

HOME
TO
A
RICH
LIFE

APARNA
GreenScapes
Green by design
Kompally

LUXURIOUS 5, 4 & 3 BEDROOM APARTMENTS

LAVISHLY LARGE SPACES
FOR THE **RICH** LIFE

5BHK | 5093 - 5100 Sft.
+ Maid Room

4BHK | 3657 - 4371 Sft.
+ Maid Room

3BHK | 3356 - 3745 Sft.
+ Study
+ Maid Room



RIGHT ON KOMPALLY
MAIN ROAD



Total Apartments: 768

Towers B & C: G+26 Floors

Towers A, D, E, F & G: G+ 28 Floors

Total Area: 13.9 Acres





MAKE A GRAND ENTRANCE
INTO THE **RICH** LIFE

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LIVE GREEN. LIVE **RICH**

- Fruit Garden
- Zen Garden
- Tree Grove
- Meditation Lawn
- Outdoor Lawn



Outdoor Lawn

MORE TIME FOR THE **RICHER** THINGS IN LIFE



A COMPLETE CLUB EXPERIENCE

- Outdoor Pool and Kids Pool
- Temperature-Controlled Pool
- Library & Coffee Shop
- Multipurpose Hall
- Guest Rooms
- Spa & Salon
- Yoga, Aerobics & Meditation Zone
- Fully-equipped Gym
- Billiards, Table Tennis
- Badminton & Squash
- Mini Theatre
- Business Centre
- Essentials like Crèche, Supermarket, Bank, Clinic & more



THOUGHTFULLY CRAFTED FOR AN **ENRICHING** CHILDHOOD

VR Gaming Room ·

Hopscotch ·

Biophilic Kids Play Area ·

Crèche Play Area ·

Boot Camp ·

Wet Play Area ·

Trampoline Park ·



Kids Play Area

FAMILY TIME MADE **RICHER**

• BBQ Counter

• Seating Deck

• Hammock Garden

• Glamping Area

• Outdoor Amphitheater

• Event Lawn



Hammock Garden

THE OUTDOOR EXPERIENCE MADE **RICHER**

- Box Cricket
- Cricket Nets
- Skating Park
- Tennis Court
- Beach Volleyball
- Mini Golf
- MUGA Court: Basketball / Football
- Outdoor Gym
- Murram Jogging Path
- Bump Track

Mini Golf



Outdoor Gym



Tennis Court



Box Cricket



Beach Volleyball

LOCATION MAP

LIVE **RICH** IN THE HEART OF KOMPALLY



Scan QR-Code for Location Map



MAP NOT TO SCALE

LOCATED CLOSE TO FOX SAGAR LAKE



SUPREME CONNECTIVITY
FOR THE **RICH** LIFE



Near top BIZ centres

Suchitra Junction	- 9 mins
Bowenpally	- 22 mins
Balanagar X Road	- 22 mins
Miyapur	- 55 mins

Prime PHARMA firms

Lorven Biologics	- 9 mins
Dr Reddy's Labs	- 15 mins
Telangana Life Sciences	- 35 mins
Bharat Biotech	- 40 mins

IT Connectivity

ORR Exit 6	- 12 mins
Gateway IT Park	- 18 mins
Tech Mahindra SEZ	- 28 mins

Best Schools

Opp. St. Anns School	
Delhi World Public School	- 2 mins
Unicent School	- 6 mins
Pearson School	- 7 mins

Top Hospitals

Renova Hospital	- 2 mins
Srikara Hospital	- 3 mins
Russh Hospital	- 9 mins
Malla Reddy Narayana Multispecialty Hospital	- 22 mins

Quality Entertainment

Asian Cineplanet	- 3 mins
TNR Northcity Mall & Multiplex (Upcoming)	- 7 mins
Miraj Cinemas	- 20 mins

