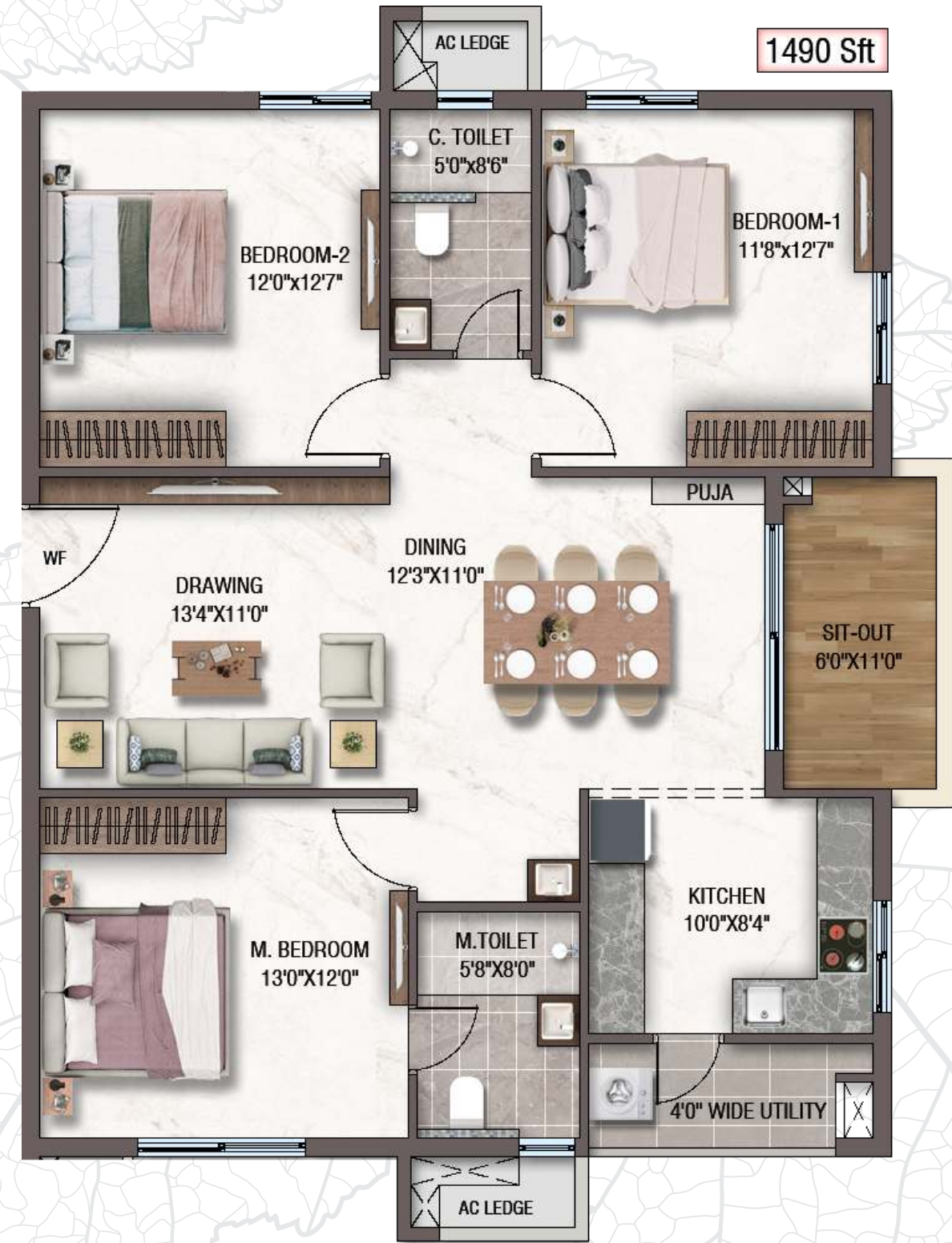
2BHK | 1310 Sft  
North Facing - 8



Unit Plan



3BHK | 1490 Sft  
West Facing - 5



Unit Plan



3BHK | 1740 Sft  
North Facing - 4

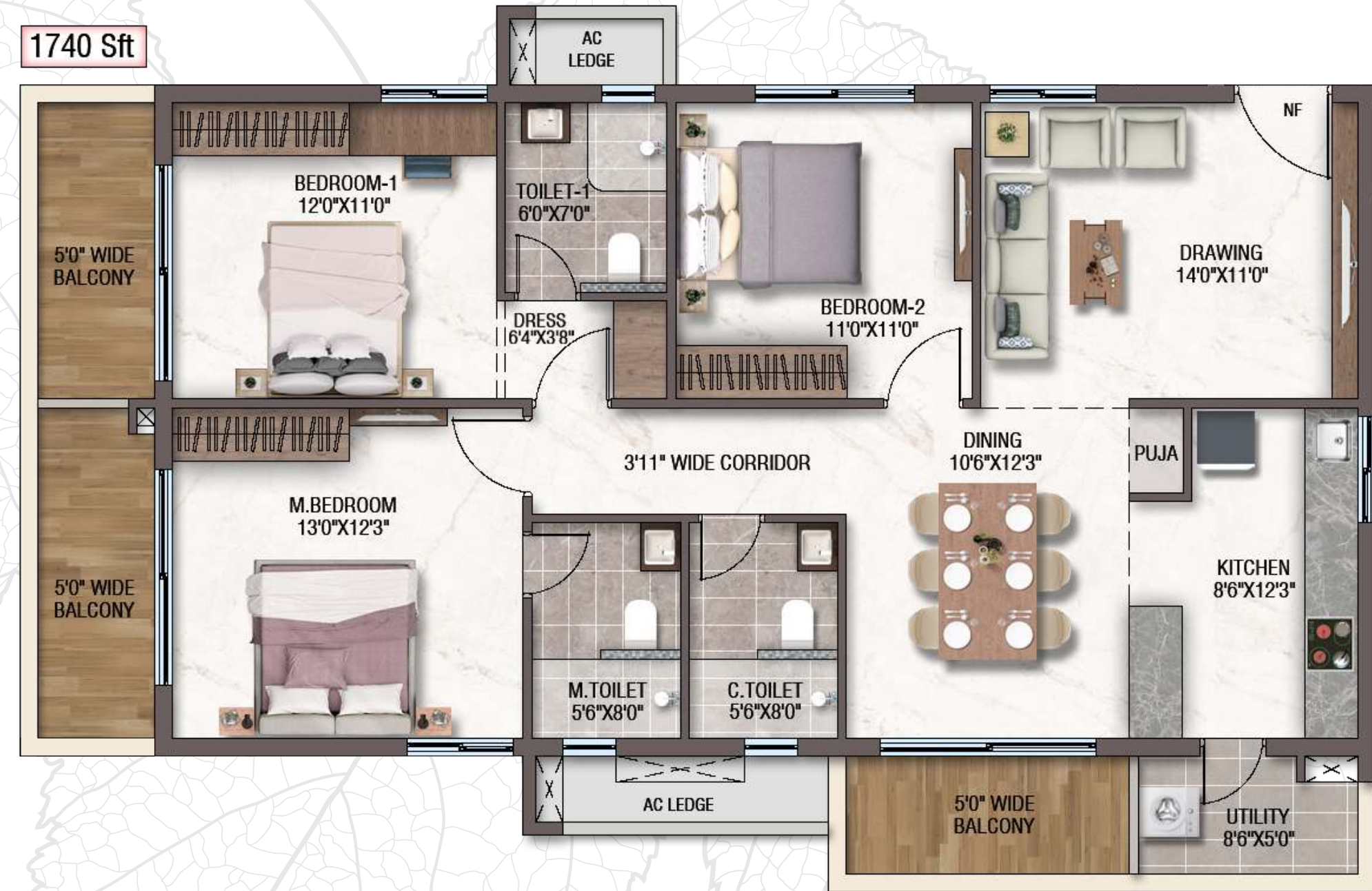


Unit Plan



3BHK | 1740 Sft  
North Facing - 9

Unit Plan



3BHK | 1820 Sft  
West Facing - 6

Unit Plan



3BHK | 1820 Sft  
East Facing - 13



Unit Plan



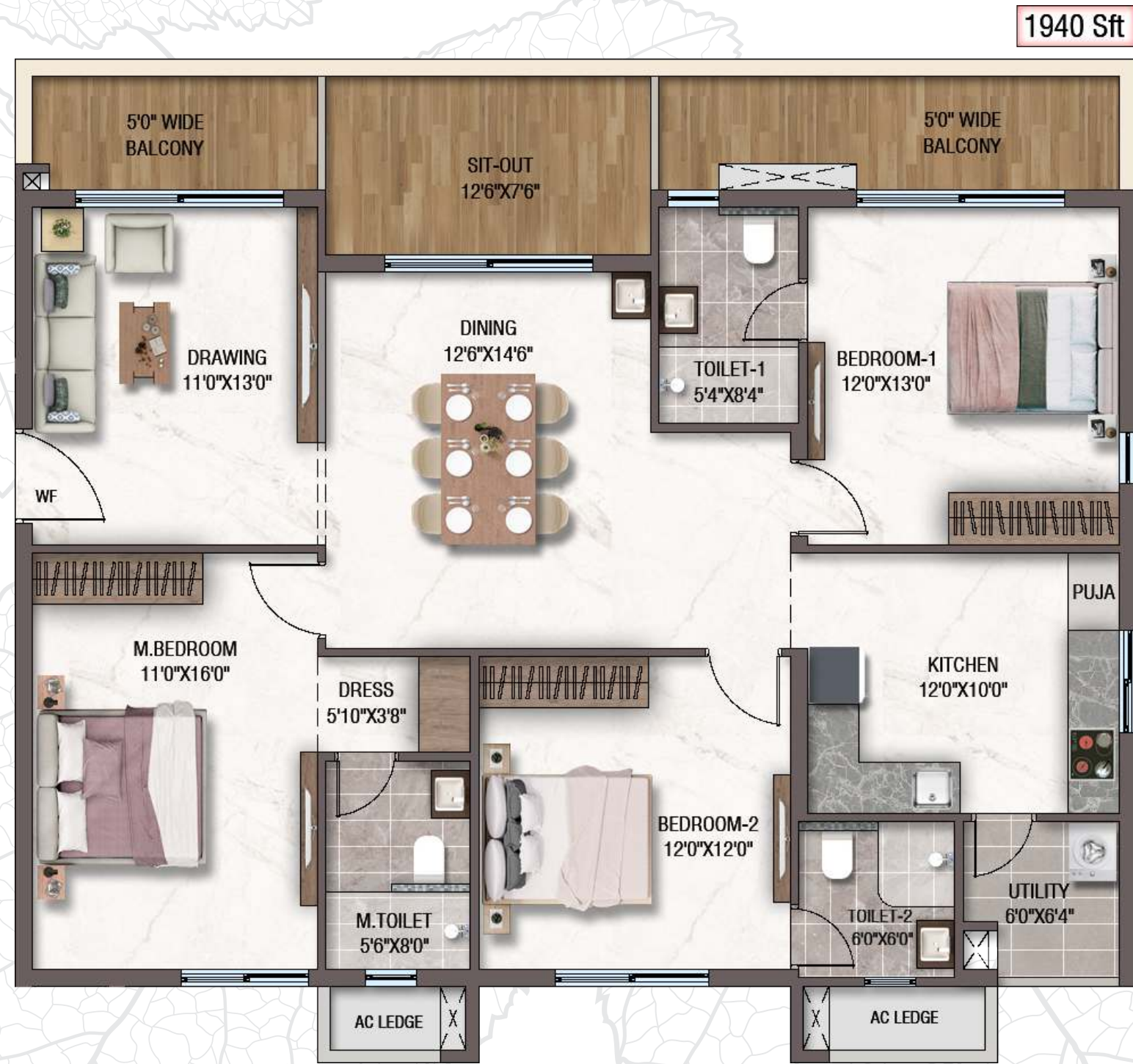
3BHK | 1940 Sft  
East Facing - 10, 11, 12



Unit Plan



3BHK | 1940 Sft  
West Facing - 14



