



 **saket**  
**Bhu:satva**  
Gowdavalli, Near Kompally

PHASE - II

## REFLECTION OF A BRIGHTER TOMORROW



An elite community of 170 opulent Villas in a part of 75 acre integrated township featuring a state-of-the-art clubhouse, a rejuvenating swimming pool and ample open spaces. Welcome to a life designed to pamper you and help you unwind.





**75 ACRE  
INTEGRATED  
TOWNSHIP**



**FULLY  
LOADED  
CLUBHOUSE**



**1.5 ACRE  
CENTRAL  
PARK**



**EASY ACCESS  
FROM ORR  
EXIT NO - 6**



**10 MIN FROM  
KOMPALLY**



**SCHOOLS  
5 MIN DRIVE**



Fully Loaded Clubhouse





Indoor  
Swimming Pool



Basketball  
Court



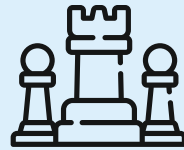
Indoor  
Badminton Court



Gymnasium



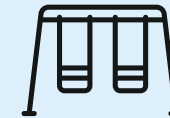
Squash Court



Indoor Games



Guest Rooms



Toddler's Park



Amphitheater



Yoga/  
Meditation Hall

36.0 M WIDE GRID ROAD



EXISTING 18.0 M APPROACH ROAD



# MASTER LAYOUT – PHASE II



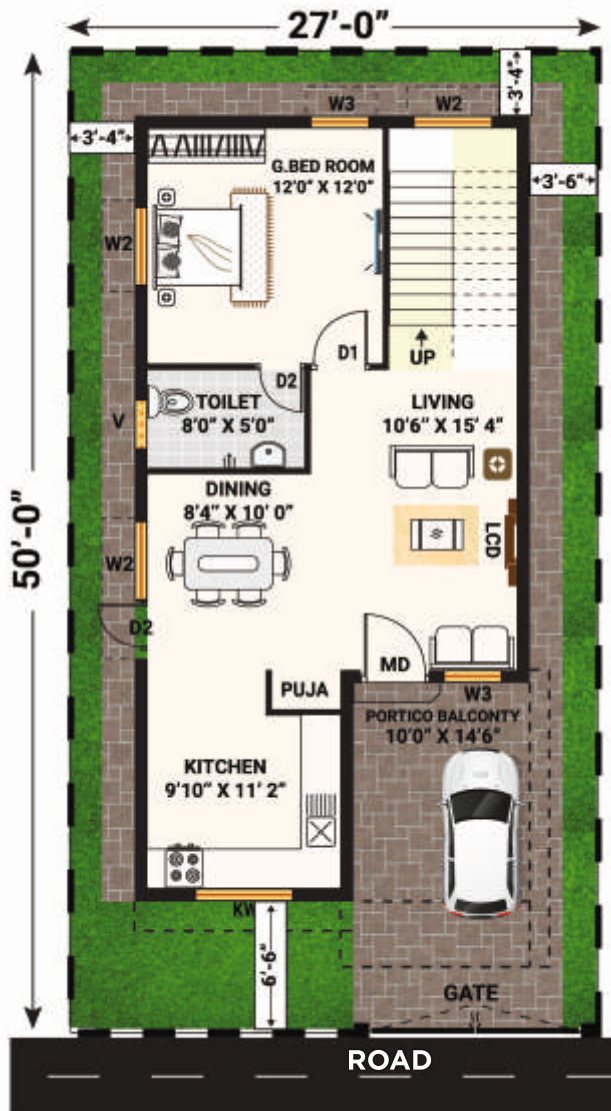
150 Sq. Yds.

