



BHAVYA CONSTRUCTIONS PVT LTD

BHAVYA'S



TULASIVANAM

AVANI

THE NATURE'S NEST



H O M E S O S A C R E D



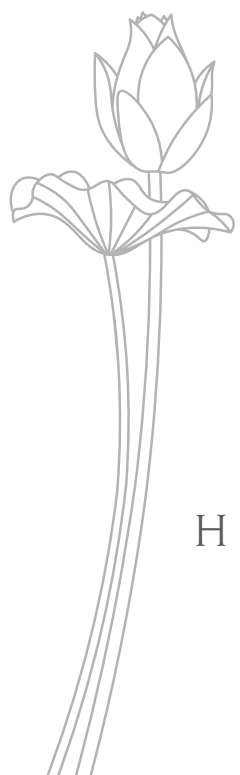
THE AUSPICIOUS HOME COMING

Amidst the laid back charm of Kukatpally rises a world-class urban habitat - Bhavya's Tulasivanam Avani.

As the name suggests, it is all set to add grandeur to the city's skyline.

Where else will you find luxury in such peaceful, well located environs?

Where else will you find a home you'll never want to leave?



H O M E S O S A C R E D





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GRAND
WELCOME
TO AIR OF
EXCLUSIVITY

The entrance of Bhavya's Tulasivanam Avani is just the beginning to the majestic lifestyle that thrives inside. It sets the ball rolling for an out of the world experience offered by Avani.

THE NEXT
WAVE OF
WATERFRONT
LIVING
HAS ARRIVED



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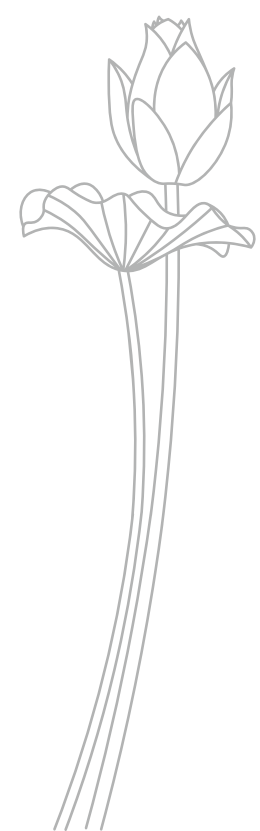


TULASIVANAM

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HERE'S A REALITY
MORE BEAUTIFUL
THAN YOUR DREAMS



Dreams are fragile. Dreams are fleeting. Dreams are unreal. But if your dreams are beautiful and if you have a steadfast belief in the beauty of your dreams; a beautiful reality is never far away. Presenting Bhavya's Tulasivanam Avani. Indeed a refined manifestation of your delightful dreams, this stunning work of art fulfils your aspirations which you thought were so elusive. You are invited to reach for the stars on the wings of your dreams.

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A DEEP CONNECTION TO NATURE

Humans love nature, and our moods, health, and happiness are deeply impacted by it. Natural landscapes are incredibly diverse. So how do we incorporate that kind of diversity to the built environment?

Bhavya's Tulasivanam Avani gives us a huge canvas to integrate a variety of natural elements - greenscapes, waterscapes. You'll find a vibrant mix of carefully-crafted greenery with water bodies.