Unit Plan



3BHK | 2100 Sft  
West Facing - 2



Unit Plan



3BHK + Home Theatre | 2540 Sft  
West Facing - 3



Unit Plan



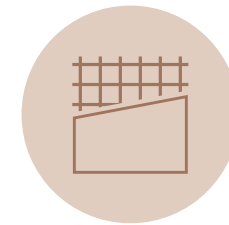
3BHK + Home Theatre | 2540 Sft  
West Facing - 7



Unit Plan

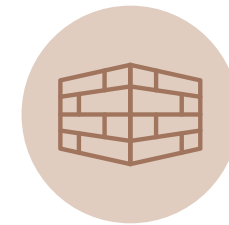


# Specifications



## Structure

R.C.C Framed structure designed as per prescribed wind and seismic loads



## Superstructure

Masonry Walls with AAC Blocks/Red Bricks



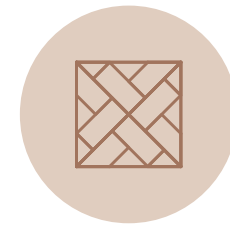
## Doors & Windows

**Main Door**  
Main Door Wooden Frame with aesthetically designed teak veneered flush door shutter and melamine finish with reputed make SS Hardware

**Internal Doors**  
Flush doors fixed with reputed make SS Hardware

**French Doors**  
UPVC sliding door with clear glass & mosquito mesh

**Windows**  
UPVC sliding window shutters with clear glass & mosquito mesh



## Flooring

**Living/Dining Area**  
Vitrified tiles of reputed make

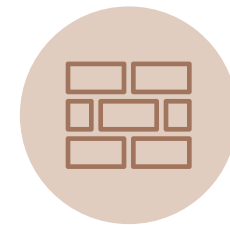
**Master Bedroom**  
Vitrified tiles of reputed make

