

TS RERA NO: P02400007075



YOUR LEAGUE SAYS IT ALL

AT NANAKRAMGUDA/KHAJAGUDA, HYDERABAD.

a passionate offering by TEAM 4 lifespaces



A LEAGUE HIGHER A LEAGUE BEYOND

The sheer sophistication and grandeur of Arka makes it an extraordinary address. The stately towers, the shimmering backdrop, the boulevards lit up in starlight and Hyderabad's glitterati come together in a breathtaking landscape. This is as awe inspiring as it gets.



IN A LEAGUE OF ITS OWN

A contemporary masterpiece that stands out on every count. Handcrafted to be the benchmark of how an inspirational lifestyle ought to be expressed.

6 Towers
43 Floors

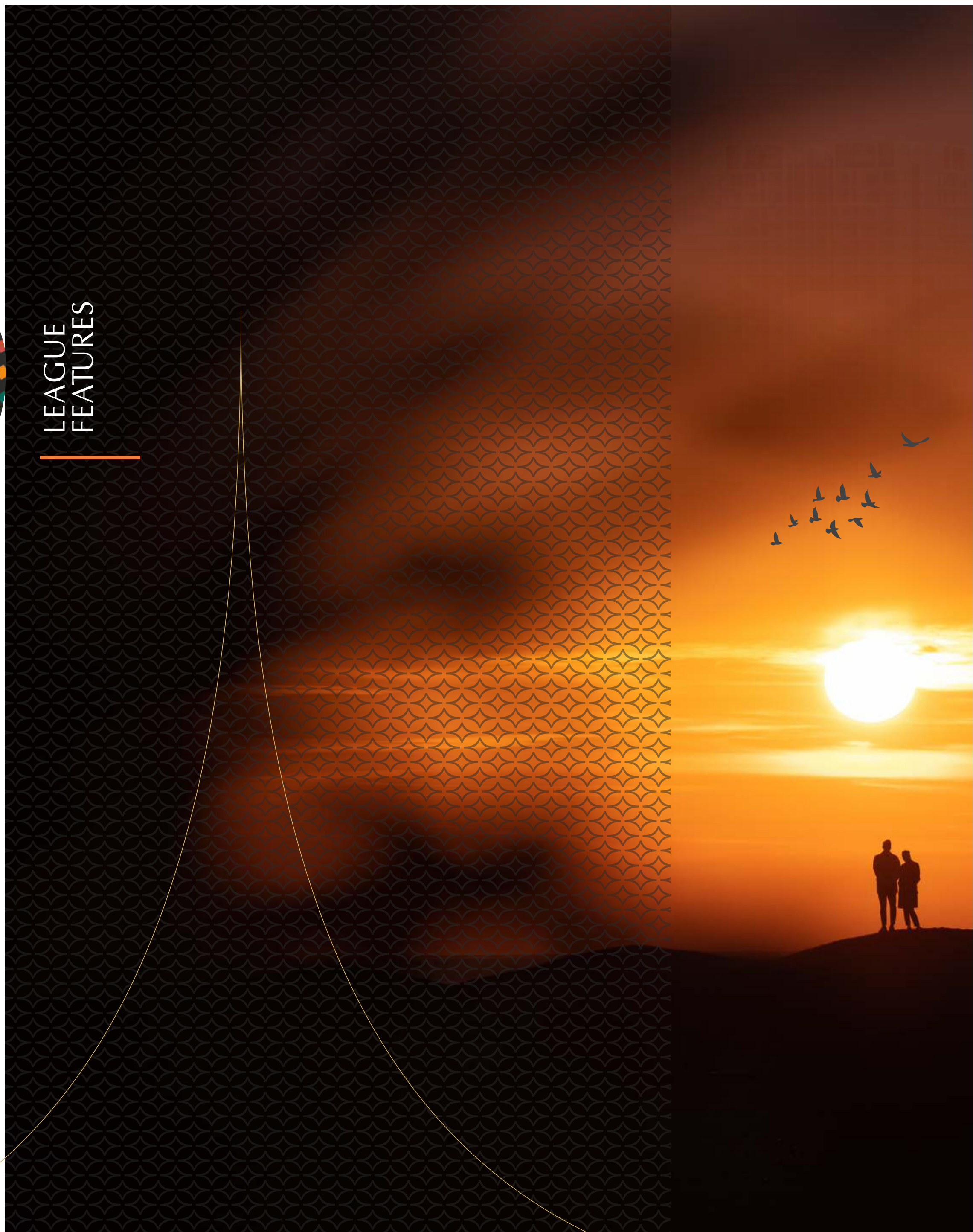
4/5 Units per floor
5 Elevators for each floor

