

Building Permission
No.: 2283/HMDA/SWBP/2026
TG RERA Registration
No.: P02400011088
www.rera.telangana.gov.in



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Site Address

Vinayak Nagar, 3-27/46, B Colony,
Puppalguda, Gachibowli, Hyderabad
Telangana-500089



Corporate Address

EAPL Ascent, 5th Floor
Errum Manzil, Banjara Hills Main Road 1,
Hyderabad, Telangana-500082



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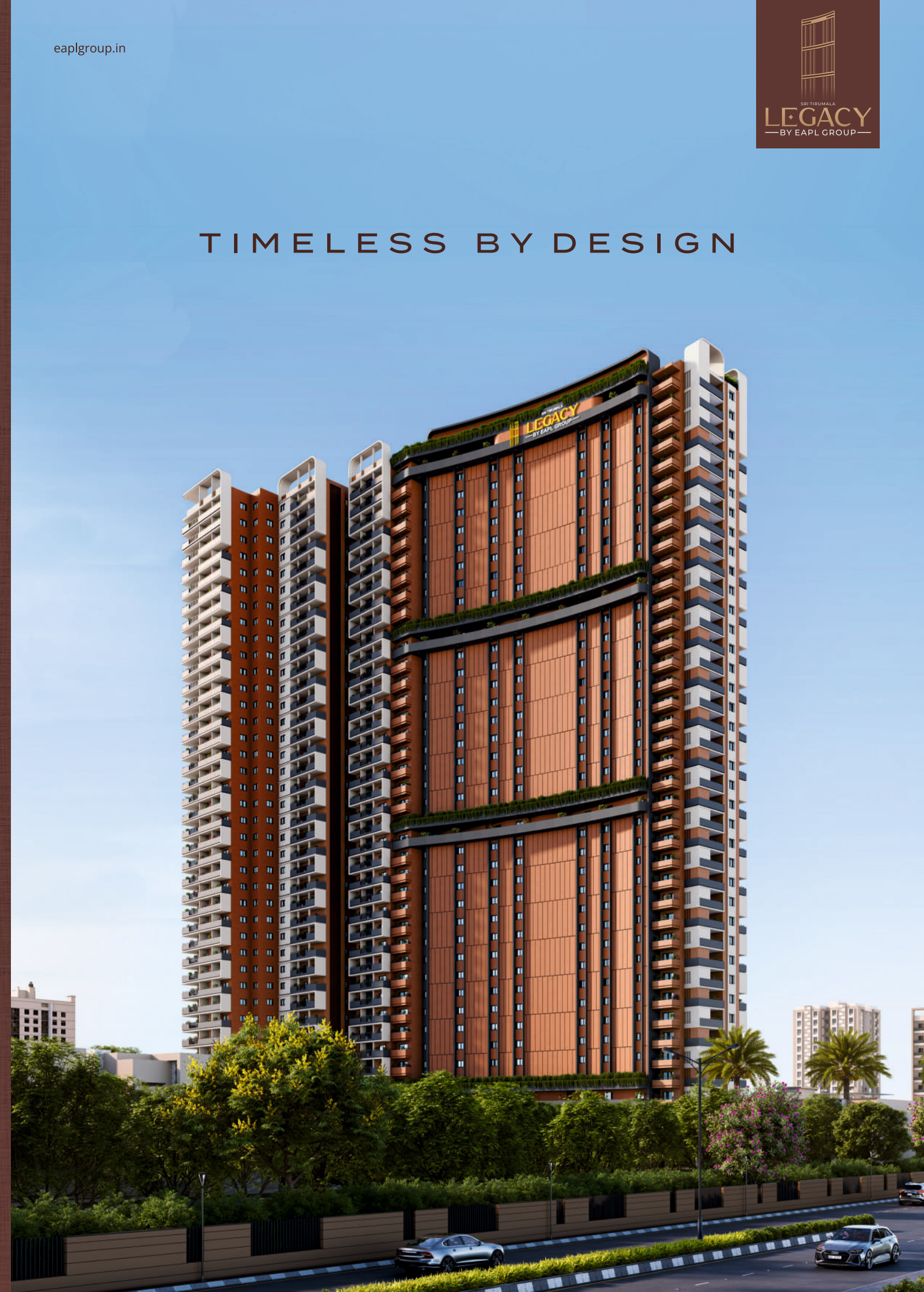


SCAN FOR VIRTUAL TOUR



SCAN FOR LOCATION

DISCLAIMER: All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



PROJECT HIGHLIGHTS

2.4
ACRES

G+ 38
FLOORS

407
UNITS

2286 - 3348
SQ. FT.

