

AYATI HILL TOP



AYATI PROPERTIES

Ayati Properties is established by an Architect and a Civil Engineer with an experience of 15 years in Construction, Infra, Architecture and Mining. Aiming to close the gaps and to build on the missed opportunities in the housing sector, Rahul Reddy and Tuljha Reddy draw from 15 years of their onsite experience to oversee the quality of construction, maximise space utilisation, insist on sustainable design of projects, and service planning.

They know what's missing and how to mindfully fill in the gaps while staying rooted in tradition and understanding everyday living. At Ayati Properties, the team is environmentally conscious with an insight into human behaviour and traditions. With a goal in mind and the know-how to achieve it, Rahul and Tuljha are on a quest to assemble and execute well-designed co-living spaces.

Ayati Properties is a passionate and goal-oriented property development company founded by skilled professionals with 15 years of experience in construction. Their proficiency lies in the fields of Mining, Architecture, Infra, and Engineering, as they aim to develop boutique projects in and around the city of Hyderabad.

Aspirations for mindful co-living guide their purpose in creating an urban space for community living. Inspired by rural and social engineering, the projects undertaken by Ayati focus on sustainable community living that is rooted in traditional wisdom. To reach these aspirations at Ayati Properties, the personnel are consciously aware of the choices made during construction.

Being a boutique establishment gives them a breadth of freedom compared to other builders in the market. Led and managed by young partners with an inclination towards tradition, their diverse yet complementary fields of expertise in architecture, interior design and infra adds to their repertoire.

www.ayatiproperties.com

SOUTH WEST VIEW

AYATI HILL TOP

AYATI HILL TOP



LOCATION ADVANTAGE



NORTH-WEST VIEW

The new residential project at the lucrative and flourishing location of Snehita Hills, Hyderabad, is up-and-coming.

Snehita Hills is currently on the verge of a real estate spike of development, making it an ideal location to venture into. With the metro rail expected in the coming year, this is the right time to invest and reap profits rather than invest after prices have jumped in the market. Snehita Hills is a limited land pocket due to defence and TSPA [Telanagna State Police Academy] lands bordering the property, meaning that the value of the project will always be on a rise.

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THE AYATI FACTOR -

What is Ayati doing different from the rest?

- Pre-certified IGBC Rated Building
- Green-rated building materials
- Porotherm Brick which gives a 6-degree variation in temperature between the outside and inside
- Eco Plaster for the inside and outside of the building. Helps in regulating the temperature and aids in long durability. Resistant to salt and mould stains, resistant to cracking and water intrusion
- Floor to ceiling windows in all bedrooms and living spaces.