2120_{sft}
TO 4410_{sft}


ARCA
YOUR LEAGUE SAYS IT ALL

9

LEAGUE FEATURES



- 1 GRAND CENTRAL COURTYARD
- 2 ARCHITECTURE
- 3 ULTRA LUXURIOUS CLUBHOUSE
- 4 ULTRA LUXURY FEATURES
- 5 CHARM OF CORNER LIVING
- 6 EFFICIENT VERTICAL TRAVEL
- 7 GRAND PRIVATE ENTRANCE LOBBIES
- 8 DEDICATED AMENITIES FOR EACH TOWER
- 9 ADDRESS



- Concert area
- Club arena
- Party area
- Elevated walkways





BEAUTIFUL INSIDE OUT



- Inviting outdoors
- Designated activity spaces
- Areas for congregation
- Pet park
- Walk zones
- Interactive spaces
- No obstruction outdoors
by any foot bridge



TEMPERATURE
CONTROLLED
TERRACE POOL



3
ULTRA LUXURIOUS
CLUBHOUSE

TERRACE
Temperature
Controlled Terrace Pool

SIXTH FLOOR
Suite rooms
Waiting lounge

FIFTH FLOOR
Suite rooms
Guest Rooms

FOURTH FLOOR
Billiards Lounge
Badminton Courts

THIRD FLOOR
Simulation Gaming Sports Lounge
Preview Theatre
Snack Bar Lounge
Indoor Games
Squash Court
Table Tennis
Double Height Courtyard

SECOND FLOOR
Landscape Deck
Gym
Aerobics / Yoga / Meditation
Waiting lounge
Cross-Fit

FIRST FLOOR
Entrance lobby
Pre-function hall
Banquet hall-1
Banquet hall-2
Physio / Clinic
Bank / Locker Space

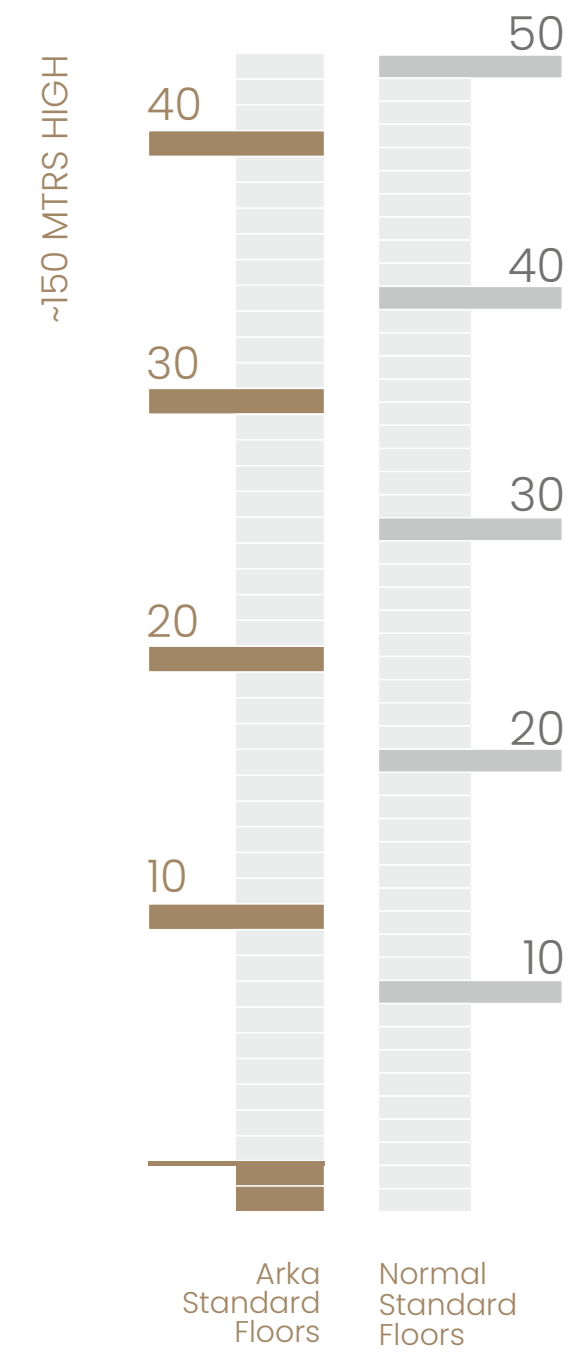
GROUND FLOOR
Multi Purpose Hall
Kids Play Area
Creche
Pre-function hall
Entrance Lobby / Reception Lounge
Café Lounge
Pharmacy
Grocery
FCC Room
Green Room