COMPLETE
ICONIC LIFE

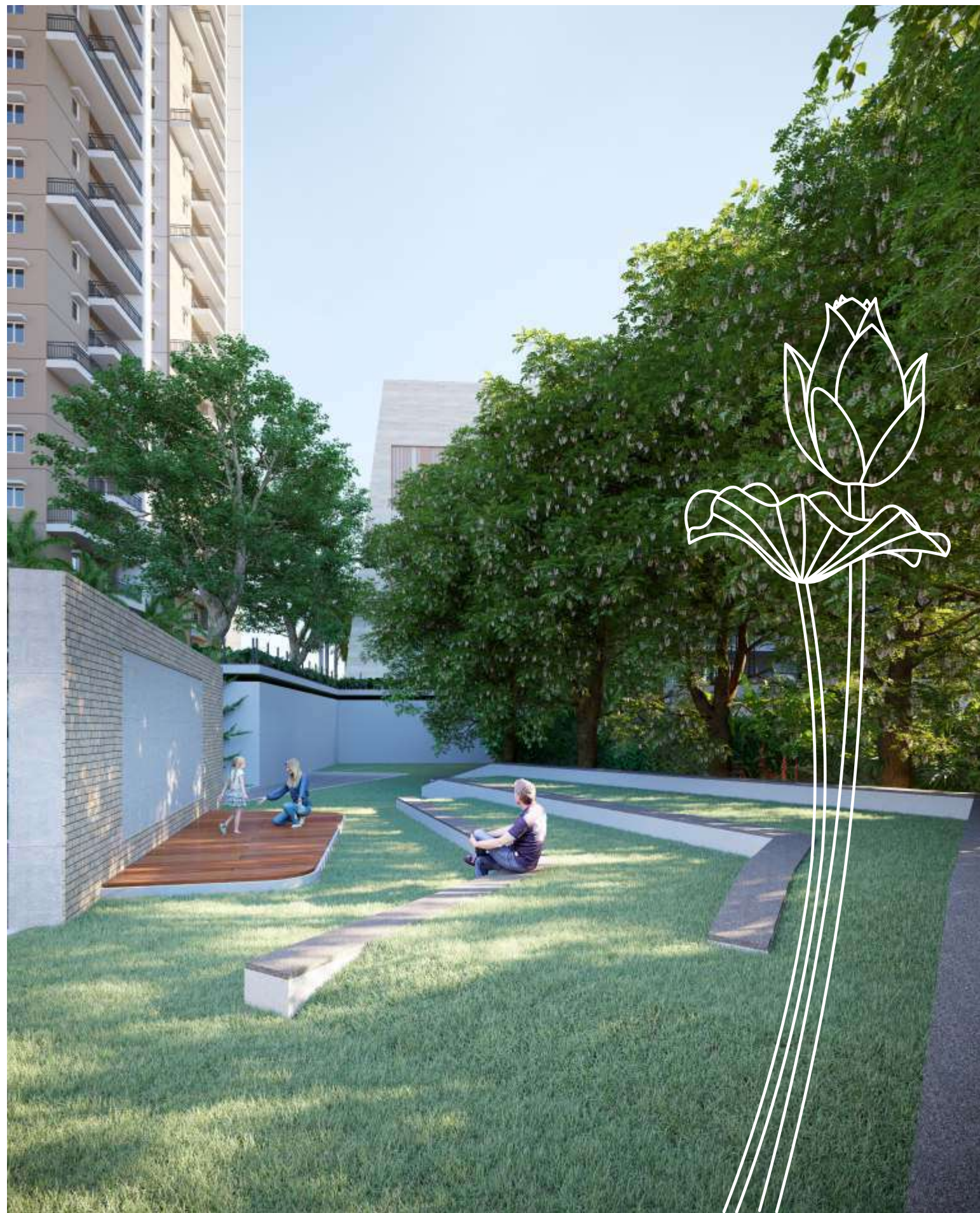


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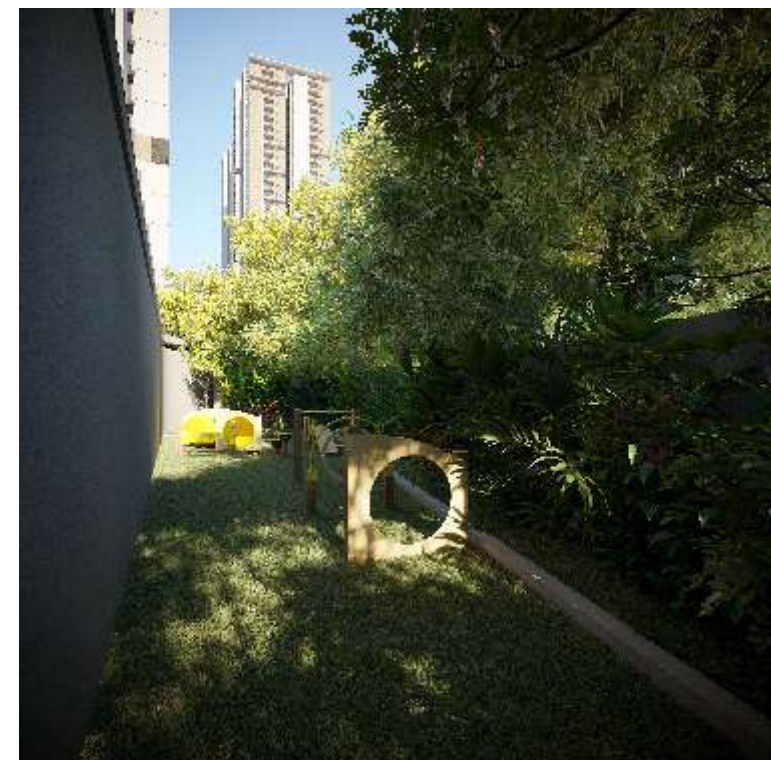