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SITE PLAN



ENTRY/EXIT

ENTRY/EXIT

96.6 M

94.1 M

94.1 M

99.67 M

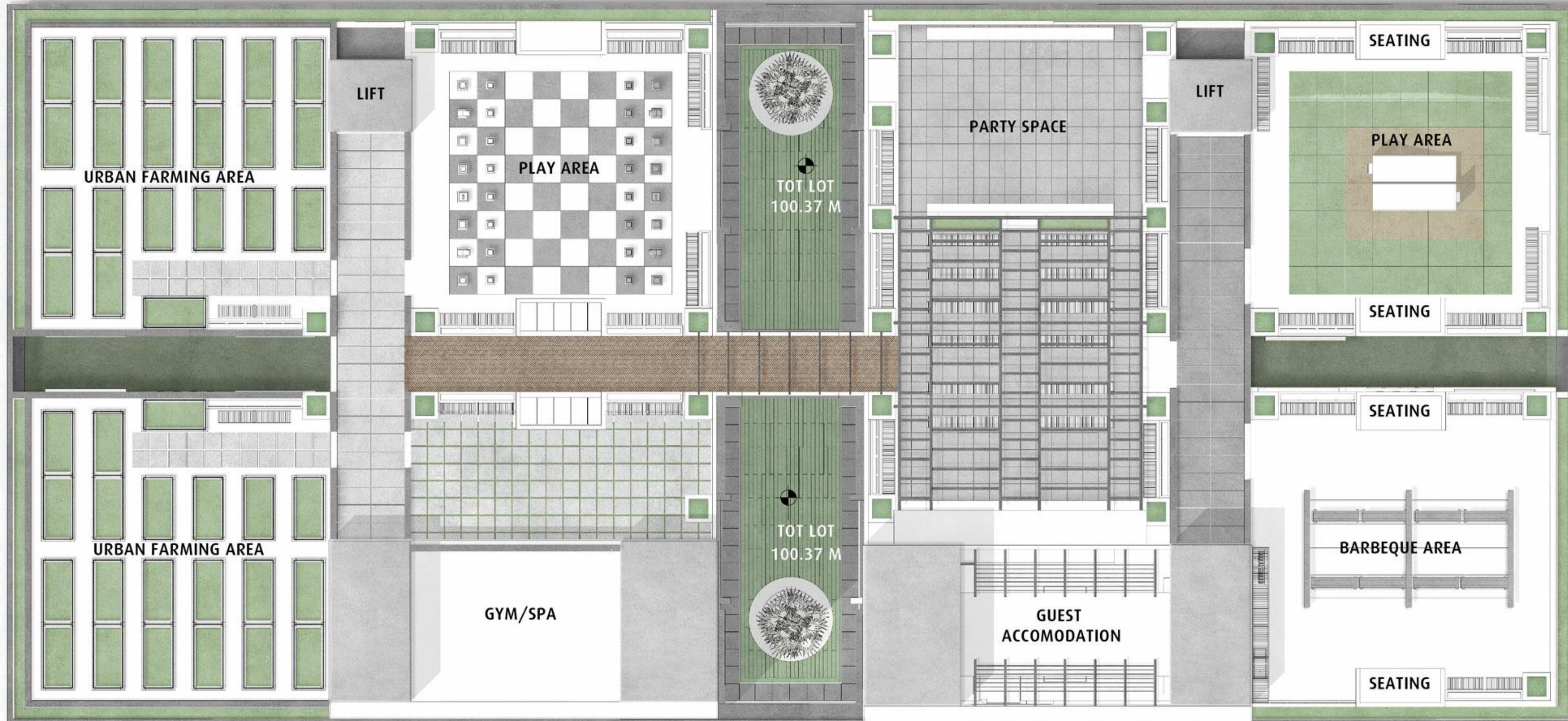
99.67 M

97.27 M

94.1 (ROAD LEVEL)

30' WIDE ROAD

40' WIDE ROAD



LIFT

URBAN FARMING AREA

PLAY AREA

TOT LOT
100.37 M

PARTY SPACE

LIFT

SEATING

PLAY AREA

SEATING

SEATING

GYM/SPA

TOT LOT
100.37 M

GUEST
ACCOMODATION

BARBEQUE AREA

SEATING

Why live in a **GREEN BUILDING?**

The most important benefit green buildings offer is to our climate and the natural environment. Green buildings not only reduce or eliminate negative impacts on the environment by using less water, energy or natural resources, but contribute to the increase in biodiversity by encouraging plantations and maintaining water bodies on site.

Green buildings certified by the Indian Green Building Council (IGBC) results in energy savings of 40-50% and water savings of 20-30% compared to conventional buildings in India. This results in cost savings on utility bills for tenants or households (through energy and water efficiency).

An IGBC certified green building also addresses better health of the occupants by ensuring better daylighting, cross ventilation, use of low VOC [Volatile Organic Compounds] products. It also encourages giving occupants access to health facilities like gym and walking trail.

Living in a green building is a giant step towards decreasing our carbon footprint and leaving a healthier planet behind for our children.

- Ayati strives to innovate in areas that most others don't; giving their clients a range of benefits.

Well-designed and earmarked spaces in landscape and outdoor design maximise space utilisation and use the available spaces according to different age groups - ranging from tot lots & barbeque spaces, outdoor dining, party areas, walking trails around the property and other socially interactive spaces.

Apart from the above social spaces, every apartment is given a strip for urban farming which can be used for herbs, spice and vegetable gardening. This practice encourages social bonding, a sense of community and hobby time.





COURTYARD



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Highlights

- 77,520 sq ft
Built Up Area
- Extent of area
0.57 acers or
2800 sq yards
of land
- Power Backup
diesel generator backup
- 48
3BHK flats
- Gym & SPA
on the terrace
- STP
sewage treatment plant
- 2 Cellars
for parking with
charging pods facility
- 1,642 sq ft
& 1,588 sq ft
of super built-up
- Party Area
suitable to accommodate
100 people on the terrace
- Common Laundry
with washing machines & driers
- Urban farming
on the terrace with sq ft
for each flat owner to
facilitate community bonding
and agriculture as hobby

