



GREEN GRANDEUR

@ Suchitra Circle



trusted legacy since 1890

*Your trusted
“house of gold jewellery”
for 133 years
is now your
home builders too!*

*Your gold partners for wealth creation for over
5 Generations are now your home partners too!*



With the Divine Blessings of His Holiness
Sri Sri Sri Tridandi Srimannarayana
Ramanuja Chinna Jeeyar Swamy Garu

*Tai Srimannarayana!
Mangalasanam!*
19/6/2023



Gated communities

*Property development for
Apartments, Villas, Commercial Spaces & Layouts*



We at **Manepally** thank you for making us a part of your celebrations, emotions and the journey of prosperity since 133 years be it jewellery for your family functions, Gold & Diamonds for your auspicious occasions, or investing in wealth.

We appreciate your trust and confidence in us. It's your trust that fuels our passion. Inspired and motivated by your unwavering support, we embark on a new journey of real estate asset creation.

Presenting from the house of MANEPALLY
"The Gateway to Prosperity".

live a 24 kt life



home to grandeur



a home where trust resides.



*crafting
exceptional homes,
where luxury meets
comfort and care*

A home is built not just on the foundation of concrete but conviction and faith. For decades, Manepally has become the symbol of trust and value driven initiatives. And now this household name has arrived to offer you a dream place you can own at a location that is prime and an ambience that offers the best of environment. Green Grandeur is all about filling every breath with joy and healthy living.



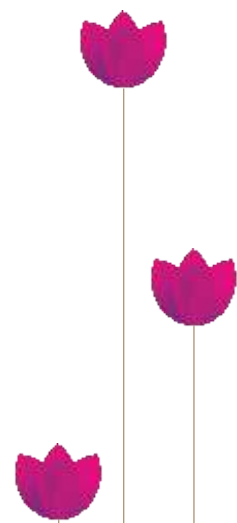


*open the gates to a world
of prosperity and happiness*

the concerns of a modern home buyer and family understood and addressed here.



- location
- connectivity
- product mix
- efficient planning
- light and ventilation
- quality
- amenities
- aesthetics




GREEN
GRANDEUR

2&3_{BHK}

2_{TOWERS}

5_{FLOORS}

87_{FLATS}



a gift of soothing life



yoga deck

*embrace a holistic,
healthy lifestyle*




**GREEN
GRANDEUR**



yoga deck

*immerse in peace &
harmony with yoga*



municipal park



amphitheatre

open spaces, for all generations, enthralling the children and enchanting the elders.




GREEN
GRANDEUR



club grand



gym

level - 4



*indoor
play area*

level - 3



*banquet
hall*

level - 2



*swimming
pool*

level - 1

amenities

- Swimming Pool*
- Indoor Games*
- Multi-purpose Hall*
- Grand Lobby*
- Fully Equipped Gym*
- Amphitheatre*
- Kids Play Area*
- Business Lounge*
- Yoga & Meditation Deck*
- Coffee Shop*
- Gazebo*
- Cricket Pitch*
- Half Basketball Court*
- Jogging Track*

4 levels of clubhouse

luxurious amenities await you



level - 1



swimming pool

savoring every splash, every stroke



GREEN
GRANDEUR

a place of best moments



level - 2



banquet hall

*host your special moments and
create unforgettable memories*



a place of play & joy

level - 3



indoor play area

*unlock your inner strategist
with thrilling games*



GREEN
GRANDEUR

conquer your fitness goals in our gym



level - 4



gym

fuel your body, nourish your soul



**GREEN
GRANDEUR**



joyful outdoors



senior citizen sitout

exhilarate in the green landscapes and pockets to play and rejuvenate

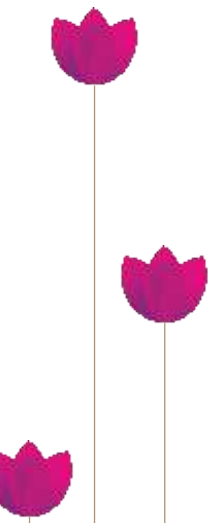


half basketball court

unleash your competitive spirit with exciting outdoor games



cricket net practice



captivating night view

live a 24 kt life




GREEN
GRANDEUR

stilt parking plan



legend

1. Entrance Gateway
2. Arrival Court/ Entrance Feature
3. Meditation Deck
4. Yoga / Meditation Lawn
5. Box Cricket
6. Zen Garden
7. Entrance To Tower-A
8. Entrance Lobby
9. Business Lounge
10. Business Centre
11. Amphitheatre
12. Entrance To Tower-B & Clubhouse
13. Entrance Lounge
14. Swimming Pool
15. Baby Pool
16. Pool Deck
17. Party Lawn
18. Sculpture Water Feature
19. Coffee Shop
20. Children's Play Area
21. Senior Citizen Seating Zone
22. Multipurpose Sports Facility
Badminton / Half Basketball Court
23. Jogging Track

site layout

Block - B

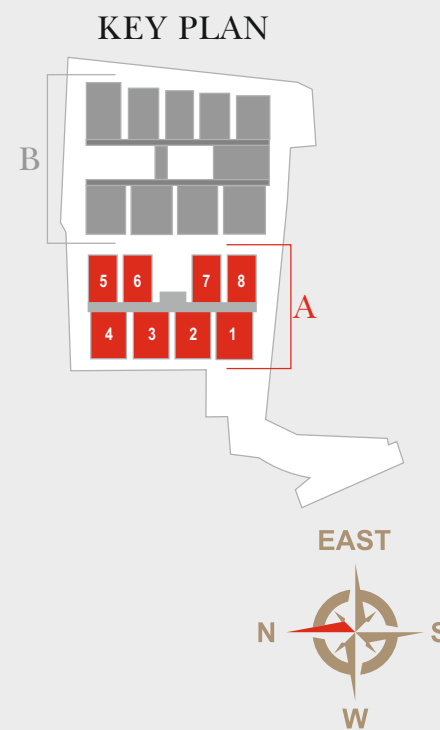


Block - A



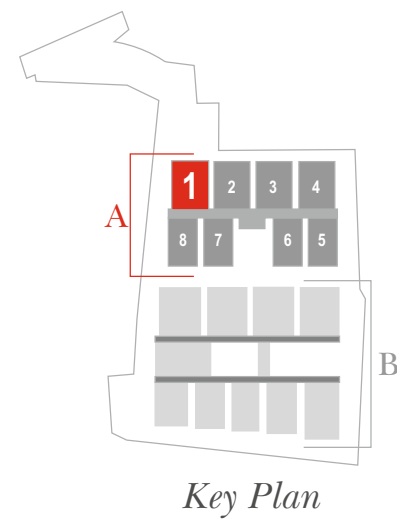
1. Entrance
2. Water Body
3. Lawn
4. Cricket Pitch
5. Amphitheatre
6. Deck
7. Children's Play Area
8. Sculpture
9. Half Basketball Court
10. Jogging Track

