

 **AGROVE  
BY THE LAKE**  
Nurtured by Manbhum

RERA No.: P02200004600



**Manbhum**

**Come be one  
with nature.**





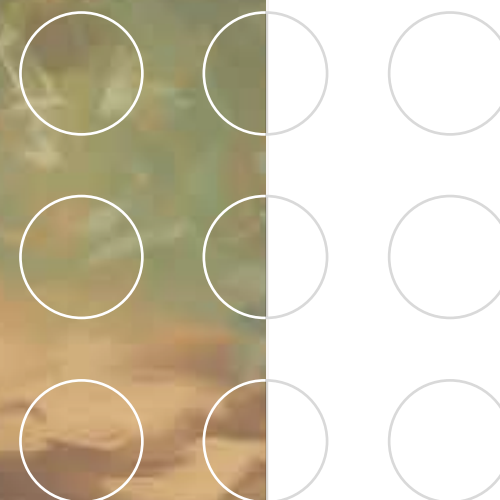
# Welcome to the *great little outdoors.*



**Imagine this:** You wake up next to a forest. Take a deep breath of that cool, fresh air. Go explore the wilderness. Have an impromptu picnic by a lake. Tie a hammock to follow that up with a well-deserved siesta under the trees. And round it off by counting the stars. The perfect day, isn't it? Now, imagine this — it's all right across your balcony!

Presenting **A Grove by the Lake** — a sustainably-built project with its very own forest, and a lake next door. Experience both sides of luxury living at a place where a great home meets the great *little outdoors*. It doesn't get more perfect than this.

Go on, take a break. And get going on an adventure.



**FOR SOME IT'S A SMART HOME  
SURROUNDED BY NATURE.**

**For others, it's paradise.**



Take a walk on the wild side, only at **A Grove by the Lake**. It's a home with its very own mini forest, and a lake right next door. And with every possible amenity included, it's where both sides of luxury meet — a great automated home and the great (*little*) outdoors. So come on over. And get ready to explore your own piece of paradise, right outside your door.

**Spread across 3 acres • Home to a mini forest, with a lake next door • 288 *smart* apartments; 2 & 3 BHK; 1,500 sq.ft. to 1,700 sq.ft. • 3-level parking**





**STRENGTH. FUN. COMMUNITY.  
CALM. YOUR INNER CHILD.**

**There's so much to be  
discovered here.**



**Clubhouse:**

- |   |   |   |              |   |   |
|---|---|---|--------------|---|---|
|    | Infinity Swimming Pool                        |    | Pool Desk    |    | Fully Equipped Gymnasium and Aerobics/Yoga Area |
|  | Guest Rooms                                   |  | Pool Table   |  | Table Tennis                                    |
|  | Separate Lift for Clubhouse                   |  | Library Area |  | Multipurpose Hall                               |
|  | Indoor Games with Chess, Carroms and Foosball |   |              |   |   |



# Green from the ground up.



Going green. It starts before we plant the forest. Before we install the water treatment plant. And even before we install the solar panels. At **A Grove by the Lake**, it starts at the very beginning — during construction of the building itself.

By using eco-friendly building material, we bring down maintenance costs, promote good health by enhancing indoor environment quality, increase energy efficiency, and reduce the negative impact on the environment caused due to material and energy pollution. So that whatever the square footage of your home, you know its carbon footprint will be commendably lesser.

This is just one of the many ways **A Grove by the Lake** is helping make a positive impact on the planet. Because we made a promise to do everything we can to leave it better for our children and grandchildren. As you can see, it isn't just the perfect future home. But a home for the future generations.

## Approved by Mother Nature



Built using eco-friendly building material



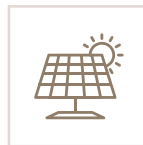
Water saving measures for reduced wastage



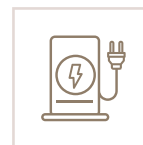
Rainwater harvesting



Waste segregation



Solar powered common areas



Provision for electric car charging





# SMART. *By nature.*



Presenting the next generation of smart homes, powered by India's largest home automation brand. Now automatically control your fans, lights, ACs, and geysers from anywhere, with our Alexa-ready technology.

Move into a home that's as smart as you.

## Save so much, automatically:



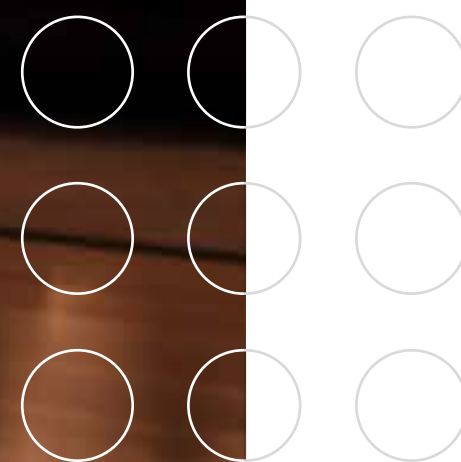
Save energy – remotely control your fans, lights, ACs & geysers from anywhere