**EAST FACING**

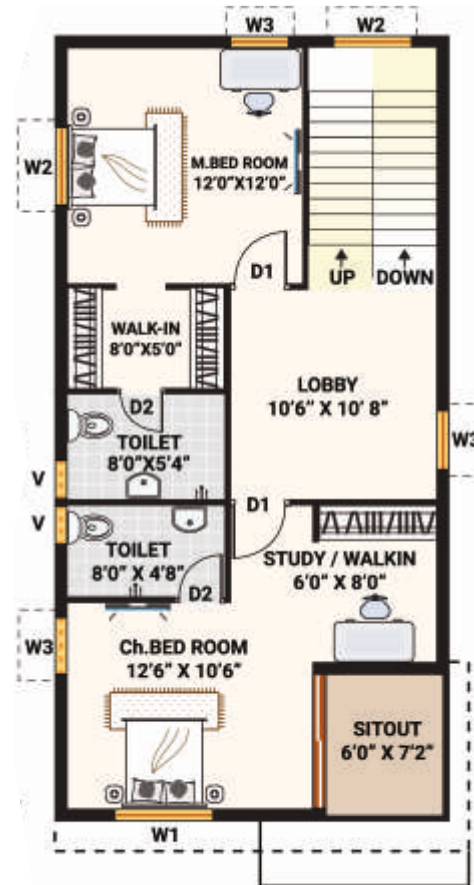
VILLA FLOOR PLAN

Ground Floor	: 709 Sq.fts.
Portico	: 148 Sq.fts.
First Floor	: 762 Sq.fts.
Sit Out	: 47 Sq.fts.
Slab Projections	: 86 Sq.fts.
Second Floor	: 370 Sq.fts.

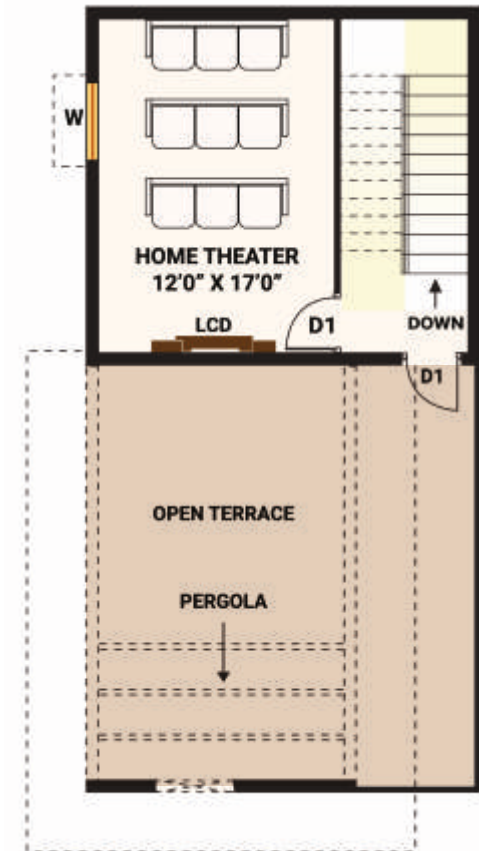
**Grand Total 2122 Sa.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



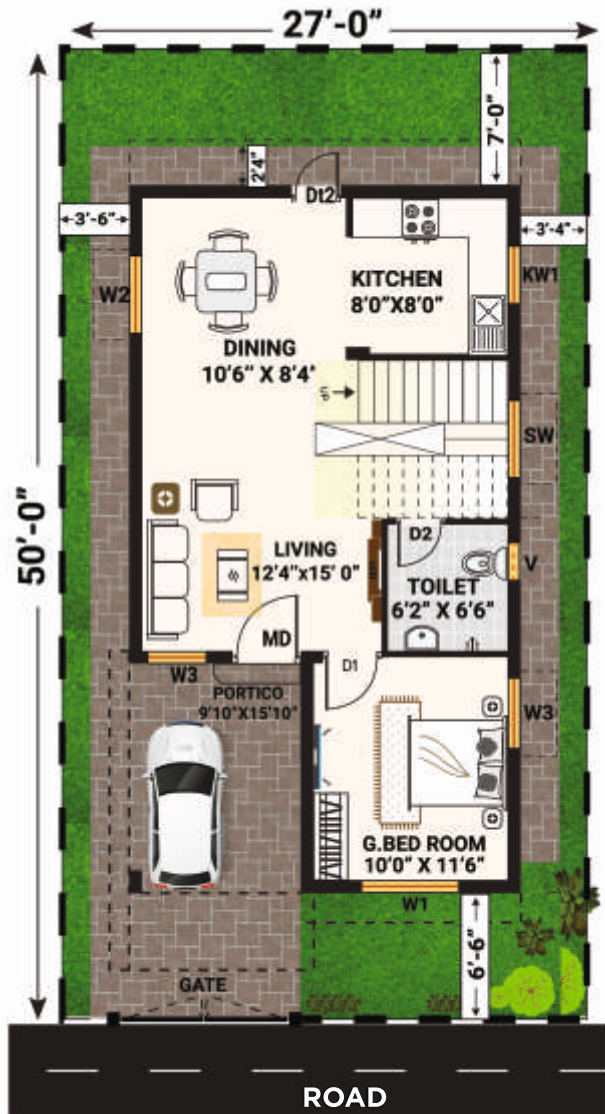
150 Sq. Yds.