EXISTING 40' WIDE ROAD

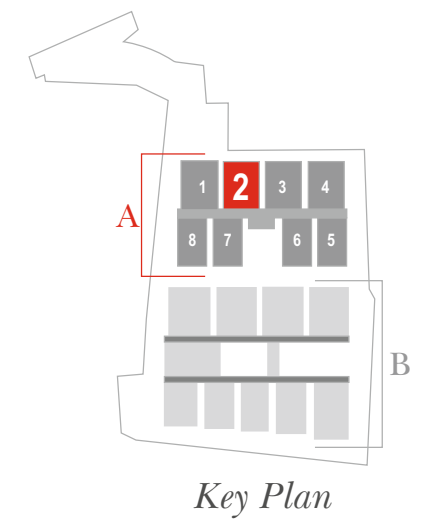




Block - A
Flat No - 1
3 BHK
East Facing
1625 Sft



Block - A
Flat No - 2
3 BHK
East Facing
1540 Sft

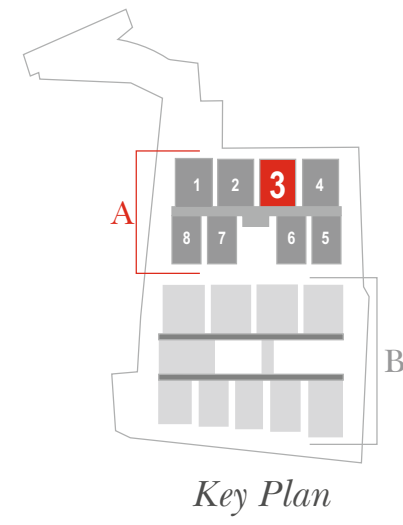


Block - A
Flat - 1 & 2
Isometric View

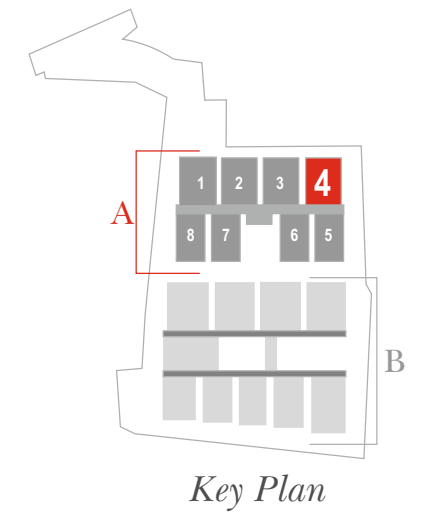




Block - A
Flat No - 3
3 BHK
East Facing
1595 Sft



Block - A
Flat No - 4
3 BHK
East Facing
1645 Sft



Block - A
Flat - 3
Isometric View

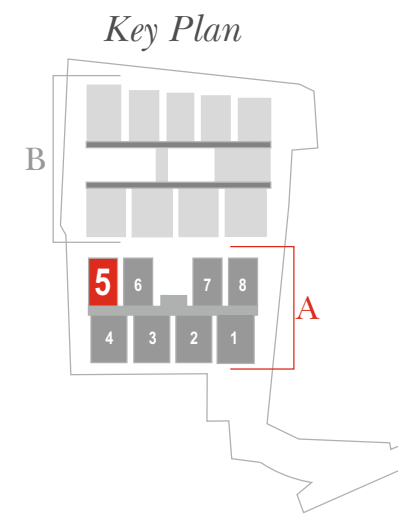


Block - A
Flat - 4
Isometric View

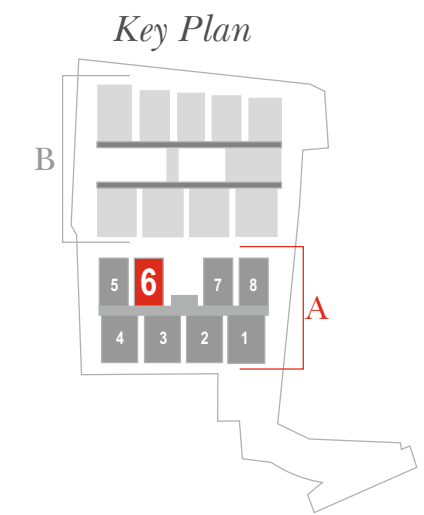




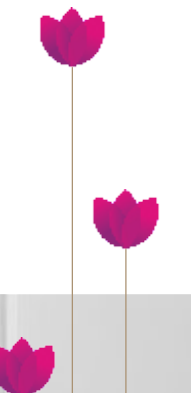
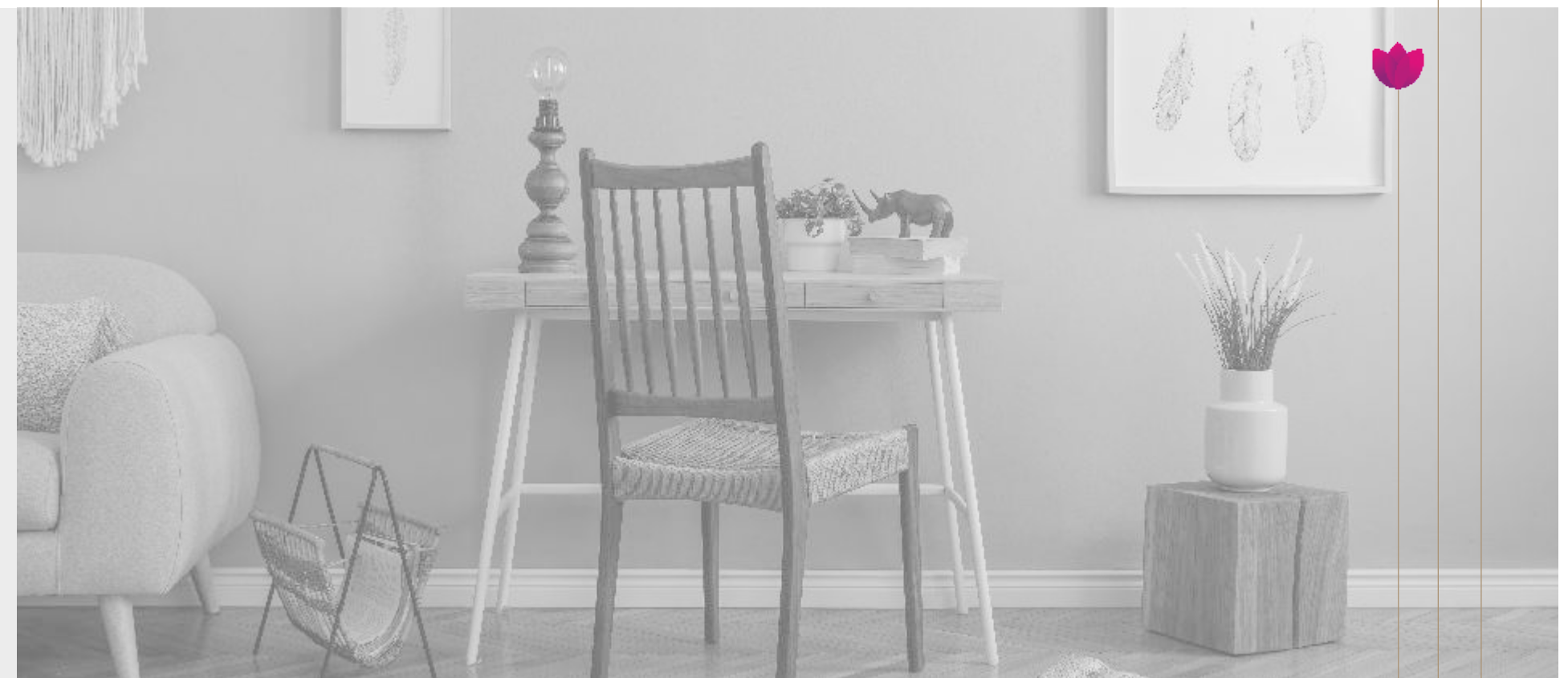
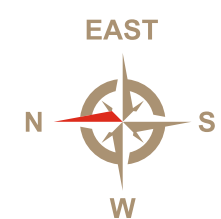
Block - A
Flat No - 5
2 BHK
West Facing
1275 Sft