3&4
BHK

20+
AMENITIES



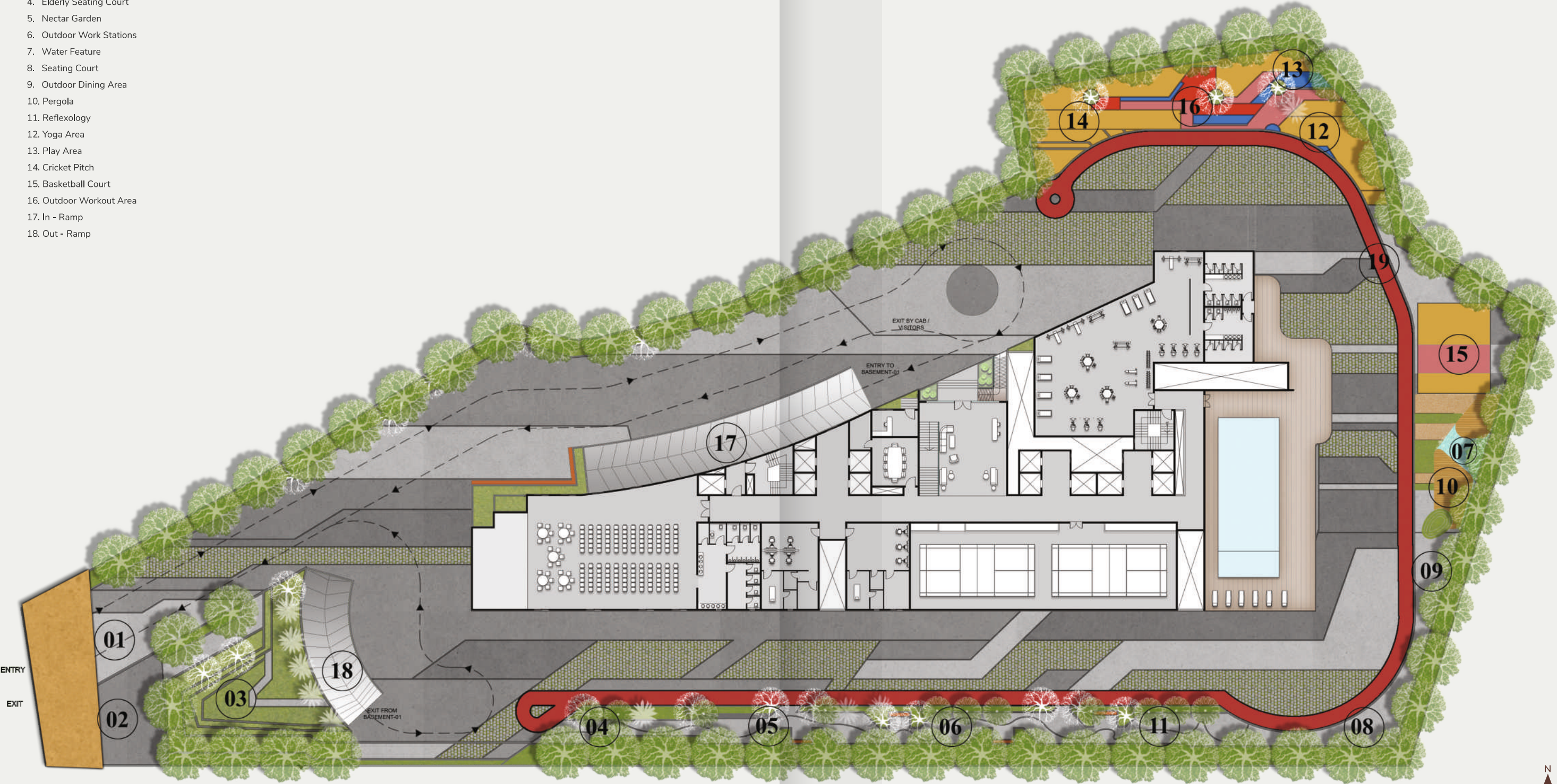
AN ECOSYSTEM OF ELEGANCE

DESIGNED TO BREATHE, FLOW AND EVOLVE

The master plan is a meticulous orchestration of open spaces, structural harmony and functional flow. Every block, pathway and green zone is positioned with precision to maximize light, ventilation and privacy. It is not just a layout – it is a living ecosystem designed for seamless experiences and elevated living.