6
BADMINTON
COURTS



FLOOR HEIGHT MATTERS

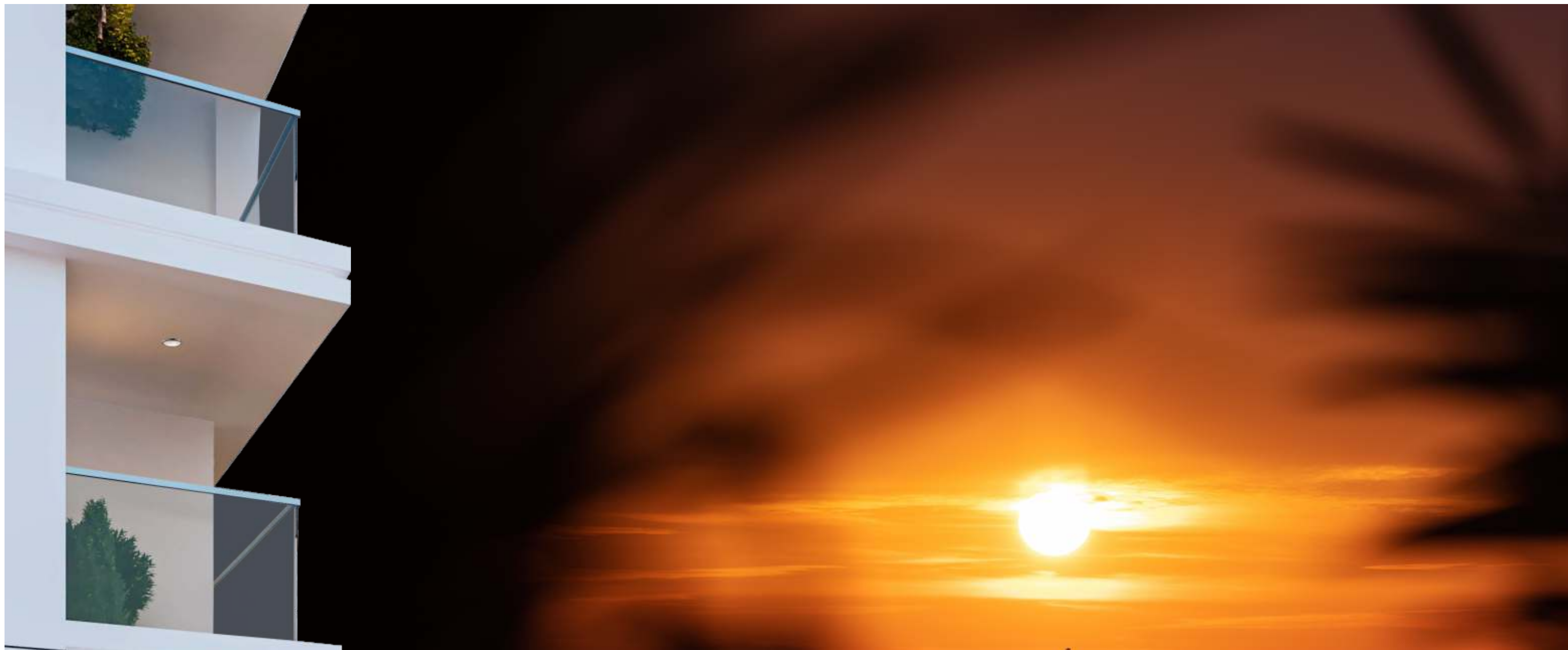
Only 43 floors instead of possible 50 floors