Block - A
Flat No - 6
2 BHK
West Facing
1255 Sft

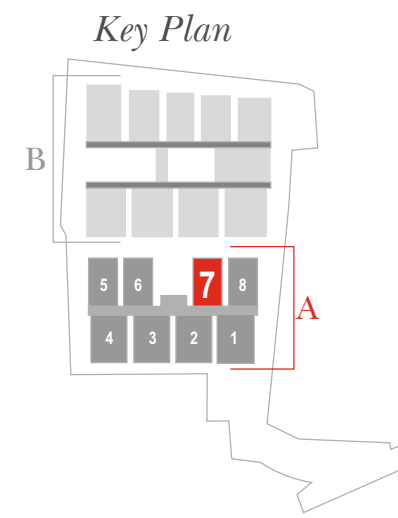


Block - A
Flat - 5 & 6
Isometric View

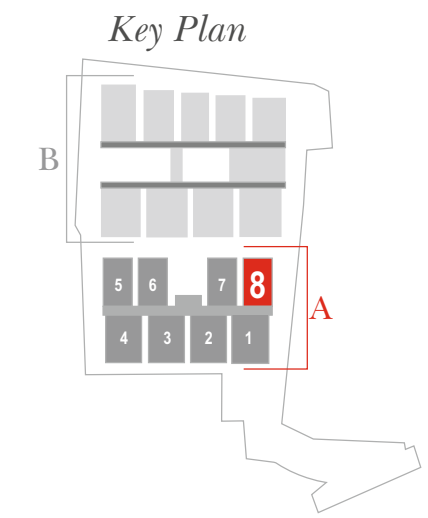




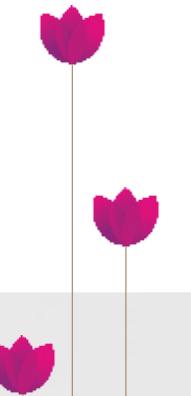
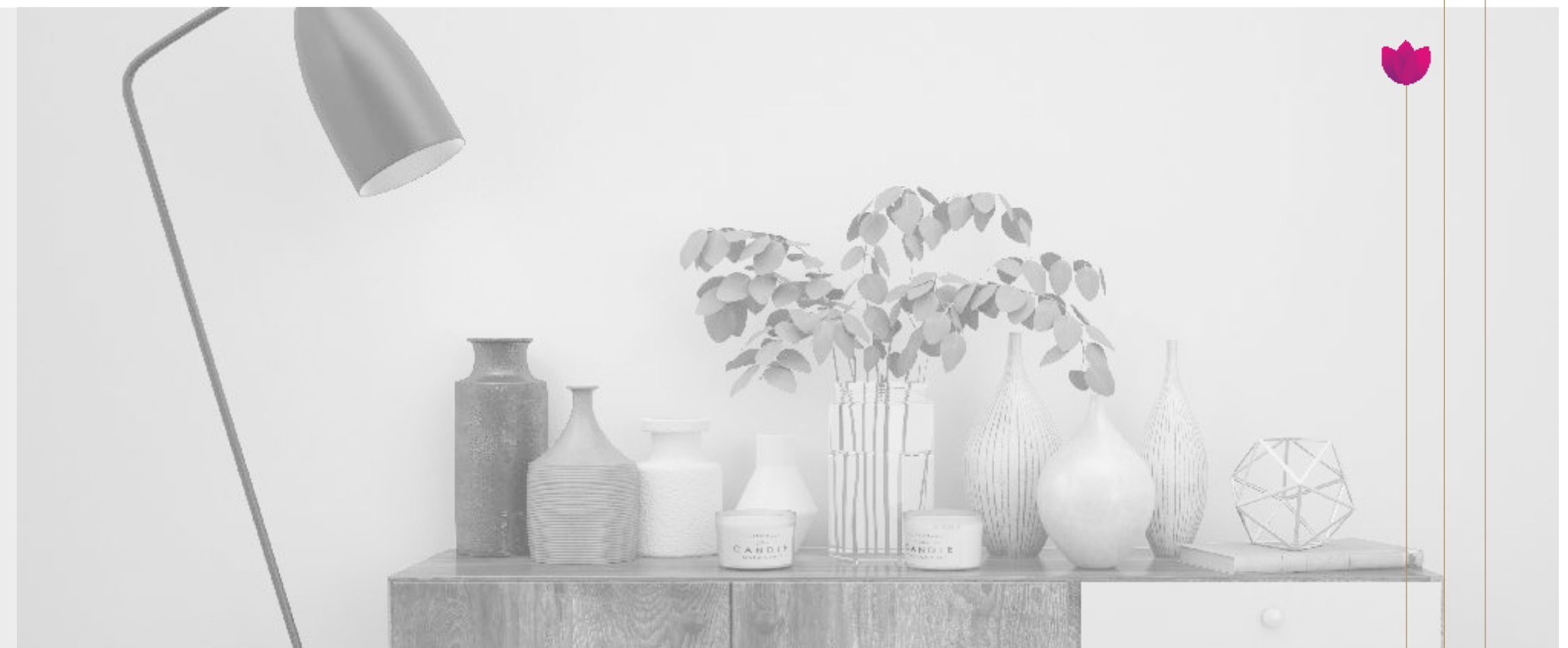
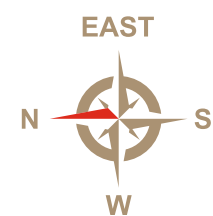
Block - A
Flat No - 7
2 BHK
West Facing
1255 Sft



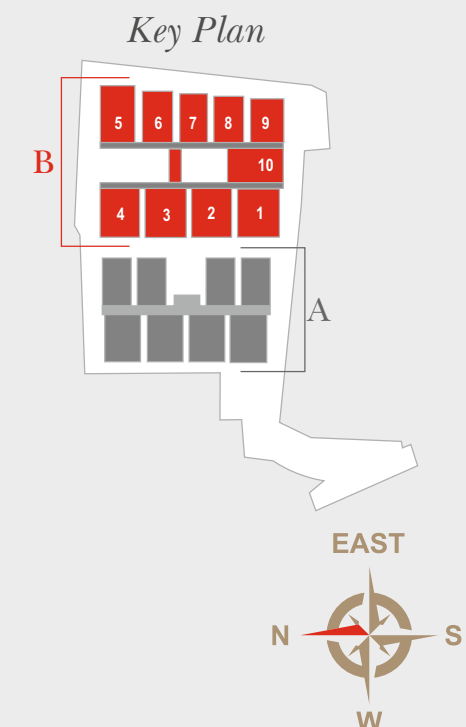
Block - A
Flat No - 8
2 BHK
West Facing
1295 Sft



Block - A
Flat - 7 & 8
Isometric View

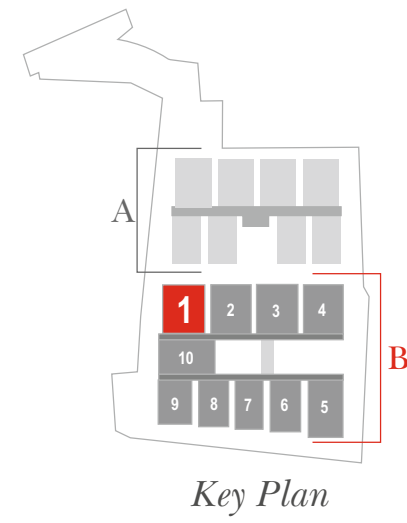


block **B**
typical floor plan

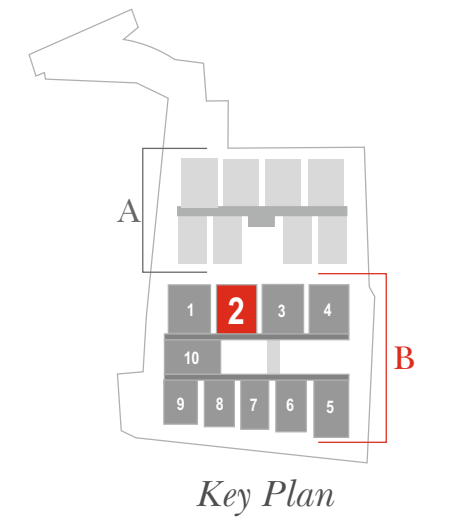




Block - B
Flat No - 1
3 BHK
East Facing
1865 Sft



Block - B
Flat No - 2
3 BHK
East Facing
1785 Sft

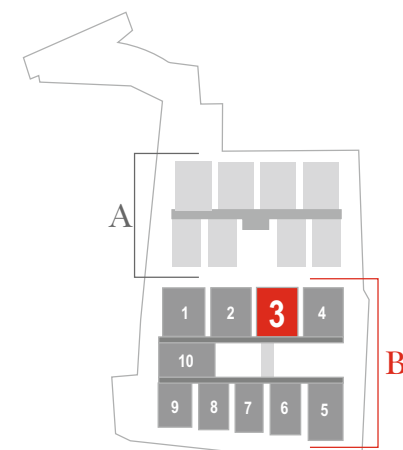


Block - B
Flat - 1 & 2
Isometric View





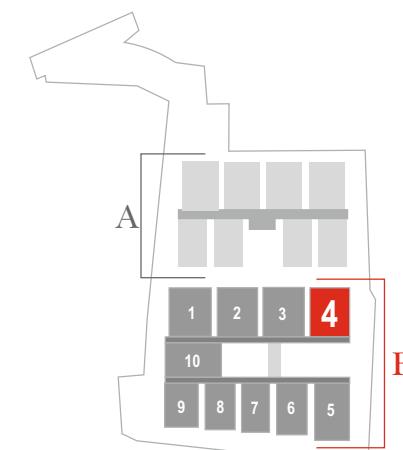
Block - B
Flat No - 3
3 BHK
East Facing
1785 Sft