Location of the property – Military land to the north/ Telangana State Police Academy to the West/ On the highest point in Snehita Hills – which is 1 km from TSPA Junction Exit No 18 on ORR/ IGBC Certifications/ Urban farming on the terrace with sq ft for each flat owner to facilitate community bonding and agriculture as hobby/ Pre-done air conditioning conduiting for each flat/ Smart Homes/ CC TV cameras for owners comfort/ Custom designed tot lot for children play area/ Intercom facility within the flats and security room/ Landscape designs/ Barbeque area/ Guest rooms/ Barrier-free design/ Rainwater recharge/ Handicap toilet/ Common laundry/ Outdoor party area

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- FLAT 1
SBA - 1642
- FLAT 2
SBA - 1642
- FLAT 3
SBA - 1588
- FLAT 4
SBA - 1588
- FLAT 5
SBA - 1588
- FLAT 6
SBA - 1588
- FLAT 7
SBA - 1642
- FLAT 8
SBA - 1642



TERRACE VIEW

AMENITIES

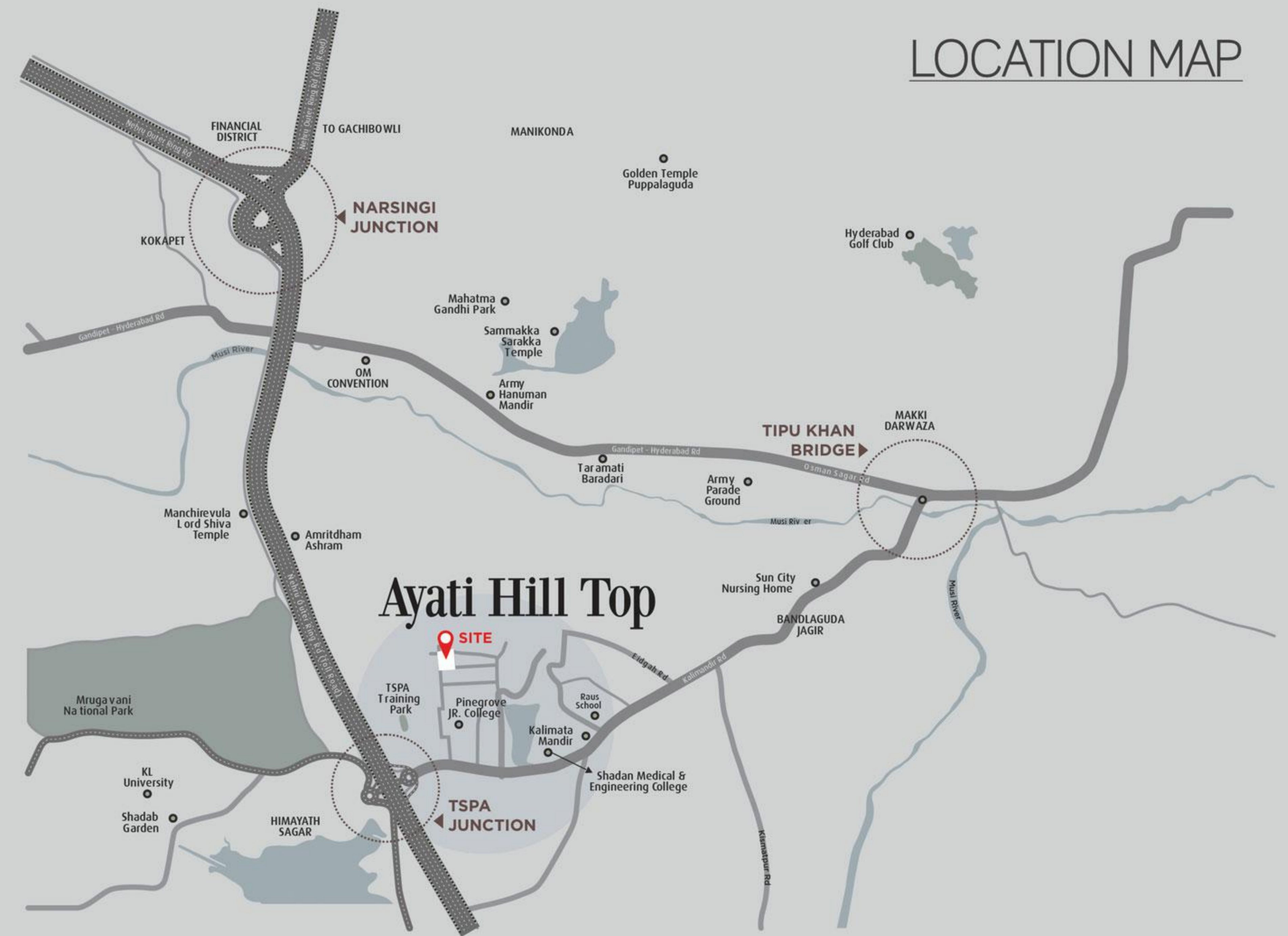
- Gym and Spa
- Yoga and Meditation Deck
- Multi-purpose Hall
- Indoor Play Area
- Landscaped Terrace
- Common Laundry
- DG Backup
- Barbeque Area
- STP
- Tot Lot
- Urban Farming