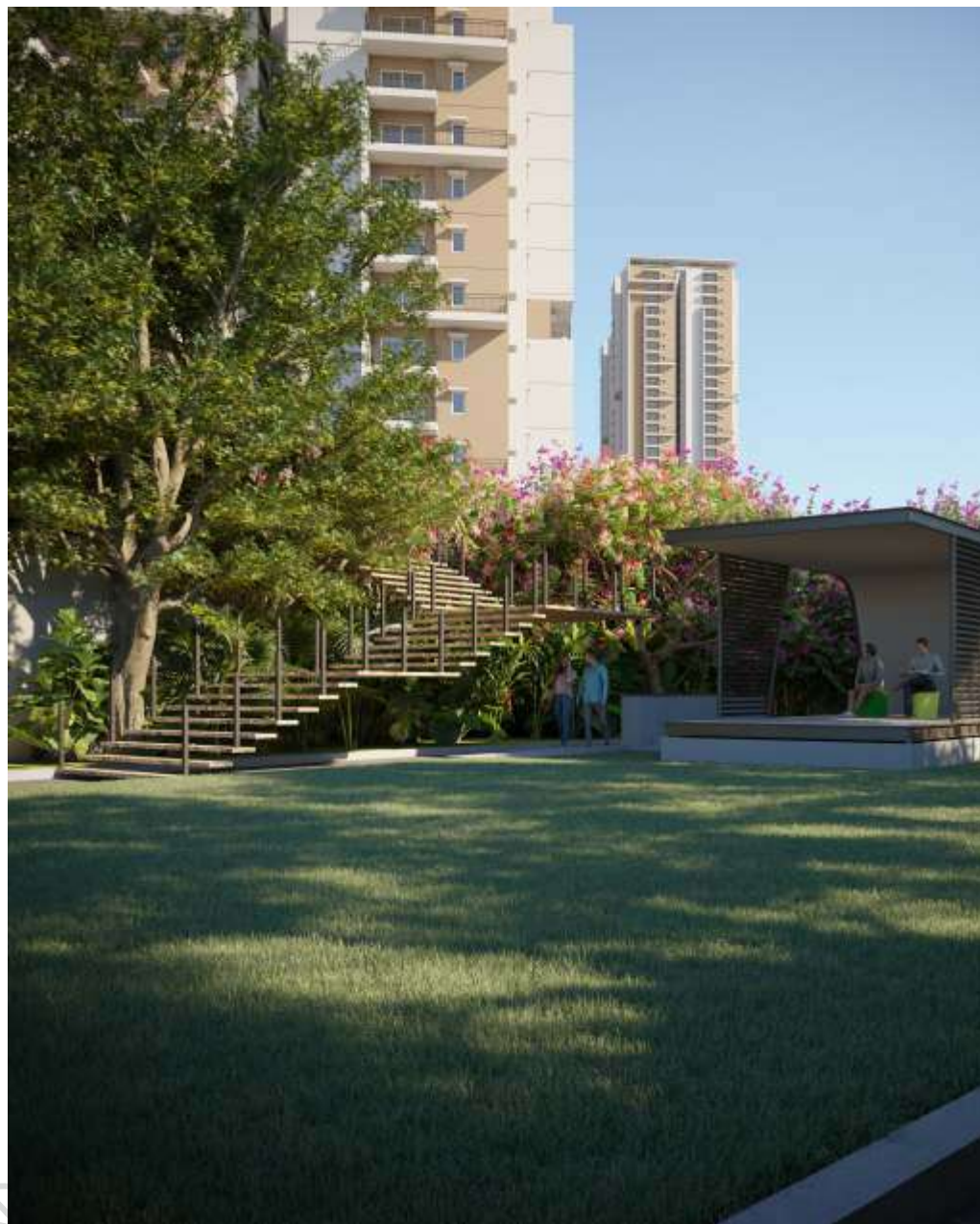
THE SOOTHING
LANDSCAPES



OUTDOOR AMENITIES

- Toddler's Play Area
- Children's play area with trampoline and shade structure
- Outdoor Gym
- Butterfly Garden
- Reflexology Path
- Water body with Shade Structure
- Extended Party Lawn with Sculpture Court
- Barbeque Lawn
- Play Lawn
- Amphitheatre
- Pet Park
- Flea Market with informal seating
- Nature Park with multipurpose Lawn
- Pathway with informal seating
- Elder's Plaza
- Lawn with informal seating
- Floor Games
- Seating court with water body
- Thematic Garden





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SPORTS

- Half Basketball Court
- Cricket Practice Nets
- Beach Volleyball Court
- Skating Rink
- Mini Soccer Field
- Squash
- Indoor Badminton Courts



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LIVE LIFE BELVEDERE STYLE

Club Avani is the embodiment of leisure and grandeur. Established as the best and one of the finest examples of world-class facilities in Hyderabad, it's a clubhouse so grand, you'll never want to leave. It's got everything you'll ever want and more than you can imagine with endless list of facilities and conveniences.

ENJOY
A LUSH LIFE AT
CLUB AVANI



52,000_{SFT.}



SUPERLATIVE
ACCESSIBILITY &
MATCHLESS
AMENITIES



CLUB AVANI AMENITIES

- Kids Pool
- Main Pool
- Wooden Deck with Cabana
- Gymnasium
- Aerobics/Yoga/Meditation
- Indoor Games (Billiards, Board Games)
- Creche
- Spa
- Steam, Sauna, Jacuzzi
- Reception/Waiting Hall
- Multi Purpose Hall
- Preview Theatre
- Library
- Guest Rooms
- Coffee Shop
- Grocery Store



PLAY LIKE A CHAMPION
AT THE SPORTS COMPLEX



10,000 SFT.



BLOCK EXCLUSIVE AMENITIES

- Foosball / Chess / Carrom
- Table Tennis
- Outdoor Gym with Synthetic Lawn
- Children's Play Area
- Toddler's Play Area with Seating
- Arts and Crafts zone with reading Nook

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ENJOY
A LUSH GREEN
AROUND YOU



BLOCK
ENTRANCE





UBER
LUXURY AND
LAVISH
INTERIORS

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OVERVIEW

16.39 ACRES SITE AREA

12 TOWERS

STILT + 33 Floors
BLOCKS - A, B, C, D, E, F, G, H, I, K, L

STILT + 11 Floors
BLOCK - J

2684 UNITS

2 & 3 BHK

1268 to **2167** Sft.