**WEST FACING**

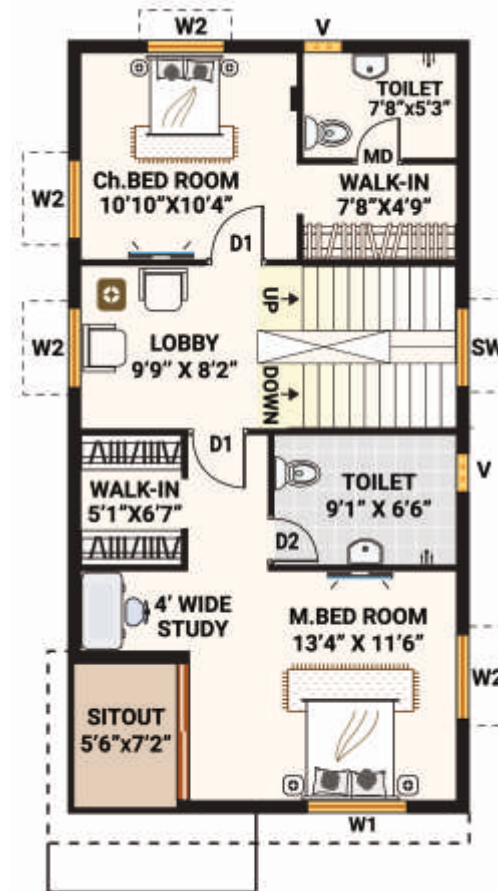
VILLA FLOOR PLAN

Ground Floor : 679 Sq.fts.  
 Portico : 159 Sq.fts.  
 First Floor : 742 Sq.fts.  
 Sit Out : 41 Sq.fts.  
 Slab Projections : 78 Sq.fts.  
 Second Floor : 414 Sq.fts.

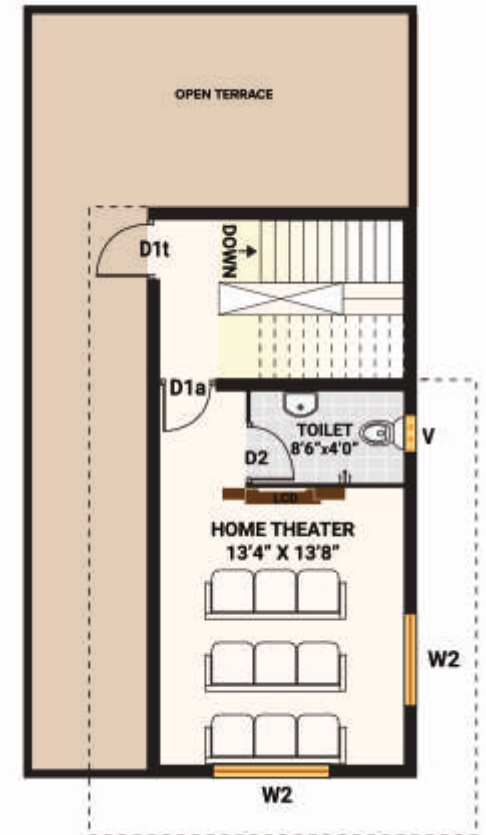
**Grand Total 2113 Sq.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





