



RV NIRMAAN
— PRIVATE LIMITED —

A HOME BEYOND EXPECTATIONS

PREMIUM LIVING HIGH RISE RESIDENCES @ KARMANGHAT



IGBC

IGBC Project
Registration No.
IGBCGH220103

Rera No. P02400004125





Exclusively yours, launching new living

At RV Nirmaan, we rise above your expectations to offer you the most exceptional experience in living. Our intelligently designed homes are a dream come true for the affluent few, bringing the finest blend of grandeur and deluxe amenities. While you have been expecting peace of mind at the least, we also bring to you the most extraordinary comfort of the highest order.



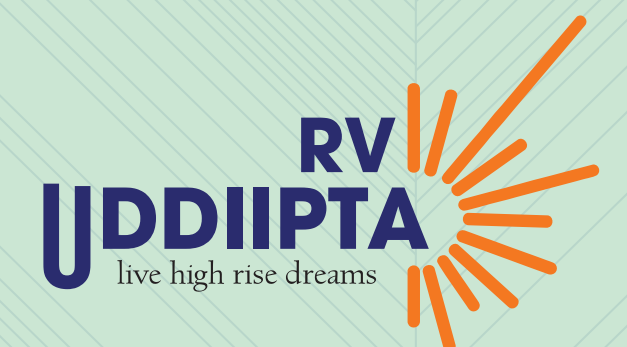
RV NIRMAAN
PRIVATE LIMITED

EXPERIENCE BLISS OF NATURE, SOOTHING THE SOUL



an artistic rendering of RV Uddipta north east elevation night view

RV Uddipta is a marvel in the making, and designed with a purpose - to blend sophistication and simplicity, concrete and greenery, indoors and outdoors in a seamless fashion. Vaastu compliant and open to nature, 65% of the apartments face open greenery, an enviable gift to the proud owners, whose purview of life is now redefined with the perfect views all around them. Your **2/3BHK apartment** ensures complete privacy as well as the companionship of living amidst like-minded neighbours.





an artistic rendering of RV Uddipta north east bird's eye view

**EXQUISITE
ARCHITECTURE-
DAZZLING
SENSES &
SKY LINE**



EXTRAORDINARILY PLANNED, DISCERNIBLY DISTINCT

MASTER PLAN



LEGEND

- ① Entry & Exit Arch
- ② Entry Paving Plaza
- ③ Park Entry
- ④ Sculpture
- ⑤ Cricket Net Practice
- ⑥ Seating with Unique Tree
- ⑦ Pergola
- ⑧ Deck with Bench
- ⑨ Lawn with Seating
- ⑩ Children's Play Area
- ⑪ Driveway
- ⑫ Jogging Track
- ⑬ Avenue Plantation
- ⑭ Tree Court
- ⑮ Basket Ball Practice Pole
- ⑯ Feature Wall
- ⑰ Totlot Entry Paving
- ⑱ Gazebo
- ⑲ Seating with Unique Tree
- ⑳ Stage
- ㉑ Lawn
- ㉒ Amphitheatre Seating
- ㉓ Transformer