52,000 Sft. CLUBHOUSE

10,000 Sft. SPORTS COMPLEX

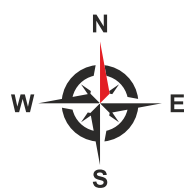
3 BASEMENTS + STILT

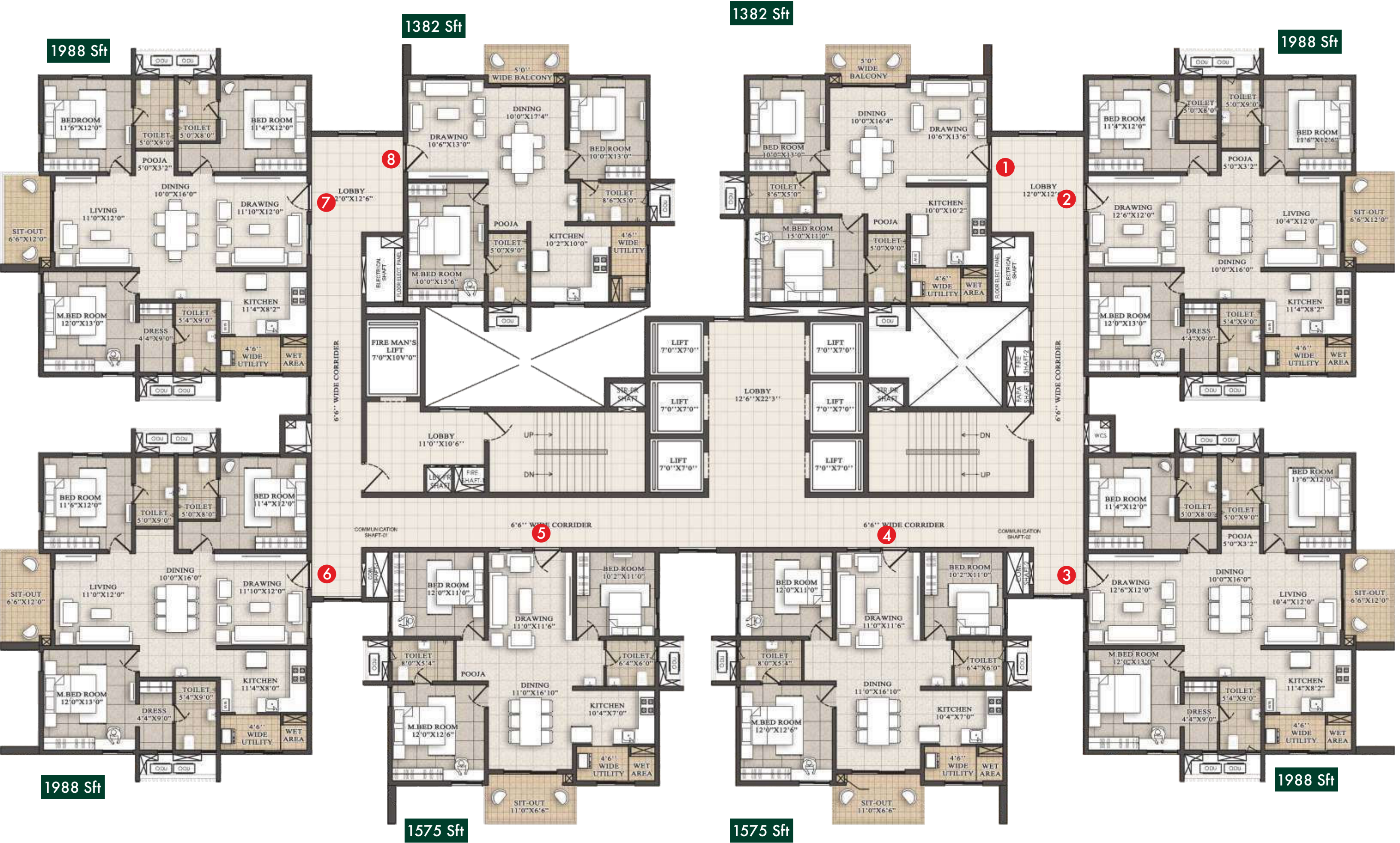
33 UPPER FLOORS STRUCTURE



LEGEND

- | | | | |
|--|--|---|--|
| 01. Entry / Exit with Security Cabin | 11. Half Basket Ball Court | 22. Pet Park | BLOCK EXCLUSIVE AMENITIES |
| 02. Driveway (7m Wide) | 12. Cricket Practice Net | 23. Farmer's/ Flea Market with Informal Seating | |
| 03. Bicycle Lane (1.5m Wide) | 13. Reflexology Path | 24. Nature Park with Multi-purpose Lawn | |
| 04. Pedestrian Pathway (2.5m Wide) | 14. Water Body with Shade Structure | 25. Beach Volley Ball | |
| 05. Toddler's Play Area | 15. Extended Party Lawn with Sculpture Court | 26. Pathway with Informal Seating | |
| 06. Children's Play Area with Trampoline and Shade Structure | 16. Kid's Pool | 27. Skating Rink | |
| 07. Building Drop Off | 17. Main Pool | 28. Mini Soccer Field | |
| 08. Outdoor Gym | 18. Deck with Cabana | 29. Elder's Plaza | |