Save money



Save the planet



**CLOSE TO THE CITY CENTRE.**

# Far from its noise.



- 10 minutes to Kukatpally
- 15 minutes to JNTU
- 20 minutes to Jeedimetla
- 25 minutes to HITEC City
- 30 minutes to ORR

**You're never too far from:**

## Public Transport

- KPHB Metro Station
- JNTU Metro Station
- Kukatpally Metro Station
- Srinivas Nagar Colony Bus Stop
- Gajularamaram Bus Stop

## Education

- St. Alphonsa's High School
- Aparna Play School
- Narayana Junior College
- Sri Chaitanya Junior College

## Healthcare

- Usha Mallapudi Cardiac Centre
- The Womb
- Sunshine Diagnostics Centre
- Apollo Pharmacy

## Groceries

- Ratnadeep Supermarket
- More Supermarket
- Tirumala Supermarket

## Shopping

- South India Shopping Mall
- Kalamandir
- R.S. Brothers
- KLM Fashion Mall Financial Services

## Financial Services

- IndusInd Bank
- HDFC Bank
- Axis Bank
- ICICI Bank

## Food

- Sri Udipi Grand
- Lakeway Restaurant
- Paradise Biryani
- Chaistaan



# Site Layout





# Floor Plans





# Flat 1



1,852 Sq.ft. (East Facing)

Drawing	12'0" x 18'0"
Balcony	13'8" x 7'8"
Living & Dining	20'3" x 10'3"
Kitchen	8'0" x 10'9"
Puja	4'6" Wide
Utility	5'8" x 11'11"
Master Bedroom	16'0" x 10'3"
MB Toilet	8'0" x 5'0"
Bedroom 1	14'0" x 10'3"
BR 1 Toilet	8'0" x 5'0"
Bedroom 2	13'0" x 10'3"
BR 2 Toilet	5'0" x 8'0"

# Flat 2

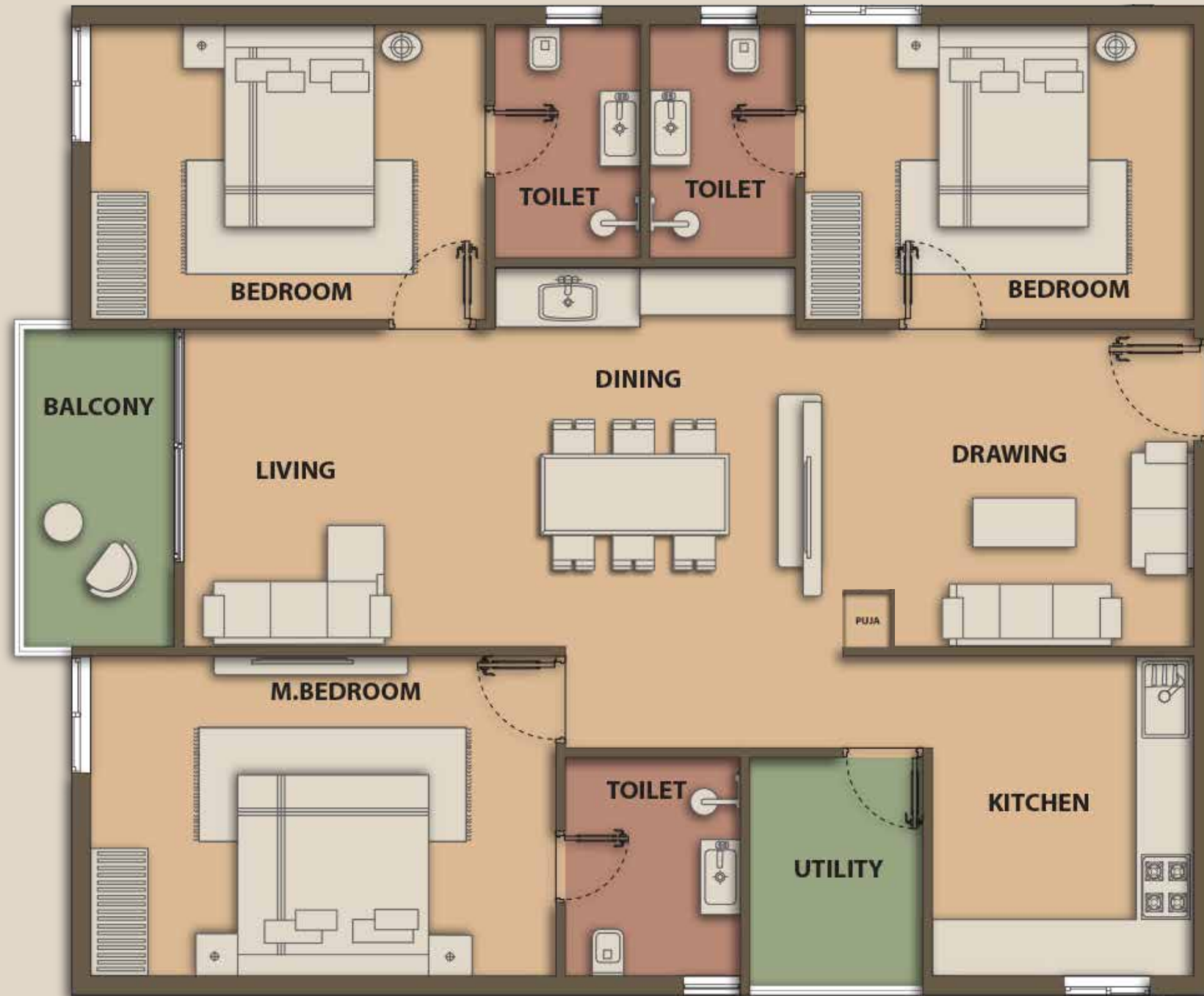


1,572 Sq.ft. (East Facing)