Key Plan



Block - B
Flat No - 4
3 BHK
East Facing
1855 Sft



Key Plan

Block - B
Flat - 3
Isometric View

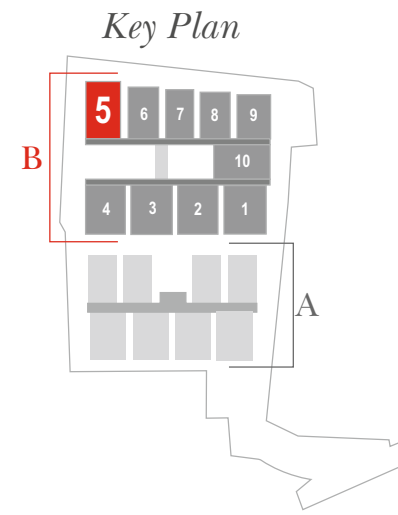


Block - B
Flat - 4
Isometric View

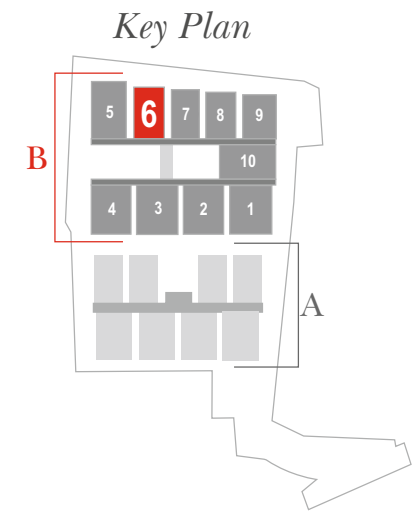




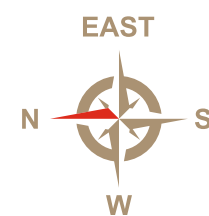
Block - B
Flat No - 5
3 BHK
West Facing
1775 Sft