* The Height is a representation and is merely graphical

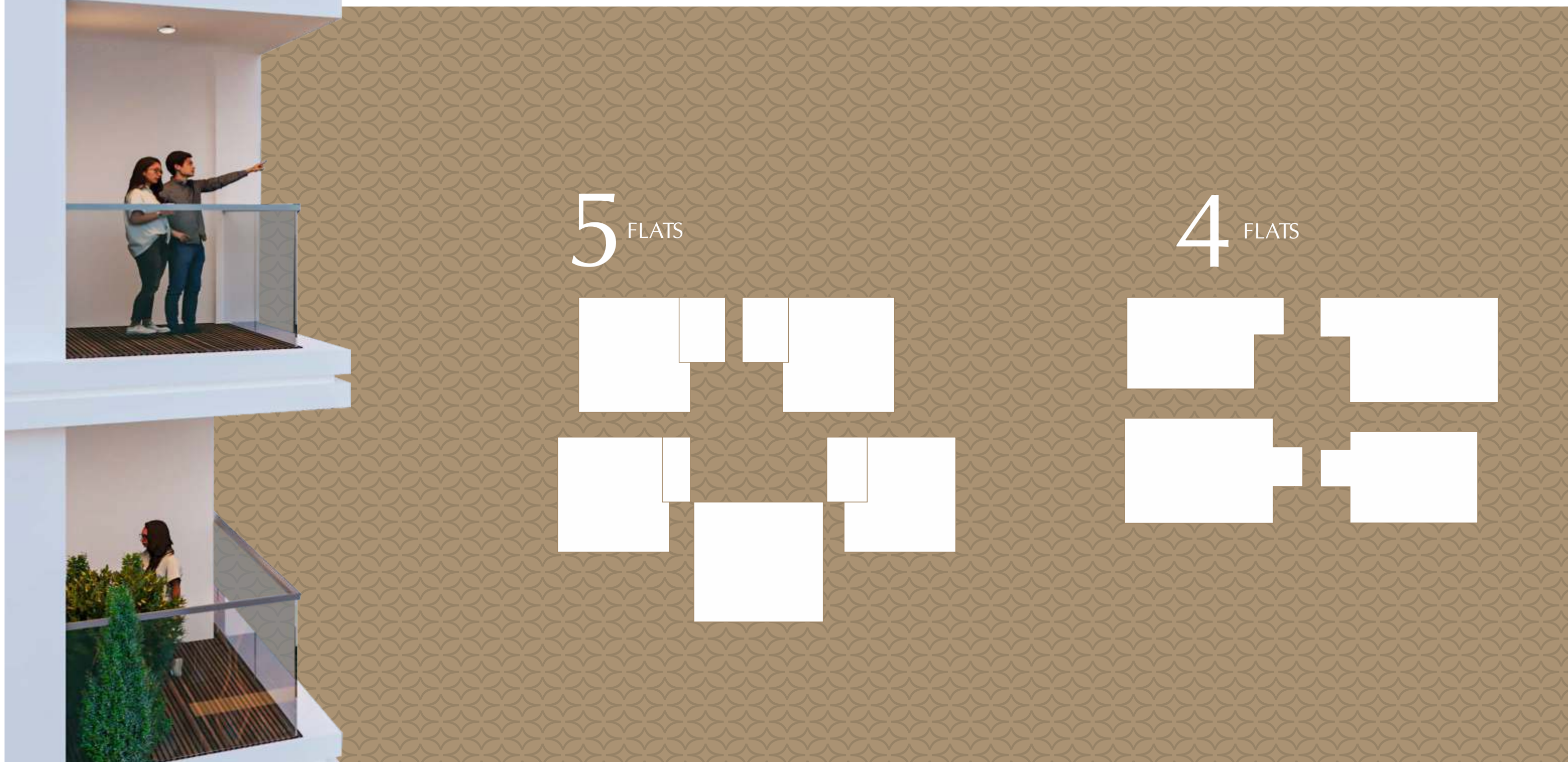
ABOVE LUXURY

- ALUMINIUM WINDOWS
- WIDE BALCONIES
- 8FT DOORS
- 3.3 MTRS FFL TO FFL
- LARGE FORMAT TILES



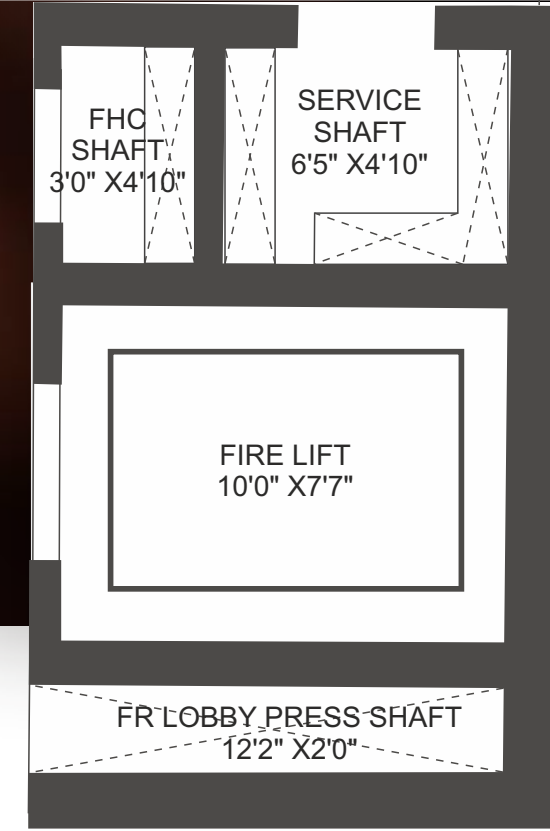
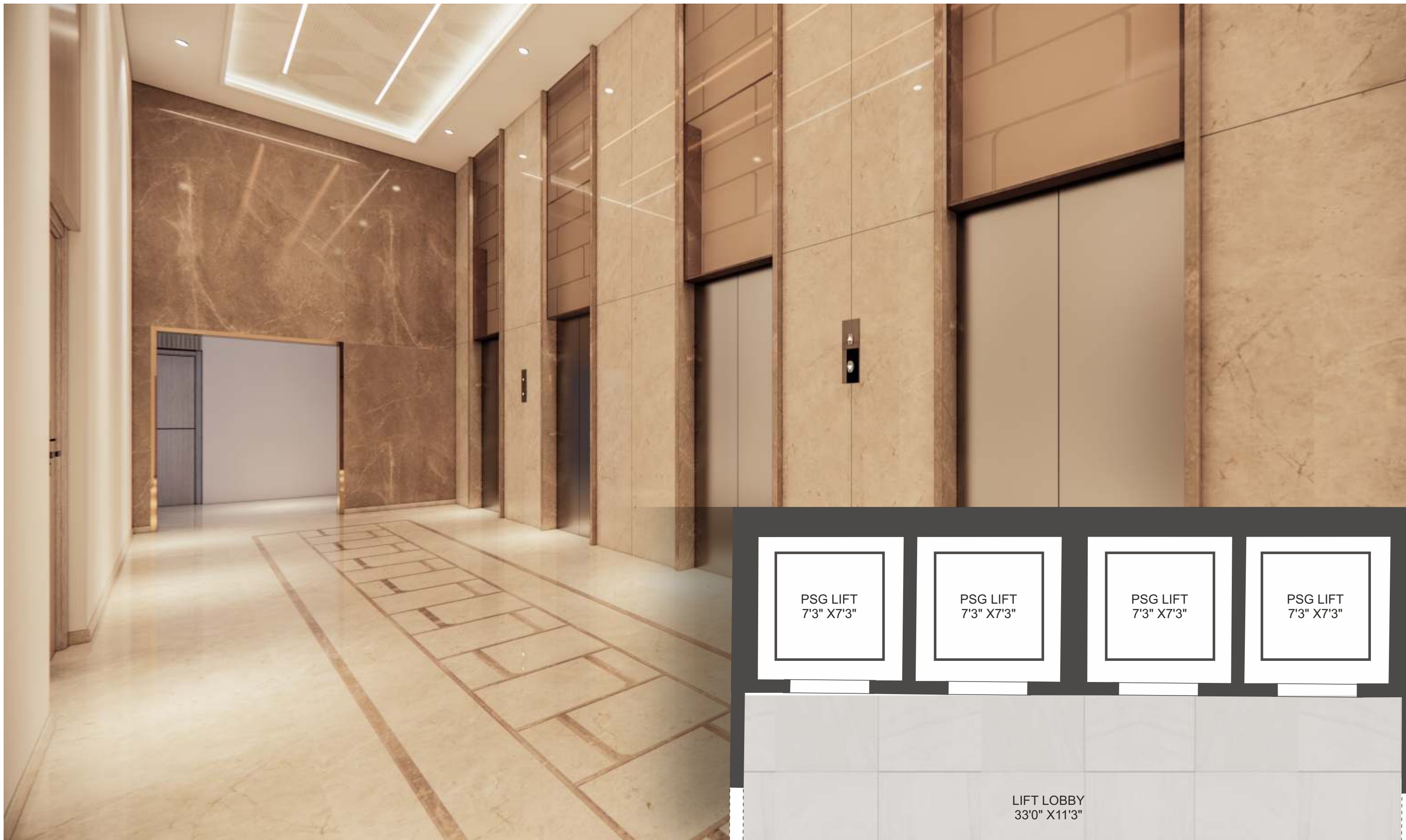
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CHARM OF
CORNER LIVING



Planned
for more
light,
ventilation
& views

With most of the elegant apartments open on 3 sides, it's no wonder that your home is picture perfect. Sit back and let the breeze caress your face, sunshine warm your heart and the blue skies peep in from the windows. And yes, you have an awesome view to wake up to!