Living	14'1" x 13'9"
Dining	12'1" x 13'7"
Common Toilet	5'0" x 7'6"
Kitchen	7'0" x 10'0"
Puja	4'0" Wide
Utility	8'9" x 4'6"
Master Bedroom	14'6" x 11'0"
MB Toilet	5'0" x 7'6"
Bedroom 1	12'3" x 10'1"
BR 1 Balcony	4'6" x 10'7"
Bedroom 2	12'3" x 10'11"
BR 2 Toilet	5'0" x 7'6"
BR 2 Balcony	4'6" x 11'8"



**SOLD OUT**



# Flat 3 & 5

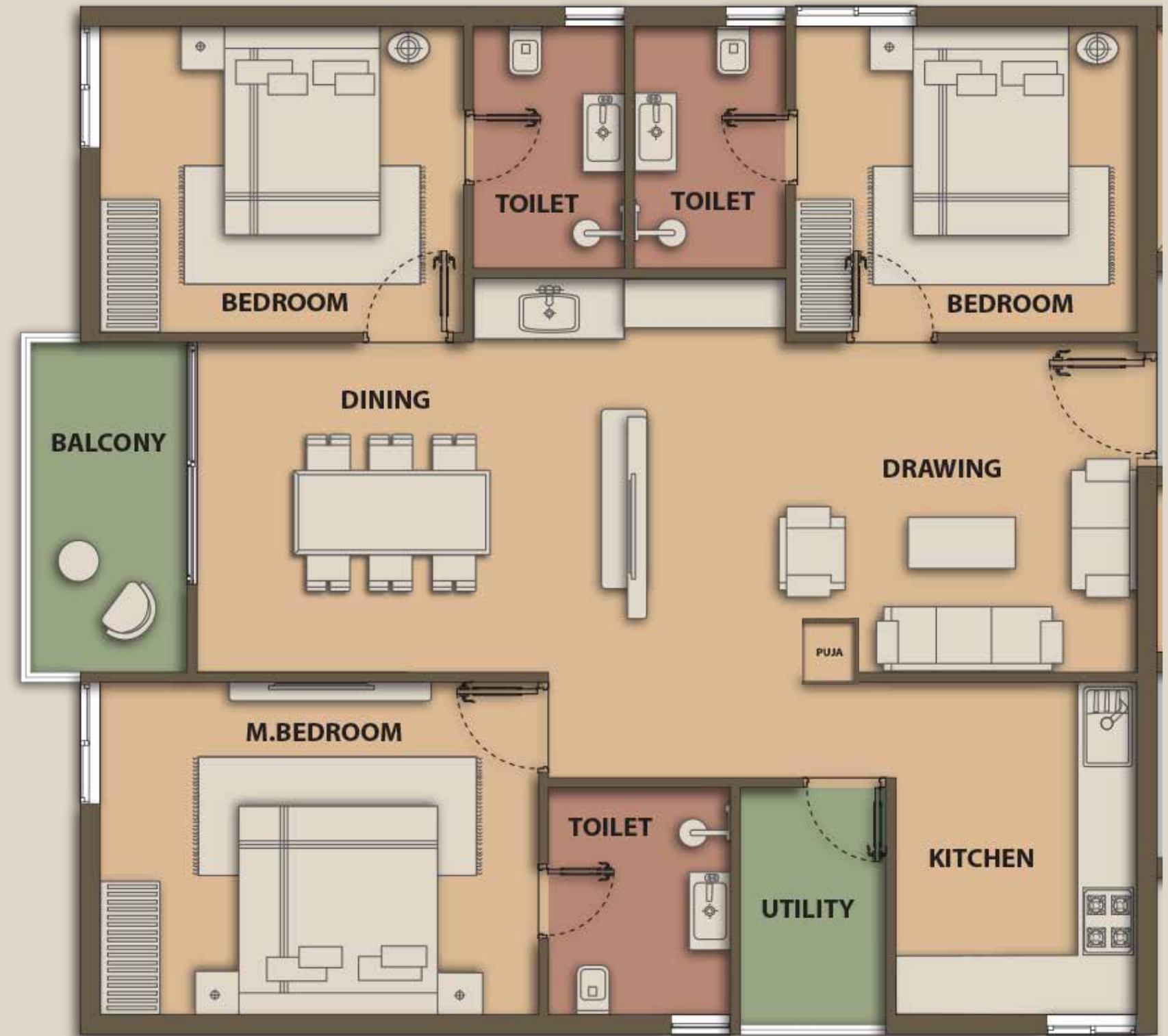


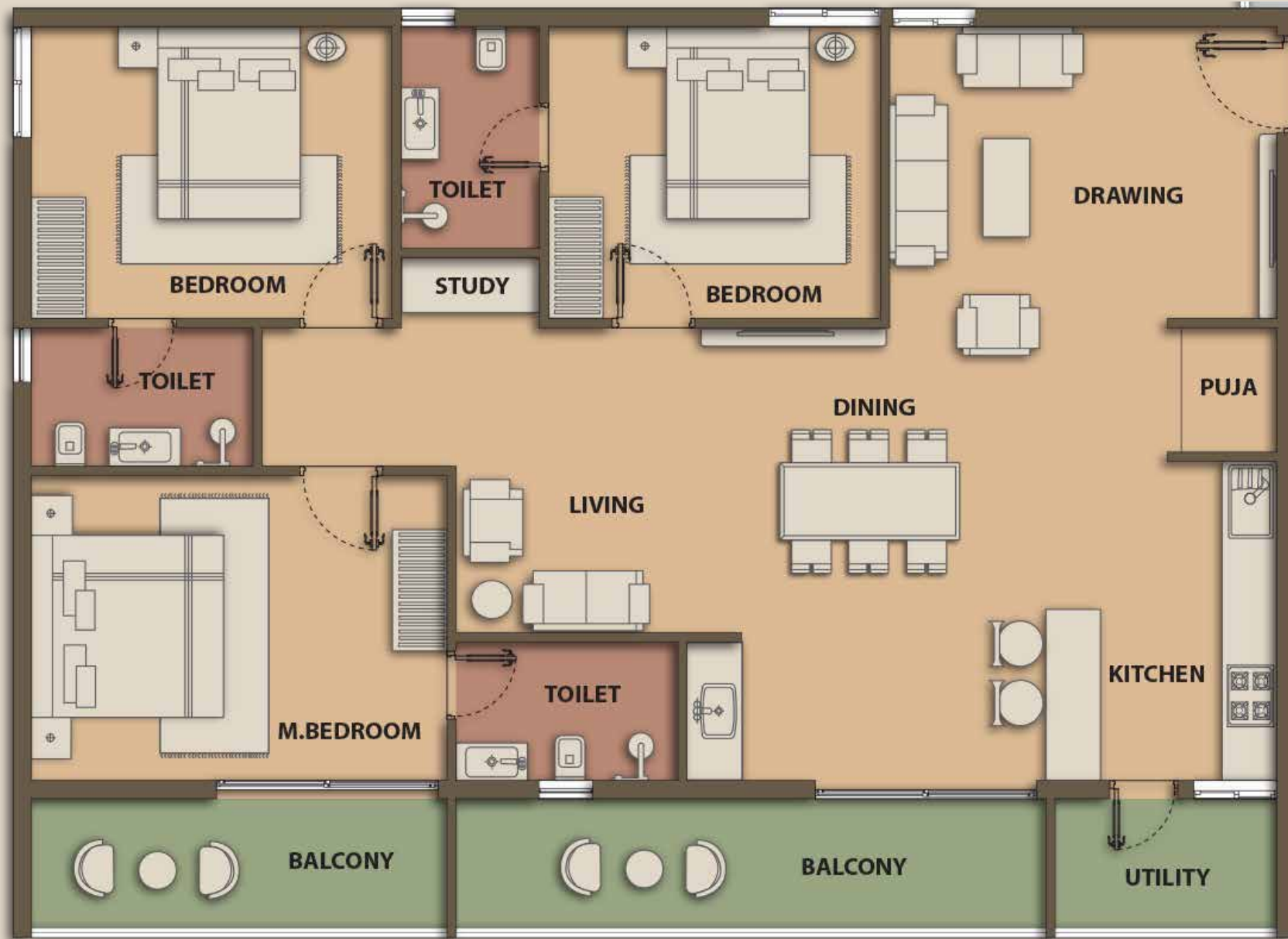
1,702 Sq.ft. (East Facing)	
Drawing	12' 0" x 11' 0"
Living & Dining	22'8" x 10'11"
Kitchen	9'0" x 11'0"
Puja	2' 11" Wide
Utility	5'11" x 8'2"
Master Bedroom	16'0" x 11'0"
MBR Toilet	6'0" x 7'6"
Bedroom 1	13'4" x 10'11"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'7" x 10'11"
BR 2 Toilet	5'0" x 8'0"
Living & Dining Balcony	5' 6" x 10' 11"

# Flat 4 & 6



1,546 Sq.ft. (East Facing)	
Drawing	10'11" x 10'11"
Living & Dining	20'2" x 10'11"
Kitchen	7'11" x 11'0"
Puja	2' 11" Wide
Utility	4'10" x 8'2"
Master Bedroom	14'6" x 11'0"
MBR Toilet	6'0" x 7'6"
Bedroom 1	11'3" x 10'1"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	12'0" x 10'1"
BR 2 Toilet	5'0" x 8'0"
Living & Dining Balcony	5' 6" x 11' 7"