SPECIFICATIONS

- **STRUCTURE** : RCC Framed Structure
- **SUPER STRUCTURE** : Brick and Block Masonry
- **INTERNAL WALL FINISHES** : Smooth Finished surface with paint over putty/lappam
- **EXTERNAL WALL FINISHES** : Cement Plaster with texture finishes and exterior weatherproof paint
- **MAIN DOOR** : Engineered/Hardwood frame with flush shutters fitted with reputed hardware
- **INTERNAL DOORS** : WPC/Engineered/Hardwood frame with flush shutters fitted with reputed hardware
- **FRENCH DOORS** : 2.5 track UPVC sliding door frames with glass
- **UTILITY DOORS** : WPC Frame with flush shutters (laminated finish) with reputed hardware
- **WINDOWS** : UPVC windows with clear glass
- **RAILINGS** : MS Railings of reputed finish
- **COMMON AREA FLOORING** : Vitrified Tiles/Granite
- **INTERNAL FLOORING** : Vitrified Tiles in all rooms and ceramic tiles in toilets and utility
- **DADO** : ceramic tile dado up to 7' in toilets and up to 3' in Utility Area
- **SANITARY WARE** : Premium Quality Wash Basins and Wall mounted EWC of reputed make
- **CP FITTINGS** : Chrome plated CP Fittings for all toilets, Kitchen Sink and Utility Areas of reputed make
- **AIR CONDITIONING** : Power Outlet for AC along with electrical and copper piping. Provision for Outdoor AC Units made for every Flat
- **SWITCHBOARDS and WIRING** : All wiring & switchboards provided of a reputed make.
- **TELECOMMUNICATIONS, CABLE TV AND INTERNET** : Telephone points in Drawing/Living Room along with intercom facility to security Area. One internet connection provision per flat.
- **SEWAGE TREATMENT PLANT** : A plant of adequate capacity provided as per norms
- **RAINWATER RECHARGE** : Multiple recharge pits provided for recharging ground levels
- **WATER METERS** : Provided for each unit
- **ELEVATOR** : A reputed make with car capacity for 4 to 5 passengers
- **PARKING** : Parking is well designed to suit the number of car parks provided with signage as needed. Charging points provided for electric cars.
- **BARRIER FREE** : Access ramps at all block entrances provided for the differently abled.
- **POWER BACK UP** : Full power backup for common areas and essential points in individual flats.
- **SECURITY** : Surveillance cameras provided in all common areas with 24 hr monitoring
- **LPG GAS** : Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters.
- **GARBAGE DISPOSAL** : Garbage Shute provided for with individual floor access.

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LOCATION MAP



In the Vicinity of 20 kms

- ✈ - Rajiv Gandhi Hyderabad International Airport
20 Kms away
- ⊕ - Nearest Hospital
1.1 Kms away
- 🎓 - Nearest College
1 Km away

- 📖 - Nearest School
3.2 Kms away
- 🍴 - Nearest Restaurant
½ Km away
- 🏧 - Nearest ATM
800 m away

- 🚆 - ORR
1 Km away

ONGOING PROJECT IN UPPAL

AYATI LAKE VIEW



PLAY AREA



OUTDOOR GYM & PLAY AREA



NORTH VIEW

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ONGOING PROJECTS

AYATI HILL TOP

Type – Residential

Location – Snehita Hills, Bandlaguda/Extent .57 acres / 48 units of 3 BHK flats.

AYATI LAKE VIEW

Type – Residential

Location – Next to Chengicherla Bus Depot/Extent of 3402 sq yards or 0.70 acres of land

UPCOMING PROJECTS

AYATI LAKE VIEW Phase 2

Type – Residential: Location – Next to Chengicherla Bus Depot/Extent of land 1 acre or 4840 Sq yards.

AYATI NOMA

Type – Commercial: Location – Opp to Chengicherla Lake/ Extent 0.50 Acres/ 55000 sq ft super built up for leasing.



AYATI PROPERTIES

3rd Floor, Mvr Estate,
Next to Emerald Mithai Shop,
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SMEP CONSULTANTS

3d Visualiser:
BOX VISUALS

NOTE: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.