Block - B
Flat No - 6
3 BHK
West Facing
1505 Sft



Block - B
Flat - 5
Isometric View

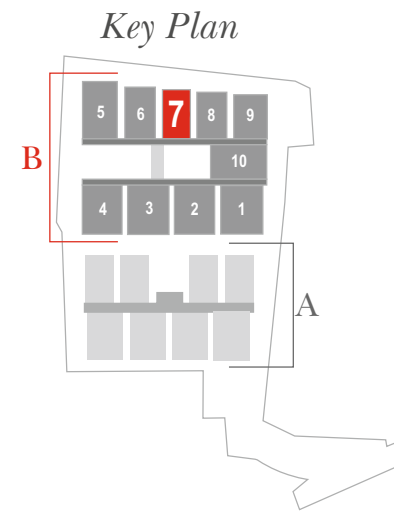


Block - B
Flat - 6
Isometric View

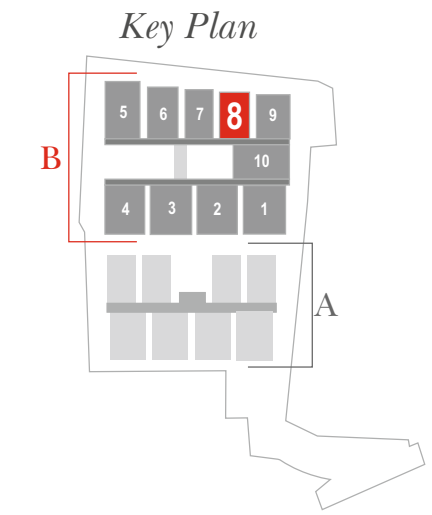




Block - B
Flat No- 7
2 BHK
West Facing
1255 Sft



Block - B
Flat No - 8
2 BHK
West Facing
1225 Sft



Block - B
Flat - 7
Isometric View

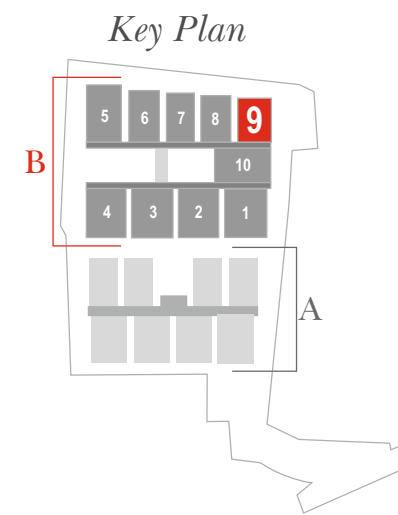


Block - B
Flat - 8
Isometric View

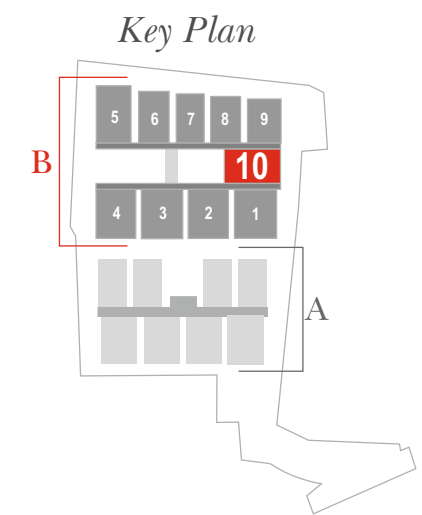




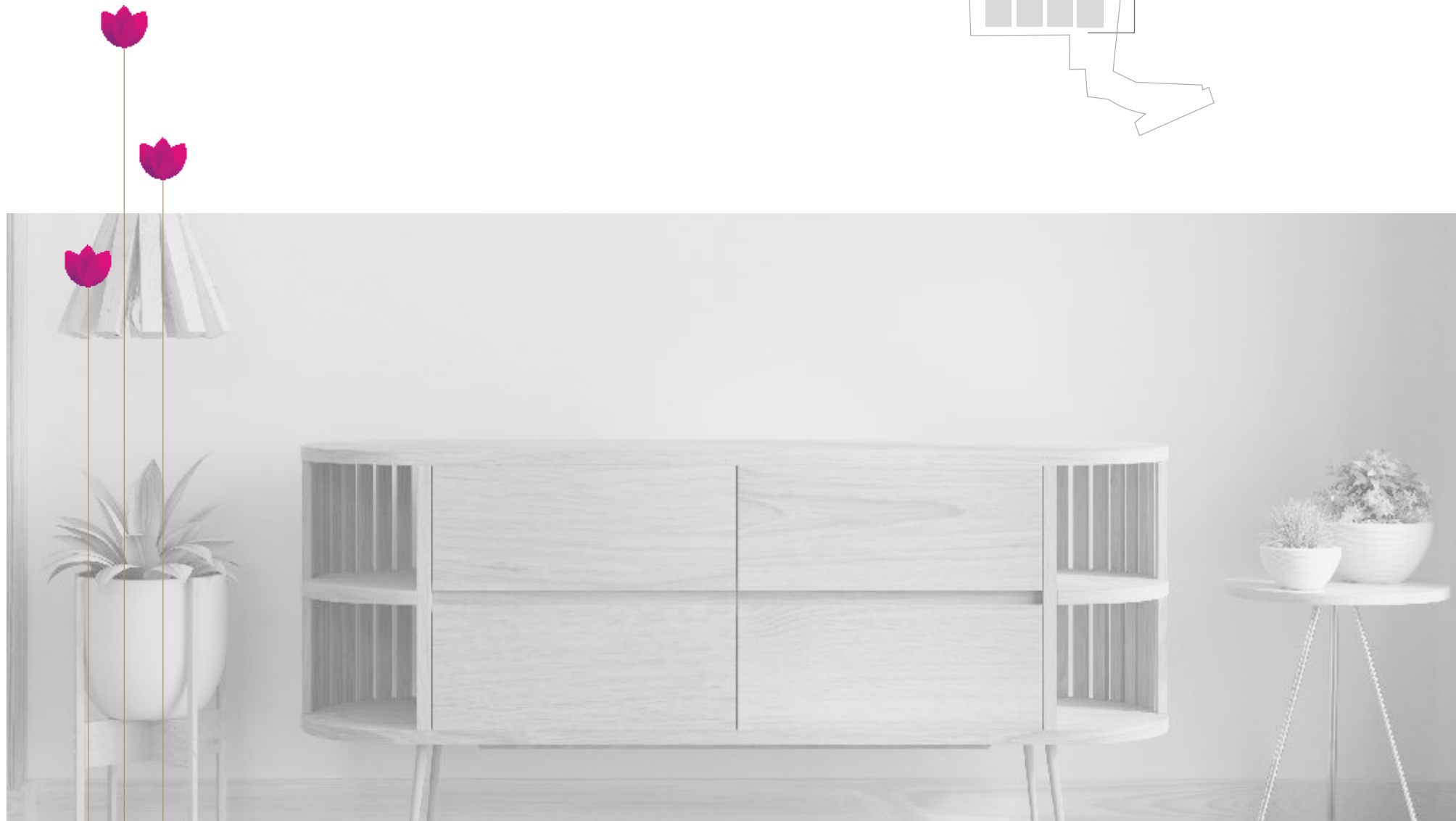
Block - B
Flat No - 9
2 BHK
West Facing
1290 Sft



Block - B
Flat No - 10
3 BHK
East Facing
1710 Sft



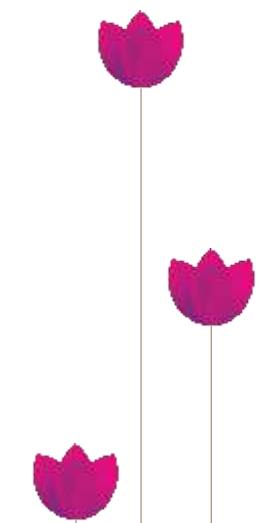
Block - B
Flat - 10
Isometric View





living room

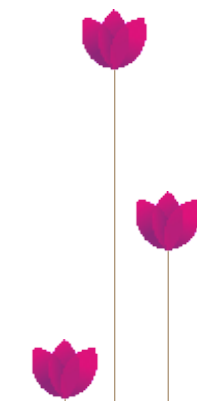
*discover serenity and
tranquillity in this inviting
