



Building Permission No.  
1426 / HMDA / SWDL/2026  
TG RERA No. P02200010754  
[www.rera.telangana.gov.in](http://www.rera.telangana.gov.in)



# APARNA Privé

Villas @ Kompally

ONLY 38 LIMITED EDITION VILLAS

Each spread across 500+ Sq.Yds.

1 minute\* from NH-44

5 minutes\* from ORR

### AS PRIVATE AS IT GETS

Stunning  
**28,000+ Sft.**  
Clubhouse reserved for  
just 38 families

Only  
**5 Villas**  
per acre

Plot sizes from  
**519 Sq.Yds.**

**6,400+ Sft.**  
Villas



\*T&C Apply. Image used is for illustrative purpose only. \*ETAs approx. as per Google maps.



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## PRIME CONNECTIVITY

### Top Schools/ Colleges

- GVK International School – 7 mins
- Delhi World Public School – 12 mins
- BITS Pilani Campus – 27 mins

### Leading Hospitals

- Srikara Hospital – 9 mins
- Renova Hospitals – 12 mins

### IT Connectivity

- Gateway IT Park – 13 mins
- Tech Mahindra SEZ – 32 mins

### Train Connectivity

- MMTS Gundlapochampally – 5 mins
- Paradise Metro Station – 37 mins

### Prime Pharma Firms

- Lorven Biologics – 15 mins
- Bharat Biotech – 36 mins
- Dr. Reddy's Labs – 37 mins
- Genome Valley – 37 mins

\*ETAs approx. as per Google maps.



Scan QR for  
location map





## SPECIFICATIONS

- 16 POWER BACKUP** 100% DG set backup with acoustic enclosure & A.M.F.
- 17 SECURITY / BMS**  
Sophisticated round-the-clock security / surveillance system.  
Surveillance cameras at the main security, in open areas as per design and common areas to monitor.  
Solar power fencing all around the site boundary compound wall.  
**Access Control** Boom barriers as per design.  
**Waste Management** Centralised organic waste converter will be provided.
- 18 CENTRALIZED BILLING**  
Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.
- 19 LPG GAS**  
Supply of gas from centralised gas bank to each villa in kitchen & maid room.
- 20 CENTRALIZED WATER SUPPLY**  
Centralised underground sump will be provided for the entire community. Water shall be supplied to individual villas by means of hydro pneumatic system.
- 21 MAIN LANDSCAPING WORKS**
- |                         |                           |
|-------------------------|---------------------------|
| Tennis Court            | Half Basketball Court     |
| Play Lawn               | Children's Play Area      |
| Amphitheater with Stage | Event Lawn with Stage     |
| Outdoor Gym             | Campfire                  |
| Yoga / Meditation Lawn  | Mini Soccer / Box Cricket |
| Informal Seating        | Art & Craft Area          |
| Pet Corner              | Community Plaza           |
| Pedestrian Pathway      | Urban Plaza               |
- 22 CLUBHOUSE & AMENITIES**
- |                         |                   |
|-------------------------|-------------------|
| Multipurpose Hall       | Pre-function Area |
| Indoor Board Games      | Chess & Carrom    |
| Coffee & Reading Lounge | Squash Court      |
| Badminton Court         | Table Tennis      |
| Billiards Lounge        | Yoga & Meditation |
| Gym                     | Preview Theatre   |
| Guest Rooms -4 Nos.     | Utility Office    |
| Hobby Room              | Swimming Pool     |
| Kids' Pool              |                   |