GHMC & RERA
APPROVED PROJECT

2.20
ACRES GATED COMMUNITY

238
UNITS

24/7
SECURITY SERVICES PROVISION

65%
APARTMENTS FACING GREENERY

16000
SQ.FT. LOADED CLUB HOUSE

CC CAMERAS
PROVISION

CRICKET PITCH

VIDEO DOOR PHONE
AND INTERCOM FACILITY PROVISION

ACCESS RAMPS
FOR DISABLED FRIENDLY AT THE ENTRANCES

POWER BACKUP
FOR COMMON AREA, ALL LIGHTS, FANS AND TV POINT IN HALL

PIPE PROVISION
FOR GAS SUPPLY

CENTRALISED SECURITY
PROVISION

ELECTRIC CAR CHARGING
PROVISION FOR TWO SPOTS IN VISITOR PARKING

DRINKING WATER SUPPLY
PROVISION IN KITCHEN

SOLAR FENCE

INDOOR SWIMMING POOL

BASKET BALL PRACTICE POLE

STP TREATED WATER
FOR LANDSCAPING AND FLUSHING

WALKING AND JOGGING TRACK
AROUND THE APARTMENT

EXECUTED WITH EXCELLENCE



CLUBHOUSE PLAN



FIRST FLOOR PLAN

MULTIPURPOSE HALL



RECEPTION



INDOOR GAMES



PROVISIONAL STORE



STEAM BATH



MASSAGE ROOM



SALON



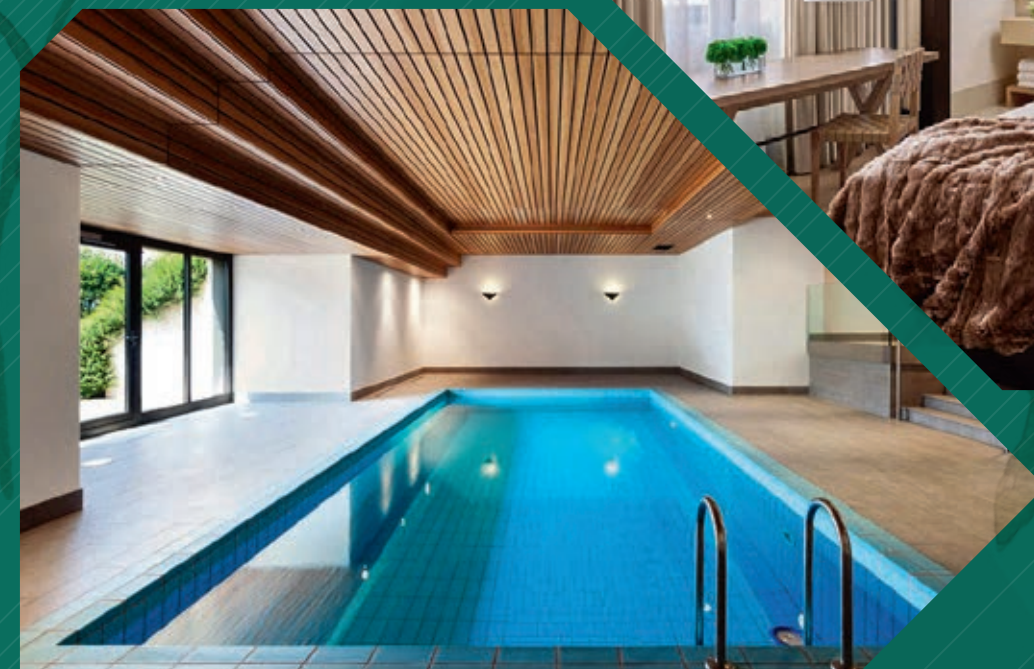
SECOND FLOOR PLAN



THIRD FLOOR PLAN



GYMNASIUM



INDOOR SWIMMING POOL



GUEST ROOMS

*Images for reference purpose only

EXPANSIVE IN AMENITIES, EXCEEDING THE ULTIMATE

RV Uddiipa shines as a classic signature of best-in-class amenities, both fantastic to futuristic. From majestic clubhouse, to foolproof safety and security provision, besides peaceful meditation centres to placid pool, sporting avenues to reading places, the enviable assortment only enhances the quality of life.