# Flat 7



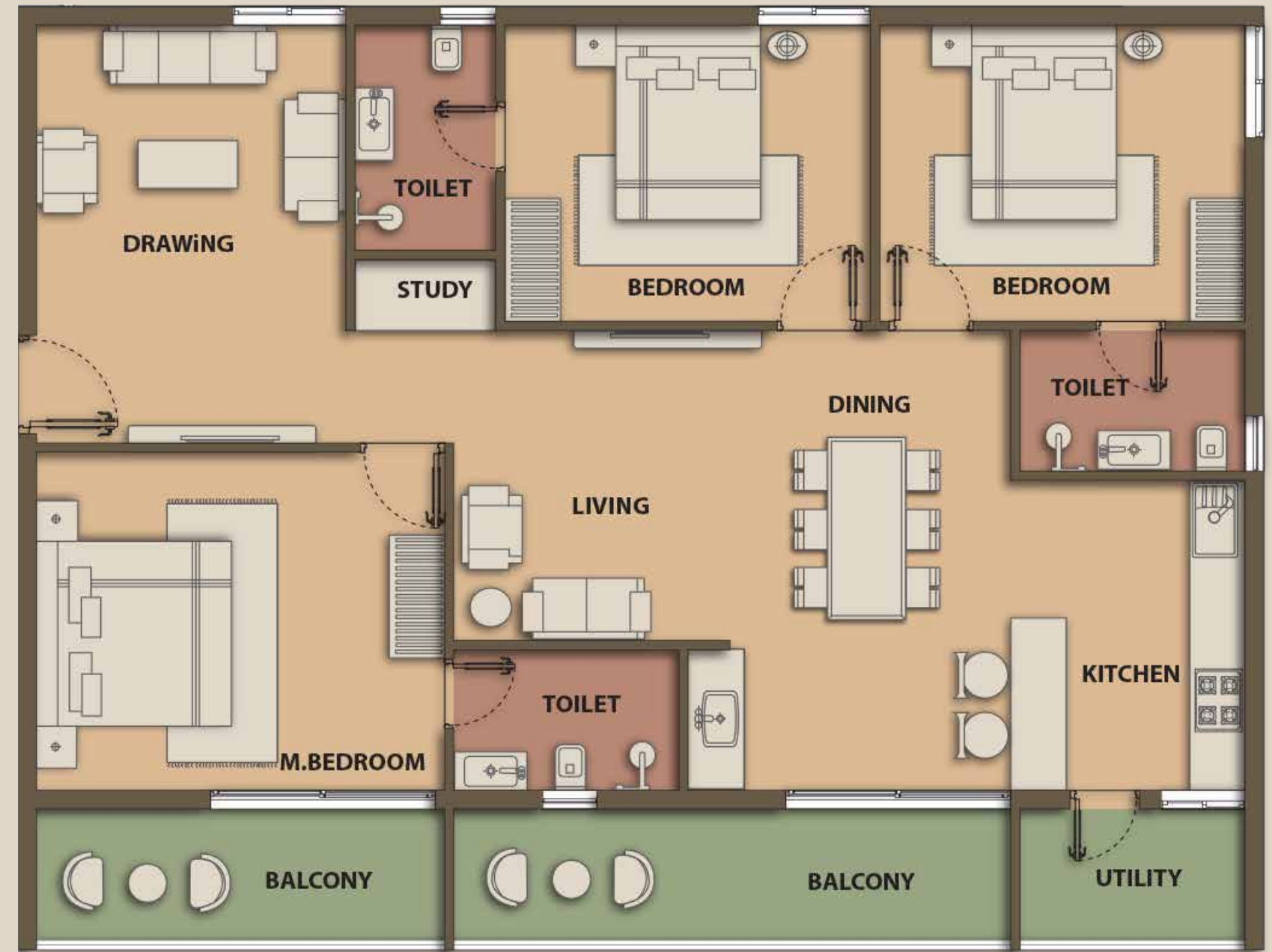
1,944 Sq.ft. (East Facing)