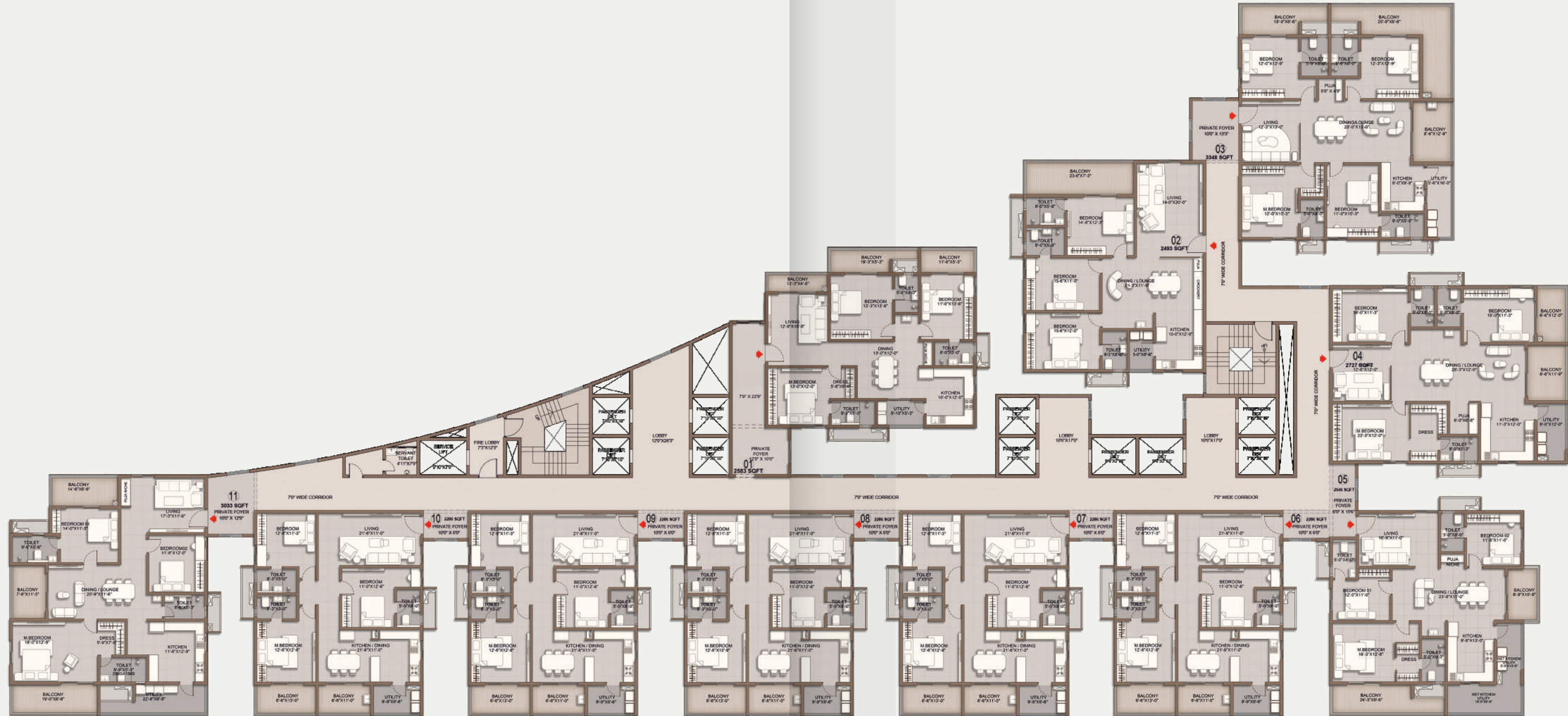
SITE PLAN

- 1. Entrance Gate
- 2. Prefunction Area
- 3. Open Air Theatre
- 4. Elderly Seating Court
- 5. Nectar Garden
- 6. Outdoor Work Stations
- 7. Water Feature
- 8. Seating Court
- 9. Outdoor Dining Area
- 10. Pergola
- 11. Reflexology
- 12. Yoga Area
- 13. Play Area
- 14. Cricket Pitch
- 15. Basketball Court
- 16. Outdoor Workout Area
- 17. In - Ramp
- 18. Out - Ramp