200 Sq. Yds.

**WEST FACING**

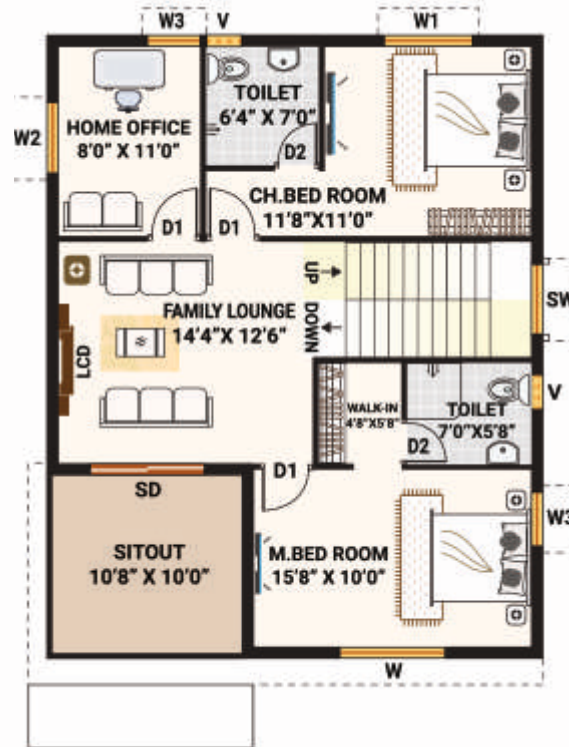
VILLA FLOOR PLAN

Ground Floor : 871 Sq.fts.  
 Portico : 188 Sq.fts.  
 First Floor : 871 Sq.fts.  
 Sit Out : 114 Sq.fts.  
 Slab Projections : 91 Sq.fts.  
 Second Floor : 411 Sq.fts.

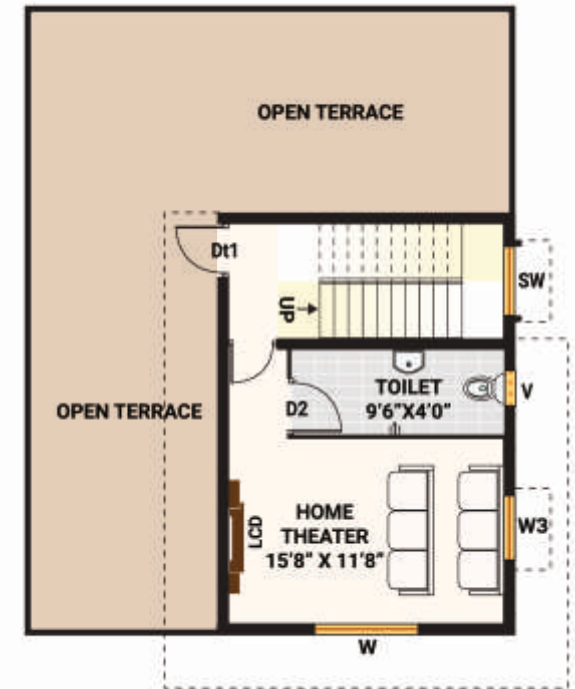
**Grand Total 2546 Sq.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



247 Sq. Yds.

**WEST FACING**

VILLA FLOOR PLAN

- Ground Floor : 1039 Sq.fts.
- Portico : 189 Sq.fts.
- First Floor : 1039 Sq.fts.
- Sit Out : 118 Sq.fts.
- Slab Projections : 87 Sq.fts.
- Court Yard : (-)28 Sq.fts.
- Second Floor : 456 Sq.fts.

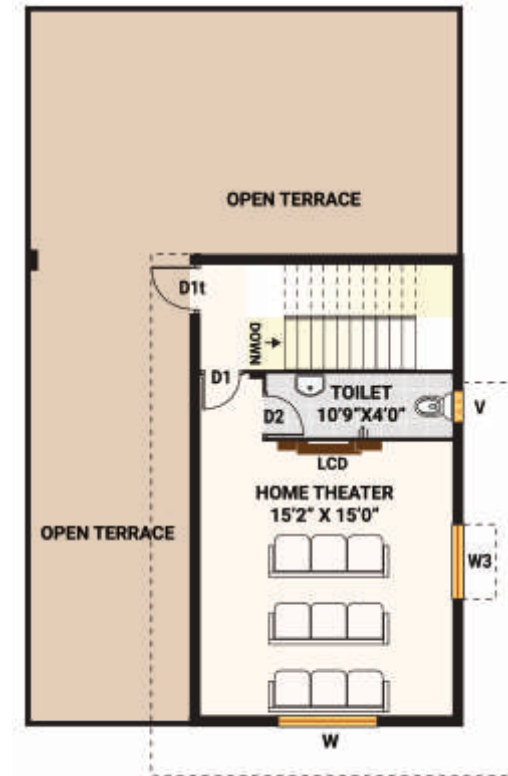
**Grand Total 2900 Sq.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