Swift Travel

MMTS Suchitra	- 15 mins
Sec'bad Railway Station	- 37 mins
RGI Airport	- 60 mins

* ETAs approx. as per Google Maps

MASTER PLAN WITH LIST OF AMENITIES



LEGEND

- | | |
|--|--|
| 1. Entrance pylon | 27. Beach volleyball |
| 2. School bus pickup | 28. Pet park |
| 3. Water feature | 29. Laughter club lawn |
| 4. Pedestrian pathway | 30. Gazebo |
| 5. Bicycle parking | 31. Murram jogging path |
| 6. Ramp to/ from basement | 32. Hammock garden |
| 7. Entry to park | 33. Open gym |
| 8. Calisthenics | 34. Biophilic kids play area |
| 9. Gas bank | 35. Hopscotch game |
| 10. Fruit garden | 36. Box cricket |
| 11. Dew pathway | 37. OAT - gallery area |
| 12. Building drop-off | 38. MUGA Court: Basketball, football |
| 13. Trampoline park for family | 39. Fire exit staircase |
| 14. Driveway | 40. Meditation lawn |
| 15. Transformer yard and RMU | 41. Tree grove: Medicinal, fruit, spices, herbs, vegetable gardens |
| 16. Ribbon seat pocket | 42. Tree seating plaza around aqua pressure jet water feature |
| 17. Fire tender movement area with turf pavers | 43. Zen garden |
| 18. Club drop-off | 44. Activity deck |
| 19. Cricket nets | 45. Boot camp activities |
| 20. Crèche play | 46. Event lawn |
| 21. Stepped seating | 47. Seating deck |
| 22. Skating park with machan | 48. Barbeque counter |
| 23. Spectator seating | 49. Outdoor family lawn |
| 24. Tennis court | 50. Glamping area |
| 25. View pavilion | 51. Bump track for family |
| 26. Mini golf | 52. Wet play area |



Unit Plan

3 BHK - 3356 Sft



BLOCK A,D,E,F & G - TYPICAL FLOOR

Flat No	Type	Facing	Carpet Area (sqft)	Balcony (sqft)	Utility (sqft)	Saleable Area (sqft)
1	3 BHK + Study + Maid Room	West	2271	163	58	3356



Unit Plan

4 BHK - 4371 Sft



BLOCK B & C - TYPICAL FLOOR

Flat No	Type	Facing	Carpet Area (sqft)	Balcony (sqft)	Utility (sqft)	Saleable Area (sqft)
2	4 BHK + Maid Room	West	3028	188	73	4371



Unit Plan

4 BHK - 3657 Sft



BLOCK A,D,E,F & G - TYPICAL FLOOR

Flat No	Type	Facing	Carpet Area (sqft)	Balcony (sqft)	Utility (sqft)	Saleable Area (sqft)
3	4 BHK + Maid Room	East	2496	152	67	3657



Unit Plan

5 BHK - 5100 Sft



BLOCK B & C - TYPICAL FLOOR

Flat No	Type	Facing	Carpet Area (sqft)	Balcony (sqft)	Utility (sqft)	Saleable Area (sqft)
2	5 BHK + Maid Room	East	3498	270	93	5100

Project Specifications

STRUCTURE

Tower Area	R.C.C. framed structure to withstand Wind and Seismic Loads
Non - Tower Area	R.C.C. framed structure to withstand Wind and Seismic Loads
Super Structure	"R.C.C. Monolithic structure with shear wall technology in line with the applicable codes with floor to floor height 3.15 M for Towers A,D,E,F&G and 3.40 M for Towers B&C."

PAINTING

External	Textured finish with two Coats of Exterior Emulsion Paint of Asian / Berger /ICI / equivalent Make
Internal	Putty over Gypsum plastering finish with two coats of premium quality of Acrylic emulsion paints like Asian / Berger / ICI or equivalent make over a coat of primer.