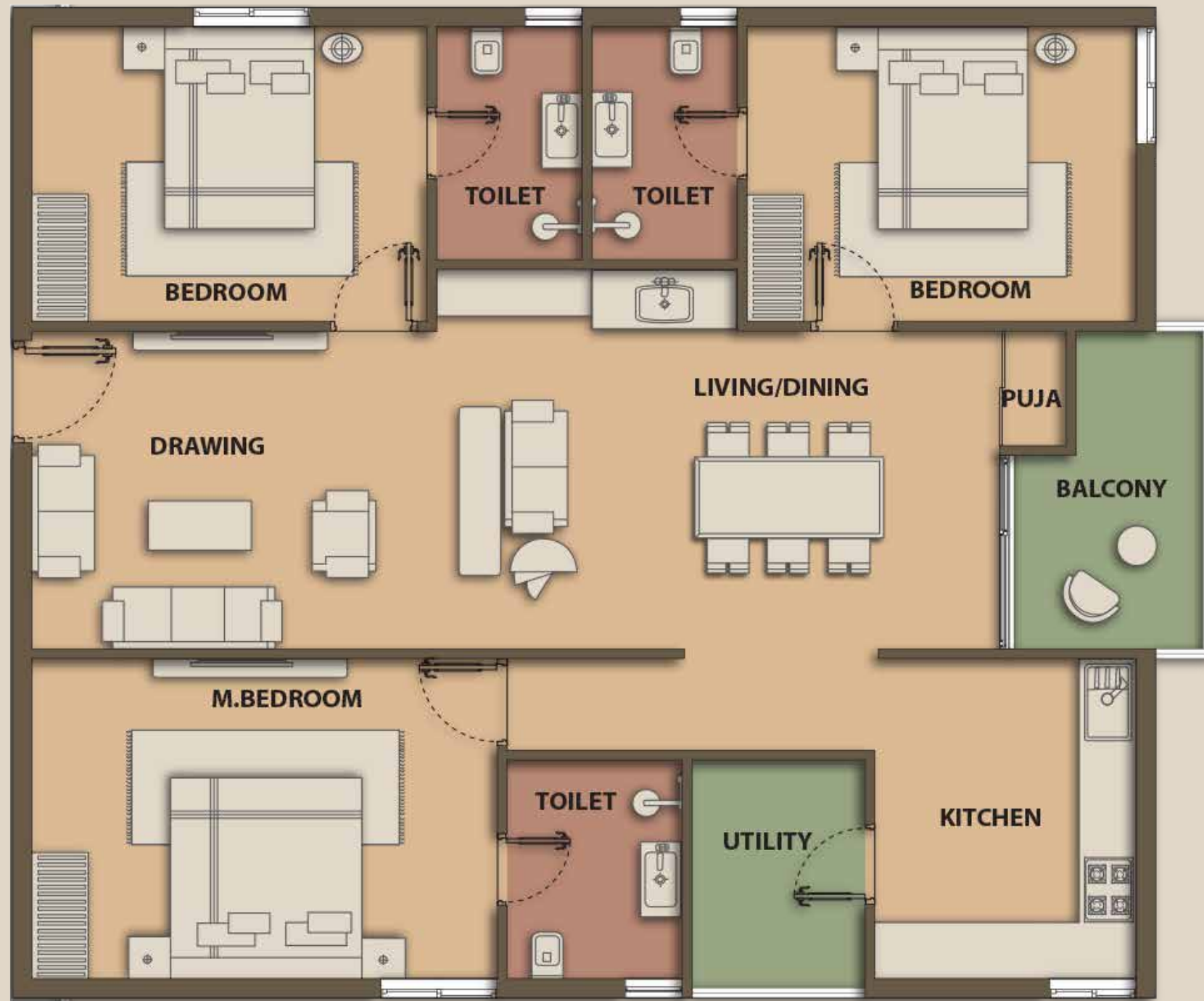
Drawing	13'11" x 10'10"
Living	10'3" x 11'0"
Dining	11'0" x 16'4"
Balcony	21'3" x 5'0"
Kitchen	8'0" x 11'6"
Puja	4'6" Wide
Utility	8'8" x 5'0"
Master Bedroom	15'0" x 11'0"
MB Toilet	8'0" x 5'0"
MB Balcony	15'8" x 5'0"
Bedroom 1	13'0" x 10'6"
BR 1 Toilet	8'0" x 5'0"
Bedroom 2	12'0" x 10'6"
BR 2 Toilet	5'0" x 8'0"

# Flat 8



1,861 Sq.ft. (West Facing)	
Drawing	11'0" x 14'10"
Living & Dining	19'9" x 11'0"
Balcony	19'9" x 5'0"
Kitchen	8'0" x 11'0"
Utility	8'0" x 5'0"
Master Bedroom	15' 6" x 12' 0"
MBR Toilet	5'0" x 8'0"
MBR Balcony	14'6" x 5'0"
Bedroom 1	13'0" x 10'6"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'0" x 10'6"
BR 2 Toilet	5'0" x 8'0"





# Flat 9, 10, 11, 12 & 13



1,702 Sq.ft. (West Facing)

Drawing	10'2" x 10'11"
Living & Dining	22'10" x 10'11"
Balcony	7'0" x 11'7"
Kitchen	9'0" x 11'0"
Utility	5'11" x 8'2"
Master Bedroom	16'0" x 11'0"
MB Toilet	6'0" x 7'6"
Bedroom 1	13'4" x 10'1"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	13'7" x 10'1"
BR 2 Toilet	5'0" x 8'0"
Puja	2'2" x 3'11"