267 Sq. Yds.

**WEST FACING**

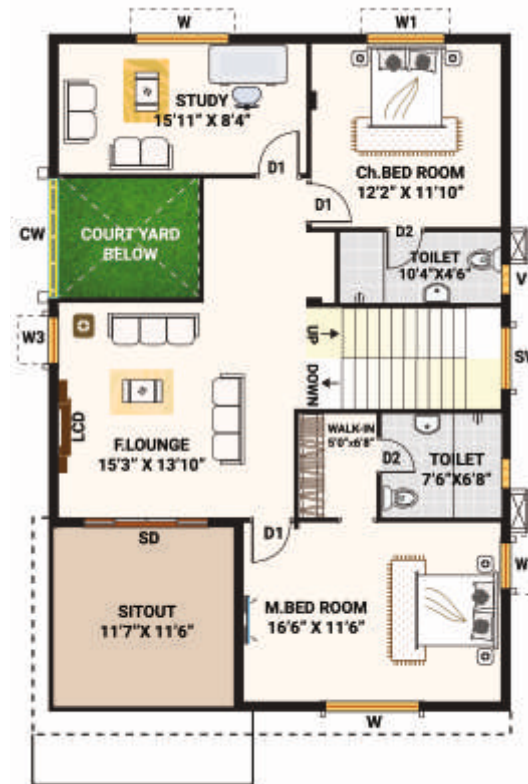
VILLA FLOOR PLAN

Ground Floor	: 1158 Sq.fts.
Portico	: 219 Sq.fts.
First Floor	: 1158 Sq.fts.
Sit Out	: 141 Sq.fts.
Slab Projections	: 89 Sq.fts.
Court Yard	: (-)32 Sq.fts.
Second Floor	: 476 Sq.fts.

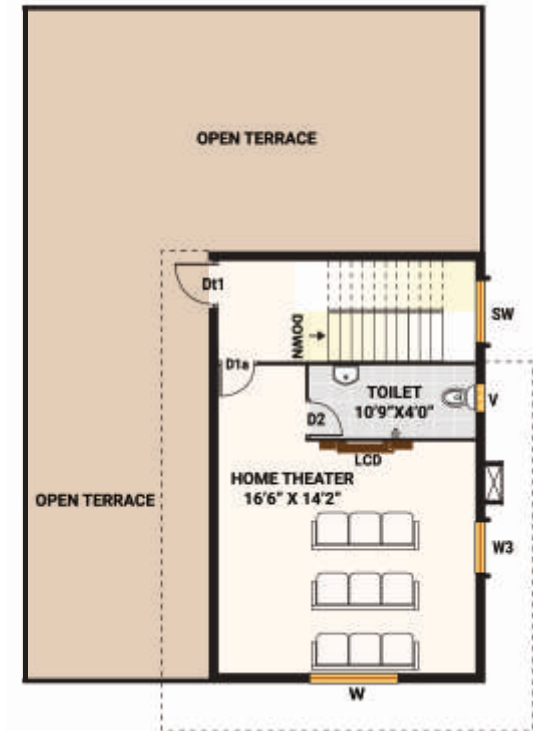
**Grand Total 3209 Sq.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



284 Sq. Yds.

**WEST FACING**

VILLA FLOOR PLAN

Ground Floor	: 1237 Sq.fts.
Portico	: 268 Sq.fts.
First Floor	: 1237 Sq.fts.
Sit Out	: 175 Sq.fts.
Slab Projections	: 90 Sq.fts.
Second Floor	: 474 Sq.fts.
Court Yard	: (-)32 Sq.fts.

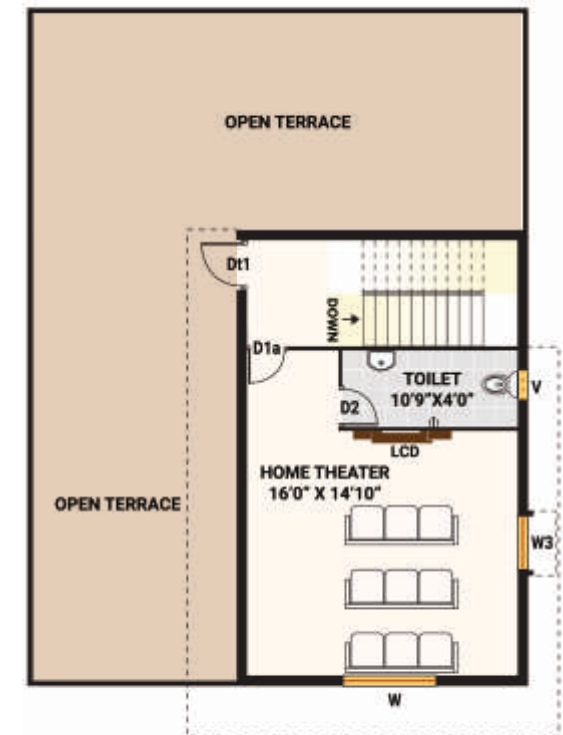
**Grand Total 3449 Sq.fts.**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# SPECIFICATIONS

## Foundation

R.C.C. Framed Structure

## Superstructure

4"/8" thick fly ash based solid cement blocks or equivalent.