5 LIFTS PER BLOCK

for just 4 units and 5 units in each floor

Lift to flat ratio per floor 1:1.25 (4 flats block) and 1:1 (5 flats block)



GRAND PRIVATE
ENTRANCE LOBBIES

Lavish personal entrance lobbies
 Provision for potted Landscape
 Dedicated space for VRV
 Convertible Office/Maid room
 (for majority of units)



8

DEDICATED
AMENITIES
FOR EACH TOWER

Double height stilt
Grand entrance lobby
Conference room
Business lounge
Children's learning zone
Kitty Party/ Hobby Area



CONNECTIVITY

Nanakramguda Circle	:	4.8 km
Biodiversity Circle	:	8 km
Lanco Hills Circle	:	700 Meters
Financial District	:	13 Mins
Gachibowli	:	14 Mins
Metro (upcoming)	:	3 Mins
Airport	:	37 Mins

- EDUCATION**
- Delhi Public School
 - Oakridge International School
 - Future Kids School
 - The Shri Ram Universal School
 - Keystone International School

- HOSPITAL**
- Ankura Hospital
 - Star Hospital
 - KIMS Hospital
 - Continental Hospital

- WORK**
- Google
 - Amazon
 - Microsoft
 - Wave Rock Sez

- SOCIAL**
- Dmart
 - More Supermarket
 - Preston Prime Mall
 - Upcoming Divyasree/Lanco Mall
 - Upcoming Diamond Tower shopping zone
 - Upcoming I-Tower Shopping Zone

WITH OVER
500
 COMPANIES WITHIN
 5 KM RADIUS FROM ARKA



9

ADDRESS



LOCATION (NOT TO SCALE)

You're rubbing shoulders with Fortune 500 companies. You're living amongst celebrities and newsmakers, corporate honchos and creative bosses. You are minutes away from swanky Jubilee Hills, happening Banjara Hills, upscale Gachibowli and the famed Financial District.



SCAN / CLICK
TO REACH

SITE LAYOUT

LEGEND

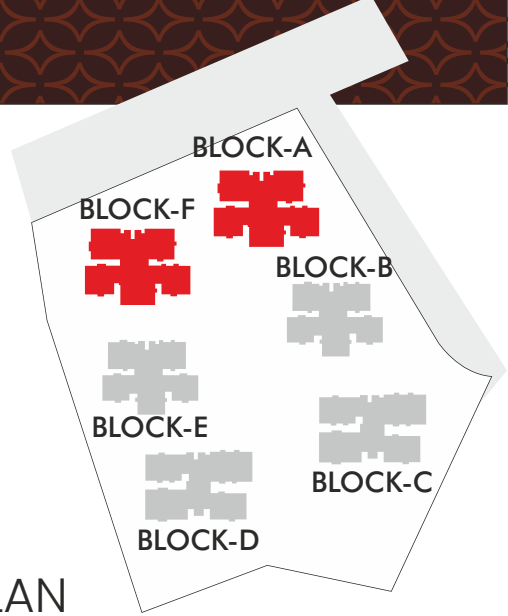
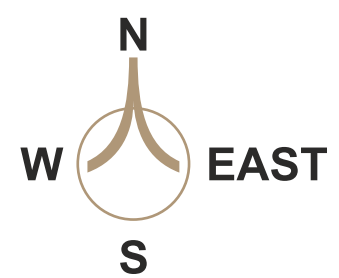
- 01. Entry with project signage and security cabin
- 02. Arrival plaza
- 03. Pedestrian pathway (2.4M wide)
- 04. EVA (11M wide)
- 05. Jogging track
- 06. Pet park
- 07. Outdoor gym
- 08. Golf putting
- 09. Lawn with stage
- 10. Half basketball court
- 11. Mini soccer
- 12. Cricket practice net
- 13. Tennis court / multipurpose court
- 14. Kids play area with trampoline
- 15. Lawn with water feature
- 16. Meditation lawn
- 17. Elevated steps with seating
- 18. Elevated deck with connecting walkway
- 19. Water body
- 20. Multipurpose lawn with seating





Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness. Above floor plans does not represent refuge floors which are 16th floor, 25th floor and 34th floor.

