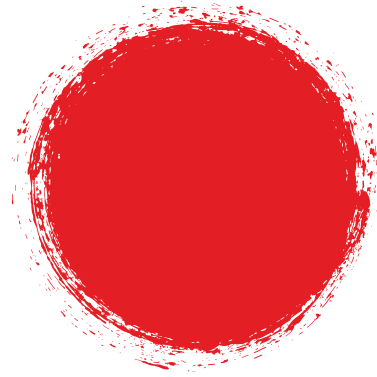




Marketing Associate

KALYAN'S  
**Sampreeti**  
at Kondlakoya,  
near kompally



|| LOKAH : SAMASTAH :  
SUKHINO BHAVANTU ||

Member  
**CREDAI**  
HYDERABAD

A PROJECT BY  
**KALYAN CONSTRUCTIONS**



Perhaps in no other time in human history our homes have become as valuable places as they are now. These days the whole world converges into a microcosm and lets us do everything under the sun in just a click of a button.

The recent breakthroughs in technology and corresponding societal changes have made us aspire not just to a 'home sweet home' but to a home that serves as a

'personalized mini-world.'



*Welcome  
Home*

KALYAN'S  
Sampreeti

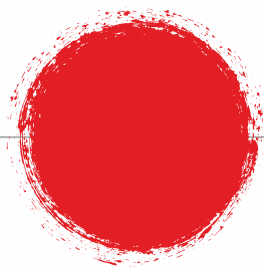


KALYAN'S  
**Sampreeti**

AGS  
GROUP



**SAMPREETI  
OPENS UP  
A NEW AGE  
WORLD  
AT KANDLAKOYA  
NEAR KOMPALLY!**



**“A  
personalised  
mini  
world”**

Keeping these new trends in mind, Kalyan Constructions have devised each unit in "Sampreeti" as a special edition meeting special needs of modern world all with superior premium quality well within the reach of aspiring home buyers.

# It's a better life here!



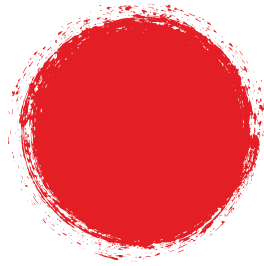
**THE TOUCH OF  
SAMPREETI,  
A MINI WORLD  
WITH MEGA  
CONVENIENCES**

True to its character and name, Sampreeti, characterises love and passion coming together as one. At Kompally this "Mini World", matches any mega project by the way it is conceived. It offers the resident that exclusivity of a personalised touch and finesse that goes missing in any conventional larger project. Come and live in a world crafted keeping every little comfort of yours in mind.





**STEP IN  
AND EXPERIENCE  
A DIFFERENT LIFE  
WELCOMING YOU!**



**It's a  
better  
life here!**

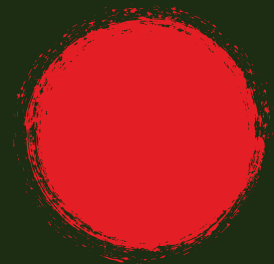
**Huge Sit outs  
Wide Corridors  
Power Back-Up**

Sampreeti: offers 2, 3 & 4 BHK units which are expansive and comfortable spaces. The project being a well-designed Gated Community offers the luxury of living in a self-sustainable eco-system. Utmost care is taken right from thoughtfully designed living spaces with optimum light and ventilation to usage of superior material in the project. We can proudly say very few in the business come close to us in terms of quality and detailing.



KALYAN'S  
Sampreeti

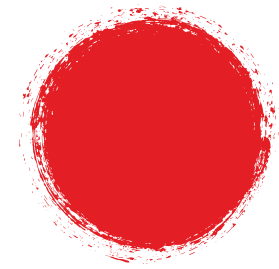
AGS  
GROUP



The finest finishing of every inch makes them truly a masterpiece of art where living is pure bliss.



FOR A LIFE  
THAT MAKES  
YOU FEEL  
COMPLETE...



It's a  
better  
life here!

- Swimming Pool
- Gymnasium
- Aerobics & Yoga
- Multipurpose Hall

At Sampreeti every element of a wholesome life is taken care of. Be it greenery filled spaces, fitness centre, security measures, convenience stores, play arena, safer areas for senior citizens, community spaces, club house and an infinity pool, all are carefully planned. The astounding designs and picturesque landscaping with other amenities make this an idyllic place to rejuvenate, relish and reside.