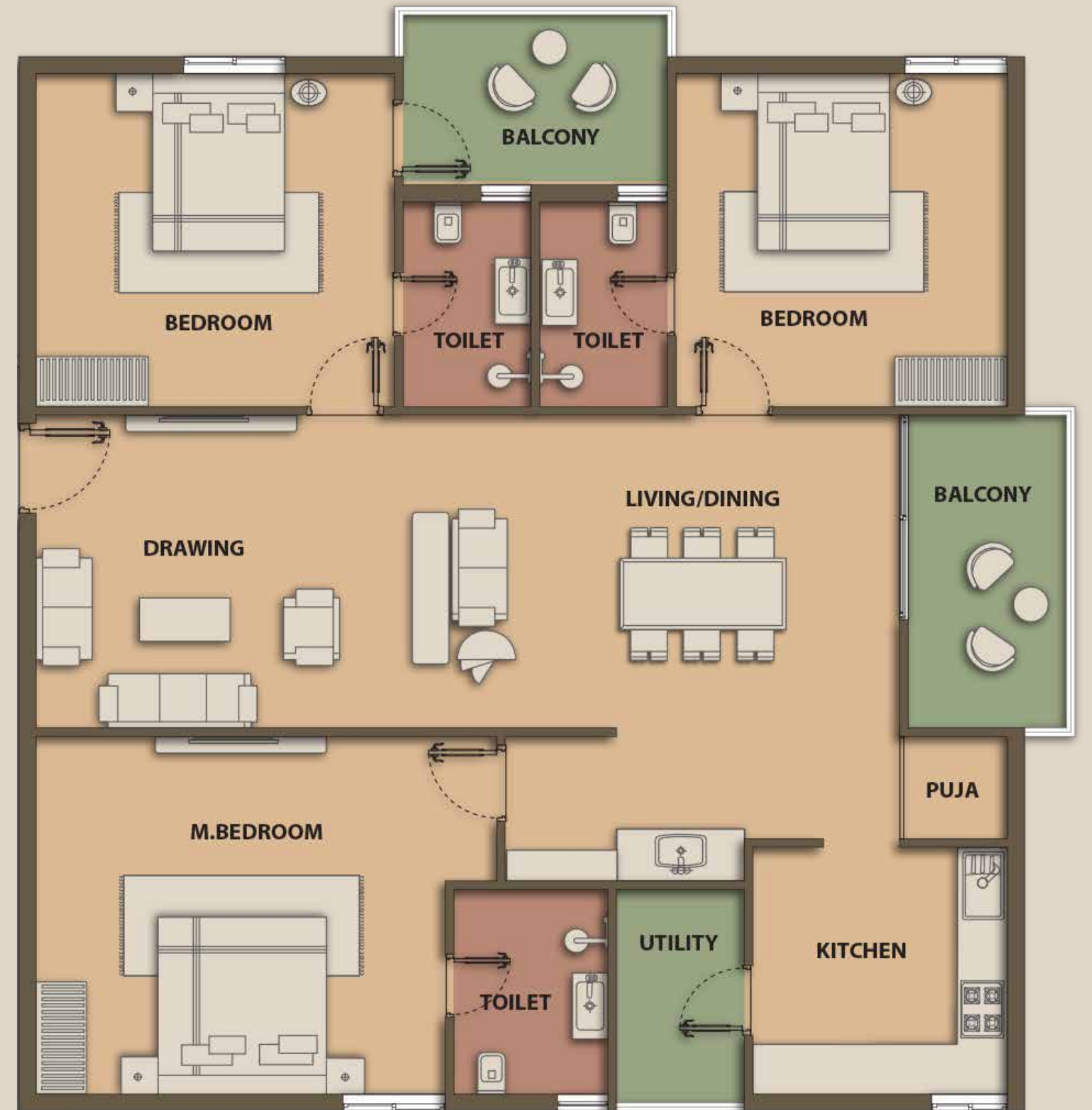


# Flat 14



2,086 Sq.ft. (West Facing)

Drawing	10'2" x 12'2"
Living & Dining	23'7" x 16'6"
Balcony	6'6" x 12'10"
Puja	4'0" Wide
Kitchen	9'11" x 9'8"
Utility	5'0" x 8'8"
Master Bedroom	16'0" x 14'0"
MB Toilet	6'0" x 8'0"
Bedroom 1	14'0" x 13'0"
BR 1 Toilet	5'0" x 8'0"
Bedroom 2	12'11" x 13'0"
BR 2 Toilet	5'0" x 8'0"



# THE BUILDING BLOCKS, for the perfect home.



## Structure

RCC framed structure • Brick masonry with AAC/ Cement bricks using manufactured sand/natural sand in cement mortar. Anti-termite treatment carried out as per IS standards.

## Plastering

**Internal:** Cement plaster with trowel finish using manufactured or natural sand, or gypsum plaster  
• **External:** Cement plaster with trowel finish using manufactured or natural sand.

## Doors

**Main Door Frames & Shutter:** 3'6" x 7'0" size with teak wood frames of 5" x 3" in sections, panel type shutter with one mortise lock and necessary hardware fittings & fixtures or steel doors. • **Inner Door Frames:** Sitouts with UPVC/ aluminium French doors. Inner door frames of engineered wood with a frame section size of 40 mm x 100 mm and flush shutters. Inner doors size of 3'0" x 7'0", with toilet and utility doors' size of 2'9" x 7'0". Alternatively, steel doors with relevant section size and thickness will be used.

## Windows

UPVC/Aluminium windows and French doors. No grills will be provided.