Indoor Swimming Pool

Multipurpose Hall

Equipped Gym

Outdoor Seating Decks

Provision for Super Market

Provision for Uni Sex Salon & Spa

Elders Seating Zones Provision



LUXURY FEATURES

EXPANSIVE SPACES, REMOVING STRESS & STRAIN, LIVING LIFE HEALTHIER

From specially carved common spaces to clinically curated green landscaped areas, **RV Uddiipa** is a veritable treasure trove of verdancy and serenity that cool your anxiety, offset your stress and fill a fresh whiff of positive energy to make your life calmer and more beautiful. All over, you find cobbled spaces flanked by flowers and plants, sky-facing lounges that ensure free-flowing breeze and abundant sunlight. From fresh summer mornings to copious rainy moments, **RV Uddiipa** serves all seasons with bliss.

an artistic rendering of RV Uddiipa childrens play area view



an artistic rendering of RV Uddiipa outdoor sports view



an artistic rendering of RV Uddiipa amphitheater view



an artistic rendering of RV Uddiipa meditation zone view



FIRST FLOOR PLAN



Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
A101	3BHK-W	1427	1193	112	428	122	1855
A104	2BHK-W	868	680	93	260	95	1128
A105	2BHK-E	966	767	89	290	110	1256
A106	3BHK-W	1270	1050	106	381	114	1651
A107	3BHK-E	1223	1055	49	367	119	1590
A108	3BHK-W	1123	947	72	337	104	1460
A109	3BHK-W	1129	916	105	339	108	1468
A110	3BHK-E	1147	914	125	344	108	1491

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B102	3BHK-E	1110	908	91	333	111	1443
B104	2BHK-E	872	687	86	262	99	1134
B105	2BHK-W	903	721	87	271	95	1174
B106	2BHK-W	903	721	83	271	99	1174
B107	3BHK-E	993	822	67	298	104	1291
B108	2BHK-E	792	617	92	238	83	1030
B109	2BHK-E	792	617	92	238	83	1030
B110	2BHK-W	889	703	89	267	97	1156

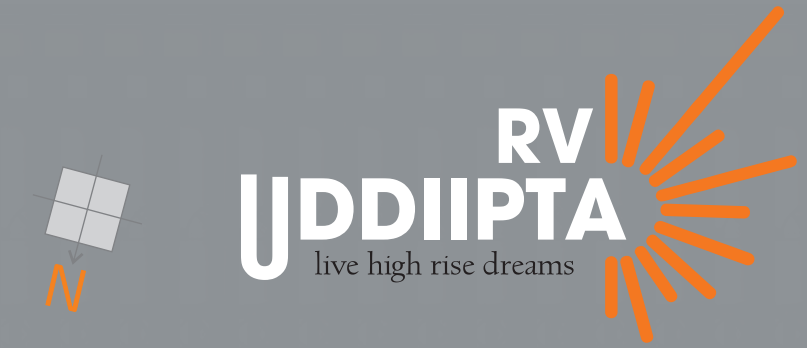
Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B111	3BHK-E	1145	964	65	344	116	1489
B112	2BHK-W	984	800	80	295	104	1279
B113	3BHK-E	1140	959	71	342	110	1482
B114	3BHK-E	1140	995	30	342	115	1482
B115	3BHK-E	1190	1002	72	357	116	1547

AREA STATEMENT

(areas in sft.)

*Furniture not included, for reference purpose only

SECOND, THIRD FLOOR PLAN



Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
A1	3BHK-W	1655	1314	222	497	119	2152
A4	2BHK-W	983	776	110	295	97	1278
A5	2BHK-E	1027	812	107	308	108	1335
A6	3BHK-W	1396	1157	120	419	119	1815
A7	3BHK-E	1316	1082	120	395	114	1711
A8	3BHK-W	1269	1022	140	381	107	1650
A9	3BHK-W	1293	1025	156	388	112	1681
A10	3BHK-E	1246	988	143	374	115	1620

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B2	3BHK-E	1276	965	103	383	208	1659
B4	2BHK-E	928	734	99	278	95	1206
B5	2BHK-W	1007	806	98	302	103	1309
B6	2BHK-W	1007	806	98	302	103	1309
B7	3BHK-E	1134	881	147	340	106	1474
B8	2BHK-E	903	709	106	271	88	1174
B9	2BHK-E	903	709	106	271	88	1174
B10	2BHK-W	1025	794	131	308	100	1333

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B11	3BHK-E	1289	1005	137	387	147	1676
B12	2BHK-W	1053	847	105	316	101	1369
B13	3BHK-E	1249	999	134	375	116	1624
B14	3BHK-E	1249	999	134	375	116	1624
B15	3BHK-E	1380	1083	179	414	118	1794

AREA STATEMENT

(areas in sft.)