**It's a  
better  
life here!**

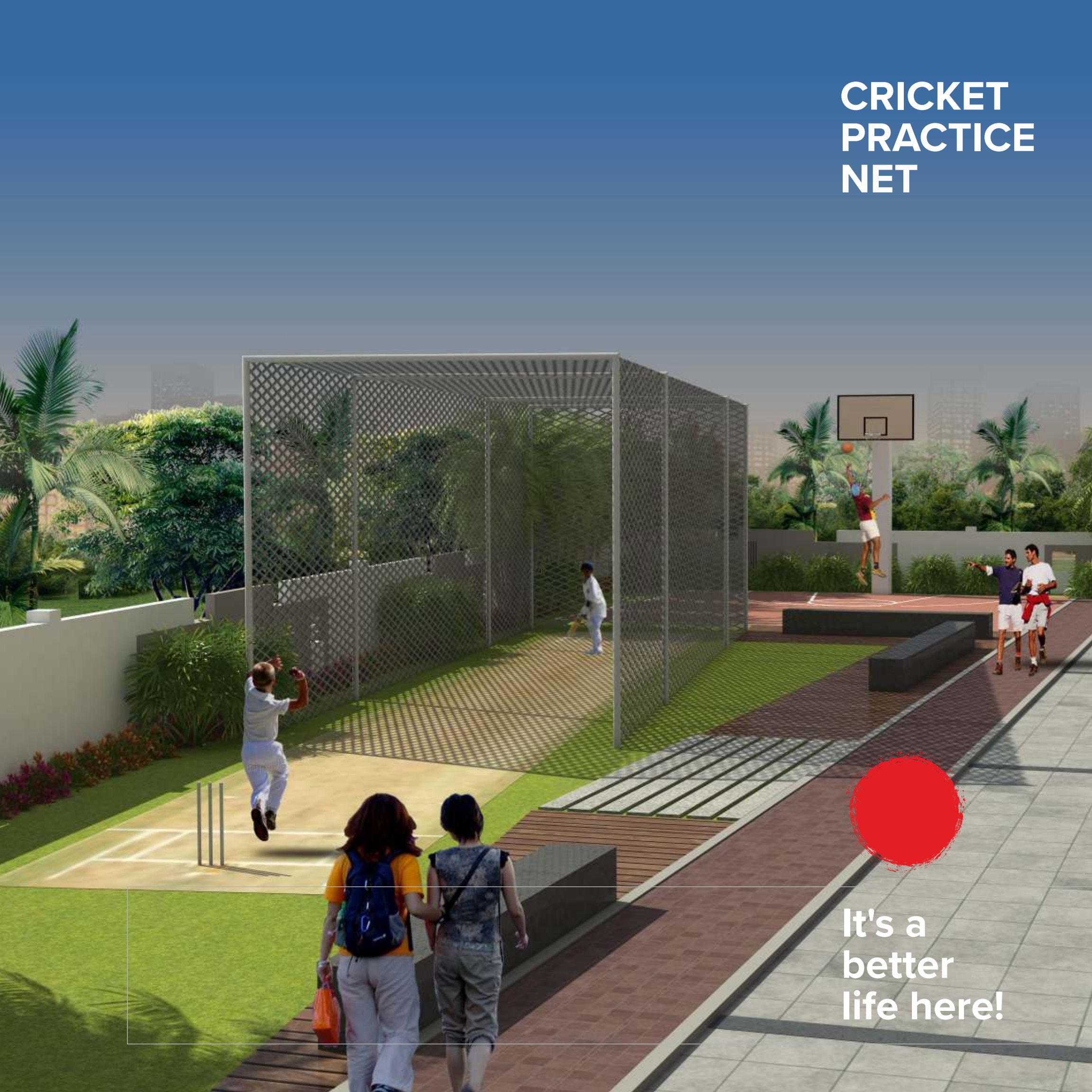
**PREMIUM  
LIFESTYLE  
AMENITIES**



- A/C GYM
- INFINITY SWIMMING POOL
- MULTIPURPOSE HALL
- INDOOR GAMES
- PROVISION FOR YOGA/AEROBICS
- GUEST ROOMS
- PROVISION FOR UNISEX PARLOUR
- ADMINISTRATIVE OFFICE ROOMS
- PROVISION FOR CRECHE
- CRICKET PRACTICE NET
- BASKET BALL PRACTICE COURT
- CHILDREN'S PLAY AREA
- WALKING & JOGGING TRACK
- VISITOR'S PARKING
- VISITOR'S LOUNGE



# CRICKET PRACTICE NET



It's a  
better  
life here!