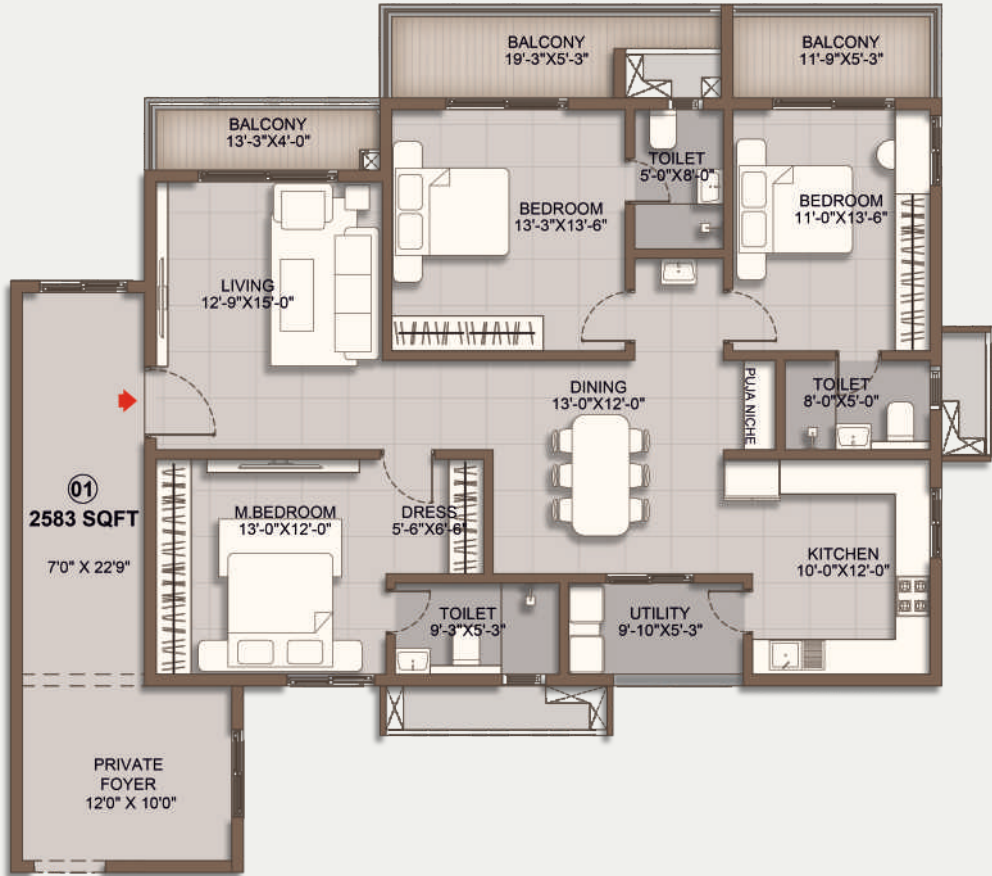
TOWER PLAN

Unit - O1 to 11



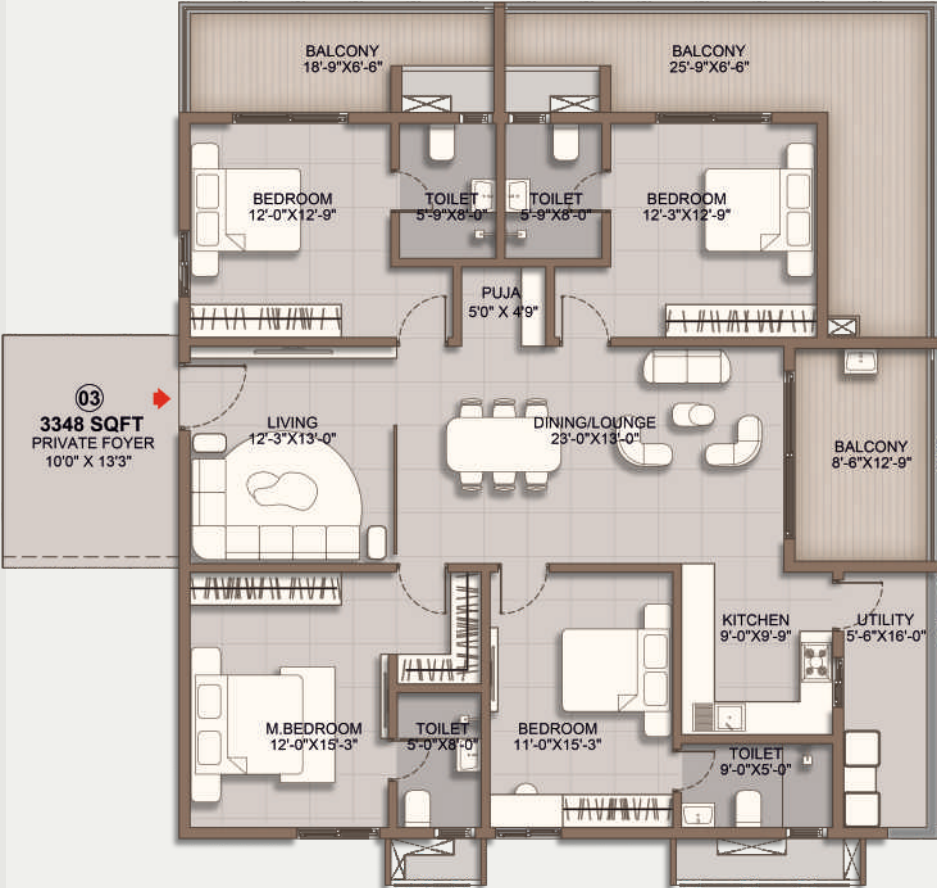
3 BHK

Saleable Area
2583 Sq. Ft.
West Facing



Flat No - 01

Flat No - 03

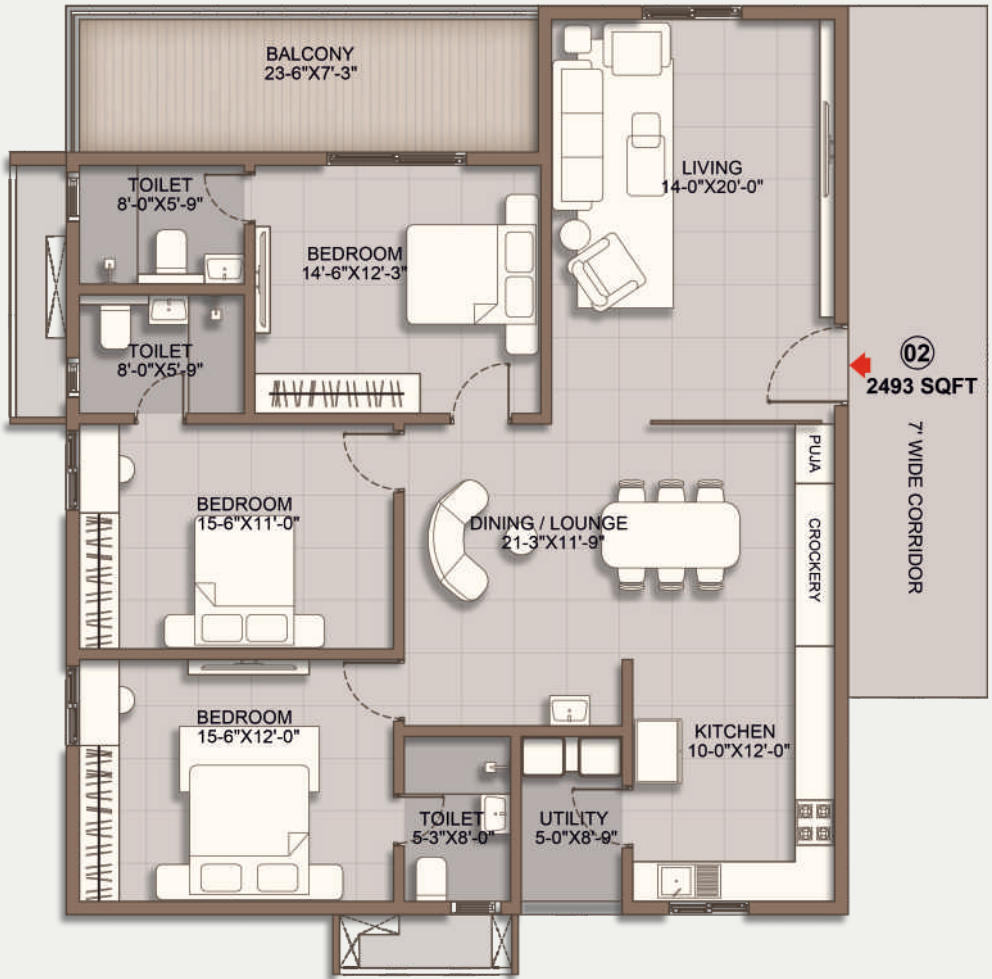


4 BHK

Saleable Area
3348 Sq. Ft.
West Facing

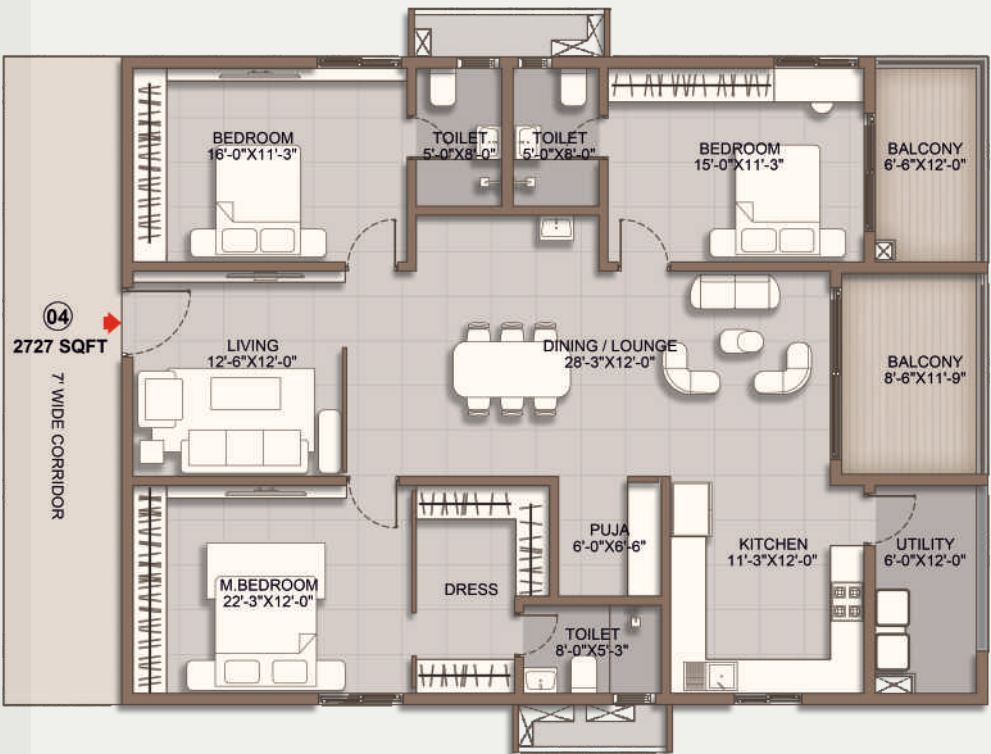
3 BHK

Saleable Area
2493 Sq. Ft.
East Facing



Flat No - 02

Flat No - 04



3 BHK

Saleable Area
2727 Sq. Ft.
West Facing



3 BHK

Saleable Area
2646 Sq. Ft.
West Facing

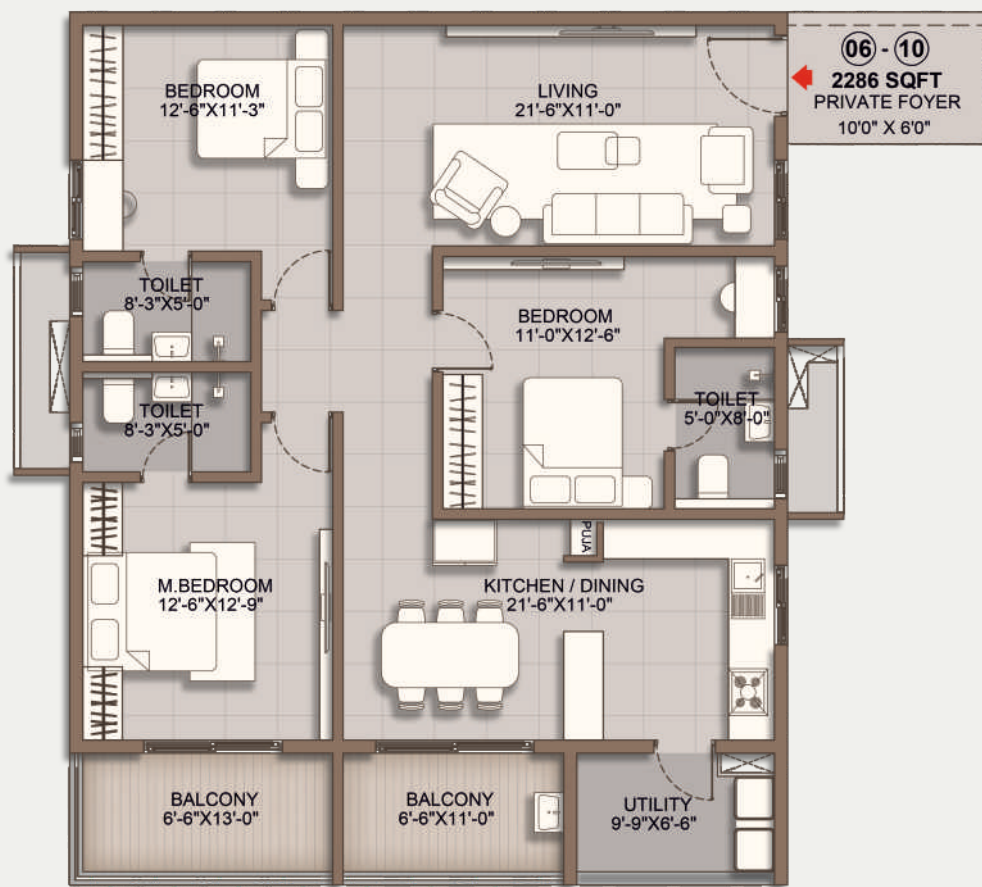