living space*





dining hall

*where every meal becomes a
cherished celebration of flavors and
togetherness*



GREEN
GRANDEUR



balcony spaces

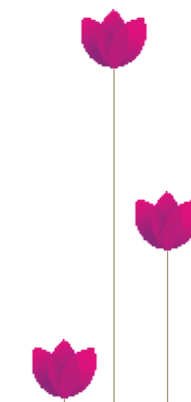
*live the welcoming
balcony life*





bedroom

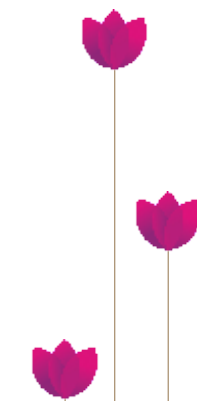
*where design meets comfort,
and every moment is cherished*





kitchen

*savor the art of cooking in
this meticulously designed
kitchen space*





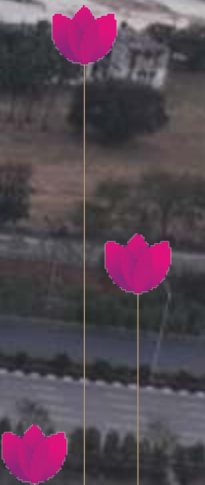
GREEN
GRANDEUR

where forever begins

at exit-6, kandlakoya junction

Replicating the famed Cyber Corridor of Hyderabad, the Gateway IT Park, spread across 10 acres, will be a major destination for software giants and is anticipated to offer employment to over 50,000 people. Prices and progress are set to accelerate with the project gaining momentum.