Well detailed  
landscape  
with hard and  
soft cover



Spaces to  
enjoy for  
all generations



# GATEWAY IT TOWER



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.



Kondlakoya 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. Catching an International Flight in Shamshabad from Sampreeti is less than an hour's journey. This makes commuting to work is a breeze.



**CLOSE TO WORK,  
HOME AND  
EVERYTHING  
IN-BETWEEN...**



### EDUCATIONAL INSTITUTES

- Neeraj International School
- Delhi Public School
- Sadhu Vaswani School
- Suchitra Educational Institute and CMR Educational Campus etc.
- NALSAR Law College
- St Ann's High School
- Loyola College



### HEALTHCARE CENTERS

- Suraksha women and child hospital
- Renova hospital
- Rush hospital
- Harsha hospital etc



### WORK PLACES

- Tech Mahindra
- Kandlakoya is connected to ORR that means accessibility to any corner of the city is possible in minutes



### LEISURE & ENTERTAINMENT

- Cine Planet
- Decathlon
- Leonia Resorts
- Alankrita Resorts
- Dholari Dhani
- Runway 9
- Oxygen Park

### APPROXIMATE ACCESSIBILITY TIME FROM SITE

01  
(MIN)

- Outer Ring Road
- Niraj International School
- CMR Educational Campus

10  
(MIN)

- D - Mart
- Metro - Wholesale
- Cine Planet
- Renova & Harsha Hospital
- Kompally
- Bolaram Railway Station

15  
(MIN)

- Suchitra Circle
- Decathlon
- Shopping Malls

25  
(MIN)

- Jubilee Bus Stand
- Leonia Resorts
- Tech Mahindra
- Secunderabad Railway Station

### LOCATION MAP (Not to Scale)



### WORK-PLAY - BREEZY DRIVE THROUGH ORR

Kondlakoya suburb is an ideal living space with amenities such as super markets, hotels, hospitals, banks, Cine Planet entertainment centre and educational institutions in and around. Kompally lets you have access to everything without the hustle and bustle of city living.

JUST A Min TO ORR

SPEEDY ACCESS TO EVERY PART

10 MIN TO SUCHITRA CIRCLE

5 MIN RADIUS OF SCHOOLS

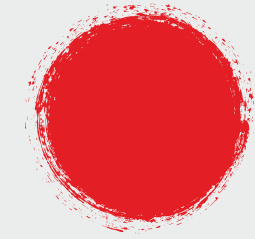
Right Opp. GATEWAY IT PARK, KANDLAKOYA

25 MIN TO SECUNDERABAD

STAKE YOUR CLAIM TO A BETTER LIFE



1. MAIN ENTRANCE & EXIT
2. SECURITY CABIN
3. VISITOR'S PARKING
4. JOGGING TRACK
5. MINI AMPHITHEATER
6. CRICKET PRACTICE NET
7. CHILDREN'S PLAY AREA
8. BASKETBALL RINK
9. SEATING
10. ELDERLY SEATING
11. ENTRY TO CLUB HOUSE THROUGH TOTLOT



It's a better life here!