DOORS, WINDOWS & RAILINGS

Main Door	Manufactured Teak Veneered Door Frame and shutter finished with good quality Melamine Polish and hardware of reputed make with Biometric Enabled door Handle.
Internal Doors	Manufactured Hardwood Door frame and laminate shutter and hardware of reputed make
Toilet Doors	Manufactured Hardwood Door frame and laminate shutter and hardware of reputed make
Utility Door	Laminated UPVC Door Frame of Reputed Colour Profile Sections with Combination of Tinted Float Glass & Laminated MDF Panel.
French Doors	Laminated UPVC Door Frame of Reputed Colour Profile Sections, Tinted Toughened Glass Panelled Shutters and Designer Hardware of Reputed Make (Mosquito mesh will be provided at extra cost)
Windows	"Laminated UPVC Window frame of Reputed colour Profile Sections with Tinted Toughened Glass with Suitable Finishes as per Design with Mosquito Mesh for Sliding windows only. (No Mosquito mesh for openable windows)"
Safety Grills for windows	Aesthetically designed mild steel (MS) window grills with enamel paint finish shall be provided for all windows upto 2nd Floor.
Balcony Railings	Aesthetically designed glass & SS railing.

ELEVATORS / LIFTS

Passenger Lifts	Specification	High speed automatic passenger Lifts of reputed make with group control and ARD with V3F for energy efficiency- 3 Nos. of high speed lifts
	Flooring	Aesthetically designed flooring with Imported Marble/Granite
	External cladding	Imported Marble/Granite/ large format tile cladding
Fire / Goods lift	Specification	High speed automatic passenger / Goods lift of reputed make with ARD with V3F for energy efficiency and group controlled.
	Flooring and Car Finish	Flooring with Granite and the car internal finish with SS vandal proof finish.
	External cladding	Marble/Granite/Large format tile cladding

ENTRANCE LOUNGE & CORRIDORS

Flooring & Skirting	Imported Marble Flooring & skirting
False Ceiling	Aesthetically designed false ceiling for Entrance Lounge & Corridors

DRAWING ROOM / LIVING & DINING ROOM

Flooring & Skirting	Imported Marble Flooring
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MASTER BEDROOM / BEDROOMS

Flooring & Skirting	800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make.
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DRY KITCHEN

Flooring	Imported Marble flooring
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WET KITCHEN

Flooring & Skirting	800 x 800 mm size Double Charged Vitrified Tiles of Vitero or equivalent make.
Dado	"Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost)"

CP Fittings

Reputed make fittings.

Water Provision

Separate Municipal Water and treated bore well water provision (Not RO only softening)

Water Purifier, Exhaust Fan & Chimney.

Provision for fixing of Water Purifier, Exhaust Fan & Chimney.

TOILETS & POWDER ROOM

Flooring	Anti skid & acid resistant vitrified tiles.
Dado	Polish Glazed Vitrified tiles as per Design.
Sanitary Fixtures	EWC with Concealed Cistern of Reputed Make Vanity type Wash Basin / Granite/Marble Counter Top. Single Lever Fixtures with shower of reputed makes
CP Fittings	All C.P. Fittings are of reputed make.
Shower Partition	Aluminium framed glass shower partition.

BALCONY / SIT-OUT

Flooring & Skirting	Premium quality antiskid vitrified tiles of reputed make.
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UTILITY

Flooring	Flooring with Anti Skid Vitrified tiles of reputed make
Dado	Vitrified tiles up to sill height
Dishwasher/ Washing Machine	Provision for Dish Washer and Washing Machine.