Kandlakoya near Kompally is considered a growth corridor with the much-anticipated Gateway IT Park on the anvil. A major initiative of the Telangana government, the IT hub will house blue chips from across the world. It abuts National Highway with close proximity to Outer Ring Road, which links residents to IT and Financial hubs of the city like Gachibowli etc which makes commute to work a breeze. Catching an international flight in Shamshabad from Green Grandeur is less than an hour's journey.





15 MINS TO GATEWAY IT-TOWER

3 mins away

- Suchitra Circle
- Jeedimetla
- Konark Hospitals
- Srujana Hospitals
- Sherwood School
- TNR Excellencia Academy
- Cine Planet Kompally
- The Chennai Shopping Mall
- KLM Fashion Mall

5 mins away

- Manepally Jewellers
- Jeedimetla Bus Depot
- Russh Super Specialty Hospital
- SMS Kids' School
- TNR North City Mall
- Metro Wholesale

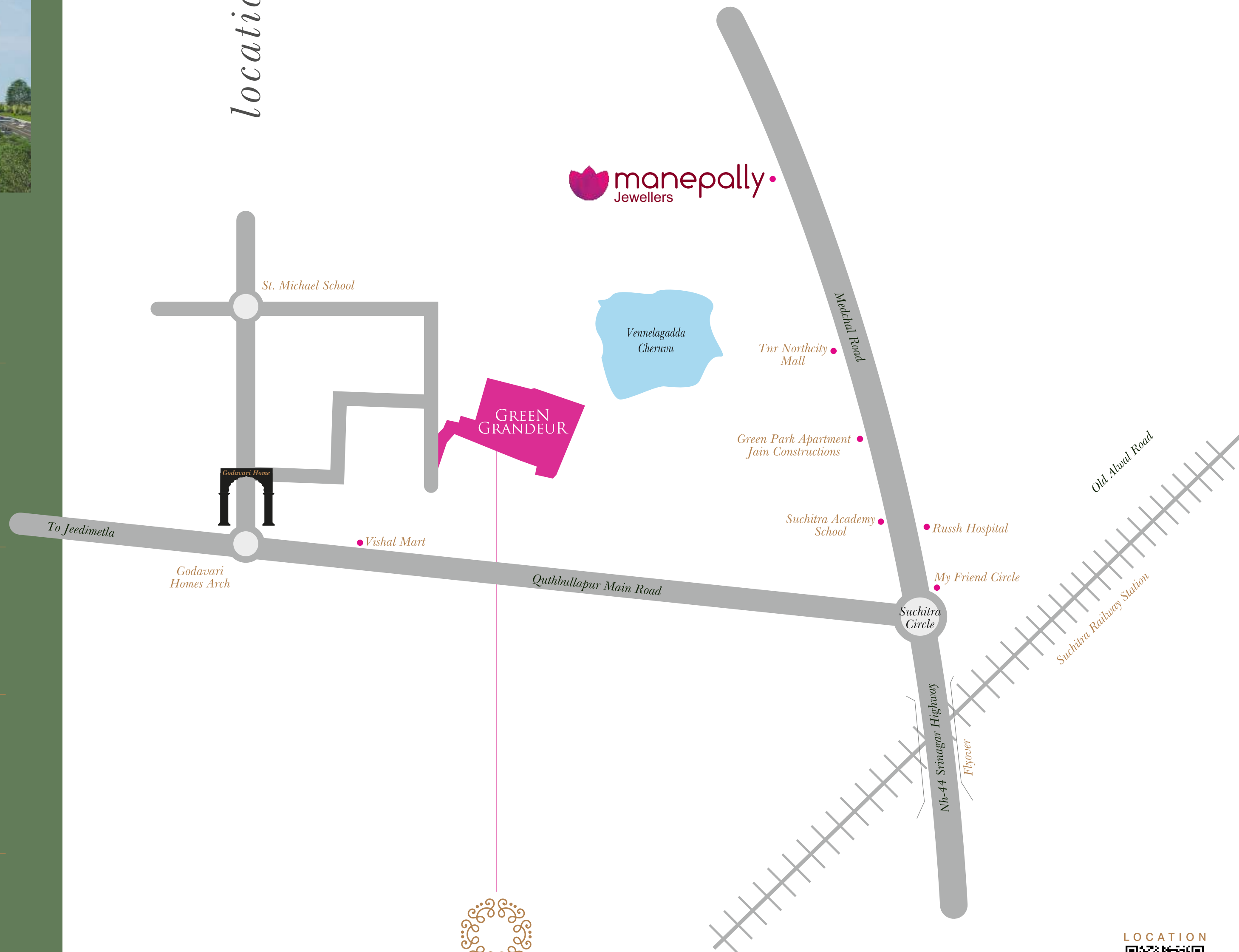
10 mins away

- Bowenpally
- Balanagar
- Alwal Railway Station
- Kompally
- Fox Sagar Lake
- St. Michaels School
- St. Martin's Engineering College

15 mins away

- Jubilee Bus Station
- ORR Exit 6
- Paradise Circle
- Secunderabad Railway Station

location





specifications

STRUCTURE

RCC Framed Structure : R.C.C framed structure to withstand wind & seismic loads.

Super Structure - Walls : Table moulded good quality red brick with cement mortar with internal 4 1/2" thick and external 9" thick walls.

PLASTERING

Internal : 2 Coats of smooth cement plastering in CM 1:6 for walls & ceiling.

External : 2 Coats of smooth cement plastering in CM 1:6 external walls.

PAINTING

Internal : Smooth putty finish with 2 coats of Asian paint emulsion over a coat of primer.

External : Two coats of Asian exterior emulsion over one coat primer.

DOORS, WINDOWS & RAILINGS

Main Door : Main door frames and shutter with B.T. medium teakwood of good quality polish and hardware.

Internal Doors : African teakwood frame & flush shutter with premium finish hardware.