| 09. Bicycle Parking | 19. Barbeque Lawn | 30. Lawn with Informal Seating | |
| 10. Butterfly Garden | 20. Play Lawn | 31. Floor Games | |
| | 21. Amphitheatre | 32. Seating Court with Water Body | |
| | | 33. Thematic Garden | |
| | | | 34. Board Games
- Foosball
- Chess/ Carrom |
| | | | 35. Table Tennis |
| | | | 36. Outdoor Gym with Synthetic Lawn |
| | | | 37. Children's Play Area |
| | | | 38. Toddler's Play Area with Seating |
| | | | 39. Art's And Crafts Zone with Reading Nook |





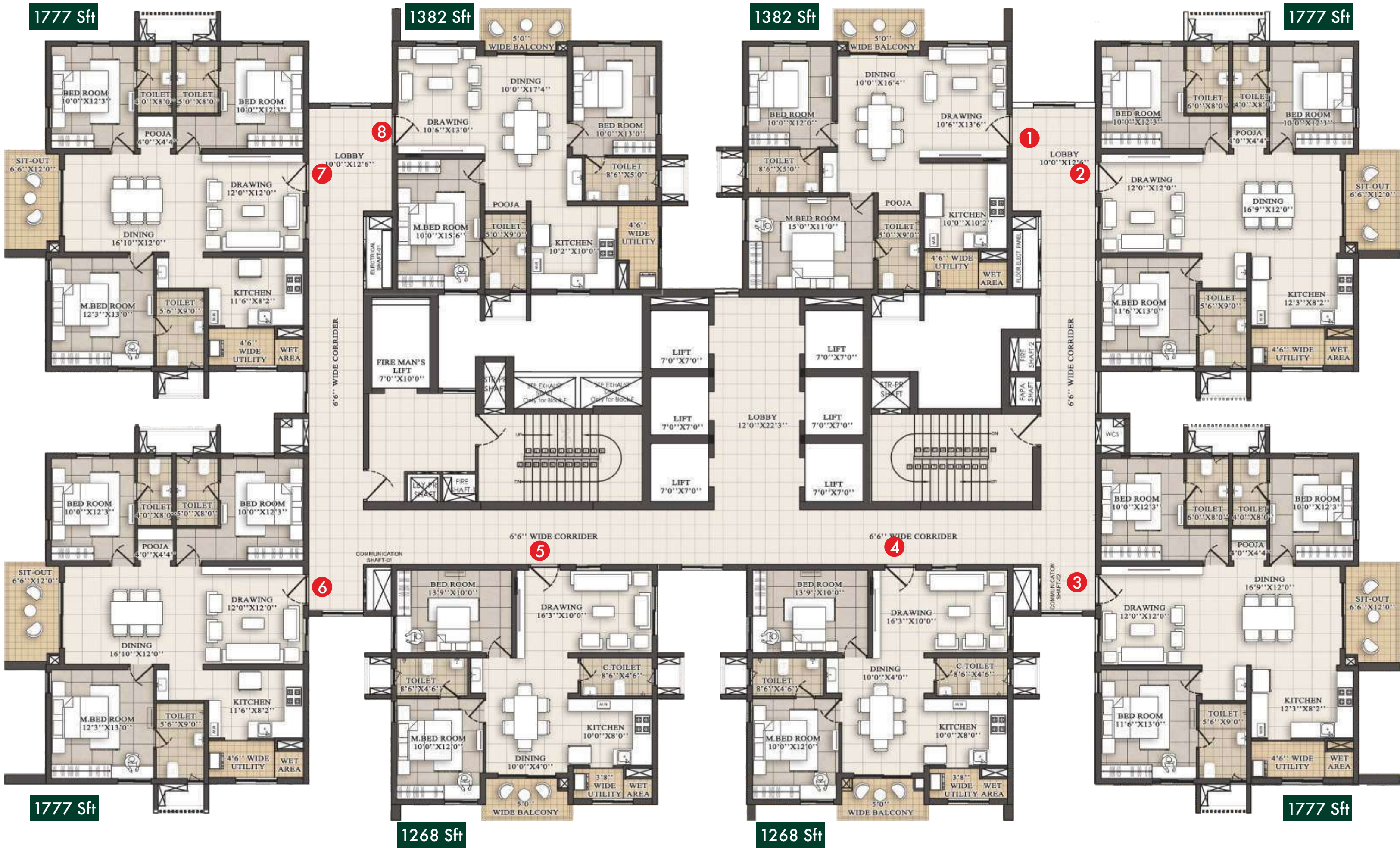
AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8
TYPE	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK
FACING	EAST	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST
CARPET AREA	891	1293	1293	1005	1005	1293	1293	891
WALLS	72	86	86	76	76	86	86	72
BALCONY	54	83	83	77	77	83	83	54
PLINTH AREA	1017	1462	1462	1159	1159	1462	1462	1017
COMMON AREA	365	526	526	416	416	526	526	365
SALEABLE AREA	1382	1988	1988	1575	1575	1988	1988	1382