## Plastering

Internal: – Smooth Cement Plaster in two coats  
External: – Two coats of cement plaster

## Doors & Window

**Main door:** Architrave with Engineered door frame and door shutter.

**Internal Doors:** Architrave with Engineered door frame and door shutter

**Windows:** – UPVC 2.5 track windows with provision for Mosquito mesh and standard hardware.

## Painting

Internal: 2 coats of tractor emulsion over smooth luppam finished surface.

External: 2 coats of Apex weather cool over texture paint.

## Flooring & Dado

- Vitrified tiles: G.F –living room, dining ,kitchen of 2'x2' floor tiles
- 2'x2' floor tile – For all bedrooms, F.F lounge, other rooms
- Matt finished ceramic tiles 2'X2' for sit out.
- Matt finished 1'x1' ceramic flooring for toilets /Utility.
- Ceramic tile dado up to 7' ht for bathrooms and 2' ht for kitchen
- Granite for internal staircase.
- Parking tiles for Portico area.

## Kitchen

Granite platform with stainless steel sink with drain board. Provision for RO unit/ water filter, and electric chimney . Provision for bore and municipal water.

## Utility

Provision for washing machine and dish-washer point.

## Toilets

Wash Basin.:Commode of Hindware or equivalent.

CP fixtures – All bathrooms –Hot and cold mixer with overhead shower.

Master bathroom – Concealed single lever diverter for hot and cold with overhead shower

All CP fitting of Jaquar or equivalent.

## Railing

- SS hand rail for internal Staircase & Courtyard cut-out.
- Sitout SS with Glass railing.

## Electrical

- Concealed copper wiring in PVC pipes
- A/C provision in all bedrooms.
- Power outlets geyser in all toilets.
- Power plug for cooking range, chimney, refrigerator, micro-oven.
- Plug points for TV, music system in all bedrooms and living rooms
- 3 Phase supply for each unit. with dual metering for TSSPDCL / DG Supplies.
- Miniature Circuit Breakers or equivalent.
- All electrical modular switches and sockets will be of Havels or equivalent.

## Telecommunications

- Broadband –subject to service provider
- Intercom connectivity to security.
- Provisions for DTH/Satellite tv/Alternate in bedrooms and hall.