## SPECIFICATIONS

- 1 STRUCTURE**  
**RCC Framed Structure** R.C.C. framed structure to withstand wind & seismic loads.  
8" thick solid blocks for external walls and 4"/ 6" thick solid blocks for internal walls.
- 2 PLASTERING**  
**Internal** 1 coat of plastering in CM 1:6 for walls.  
**External** 2 coats of plastering in CM 1:6 for external walls.
- 3 PAINTING / CLADDING**  
**3.1 EXTERNAL**  
**Cladding** Natural stone / marble or equivalent as per design.  
**External Paint Finish** Textured finish with top two coats of exterior emulsion.  
**Façade** as per design.
- 3.2 INTERNAL**  
**Internal -Walls** Putty over punning/ gypsum plastering finished with premium quality paint of reputed make over a coat of primer.  
**Internal -Ceiling** Only primer coat. False ceiling customer scope.  
**Internal -Utility/Laundry** Two coats of exterior grade paint of reputed make over a coat of primer.
- 4 DOORS, WINDOWS & RAILINGS**  
**Main Door** High-end hard wood door frame & flush shutter with veneer finish on both sides with PU coat and reputed make designer hardware with smart lock.  
**Internal Doors** High-end hard wood door frame & flush shutter with veneer finish on both sides with PU coat and reputed make designer hardware.  
**French Doors, If Any** Laminated uPVC door frame with tinted toughened glass panelled shutters and designer hardware of reputed make (mosquito mesh will be provided at extra cost)





## SPECIFICATIONS

<b>Toilet Door/ Utility / Maid Room/ Maid Toilet Doors</b>	Manufactured hardwood door frame and laminate shutter and hardware of reputed make.
<b>Windows</b>	Laminated uPVC Window frame with tinted toughened glass in suitable finishes as per design with mosquito mesh for sliding windows only. (No mosquito mesh for openable windows)
<b>Ventilators</b>	Laminated uPVC glazed ventilators.
<b>Sit-Out/ Front Railing/ Staircase</b>	Aesthetically designed glass railing as per design.

### 5 FLOORING

<b>Drawing / Living / Dining / Family Lounge / Pooja / Lobby</b>	Imported marble flooring / skirting as per design.
<b>All Bedrooms / Walk-In Closets &amp; Multipurpose Hall Master / Other Bedroom Toilet / Powder Room</b>	800 x 800 mm size double charged vitrified tiles flooring & skirting of reputed make. Anti-skid & acid-resistant vitrified tiles of reputed make.
<b>Kitchen</b>	Imported marble flooring / skirting as per design.
<b>Maid Room</b>	Matte finish double-charged vitrified tiles of reputed make
<b>Wet Kitchen / Utility</b>	800 x 800 mm size double-charged vitrified tiles flooring & skirting of reputed make.
<b>Maid Room Toilet</b>	Anti-skid & acid-resistant vitrified tiles.
<b>Sit-Out</b>	Premium quality anti-skid vitrified tiles flooring / skirting as per design.
<b>Deck Area</b>	Premium quality wooden finish anti-skid vitrified tiles flooring / skirting as per design.
<b>Car Porch</b>	Cobblestone / concrete pavers / granite as per design.
<b>Staircase</b>	Imported marble flooring / skirting as per design.

### 6 DADOING

<b>Master/ Other Bedroom Toilet/ Powder Room</b>	Polish glazed vitrified tiles as per design.
<b>Wet Kitchen / Utility</b>	Wall cladding up to 3' height with glazed vitrified tiles and exterior grade paint above.
<b>Kitchen</b>	Large format premium tiles above the platform (Up to lintel height) as per design (shall be provided at extra cost).
<b>Maid Room Toilet</b>	Vitrified tile dado up to lintel height.

### 7 KITCHEN

<b>Counter</b>	Provision for modular kitchen.
<b>Water Provision</b>	Separate municipal water tap (Manjeera or any other water provided by GHMC along with borewell water).
<b>Other Accessories</b>	Provision for fixing of water purifier / RO, exhaust fan / chimney. Drain pipe for refrigerator area.

### 8 UTILITY

<b>Dishwasher/Washing Machine</b>	Provision for dish washer and washing machine.
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## SPECIFICATIONS

### 9 CP & SANITARY FIXTURES

<b>Bathrooms</b>	All CP fittings are of reputed make. Sanitary fixture of reputed make.
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### 10 ELECTRICAL FIXTURES

<b>Kitchen / Utility Area</b>	Exhaust fans in all bathrooms. 3 phase supply for each villa with individual meter boards. Miniature Circuit Breakers (MCB) for each distribution board of reputed make. Fire retardant low smoke wires of reputed make. Modular switches of reputed make. 100% backup with DG sets. Both normal & DG power metered through energy meter. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.
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### 11 AIR CONDITIONING WORKS

	Only power and drain provision will be provided in all the rooms, suitable for VRV system with cassette units in all rooms. <b>(Copper piping will be in customer scope)</b>
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### 12 TELECOMMUNICATIONS, CABLE TV & INTERNET

<b>Telephone / Data</b>	Telephone / data points in all bedrooms and living area and home theatre.
<b>Intercom Facility</b>	Two points in each villa (One on ground floor & One on first floor).
<b>Cable TV</b>	Provision for cable connection in drawing / living & bedrooms and home theatre.
<b>Internet</b>	Provision for FTTH (Fiber to Home) - Internet.