* Note: The areas indicated are prone to minor changes based on wall alignment



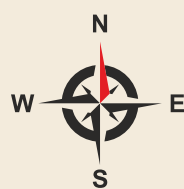
BLOCK B, F, H, K & L



AREA STATEMENT

FLAT No.	1	2	3	4	5	6	7	8
TYPE	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
FACING	EAST	WEST	WEST	NORTH	NORTH	EAST	EAST	WEST
CARPET AREA	891	1142	1142	810	810	1142	1142	891
WALLS	72	82	82	71	71	82	82	72
BALCONY	54	83	83	52	52	83	83	54
PLINTH AREA	1017	1307	1307	933	933	1307	1307	1017
COMMON AREA	365	470	470	335	335	470	470	365
SALEABLE AREA	1382	1777	1777	1268	1268	1777	1777	1382

* Note: The areas indicated are prone to minor changes based on wall alignment



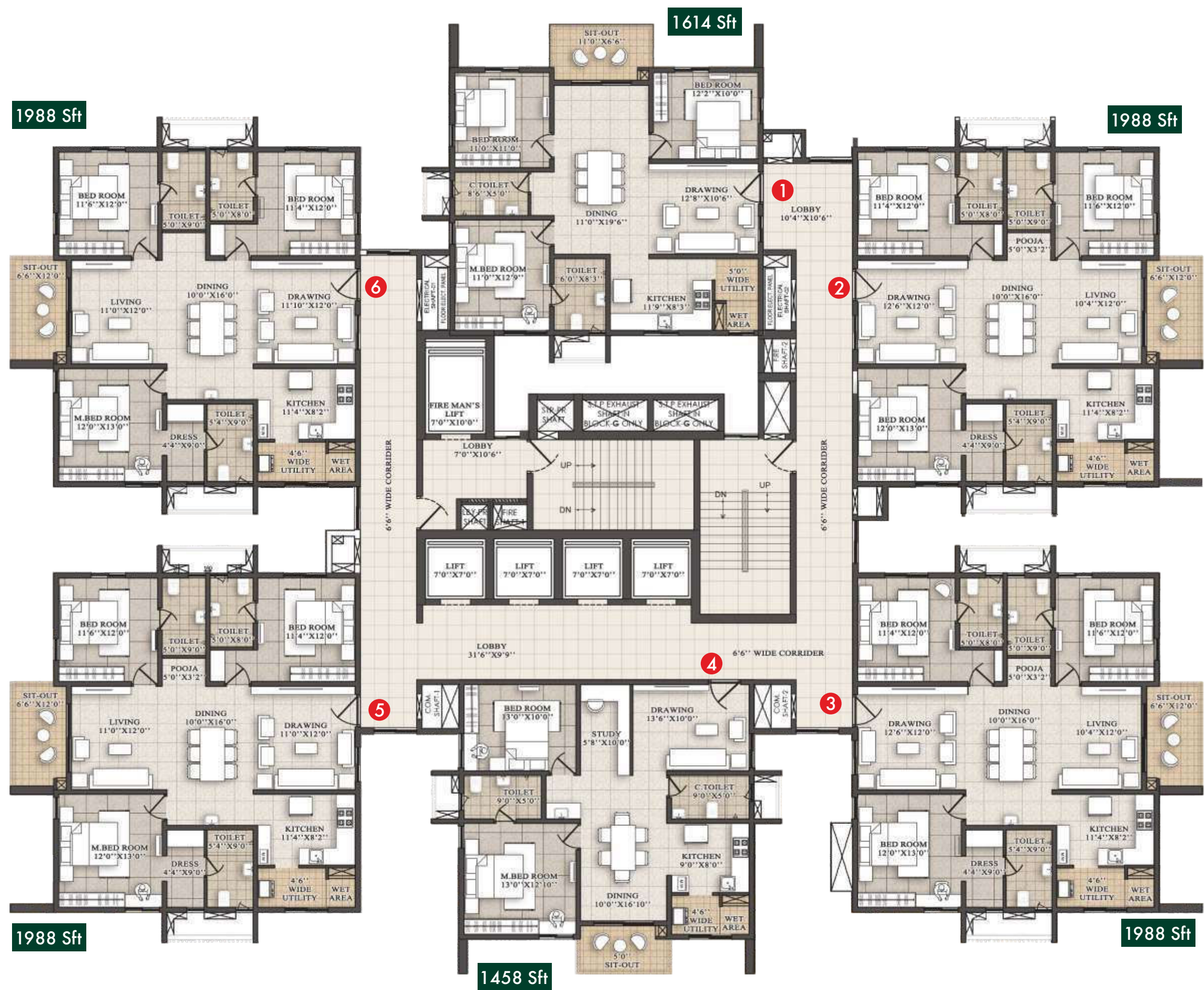
BHAVYA'S



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BLOCK C, D & G



AREA STATEMENT

FLAT No.	1	2	3	4	5	6
TYPE	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	EAST	WEST	WEST	NORTH	EAST	EAST
CARPET AREA	1033	1293	1293	939	1293	1293
WALLS	78	86	86	74	86	86
BALCONY	77	83	83	60	83	83
PLINTH AREA	1188	1462	1462	1073	1462	1462
COMMON AREA	426	526	526	385	526	526
SALEABLE AREA	1614	1988	1988	1458	1988	1988