*Furniture not included, for reference purpose only

FOURTH FLOOR PLAN



Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
A1	3BHK-W	1655	1314	222	497	119	2152
A2	3BHK-E	1496	1020	369	449	107	1945
A3	2BHK-E	1167	812	246	350	109	1517
A4	2BHK-W	983	776	110	295	97	1278
A5	2BHK-E	1027	812	107	308	108	1335
A6	3BHK-W	1396	1157	120	419	119	1815
A7	3BHK-E	1316	1082	120	395	114	1711
A8	3BHK-W	1269	1022	140	381	107	1650
A9	3BHK-W	1293	1025	156	388	112	1681

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
A10	3BHK-E	1246	988	143	374	115	1620
B1	3BHK-W	1415	1000	310	425	105	1840
B2	3BHK-E	1276	965	103	383	208	1659
B3	2BHK-W	986	686	206	296	94	1282
B4	2BHK-E	928	734	99	278	95	1206
B5	2BHK-W	1007	806	98	302	103	1309
B6	2BHK-W	1007	806	98	302	103	1309
B7	3BHK-E	1134	881	147	340	106	1474
B8	2BHK-E	903	709	106	271	88	1174

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B9	2BHK-E	903	709	106	271	88	1174
B10	2BHK-W	1025	794	131	308	100	1333
B11	3BHK-E	1289	1005	137	387	147	1676
B12	2BHK-W	1053	847	105	316	101	1369
B13	3BHK-E	1249	999	134	375	116	1624
B14	3BHK-E	1249	999	134	375	116	1624
B15	3BHK-E	1380	1083	179	414	118	1794

AREA STATEMENT

(areas in sft.)

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TYPICAL FLOOR PLAN

5, 6, 7, 8, 9, 10th Floors



Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
A1	3BHK-W	1655	1314	222	497	119	2152
A2	3BHK-E	1337	1020	212	401	105	1738
A3	2BHK-W	1029	812	109	309	108	1338
A4	2BHK-W	983	776	110	295	97	1278
A5	2BHK-E	1027	812	107	308	108	1335
A6	3BHK-W	1396	1157	120	419	119	1815
A7	3BHK-E	1316	1082	120	395	114	1711
A8	3BHK-W	1269	1022	140	381	107	1650
A9	3BHK-W	1293	1025	156	388	112	1681
A10	3BHK-E	1246	988	143	374	115	1620
B1	3BHK-W	1246	1000	138	374	108	1620
B2	3BHK-E	1276	965	103	383	208	1659
B3	2BHK-W	892	686	115	268	91	1160

Flat No.	Type-Facing	Plinth (A)	Carpet (B)	Balcony (C)	Common (D)	Outside Wall(E)	SBUA (A+D) or (B+C+D+E)
B4	2BHK-E	928	734	99	278	95	1206
B5	2BHK-W	1007	806	98	302	103	1309
B6	2BHK-W	1007	806	98	302	103	1309
B7	3BHK-E	1134	881	147	340	106	1474
B8	2BHK-E	903	709	106	271	88	1174
B9	2BHK-E	903	709	106	271	88	1174
B10	2BHK-W	1025	794	131	308	100	1333
B11	3BHK-E	1289	1005	137	387	147	1676
B12	2BHK-W	1053	847	105	316	101	1369
B13	3BHK-E	1249	999	134	375	116	1624
B14	3BHK-E	1249	999	134	375	116	1624
B15	3BHK-E	1380	1083	179	414	118	1794

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AREA STATEMENT

(areas in sft.)