## Common Amenities

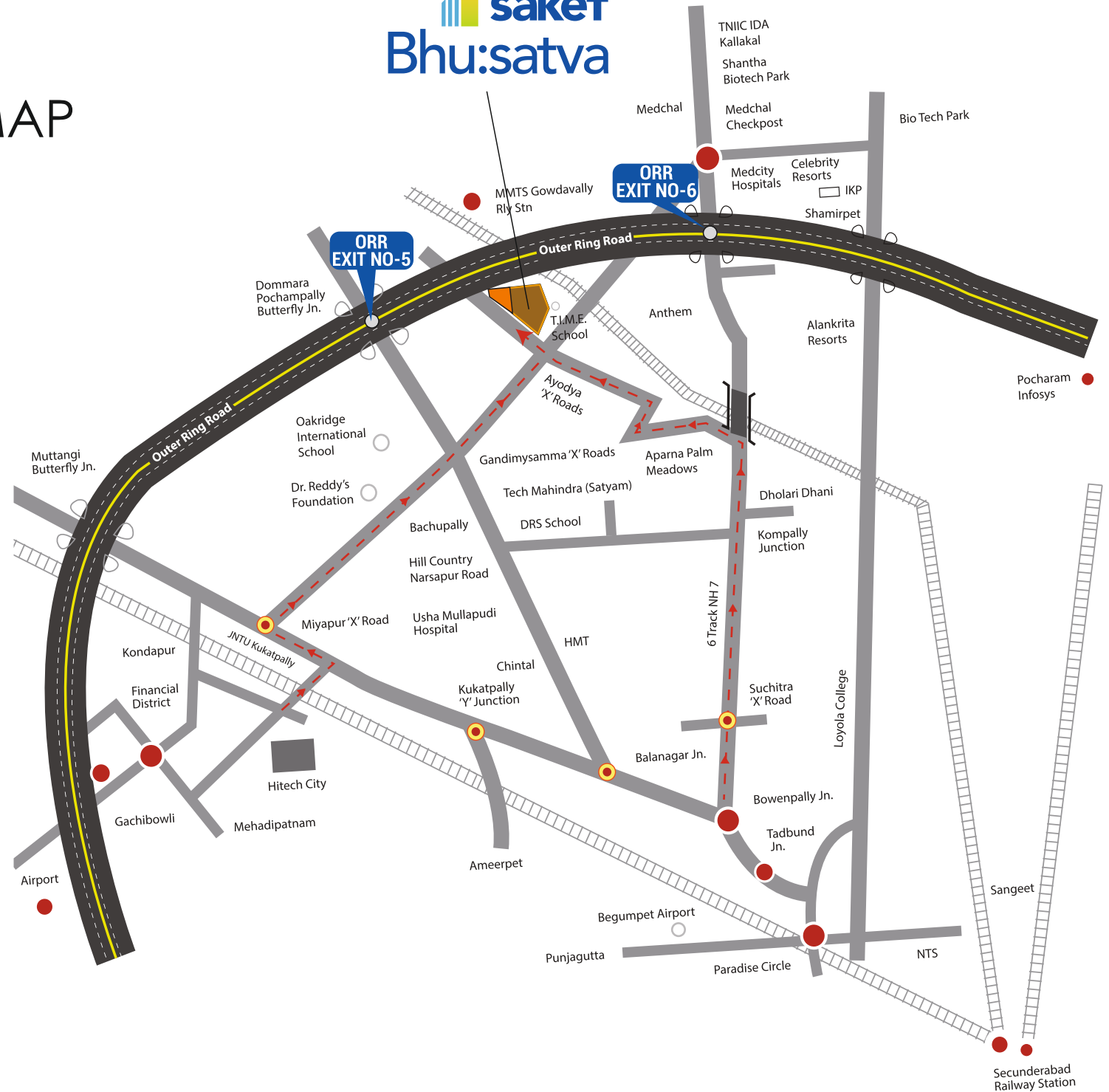
- 100% backup generator for villas.
- Sewerage treatment plant.
- Water supply with Pressurized Pneumatic pumping system.
- B.T. Road with tiled footpath or Carpet grass
- Landscaped Park areas and footpaths.



Note: The above specifications may be changed to comply with any Authority regulations or if the Project Architect recommends alternative of equal or better quality.

# LOCATION MAP

(Not to Scale)



# CLOSE TO EVERYTHING YOU NEED, FAR FROM EVERYTHING YOU DON'T.



## Shopping Hubs & Entertainment Nearby

- Big Bazar, Vijetha & Ratnadeep
- Metro Cash N Carry
- Cine Planet Mall / Multiplex, D-mart
- TNR Estates, 10 Screens Multiplex & Mall (Upcoming)
- Dhola-ri-Dhani
- Carnival Cinemas & Leonia
- Celebrity Resorts, Alankrita Resorts & Shamirpet Lake

## Schools

- Times International School – 5 mins
- Niraj International School – 15 mins
- Sunflower Vedic School – 15 mins
- Oakridge International School – 20 mins
- Pearson School – 20 mins

## Hospitals

- Rush Hospital – 10 mins
- Mediciti Hospital – 10 mins
- Sigma Hospital – 15 mins
- Harsha Hospital – 15 mins
- Renova Hospitals – 20 mins
- Narayana Hospital – 20 mins
- Usha Mullapudi – 30 mins

## Companies & Business Parks



- Tech Mahindra
- Dr. Reddy's
- Apparel Textile Park
- Proposed Infra Park
- Proposed Fashion City
- Proposed IT & ITEs SEZ

**10 Min.**  
Drive From  
**Kompally**

**5 Min.**  
Drive From  
**ORR**  
Exit No.6



TS RERA: P02200001965 details of registration can be sought from <https://rera.telangana.gov.in>

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**SITE ADDRESS: Saket Bhu:satva,**  
Gowdavalli, Near Kompally, North Hyderabad.



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, elevation and any other detail as deemed fit.