BLOCK
A&F



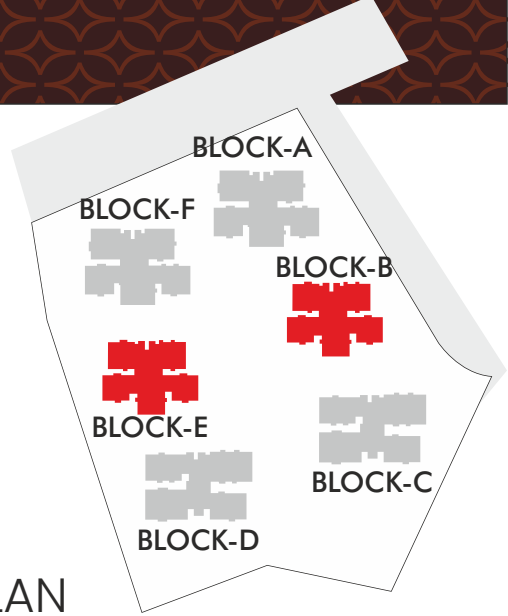
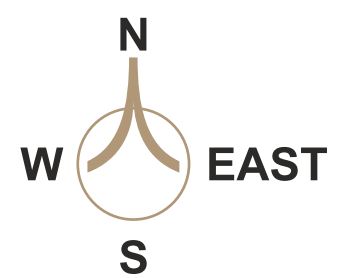
KEY PLAN



CONCRETE STRUCTURAL WALLS
 WALL IN INTERIOR SCOPE

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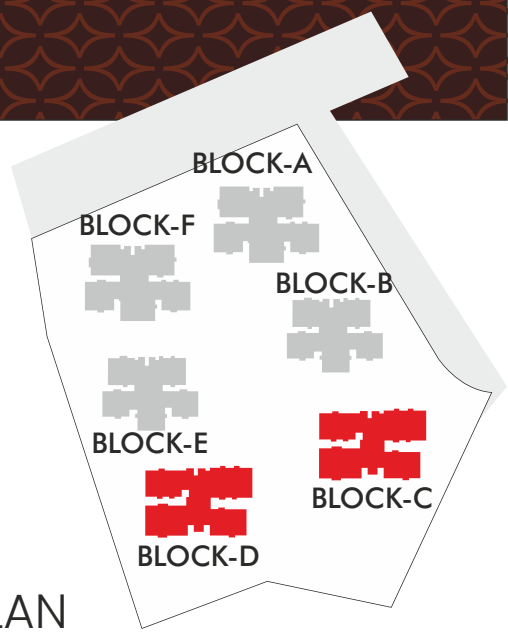
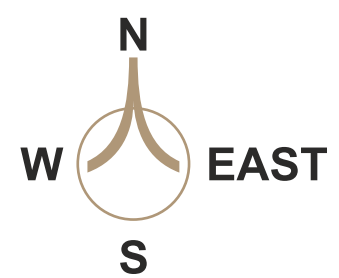
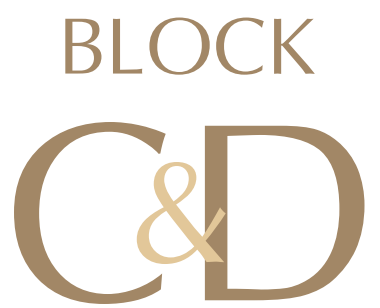
BLOCK
B&E



KEY PLAN



Note: The dimensions mentioned above may have a slight variation depending on the Elevation features and wall thickness. Above floor plans does not represent refuge floors which are 16th floor, 25th floor and 34th floor.



KEY PLAN

STRUCTURE

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

Super Structure

- All internal & external walls are RCC Shear Walls
- Cement Block masonry walls for Non-structural walls (wherever required)
- Floor to Floor Height: 3.3 Meters (FFL to FFL)

PLASTERING / PAINTING / FINISHING - WALL & CEILING

Internal: 2 coats of good quality emulsion paint over 2 coats of putty finished surface / primer coat

External: Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per Architect design

FLOORING

Entrance Lounge & Entrance Common Lobby: Imported Marble / Large format tiles

Drawing, Living, Dining, Pooja, Kitchen & Bedrooms: Large format double charged vitrified tiles of 2'x4' & 2½'x5' with PVC Spacer and Epoxy Grouting 3" skirting.

Bathrooms: Acid Resistant, Anti-skid Vitrified Tiles of the VITERO/ QUTONE / SIMPOLO / KAJARIA or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Living Balconies: Anti-Skid Tiles of the VITERO/ QUTONE / SIMPOLO or equivalent brand with PVC Spacers and Epoxy Grouting as per standard specification.

Utility: Anti-Skid tiles for wash area

Staircases:

Service: Granite flooring up to 1st floor & remaining Tandoor or Kota stone

Fire: Tandoor stone flooring

CLADDING & DADOING

Kitchen: 600*600 GVT tile dado up to 2'0" above kitchen platform (Shall be provided at extra cost).