Utility Doors / Toilet Door : Laminate finish on outside & veneer finish (inside).

Sliding Doors : UPVC door frame of reputed profile sections with toughened glass paneled shutters and designer hardware with mosquito mesh.

Windows : UPVC window of reputed profile sections with toughened glass and suitable finishes as per design with mosquito mesh track.

Grills for Windows : Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows.

Railings : SS Railing for stair case and balconies.

FLOORING

Drawing, Living & Dining : 600 X 1200mm size double charged vitrified tiles of APARNA / Kajaria or equivalent.

All bedrooms, Pooja & Kitchen : 600 X 600mm size double charged vitrified tiles of APARNA / Kajaria or Equivalent.

Entrance Lounge : Granite flooring.

Toilets : 300 x 600 mm size Anti-skid vitrified tiles of APARNA / Kajaria or equivalent.

Corridors : Double charged vitrified tiles with 600 x 1200 mm size of APARNA / Kajaria or equivalent.

All Balconies : Anti-skid vitrified tiles with 300 x 600 mm size of reputed make Aparna / Kajaria or equivalent.

Utility : Anti-skid vitrified tiles with 300 x 600 mm size of reputed make Aparna / Kajaria or equivalent.

Staircase : Good quality granite.

TILE CLADDING

Dadoing in Kitchen : Glazed / Matt ceramic tiles dado up to 2' height above kitchen platform of Aparna / Kajaria or equivalent.

Bathrooms : Glazed / Matt vitrified tiles dado of size 600 x 1200 mm up to a height of 7' of Aparna / Kajaria or equivalent.

Utility : Glazed / Mat ceramic tiles dado of size 600 x 1200 mm up to 3' height of Aparna / Kajaria or equivalent.

KITCHEN

Counter : Green / Black jet Granite platform with stainless steel sink, CP fittings with 2'0 height ceramic tile dado.

Water Provision : Municipal and bore water provision for kitchen along with provision for water purifier.

Other Accessories : Provision for fixing of water purifier, exhaust fan or chimney.

PLUMBING

C.P. & Sanitary Fixtures : Wash basins in all bed room toilets, wall mounted WC with flush valve. Sanitary fittings will be Jaguar / Hindware / Equivalent. Provision for washing machine in utility. Water supply lines are of CPVC Lanes of ASHIRAVD / Sudhakar / Equivalent and SWR Lanes will be Prince / Sudhakar / Equivalent.

ELECTRICAL FIXTURES

Electrical Fixtures : Concealed PVC pipes with standard wiring (Finolex). Anchor / Roma / Equivalent ISI Standard modular switches with metal box. Provision for geyser & exhaust points in all toilets. TV / Phone point in hall and master bedrooms with provision for Wi-Fi. Power outlets for air conditioners in all bedrooms & drawing & living room. Plug points for TV & audio systems, etc. 3 phase supply for each unit with individual meter boards. Miniature circuit breakers (MCB) for each distribution boards of reputed make. Modular electrical switches of reputed make.

Kitchen / Utility Area : Power plug for cooking range chimney, refrigerator, microwave ovens. Mixer / Grinders in kitchen, washing machine in utility area.

Telecommunications : Telephone points in master bedroom & drawing room.

Cable TV & Internet : Intercom facility to all the units connecting the security. Provision for Cable / DTH connection in All bed rooms & living / drawing room. One broadband / Wi-Fi internet connection provision in living / drawing and in master bedroom.

ELEVATORS

Passenger Lifts : High speed automatic passenger lifts of reputed make. Entrance with Granite / Tile cladding.

WSP & STP

Domestic Water : Domestic water made available through an exclusive water softening.

STP : A sewage treatment plant of adequate capacity as per norms will be proposed in the suitable space at site level, treated sewage water will be used for landscaping purposes.

Rainwater Harvesting : Rainwater harvesting at regular intervals provided for recharging, ground water levels as per the norms.

CAR PARKING & PARKING MANAGEMENT

Car Parking for Units : Adequate car parking will be provided for all the units.

Parking provisions at : Stilt, Basement-1 entire parking is well designed to suit the number of car parking numbers provided. Parking signage's and equipment at required places to ease the traffic flow.

E V - Charging Points : Electrical vehicle charging points shall be provided at extra cost.

Car Washing Facility : Car wash facility will be provided in the parking floor level at designated area.

SAFETY & SECURITY

Power Backup : As per standard requirement.

Security / BMS : Sophisticated round the clock security / surveillance system. Surveillance cameras at the main gate, ramps, parking area, common area, waiting area, critical area and entrance of each tower and in the corridors etc. to monitor. Panic button and intercom is provided in the lifts connected to the security room & solar fencing on the compound wall.

Centralized Billing : Billing shall be done for consumption of electricity and water with prepaid meters system for each unit separately.

For Divyang : Access ramps at all blocks entrance will be provided.



GREEN GRANDEUR

Design Consultants



B DESIGN STUDIOS
Architecture & Beyond

Architecture & Structural



VIVIDAX DESIGNERS
ARCHITECTS & ENGINEERS

1-2-56/39, Street No. 5,
Advocates colony,
Domalguda, Hyd-29

Landscaping



Rrbun Shapes
4th Floor, Flat No. 231,
Road No. 36,
Jubilee hills, Hyderabad.

MEP



Ennovative Design Consultants
Address : Block-B, SS Tech Park PSR Prime Tower,
Ground Floor, adj. to DLF Cybercity,
Gachibowli, Hyderabad, Telangana 500032.

our team



Project by

Sri Venkateshwara Developers

(A Unit of Manepally Group)

Corporate Office

Manepally Realty And Infra Llp
Gs Pearl, 3rd Floor, 3-674/3,
Above Manepally Jewellers Pvt Ltd,
Panjagutta, Hyderabad.

Site Office

Green Grandeur,

Plot No.111 & 112,
Gayatri Nagar, Near Suhitra,
Jeedimetla Village,
Medchal Malkajgiri, Telangana.

TSRERA No. : P02200005742

contact us :

90006 00294

☎ **90008 00294**

www.manepallyinfra.com

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.