* Note: The areas indicated are prone to minor changes based on wall alignment





AREA STATEMENT

FLAT No.	1	2	3	4	5	6
TYPE	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
FACING	EAST	WEST	WEST	NORTH	EAST	EAST
CARPET AREA	1033	1142	1293	939	1293	1142
WALLS	78	82	86	74	86	82
BALCONY	77	83	83	60	83	83
PLINTH AREA	1188	1307	1462	1073	1462	1307
COMMON AREA	426	470	526	385	526	470
SALEABLE AREA	1614	1777	1988	1458	1988	1777

* Note: The areas indicated are prone to minor changes based on wall alignment

ISOMETRIC VIEWS
OF DIFFERENT UNIT TYPES



UNIT TYPE: 2BHK
SIZE: 1268 sq ft
FACING: North
BLOCK: B, F, H, K, L



UNIT TYPE: 3BHK
SIZE: 1458 sq ft
FACING: North
BLOCK: C, D, E, G, J



UNIT TYPE: 2BHK
SIZE: 1382 sq ft
FACING: East
BLOCK: A, B, F, H, I, K, L



UNIT TYPE: 3BHK
SIZE: 1575 sq ft
FACING: North
BLOCK: A, I



UNIT TYPE: 2BHK
SIZE: 1382 sq ft
FACING: West
BLOCK: A, B, F, H, I, K, L



UNIT TYPE: 3BHK
SIZE: 1614 sq ft
FACING: East
BLOCK: C, D, E, G, J

ISOMETRIC VIEWS
OF DIFFERENT UNIT TYPES



UNIT TYPE: 3BHK
SIZE: 1777 sft
FACING: East
BLOCK: B, E, F, H, J, K, L



UNIT TYPE: 3BHK
SIZE: 1988 sft
FACING: East
BLOCK: A, C, D, E, G, I, J



UNIT TYPE: 3BHK
SIZE: 1777 sft
FACING: West
BLOCK: B, E, F, H, J, K, L



UNIT TYPE: 3BHK
SIZE: 1988 sft
FACING: West
BLOCK: A, C, D, E, G, I, J



LOCATION

(Not to scale)

NEAR BY PLACES

- **Educational Institutes**
 - DAV Public School
 - Sanghamitra School
 - Gitanjali Talent School
 - Akshara School
 - JNTU
- **Shopping & Entertainment**
 - South India Shopping Mall
 - Chennai Shopping Mall
 - Metro - Cash N Carry
 - PNR Empire Mall
 - PVR NEXUS mall
- **Hospitals**
 - Apollo Hospital
 - Prasad Hospital
 - Prasad Children's Hospital
 - Remedy Hospital
 - Usha Mullapudi Hospital



CONNECTIVITY TO THE CORE

Bhavya's Tulasivanam Avani besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of Hyderabad city.

2 mins

KUKATPALLY HIGHWAY

5 mins

JNTU

20 mins

HITEC CITY

30 mins

PANJAGUTTA CIRCLE



FOUNDATION & STRUCTURAL FRAME

RCC foundation & RCC framed structure.



SUPERSTRUCTURE

All internal and external walls are RCC shear walls, cement block work where necessary.



JOINERY WORKS

MAIN DOOR

Main Door Frame: Engineered hardwood frame & veneer with melamine polish.

Main Door Shutter: Veneer door shutter with melamine polish with reputed hardware.

BEDROOM / TOILET DOORS

Door Frame: Engineered hardwood door frame.

Doors Shutter: Laminated door shutter with reputed hardware.

SLIDING DOORS

Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.



WINDOWS

Windows: UPVC window system with glass panel and safety MS grills, and provision for mosquito mesh track.



PAINTING

External: All external walls as per elevation texture and external paints.

Internal: All internal walls with putty and Plastic emulsion paints.



FLOORING

Living, Dining & Kitchen: 800x800 mm Double charged vitrified tiles/GVT.

Bed Rooms: 800x800 mm Double charged vitrified tiles/GVT.

Master bed room: 800x800 Double charged vitrified tiles.

Toilets: Anti-skid ceramic tiles for flooring.

Corridors: GVT (Vitrified tiles).

Living Balconies: Matt / Anti-skid ceramic tiles.

Common Lobbies: Vitrified tiles combination flooring as per design.

Lift Lobby: Granite / Vitrified tiles combination flooring as per design.

Staircase: Natural Stone/ Anti-skid tiles.