Bathrooms: 600*600 GVT tile dado of QUTONE / SIMPOLO / KAJARIA / VITERO or equivalent brand up to grid ceiling height.

Utilities: 600*600 GVT tiles Dado up to 3' Height in utility wash areas.

Maid Toilets: 600*600 GVT up to 6'

DOORS & WINDOWS

Main

Door: 8 feet Manufactured Teakwood frame with designer veneered flush shutter, finished with PU polish with premium hardware.

Internal Doors: 8 feet Manufactured Hardwood frame with designer laminate flush shutter with premium hardware.

Utility Door: UPVC door

Sliding Door: Aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make.

Windows: Aluminium alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track and hardware of reputed make

KITCHEN

- Granite platform with Stainless Steel sink at extra cost.
- Provision for both municipal and bore water connection & provision for Water purifier, provision for Chimney.

UTILITY/WASH AREA

- Provision for washing machine, dishwasher & wet area for washing utensils, etc.

BATHROOMS

- Countertop washbasin (vanity type) with single lever mixer
- EWC with flush valve of reputed brand
- Single-lever wall mixer with bath spout and shower of premium brand
- Provision for geyser in all bathrooms
- Chrome-plated faucets of premium brand
- UPVC/Aluminium glazed ventilators with standard hardware.

ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular switches of reputed make
- Power outlet for AC in Living, Dining & Bedrooms
- Power outlet for geysers in all bathrooms
- Power plug for hob, chimney, water purifier, exhaust fan, fridge, microwave oven, mixed/grinder in kitchen, washing machine/dishwasher in Utility area as per the architect's design
- Exhaust fan provision in toilets.
- Three phase supply for each unit & individual prepaid metres
- MCB for each distribution board of reputed make
- Designated space is provided for VRV outdoor unit for every apartment
- Copper piping for A/C's and gas pipeline will be charged extra.

INTERNET / CABLETV

- Provision for cable connection in living room and in all bedrooms
- Provision for high-speed internet connection in living room & master/all bedrooms

LPG/PNG

- Piped LPG gas connection with gas meter

GENERATOR

- 100% D.G Set backup with acoustic enclosure and AMF.

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided. Parking signage's and equipment at required places to ease the driving.
- Car wash facility will be provided, and service shall be on chargeable basis.
- Facilities for physically challenged
- Access ramps at all block entrances for differently abled

SECURITY/ BMS (Building Management Software)

- BMS for electricity consumption with prepaid card system
- Sophisticated round-the-clock security/Surveillance System
- Surveillance cameras at the main security and entrance of each block, Lifts and Clubhouse to monitor and CCTV camera inside the lifts
- Panic button and intercom facility in the lifts connected to the security room
- Solar power fencing around the compound
- Gas-leak detector with shut-off valve

LIFTS

- High-speed automatic passenger lifts with rescue device and V3F
- Granite/marble/GVT cladding entrance
- One service lift, with V3F for each tower

WTP & STP

- Treated water will be made available through an exclusive water softening plant (Not RO Plant)
- Hydro-pneumatic system for even pressure water supply at all floors
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose
- Rainwater harvesting pits at regular intervals as per approved plan.

WASTE MANAGEMENT

- Garbage chute at every floor level

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas (basements).
- Control panel will be kept at main security.

SOLAR POWER

- Solar Power utilization will be considered as per the required norms

BILLING SYSTEM

- Automated billing system for water, power, gas, DG, and maintenance

GENERAL

- Plumbing provision for hot water in Kitchen.
- EV Charging points will be provided at extra cost.

CLUBHOUSE & AMENITIES

- Well-designed clubhouse with facilities for indoor games
- Gym with Cross Fit, Yoga Room/ Aerobics, Library, Multipurpose Hall, Guest Rooms, Swimming Pool.
- Provision for Pharmacy, Bank Lockers & Grocery Store
- Space for SPA/ Salon, Café Lounge, Creche, Banquet Hall, Clinic. Multiple Badminton Courts. Preview Theatre, Squash Court.

TS RERA NO: P02400007075
Building Permit No.005536/HMDA/1185/SKP/2023



SITE OFFICE

TEAM4 LIFESPACES ARKA

Survey no: 187-190 and 194, ORR Service Road - Lanco hills Link Road,
Near Lanco Hills circle, Adjacent to Manikonda Substation,
Manikonda Jagir, Ranga Reddy District, Hyderabad

Email: Info@team4lifespaces.com

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Call: 94 11 42 4444, 94 11 43 4444

ARCHITECTS



GENESIS PLANNERS PVT LTD

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