**Other Bedrooms**  
Vitrified tiles of reputed make

**Kitchen**  
Anti-Skid Vitrified tiles of reputed make

**Staircase & Corridors**  
Combination of stone, granite & vitrified tiles of reputed make

**Bathrooms**  
Anti-Skid Vitrified tiles of reputed make



## DADO

**Kitchen**  
Ceramic tiles dado up to 2' height above kitchen platform

**Bathrooms**  
Designer tiles for walls and floor and dadoing up to 7' height

**Utility/Wash area**  
Glazed ceramic tiles up to 3' height near the wash area



## Kitchen

Polished Granite Platform with stainless steel sink, provision for dishwasher/water filter and washing machine in the utility area



## Painting

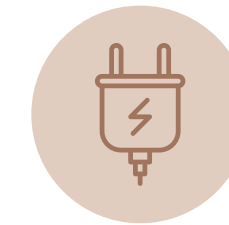
**External**  
Textured finish and two coats of acrylic emulsion paint of reputed make over a coat of primer

**Internal**  
Smooth putty finish with two coats of acrylic emulsion paint of reputed make over a coat of primer



## Bathrooms

- Wall-mounted washbasin, EWC with concealed flush
- Valves of reputed make
- Single lever fixtures with wall mixer Cum Washer
- All C.P & Sanitary fittings from reputed brands like Toto, Grohe, and Kohler.



## Electrical

- Miniature circuit breaker (MCB) for each distribution board of reputed make
- Modular electrical switches of reputed make,
- Concealed conduit wiring with copper cables in all rooms for light, fan and plug points
- Power points for indoor units of air conditioners in living/dining and all rooms
- Sub-meters in each apartment and common area
- Solar power with capacity suitable for all common areas/external lights



## Telecom / Internet / Cable Tv

Provision for internet, DTH, telephone, intercom, & video door phone



## False Ceiling

**Toilets**  
Modular False Ceiling



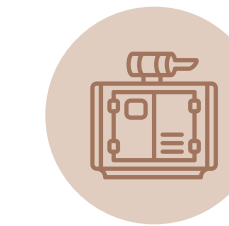
## Lifts

- Automatic passenger lifts with rescue device and V3F for energy efficiency of reputed make
- Dedicated lift for goods/services



## Security, Surveillance & BMS

CC Cameras around the property for surveillance



## Generator

100% Power backup



## Fire Safety

Fire Hydrant and fire sprinkler system in the basements; fire alarm and public addressing system on all floors and parking areas



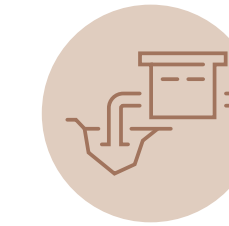
## LPG Reticulation

Supply of gas from centralised gas bank to all individual flats with meters



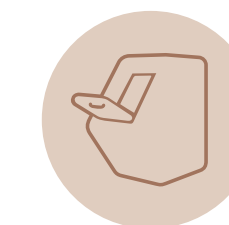
## Water Supply

24-hour hydropneumatic system



## WTP & STP

- Water treated to potable water standards centrally
- Sewage treatment plant with filtration as per norms
- The treated sewage water is used for landscaping and flushing
- Rainwater harvesting pits as per the norms for recharging groundwater



## Garbage chute

Know more about



Happy you.  
Happy us.

Sukhii is a state of being happy. We deliver the happiness that will be remembered forever and beyond.

We proudly say that each member of the team at Sukhii is a Civil Engineer. Why? You'd ask. Well, because who better understands the needs of a residential space than a Civil Engineer, right? We go the extra mile to provide you with amenities that other developers don't. We believe that little details make an enormous impact. Our passion for integrating these little details is what drives us to bring you simply extraordinary facilities.

Ongoing Projects

Completed Projects



Sukhii Vanam



Here's your  
dream home.  
Own it!



### OFFICE ADDRESS

Plot No. 59, Road No. 2, Sagar Society, Banjara Hills,  
Hyderabad, Telangana - 500073  
tatvasales@sukhii.group | +91 9647 363636

### SITE ADDRESS

69, Gulmohar Park Colony,  
Hyderabad, Serilingampalle (M),  
Telangana 500019 | +91 91589 34567

RERA No. PO2400007507



### Consultants:

Principal Architect  
Studio Infinite LLP

Structural Consultants  
Aadhaarshila

MEP Consultants  
DesignTree Service  
Consultants Pvt. Ltd.

Landscape Consultants  
Anjuna Architects



[www.sukhii.group](http://www.sukhii.group)



Location



Promoted by

Happy you.  
Happy us.

Disclaimer: The information contained about the project in this brochure is only representational and informative. They may vary during the execution. The Promoter reserves the right to make additions, deletions, alterations or amendments as and when they deem fit and proper, without any prior notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specification.