FRAME WORK

RCC Frame Work designed for Seismic Zone II with earthquake resistance including Footings, Columns, Beams and Slabs. Designed by a highly skilled Structural Engineer. After framed structure proper curing will be done for strength of structure.



FLOORING

2'6"X2'6" Vitrified flooring with 3" Skirting for all rooms and 2'x2' Anti skid tiles with 3" skirting for balconies with proper joints and without design pattern. (Aparna/RAK/ AGL/ Symphony or equivalent)



SANITARY

Anti-skid ceramic flooring. Glazed tile dado up-to door height. Standard sanitary ware (Hindustan/Neycer/Parryware/Toto/American standard or equivalent). Luxurious bathroom fittings. (Toto/Jaquar/Grohe or Equivalent).



TOILETS

24"x24" Matt Vitrified tiles flooring in Toilets and satin finished ceramic/ matt finish vitrified Dadoing upto door height with colored Ceramic tile of size 24"x48" (Aparna/RAK/ AGL/Symphony or equivalent).



SUPER STRUCTURE

Light-weight table moulded clay/Flyash cement brick, 9"/4.5" thick, single/double walls. Two coats of external plaster. Two coats of smooth internal plaster.



KITCHEN

Granite top with stainless sink (Nirali/Futura or equivalent). Glazed tile dado upto 2' height. (Aparna/RAK/AGL/Symphony or equivalent). Utility Tiles dado upto 3' height.



PAINTING

Plastic emulsion paint with smooth finish for the interiors (Altek/Roffit or equivalent). Cement based paint for the exteriors (Asian/Berger or equivalent). Wooden polish for entrance door. Enamel paint for internal doors (Asian/Berger/ICI or equivalent).



DOORS

Main Door : Teak Wood frame of 3"x5", with teak wood/Designer Veneer shutter fixing with anchor bolts, SS Hardware and Central Lock. (Godrej) make or equivalent.

Internal Door Frames : Engineered wooden Frames.

Internal Door Shutters : Ready made Membrane Laminated Shutters or hall / dining facing one side veneer and other side with commercial flush shutters. Remaining shutters are Commercial flush shutters with SS Hardware and Round Lock or WPC shutters with frames.



WINDOWS

UPVC fitted with plain glass 5mm and along with Provision for Mosquito Mesh safety grills.



an artistic rendering of RV Uddipta drive way, feature wall and half basketball court view

SPECIFICATIONS



ELECTRICAL

- Concealed Copper wiring (FR/FRLS) with adequate points with modular switches
- Provision for TV in drawing and master bed room, Fridge point provision in Dining / kitchen. (Wiring Sudhakar/Great white/ Polycab or equivalent)
- Provision for Microwave, RO, Grinder and chimney points in Kitchen.
- Provision for Exhaust fan and geysers points in all toilets.
- Provision of A.C. points in all bedrooms.
- Two way switches for fan and light points in bedrooms.
- Space for electric car charging port at some place provision to the vendor (Four parking spaces).

COMMUNICATIONS

Telephone points in living area and master bedroom. Intercom facility connecting all apartments with security.



LIFTS

5 luxurious lifts including service/goods lifts (OTIS/Kone/Johnson or equivalent). Exclusive Lift for Clubhouse.

GENERATOR

- Backup power for common area.
- Backup power for All lights, fans and one TV point in hall for every flat.