BOUTIQUE GATED COMMUNITY  
 144 UNITS  
 AREA 1106 to 2705  
 2 ACRE PRIME PROPERTY  
 PRIME LOCATION  
 AMPLE VENTILATION  
 SPACIOUS SIT OUTS  
 PLANNED FOR MODULAR KITCHENS



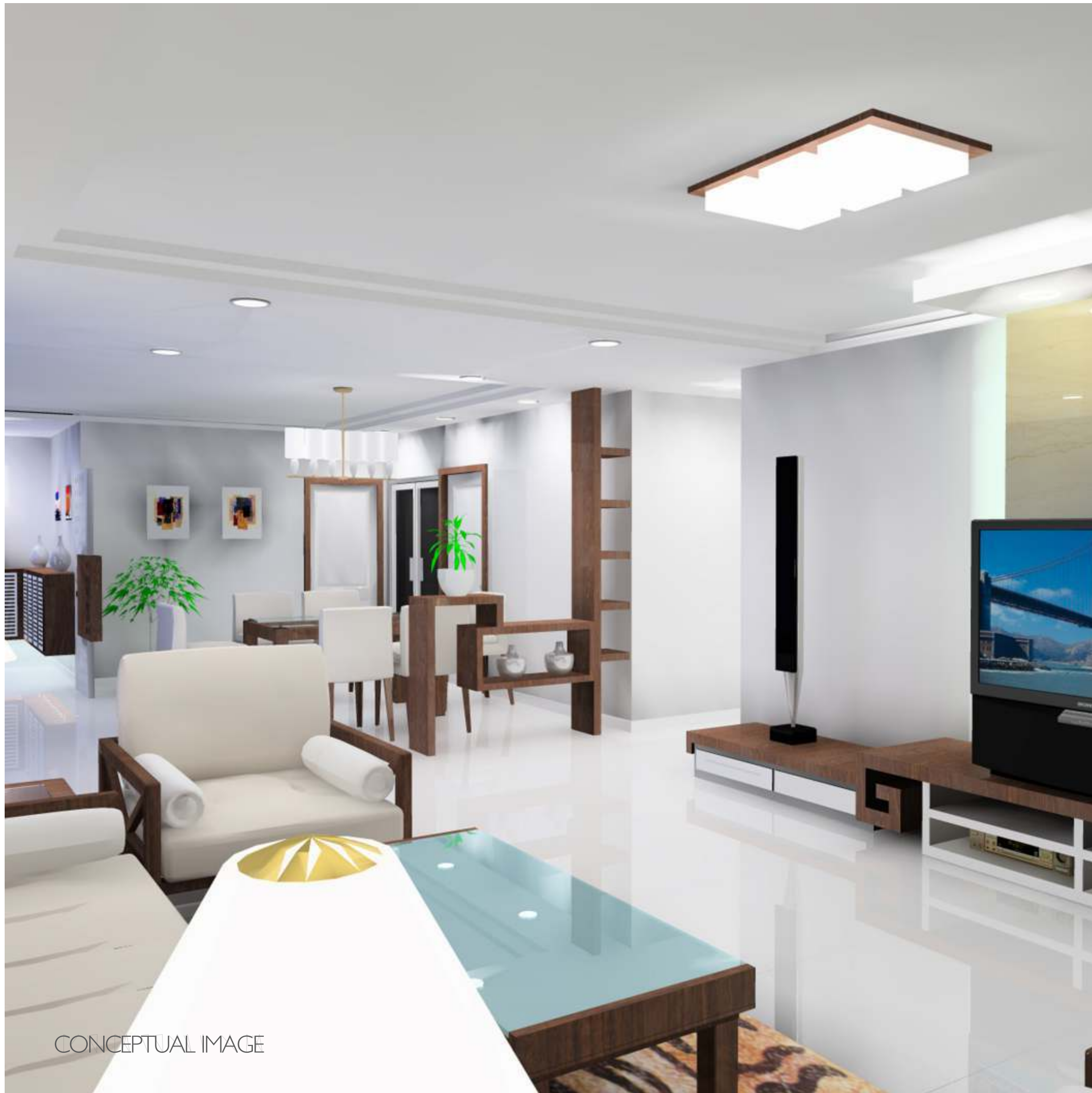
SITE LAYOUT



# TYPICAL FLOOR PLAN

Flat No.	Apartment Type (2BHK/3BHK)	Super Built Up Area (Sq.ft)
1	3BHK(W)	2240
2	4BHK(E)	2710
3	3BHK(W)	2050
4	3BHK(E)	1851
5	3BHK(W)	2185
6	2BHK(N)	1330
7	2BHK(N)	1335
8	3BHK(N)	2125
9	3BHK(W)	1675
10	3BHK(E)	1690
11	2BHK(W)	1235
12	2BHK(E)	1275
13	3BHK(N)	1910
14	2BHK(W)	1215
15	3BHK(E)	1710
16	3BHK(E)	1635