MAID ROOM

Flooring	Vitrified tile flooring
TV Point	Plug points for TV maid room
Intercom	Intercom facility to maid room
Gas Supply	Supply of gas from centralized gas bank to maid room with gas meter
Sink Provision	Provision for sink

MAID TOILETS	
Flooring	Flooring with Anti Skid, acid resistant vitrified tiles
Dado	Dado with Ceramic tiles up to door height
Sanitary & CP Fittings	Sanitary and CP fittings of reputed make.
STAIRCASE FLOORING	Polished Tandoor Stone / Granite / Vitrified Tile
BALCONY & UTILITY LEDGE COPING	Granite sills shall be provided for all balconies & Utility ledges.
AIR CONDITIONING	
Air Conditioning	Drain, copper piping and power supply provision for VRV Airconditioning System shall be provided
ELECTRICAL FIXTURES	
Internal	
Electrical Fixtures	Geysers of reputed make shall be provided in all bathrooms (except in powder room & maid room toilet) Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine / Dishwasher in Utility Area, Purifier provision in Kitchen 3 phase Supply for each unit and individual Meter Boards Miniature Circuit breakers (MCB) for each distribution boards of reputed make Modular Switches of reputed make
Corridors & Landscape	LED Light Fixtures for all Common Areas & Landscape Area Lighting
TELECOMMUNICATIONS, CABLE TV & INTERNET	
Telephone Points	Telephone point in Drawing Room.
Intercom facility	Intercom facility to all the units connecting Security
Cable TV	Provision for Cable Connection in Drawing / Living & Bed Rooms
Internet	Internet connection Provision in Drawing / Living & Bedrooms.
CAR PARKING	
3BHK+STUDY+MAID	3 Car Parks for each Apartment.
4BHK+MAID	3 Car Parks for each Apartment
5BHK+MAID	4 Car Parks for each Apartment.
CHARGING POINTS FOR ELECTRICAL CARS	
	One Car Charging Point shall be provided for each apartment as per vendor's specifications
CAR WASHING FACILITY	
	Car washing facility shall be provided as per the vendor's specifications.
FACILITIES FOR DIFFERENTLY ABLED	
	Access ramps at all Block Entrances shall be provided for Differently Abled.
POWER BACK UP	
	100% DG Set backup with acoustic enclosure & A.M.F

WSP & WTP	
	Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant) A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.
SECURITY / BMS	
	Sophisticated round-the-clock security / Surveillance System. BMS for Domestic water, Electricity & Gas consumption with prepaid card system will be provided (Centralized billing) Panic button and intercom is provided in the lifts connected to the security room. Solar power fencing all-round the boundary Surveillance cameras at the main security, in open areas as per design and entrance of each block to monitor and also provided CCTV's inside the lifts.
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 of traffic Flow
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
LPG	
	Supply of gas from centralised Gas bank to all individual flats with gas meters.
SOLAR POWER	
	50KW Solar Power is provided and is connected to Common Area Grid for Optimisation of Common Area Power Consumption.
CLUB HOUSE & AMENITIES	
State- of- the Art Club House with amenities	• Multipurpose Hall - 2 Nos • Temperature Pool • Gym • Yoga Deck • Guest Rooms - 5 Nos • Spa • Mini Theatre • Business Lounge • Terrace Swimming Pool • Kids Pool • Café & Library • Creche • Bank • Super Market • Clinic & Pharmacy
Indoor Sports Facilities	• Badminton Courts - 2 Nos. • Squash Court • Aerobics • Indoor Games • VR Gaming Room
Outdoor Sports Facilities	• Cricket Nets • Skating Park • Tennis Court • Beach Volleyball • Minigolf • Hopscotch game • Box Cricket • MUGA Court: Basketball / Football • Creche Play • Biophilic Kids Play Area
Other Facilities	• Outdoor Gym • Pedestrian Pathway • Bicycle Parking • Calisthenics • Laughter Club Lawn • Gazebo • Murrum Jogging Path • Meditation Lawn • OAT- Gallery Area • Activity Deck • Boot Camp • Seating deck • Barbeque Counter • Bump Track • Fruit Garden • Trampoline Park • Hammock Garden • Tree Grove • Seating Plaza • Aqua pressure jet water feature • Zen Garden • Event Lawn • Outdoor Lawn • Glamping area • Wet Play Area





APARNA CONSTRUCTIONS AND ESTATES PVT. LTD.

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APARNA GreenScapes @ Kompally
is a Pre-certified IGBC
Gold Rated Green Project



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