### 13 ELEVATORS / LIFTS

<b>Passenger Lifts</b>	Home elevator with 6 passenger capacity, SS hairline finish, side opening glass door and with automatic rescue device of reputed make will be provided at extra cost.
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### 14 WSP & STP

	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 landscaping. Rain water harvesting pits in each villa provided for recharging ground water levels as per norms. Water meters for each unit for domestic & municipal water.
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### 15 CHARGING POINTS FOR ELECTRIC CARS

	Provision for charging point for electric cars shall be provided in each villa as per vendor's specifications (subject to Govt. guidelines).
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- LEGEND**
- 01. ENTRY EXIT ARCH WITH WATER FEATURE
  - 02. DRIVEWAY
  - 03. PEDESTRIAN PATHWAY
  - 04. ARRIVAL COURT
  - 05. WATER FEATURE
  - 06. SIGNAGE WALL
  - 07. VISITOR'S PARKING
  - 08. MAIN POOL @ CLUB TERRACE
  - 09. KID'S POOL @ CLUB TERRACE
  - 10. POOL DECK
  - 11. FEATURE WALL
  - 12. COMMUNITY PLAZA
  - 13. EVENT LAWN WITH STAGE
  - 14. GALLERY SEATING
  - 15. TENNIS COURT
  - 16. PICKLE BALL COURT
  - 17. HALF BASKET BALL COURT
  - 18. INFORMAL SEATING WITH SHADE STRUCTURE
  - 19. MINI SOCCER
  - 20. YOGA/ MEDITATION LAWN WITH SHADE STRUCTURE
  - 21. URBAN PLAZA
  - 22. ART & CRAFT AREA
  - 23. CAMPFIRE
  - 24. AMPHITHEATRE WITH STAGE
  - 25. OUTDOOR GYM
  - 26. PLAY LAWN
  - 27. CHILDREN'S PLAY AREA
  - 28. PET CORNER
  - 29. BUS SHELTER
- SERVICES**
- A. TRANSFORMER YARD
  - B. GAS BANK
  - C. OWC