CONCEPTUAL IMAGE

TYPICAL FLOOR PLAN  
F1-3BHK



TAKE A  
CLOSER  
LOOK  
INSIDE



TYPICAL FLOOR PLAN  
**F2-4BHK**



TYPICAL FLOOR PLAN  
**F6-2BHK**



TYPICAL FLOOR PLAN  
**F12-2BHK**



TYPICAL FLOOR PLAN  
**F15-3BHK**





## CLUBHOUSE FLOOR PLANS



### FIRST FLOOR PLAN

- CRECHE
- WAITING LOUNGE
- RECEPTION
- WOMEN'S PARLOUR



# CLUBHOUSE FLOOR PLANS



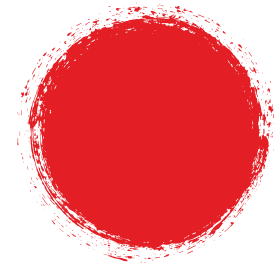
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BANQUET HALL  
 DINING  
 PANTRY

INDOOR GAMES  
 YOGA/AEROBICS  
 WAITING LOUNGE

GYM  
 SWIMMING POOL  
 LOUNGE



# SPECIFICATIONS



## RCC FRAMED STRUCTURE:

RCC framed structure to with stand Wind and Seismic loads.

- **Internal walls:** 4 1/2" thick with Red bricks or cement solid bricks.
- **External walls:** 9" thick with Red bricks or cement solid bricks.
- **Plastering:** Double coat cement plastering with smooth / sponge finishing



## DOORS, WINDOWS & RAILINGS

**Main Door:** Teak Wood Door Frame & Veneer Flush shutter with Hardware of Reputed Make.

**Internal Doors:** Teak Wood Door Frame & Veneer Flush Shutter with Hardware of Reputed Make.

**Windows:** UPVC Window with plane glass of Reputed Make with mosquito mesh for all windows.

**Balcony Railings:** MS Railing with enamel paint finish.



## FLOORING

**Drawing, Living, Dining:** 800x800 mm size Double Charged Vitrified Tiles of Reputed Make.

**All Bedrooms & Kitchen:** 800x800 mm size Double Charged Vitrified Tiles of Reputed Make.

**Bathrooms, Corridors, Balconies & Utility:** Anti-Skid Ceramic Tiles of Reputed Make.

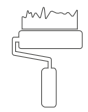


## TILE CLADDING

**Dadoing in Kitchen:** Glazed Ceramic Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make.

**Bathrooms:** Glazed Ceramic Tile Dado up to 7'-0" height of Reputed Make.

**Utility:** Glazed Ceramic Tiles Dado up to 3' Height of Reputed Make & Granite flooring for staircase



## PAINTING

**External:** Textured finish and Two Coats of Exterior Emulsion Paint of Reputed make.

**Internal:** Smooth putty finish with 2 Coats of Premium plastic Emulsion Paint of Reputed make over a Coat of Primer.



**PLUMBING** - All CP fittings of Jaguar or equivalent, Sanitary fitting of CERA or equivalent.



## KITCHEN

**Counter:** Granite Platform with Stainless Steel Sink.

**Other Accessories:** Provision for fixing of Water Purifier, Exhaust Fan or Chimney & Tap Provision for washing machine in utility area.



## ELECTRICAL

- Modular electrical switches of reputed brand.
- Concealed copper wiring of reputed make .
- Power outlets for geyser and exhaust fans in all toilets.
- Power outlets for AC in all bedrooms and Living.
- TV provision in Living area & Master bedroom.
- Power points for Cooking hob, Chimney, refrigerator, water purifier, mixer, grinder in kitchen.
- Power point for washing machine in utility area.
- 3 phase power supply for each flat.
- Miniature Circuit Board for each Distribution board of reputed brand.



## TELECOMMUNICATIONS, CABLE TV & INTERNET

- Telephone points in Master Bedroom, Drawing / Living Room.
- Intercom facility: Intercom facility to all the flats connecting to Security.
- Cable TV Provision for Cable Connection in Master Bedroom & Living Room.
- Internet connection in hall & children bedroom.
- 100% DG backup for all lights & fans.