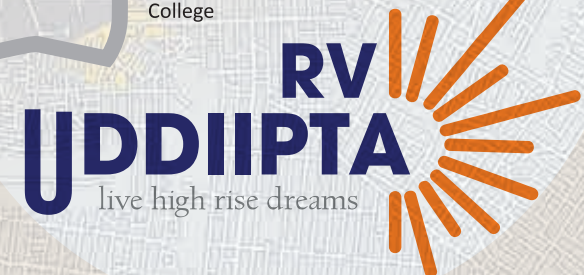
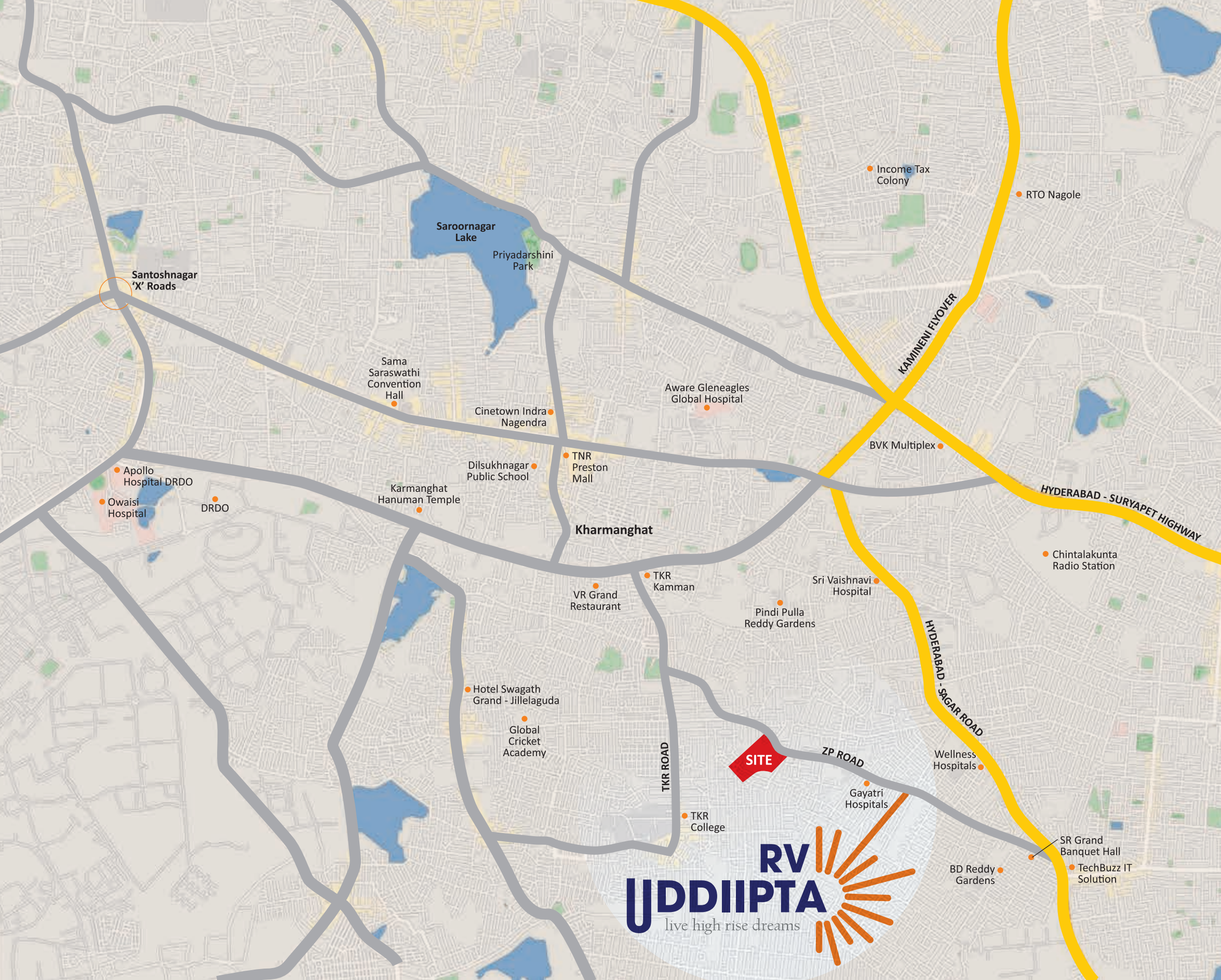
LOCATION QR CODE

LOCATION PLAN

(NOT TO SCALE)

EXCELLENT ADDRESS, PERFECT FOR YOUR TASTES

Located near Karmanghat, closer to LB Nagar and a 20-minute drive away from the international airport, RV Uddiipa finds its address in a fully-loaded neighbourhood that serves every component of social infrastructure lavishly. From excellent connectivity to upcoming IT parks, schools, hospitals and strategic city centres, Uddiipa is perfectly placed, up for grabs before others vie for their share of the pie.