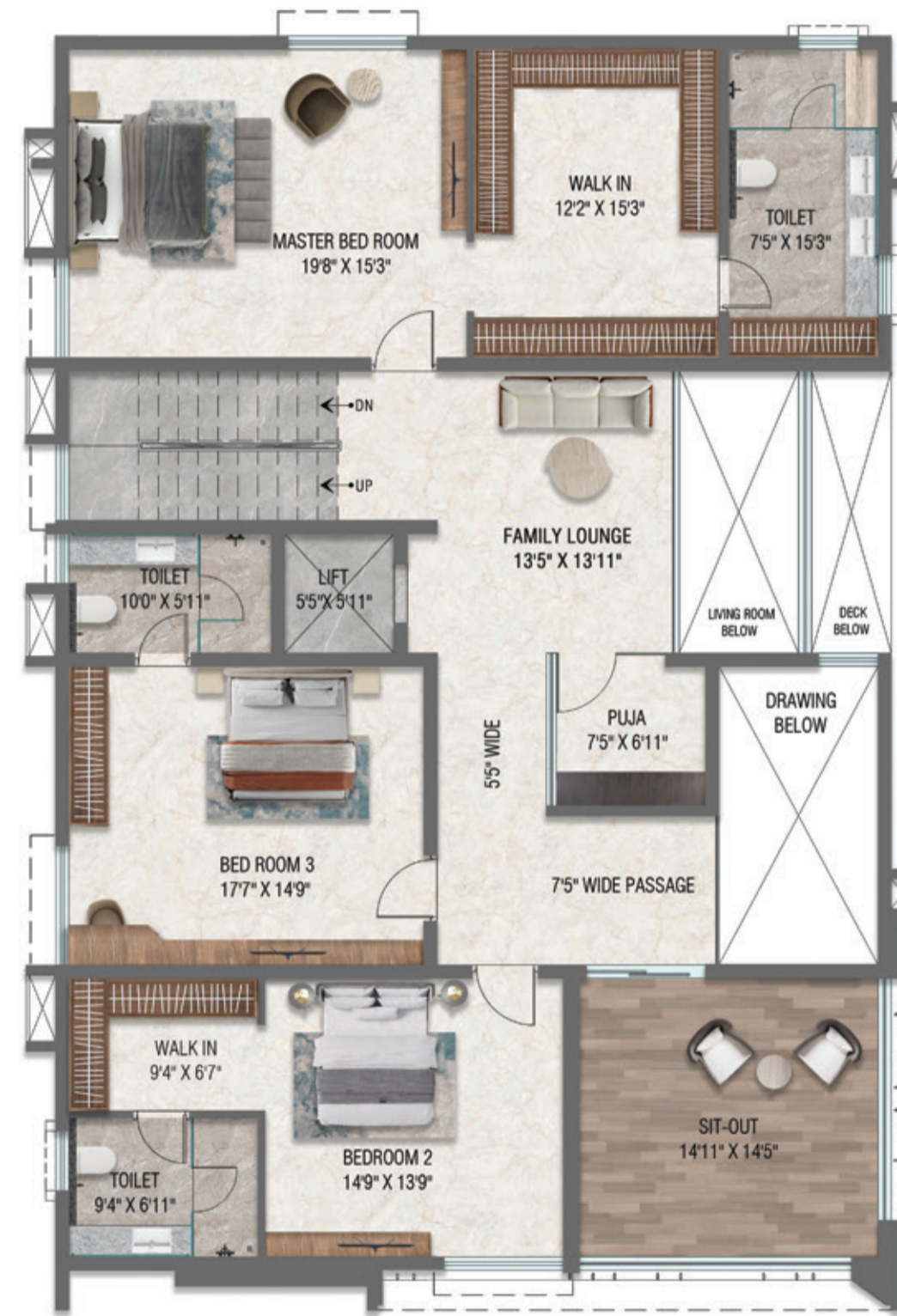
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# East Villa - Typical Floor Plans



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

E1 TYPE VILLA ( PLOT AREA : 519 SQ.YDS : PLOT NO : 5-10 ,25-32 )						
SALEABLE AREA STATEMENT						
Sl.No	Floor Name	Carpet Area including Internal Walls	External Wall Area	Covered Parking Portico Area	Covered Balcony Area	Covered Terrace Area
1	Ground Floor	1,975.38	143.81	328.21		
2	First Floor	1,906.51	137.76		247.76	
3	Second Floor	1,225.49	96.66			349.45
<b>Total Area in Sq.Ft &gt;&gt;&gt;</b>		<b>5,107.39</b>	<b>378.22</b>	<b>328.21</b>	<b>247.76</b>	<b>349.45</b>
						<b>6,556.00</b>

**Aparna Constructions and Estates Pvt. Ltd.**  
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# West Facing Villa





# APARNA Privé

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## West Villa - Typical Floor Plans



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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**WI TYPE VILLA ( PLOT AREA : 519 SQ.YDS : PLOT NO : 1-4, 15-22 )**

**SALEABLE AREA STATEMENT**

Sl.No	Floor Name	Carpet Area including Internal Walls	External Wall Area	Covered Parking Portico Area	Covered Balcony Area	Covered Deck Area	Covered Terrace Area
1	Ground Floor	1,964.52	134.12	323.11		141.27	
2	First Floor	1,997.74	137.35		206.65		
3	Second Floor	1,278.60	98.49				232.09
<b>Total Area in Sq.Ft &gt;&gt;&gt;</b>		<b>5,240.86</b>	<b>369.96</b>	<b>323.11</b>	<b>206.65</b>	<b>141.27</b>	<b>232.09</b>
							<b>6,514.00</b>