Flat No - 05



3 BHK

Saleable Area
2286 Sq. Ft.
East Facing

Flat No - 06 to 10



Flat No - 11



3 BHK

Saleable Area
3033 Sq. Ft.
East Facing



LOCATION MAP

NOT TO SCALE



EVERY MAJOR DESTINATION, MINUTES AWAY

Outer Ring Road (ORR)	5-10 mins
Gachibowli	6-10 mins
HITEC City	8-12 mins
Financial District	8-12 mins
International Schools	8-12 mins
Kokapet / Neopolis	10-14 mins
Apollo / Yashoda Hospitals	10-15 mins
Sarath City Capital Mall	12-15 mins

PROJECT SPECIFICATIONS



STRUCTURE

- R.C.C. framed structure to withstand wind & seismic loads.



SUPER STRUCTURE

- All internal & external walls are RCC Shear Walls.
- Cement Block masonry walls for Non-structural walls (wherever required).



PLASTERING / PAINTING / FINISHING-WALL & CEILING

- Internal:** 2 coats of premium emulsion paint over 2 coats of putty finished surface and one primer coat.
- External:** Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per Architect design.



FLOORING

- Entrance Lounge & Entrance Common Lobby:** Marble / 1800x1200 GVT Vitrified tiles.
- Drawing, Living, Dining, Pooja, Kitchen & Bedrooms:** 1200x600 GVT Vitrified tiles.
- Bathrooms:** Acid Resistant, Anti-skid Vitrified Tiles of the KAJARIA / SOMANY / VARMORA or equivalent brand as per standard specification.
- Living Balconies:** Anti-Skid Tiles of the KAJARIA / SOMANY / VARMORA or equivalent brand with Spacers and Epoxy Grouting as per standard specification.
- Utility:** Anti-Skid tiles for wash area.
- Service Staircase:** Granite flooring up to 1st floor & remaining Tandur stone / tiles.
- Fire Staircase:** Tandur stone flooring / Tiles.