DISTANCES

- L.B Nagar Circle - 3.6 Kms
- Dilsukhnagar - 6.9 Kms
- Malakpet - 10 Kms
- Airport - 21 Kms
- Raviryala ORR Exit - 21 Kms
- Thukkuguda ORR Exit - 22 Kms



SCHOOLS

- Bavishya School - 550 Mts
- SRDG - 400 Mts
- Slate The School - 1.2 Kms
- Ravindra Bharathi School - 2.3 Kms
- Akshara International School - 3.1 Kms
- Academic Heights Public School - 4.4 Kms
- Sri Chaitanya IIT Academy (RK House) - 6.1 Kms



HOSPITALS

- Delta Hospital - 1.5 Kms
- Max life Hospital - 3.6 Kms
- Kamineni Hospitals - 4.9 Kms



WORKSPACE

- SEZ Technology & Solution - 3.7 Kms
- DRDO - 8 Kms
- Tata Boeing Adibatla - 12.5 Kms
- Hardware Park - 15.2 Kms
- TCS Adibatla - 17.1 Kms
- E-city (FAB City) - 24.5 Kms
- Hitech City - 30 Kms



LEISURE AND ENTERTAINMENT

- Sri Lakshmi Theater - 3.3 Kms
- Shubham Place - 4 Kms
- S Convention Hall - 4.2 Kms
- Silpi Grand A/C Function Hall - 4.2 Kms
- BVK Multiplex Vijalaxmi Cinemas - 10 Kms
- Cinapolis DSL Virtue Mall - 11.5 Kms
- Wonderla Amusement Park - 22.4 Kms



30+
YEARS

For over three decades, RV Nirmaan has steadfastly focused on building high-quality and ahead-of-time residential spaces that delight customers with incredible features and living experience. With trained minds and a committed vision, RV Nirmaan has been operating in an inspiring style, always ensuring scalability, sustainability and growth in the property development. Today with impeccable track record of designing and building benchmark projects in prime locations, in and around Hyderabad, RV Nirmaan is on an envious path of leadership and excellence.

**50+ RESIDENTIAL
PROJECTS AROUND THE CITY**

**LUXURY AND
COST EFFECTIVENESS
IS THE MANTRA**

**DRIVEN BY QUALITY
DEDICATION AND
TEAMWORK**

ONGOING PROJECTS



RV Somwrita, Kismatpur TSPA,
RERA No. : P02400000002

UPCOMING PROJECTS



Silpa's RV Vibhuvan, Kondapur,
RERA No. : P02400004756

**EXECUTING
LEGACY
AND SUCCESS,
CONSISTENTLY**

ONGOING PROJECTS



Vijay RV's Sai Vanamali, Miyapur RERA No. : P02400002943
RV Akshobya, Bandlaguda Jagir RERA No. : P02400000016
RV Aadvik, Jeedimetla

RECENTLY COMPLETED PROJECTS



Silpa's RV Dharmista, Miyapur
RV Kaustubha, Jeedimetla
RV Panchajanya, Kondapur



CORPORATE OFFICE

R.V. NIRMAAN PVT. LTD

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SITE ADDRESS

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WEBSITE QR CODE

Architecture



Tripuranth and Associates

Architecture | Interiors | Landscapes

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Structural Engineers



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CA



VASG & Associates

Chartered Accountants
Flat No.503/A, 5th Floor,
Kubera Towers,
Narayanaguda,
Hyderabad-029.

PMC



Satya Vani Projects and Consultants Pvt. Ltd

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MEP



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V SRINIVAS Advocate

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