## Painting

**External:** Combination of texture paint and smooth finish, of Birla WallCare/ Nippon/Berger/Nerolac/ Asian Putty or equivalent make, in specified areas.  
• **Internal:** One coat of primer over Birla WallCare/ Nippon/Berger/Nerolac/ Asian Putty or equivalent make, and two coats of plastic emulsion paint of Asian Putty/Nippon/Berger/Nerolac or equivalent make.

## Tiling

**Living, Drawing, Dining, Bedrooms & Kitchen:** Double charged vitrified flooring of 600 mm x 600 mm size, of Kajaria/NITCO/Simpolo/Somany/ Varmora/Aparna/Cera or equivalent make. • **Utility, Bathrooms & Sitouts:** Ceramic/GVT anti-skid tiles of Kajaria/NITCO/Simpolo/Somany/Varmora/Aparna/ Cera or equivalent make for dado and flooring.  
• **Staircases & Lobbies:** Granite/Vitrified tiles/Natural stone with skirting.

## Kitchen

Granite platform with SS Sink and provision for fixing water purifier. • Provision for exhaust fan or chimney.

## Utilities/Wash

Provision for washing machine/dishwasher, and wet area for washing utilities.

## Plumbing & Sanitary Fixtures

Well-planned toilet layout with wet & dry areas, and step down for shower area. • Wall-hung WC with flush tank and wash basins of American Standard/ Kohler/Hindware/Jaguar or equivalent make. • All bathrooms equipped with wash basin, CP tap, and single lever hot & cold wall mixer with shower. All CP fittings of Jaguar/American Standard/Kohler or equivalent make.

## Electricals

Concealed copper wiring in PVC conduits. Power outlets for air-conditioners in all bedrooms and drawing room. • **Backup Power:** Generator with acoustic enclosure to energise all common areas, lifts, pumps, and all points within the flat (excluding ACs and geysers). • Separate electrical connection with 3-phase circuit for each flat, with common meter for all common light points, pumps, lifts, and other facilities. • MCBs (Miniature Circuit Breakers) and ELCBs of Legrand/Panasonic or equivalent make. • **Bedrooms, Drawing, Dining, Kitchen & Sitouts:** All bedrooms provided with two light points, one fan point, and one 5 amp socket. Drawing and dining rooms provided with two light points, two fan points, and two 15/5 amp sockets.

All balconies provided with one light point. Kitchens provided with one light point, two 15 amps socket, and one 5 amp power socket for water purifier connection. • **Toilets:** Provided with one light point and one 15 amp power socket for geyser. • Cables of Finolex/Anchor/RR/V-Guard/Polycab or equivalent make.

## Communication

**TV & Communication Cables:** TV cable (DTH) and telephone connectivity provided for hall/dining. Intercom telephone facility from apartment to apartment and security kiosk. • Telephone points in drawing room. • Provision for internet.

## Parking Area

VDF flooring/Interlocking pavers/Natural stone.

## Elevators

Elevators from reputed manufacturers like Schindler, Otis, Fujitec, or Johnson.

## Infrastructure

STP, underground drain, electrical cabling, rainwater harvesting, 24x7 security, and firefighting equipment.

## Landscaping

Designer landscaping to beautify the entire stilt area. Lightscape around the building for added visual appeal.

## Amenities (In-depth)

**Outdoor:** Walking/Jogging track, yoga area, children's play area. • **Indoor Games:** Library, carrom, chess, table tennis/ pool table. • **Clubhouse:** Multipurpose hall, fully-equipped gym, swimming pool, and provision for crèche/store.

**BUILDING THE NEXT  
GENERATION OF HOMES.**

# Building for the generations to come.



Nurtured **40+**  
thriving projects



A **25**-year  
legacy



**25** lakh sq.ft.  
brought to life



**1,000+**  
delighted customers





## A MESSAGE

# from the Founder.



At Manbhum, we believe that a home is the most emotional and important purchase a person makes during their lifetime. Reason why, we feel an innate responsibility towards making the experience of purchasing, owning, and living in our homes a matter of pride and joy. This philosophy, along with our passion to build high-quality and thoughtfully-designed homes, permeate through every inch of the 25 lakh sq.ft. we've built so far.

Since its inception in 1996, we at Manbhum Construction Company have been consistently striving to enhance our offerings, as well as our customer experience. We've been doing this through frequent interactions with our 1,000+ clients — to understand their needs and aspirations. All meaningful insights accumulated find a home in every new project that we build.

Needless to say, 25 years and 40+ projects hence, our buildings have transformed from being homes to becoming landmarks. After changing the landscape across Secunderabad and Central Hyderabad, we have now brought this very same attention to detail and high-quality construction to Kukatpally.

**Welcome to Manbhum. Welcome to a life more wholesome.**





**IT'S A PICNIC SPOT. IT'S A CAMPING TRIP.**  
**It could be your new home!**

Scan to find us on  
Google Maps!



**Manbhum**

**Manbhum Construction Co. Pvt. Ltd.**

8-2-120/86/A/4, 4<sup>th</sup> & 5<sup>th</sup> Floor, Road No. 14,

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