CLADDING & DADOING

- Kitchen:** 600x600 GVT tile dado up to 2'0" above kitchen platform shall be provided at extra cost.
- Bathrooms:** 1200x600 GVT tile dado of KAJARIA / SOMANY / VARMORA or equivalent brand up to lintel level.
- Utilities:** 1200x600 GVT tiles Dado.
- Maid Toilets:** 600x600 GVT up to 6'.



DOORS & WINDOWS

- Main Door:** Teakwood frame with designer veneered flush shutter, finished with PU polish with premium hardware.
- Internal Doors:** Hardwood frame with designer laminate flush shutter with premium hardware.
- Utility Door:** Same as internal doors / UPVC door.
- Sliding Door:** UPVC / Aluminium sliding shutters, and hardware of reputed make.
- Windows:** UPVC window system with clear float glass and suitable finishes as per design, mosquito mesh track and hardware of reputed make.



KITCHEN

- Bare shell will be provided. Granite platform with Stainless Steel sink at extra cost.
- Provision for both municipal and bore water connection & provision for Water purifier.



BATHROOMS

- Washbasin with single lever mixer.
- EWG with flush valve of reputed brand.
- Single-lever wall mixer with bath spout and shower of premium brand.
- Provision for geyser in all bathrooms.
- Chrome-plated faucets of premium brand.
- UPVC glazed ventilators with standard hardware.



ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular switches of reputed make.
- Power outlet for AC in Living, Dining & Bedrooms.
- Power outlet for geysers in all bathrooms.
- Power plug for hob, chimney, water purifier, exhaust fan, fridge, microwave oven, mixed / grinder in kitchen, washing machine / dish washer in Utility area as per the architect's design.
- Exhaust fan provision in toilets.
- Three phase supply for each unit & individual prepaid meters.
- MCB for each distribution board of reputed make.
- Designated space is provided for outdoor unit for every apartment.



UTILITY / WASH AREA

- Provision for washing machine, dishwasher & wet area for washing utensils, etc.



INTERNET / CABLE TV

- Provision for cable connection in living room and in all bedrooms.
- Provision for high-speed internet connection in living room & master / all bedrooms.



LPG / PNG

- Piped LPG gas connection with gas meter through private vendor.



GENERATOR

- 100% DG backup for all common areas and residential units. Within the units, sufficient power will be provided to operate lights and fans.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks provided. Parking signages and equipment at required places to ease the driving.
- Car wash facility will be provided, and services shall be on chargeable basis.



SECURITY / BMS (Building Management Software)

- BMS for electricity consumption with prepaid card system.
- Sophisticated round-the-clock security / surveillance system.
- CCTV surveillance at the main security gate, tower entrances, clubhouse and inside all lifts for safety and monitoring.
- Panic button and intercom facility in the lifts connected to the security room.
- Solar power fencing around the compound.
- Gas-leak detector with shut-off valve.



LIFTS

- High-speed automatic passenger lifts with rescue device and V3F.
- Granite / marble / GVT cladding entrance.
- Separate Service lift.



WTP & STP

- Treated water will be made available through an exclusive water softening plant (Not RO Plant).
- Hydro-pneumatic system for even pressure water supply at all floors.
- Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rainwater harvesting pits at regular intervals as per approved plan.



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 as per norms.



BILLING SYSTEM

- Automated billing system for water, power, gas, DG, and maintenance.



GENERAL

- EV Charging points will be provided at extra cost.



CLUB HOUSE & AMENITIES

- Well-designed club house with facilities for indoor games.
- Provision for Association meeting room. Provision for Café lounge / Grocery store / Pharmacy through suitable private vendor.
- Space for Gym, Spa / Salon, Creche, Banquet Hall, Badminton / Pickleball Courts, Swimming Pool, Guest Rooms, Cricket Nets and any other recreational facilities as may be planned by the developer.