## ELEVATORS / LIFTS:

- Standard Passenger/service lifts and exclusive lift for Club house.
- Granite/ Vitrified Tiles wall cladding for lift entrance.



## STP

- A Sewage Treatment plant of adequate capacity.



## SECURITY

- Solar fencing all round the compound wall.
- Video door phone in every flat.
- Surveillance Cameras will be provided in all common areas & will provide provision for monitoring from security cabin and Maintenance office.



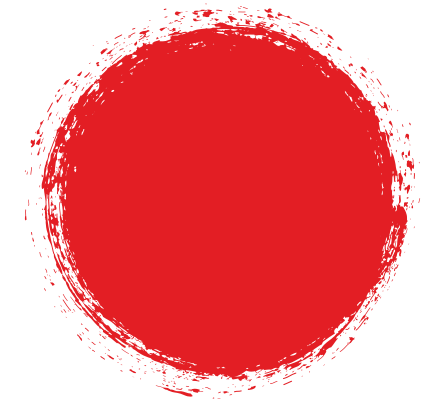
## FIRE SAFETY

- Fire hydrants & Fire sprinklers System
- Alarming system will be provided at suitable areas.
- Fire Control panel will be provided at main security cabin as per norms.



## PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks provided parking signages.



It's a  
better  
life here!

KALYAN'S  
Sampreeti



# MAKERS OF FIRST-RATE WORLD-CLASS PREMIUM HOMES

Translating the vision and dreams of future home owners into an actual timeless residence is an exciting process. Since 2.5 decades, Kalyan Constructions represented by Mr. G. Ramesh Goud has been a name characterized by unmistakable quality and value in the Hyderabad housing market. There are an innumerable number of families throughout the years that have been proud to reside in Kalyan Homes, in some of the most desirable communities in the area. Sampreeti, is a premier and prestigious project of Kalyan Constructions through which it aims to take its standards a notch higher.



WHISTLING WOODS



TIRUMALA ORCHID, SAIDABAD



AISHWARYA RESIDENCY



SREELAKSHMI GOLDEN EDIFICE, D.D. COLONY



SREE LAKSHMI TRANQUIL, NARAPALLY



SRI LAKSHMI SOLITUDE, D.D. COLONY



## It's a better life here!

### ARCHITECT



502, Block - C, SVSS Sankalp, Lower Tank bund,  
Gandhi Nagar, Opp: Ramakrishna Math,  
Secunderabad, Hyderabad-500 080.  
Ph: 040 - 2760 5587, 98481 24487

### CIVIL & STRUCTURAL



CIVIL & STRUCTURAL CONSULTANTS  
Flat No.303, Opp. R.S. Brother's Lane  
LSY Estate, Above Karur Vyssa Bank,  
Ameerpet, Hyderabad - 500 073  
Ph: 040-6644 1193, www.suvih.com

### MEP



SUVIH Engineering Services Pvt. Ltd.  
Shanmukh Empire, Ground floor,  
Unit 1001, S.A.Society, Madhapur,  
Hyderabad - 500081

### PROJECT MANAGEMENT CONSULTANCY



Flat No. 301, Konduru Residency  
8-3-833/95 Kamalapur Colony  
Ph.1 Behind Tanvir Hospital Road  
Srinagar Colony,  
Hyderabad - 500073.  
Mobile: 9848026913

### LAND SCAPING



H.No - 8-2-704/B/8, 2nd Floor,  
Sai Enclave, Road No 12,  
Banjara Hills, Hyderabad-500034.  
Mobile: 8106808158  
Email: vijay@designgarchitects.com  
www.designgarchitects.com

### LEGAL ADVISOR

S. BHUMA GOUD

### INTERIORS



VALUE ADD FOR INTERIORS  
Modular Kitchen & Wardrobes  
Ph: 98853 07981  
www.hiin.co.in



TS RERA NO:

Loan's approved by all leading banks.



**Corporate Office:**

#305, 3rd Floor, Imperial Towers,  
Ameerpet, Hyderabad, Telangana, India - 500 014.

**Site Address:**

S.Y. No. 165, Near Kandlakoya Junction,  
Opp. Niraj International School, Kandlakoya.