TILE CLADDING

Kitchen: Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.

Toilets: Glazed ceramic tile dado up to 7' Height.

Utility & Wash: Tile dado up to 3' height.

Lift Lobby: Granite / Vitrified tiles combination flooring as per design.



KITCHEN / UTILITY

Water Connections: Separate municipal tap (Manjeera or any other water provided by GHMC/HMWSSB along with bore well water). Provision for fixing of water RO system.

Exhausts: Provision for chimney.

Utility / Wash: Washing machine provision in Utility area.



TOILETS

Sanitary / CP Fittings

Sanitary: TOTO or Jaguar or Cera or Kohler or Hindware or American standard or Equivalent.

CP Fittings: Grohe or Jaguar or Hindware or Kohler or American standard or Equivalent.

Wash Basin in all bedroom toilets.

Wall Mounted EWC with concealed flush tank/valve.

Single Lever fixtures with wall mixer cum shower.

Provision for geyser and exhaust fans in all bathrooms.



INTERNET / CABLE TV / TELECOM

Provision for Internet / Telephone / Intercom in Living Room.



LIFTS

High speed automatic passenger lifts with rescue device and V3F for energy efficiency (make of Johnson or equivalent).



WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

Treated water will be made available through exclusive water softening for domestic purpose in all units.

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 & flushing purpose.

Rain water harvesting pits.



GENERATOR POWER BACK UP

100% DG Set Backup



SECURITY

Sophisticated round - the-clock security system.

Surveillance cameras at the main security entrance.

CC Cameras at all floors near lifts and staircases.



CLUBHOUSE & AMENITIES

Well-designed Clubhouse with:

Reception, Lobby, Cafeteria, Multi-Purpose Hall, Gym with equipment, Indoor games like Chess, Carrom, Table Tennis, Yoga/aerobics, billiards room, Guest rooms.

Space for facilities like Crèche, Spa & Saloon and Conference room etc.



OPEN AREA AMENITIES

Kids play area, Open lawn, Walking, jogging track, Indoor kids play area, Senior's gathering area, grass paved area, walkway.



HAND RAILING

Balcony: MS railing / Glass railing/ SS Railing.



FIRE & SAFETY

Fire alarms & Public address system.

Fire hydrant systems.



ELECTRICAL

Cables: Concealed copper wiring of Havells / Polycab / Finolex or Equivalent.

Modular Switches: Norisys / Schneider make / Honeywell / Hager or Equivalent.

Metered Electrical Supply for all the Flats.



PLUMBING LINES

Drainage / Sewage: PVC pipes & PVC fittings.

Water Supply Lines: Internal and external CPVC or UPVC pipes or composite pipes and fittings.

Metered Water supply to all the flats.



LPG / PNG

Supply of LPG / PNG with piped gas system.



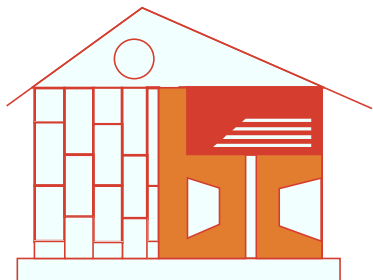
PARKING

Three level covered car parking; entire parking is well designed to suit the number of car parks required.

Exclusive parking slots per flat.

Parking signages at required places to ease off driving. Excellent driveways, sufficient ventilation in cellars.

PROMOTERS



BHAVYA CONSTRUCTIONS PVT LTD

RAISING THE BAR,
EACH TIME &
EVERYWHERE

At Bhavya Constructions, we owe our genesis to building upscale properties, re-imagining lifestyle, where spaces are not just to live, but to celebrate life.

With a legacy of building highly sophisticated living, office and retail spaces, in the past three decades, Bhavya Constructions Private Limited (BCPL) enjoys immaculate and impeccable track record, till date having developed 7 million square feet across 70 premium properties. Bhavya has to its credit the first gated community of Hyderabad, that was developed way back in 1995.

Our designs strive to outmatch expectations and deliver comfort and class at the best possible level into building living spaces. As a legacy, we continue to expand and improve with every project, giving bigger and better.

7
MILLION SQ.FT.
SUCCESSFULLY DELIVERED
BUILT-UP AREA TILL DATE

10
MILLION SQ.FT.
UNDER
DEVELOPMENT

30
YEARS OF
MOST TRUSTED
LEGACY

70
COMPLETED
RESIDENTIAL
& COMMERCIAL
PROJECTS



OUR TEAM

ARCHITECTS



GENESIS PLANNERS PVT. LTD.

STRUCTURAL ENGINEERS
& MEP CONSULTANTS



LANDSCAPE ARCHITECTS



3D VISUALIZERS



AMEYA 360, Hyderabad

AUDITOR



MAHAVISHNU & SARMA
CHARTERED ACCOUNTANTS



BHAVYA CONSTRUCTIONS PVT LTD

2nd Floor, Bhavya's Spoorthi Bhavan, Plot A-1
Film Nagar, Jubilee Hills, Hyderabad - 500 096, Telangana.

| www.bhavyaconstructions.com

TS RERA NO:



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.