



MY HOME UDYAN

T E L L A P U R



MY HOME
UDYAN

LIVE
WITHIN
THE
PARKS





LOOKING
FOR A LIFE
AMIDST
NATURE?

MY HOME
UDYAN

*Images are illustrative



MY HOME UDYAN

Udyan is a sense of liberation - from concrete to open spaces. It is not just about square feet, but about a lifestyle that begins with expansive green spaces spread across curated landscapes, inducing calm and balance that bring you closer to nature. It's life amidst the parks.

COME
HOME
TO
THE
PARK
LIFE



*Images are illustrative.

MAKE
EVERGREEN
MEMORIES

My Home Udyan gives you a quiet sense of liberation from concrete to canopy and life expands beyond square feet. Say hello to nature everyday.

MY HOME
UDYAN



LAND AREA
24.12
ACRES

NO. OF TOWERS
08

NO. OF FLOORS
G + 48

FLOOR TO FLOOR HEIGHT
3.15 MTS

OPEN AREA
83%

CLUBHOUSE
1,00,000
SFT

2, 2.5, 3 & 4 BHK
Premium lifestyle Apartments

UNIT SIZES IN SFT

2 BHK : 1350

2.5 BHK : 1675

3 BHK : 1810, 2095, 2180 & 2405

3 BHK + HT : 2660 & 2770

4 BHK : 2910 & 2915

Total No of Apartments: 3766



LIFE
RISING
FROM
GROUND
TO THE
SKIES

As you traverse through acres of this well-thought and finely curated landscape, Udyan unravels like a private urban garden. And the magic doesn't stop there. The elegant towers that stand amidst the landscaped gardens allow every home to open out to refreshing views, natural light, and the serenity of the Park Life.

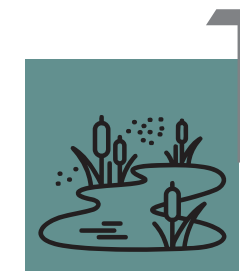
MY HOME
UDYAN

THE SOUL OF UDYAN

9 FEATURE GARDENS

MY HOME UDYAN

Experiencing Nature in Udyan is not about a stroll in a single park. It is a constellation of multiple themed gardens - each crafted for moment, and a memories.



GARDEN OF MOUNDS
An unusual and ethereal stretch of textured undulating terrain for the adventure seeker.



GARDEN OF STILLNESS
Quiet and reflective, the garden features meditation desks and calm acoustics, designed for reflection.



GARDEN OF LEISURE
A picturesque landscape of water features, promenades and natural greenery for everyday leisure.



PODIUM GARDEN
A vibrant space with open spaces and expansive lawns offering a safe leisure haven for young and old.



FLOWER GARDEN
Fresh, fragrant and changing with the seasons, this is a floral paradise in every hue.



WELLNESS GARDEN
A liberating kaleidoscope of fitness zones, play areas and joyful activity spaces for promoting wellness.



SCULPTURE GARDEN
Where art meets landscapes, the sculpture garden turns everyday walks into moments of imagination.



CHILDREN'S GARDEN
A childhood that blooms outdoors, joyful play areas that spark imagination and discovery.



HEALTH GARDEN
Drawing from ancient wellness practices, the garden features medicinal and culinary plants.

LEAFY GARDENS GARDENS

MY HOME
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GARDEN OF STILLNESS

Luxury here is quiet, reflective and deeply personal set amidst a garden of waters.

At Udyan, you are welcome in to venerated gardens with culturally significant plants and meditation decks, a garden of sound with natural and crafted acoustic elements and the mist garden creating calming micro climates.

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GARDEN OF LEISURE



Stroll amidst spaces punctuated by water features, tree-lined promenades, and layered landscapes that transform daily walks into calming experiences inspired by the park life.

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PODIUMS GARDENS

A vibrant podium with 83% open space & two expansive lawns designed as a green social hub - it is a haven where leisure, play and everyday moments unfold in safe, vehicle-free landscaped spaces.

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*Images are illustrative



The uniqueness of Udyan is its thoughtful ecology. The blooms are here for the entire year. The colour, the aroma and the vibrancy of the environment makes you embrace and feel nature all around the year.

FLOWER GARDEN

MY HOME
UDYAN

*Images are illustrative



*Images are illustrative

OUTDOOR GYM



*Images are illustrative

WELLNESS GARDEN

Physical & Mental Health is what makes life happy and peaceful! Engage in liberating yourself in the fitness zones, play areas, and outdoor activity spaces. It is time to gear up for an active lifestyle embraced by greenery.

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SCULPTURE GARDEN

Sculptural installations and thoughtfully crafted structures blend creativity with nature, elevating everyday surroundings.

MY HOME
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*Images are illustrative



*Images are illustrative

CHILDREN'S GARDEN

FOR A CHILDHOOD THAT GROWS
OUTDOORS, MY HOME UDYAN
OFFERS NATURAL SPACES
TO SPARK IMAGINATION AND PLAY.
ALLOW YOUR LITTLE ONE
TO DISCOVER LIFE CLOSE TO NATURE.

MY HOME
UDYAN

*Images are illustrative



*Images are illustrative

BALCONY



SKATING RINK

*Images are illustrative

A BALCONY SEAT
TO WATCH YOUR
LITTLE ONE
BLOOM IN FULL
GLORY

MY HOME
UDYAN



OUTDOOR AMENITIES

- Basketball Court
- Volleyball Court
- Tennis Court/Pickleball Marking
- Pickleball Courts
- Cricket Practice Nets
- Outdoor Gym
- Swimming Pool
- Jogging / Walking Tracks
- Ludo
- Seating Areas
- Amphitheatre
- Pet Zone
- Cycle Track
- Children's Play Areas
- Skating Rink

HEALTH GARDEN



PLAY-WALK-PAUSE

CRICKET PRACTICE NETS

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TENNIS COURT/PICKLEBALL MARKING

*Images are illustrative

Spaces crafted for the body,
mind and soul. Play your best
game amidst nature.

ACTIVE LIFE



PET ZONE

*Images are illustrative



LUDO

*Images are illustrative

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TOGETHER WITH TIME

Connections grow best when they feel natural. At Udyan, the clubhouse becomes a shared living space, welcoming, and thoughtfully designed. A place where conversations begin, communities form, and everyday life comes together.

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UDYAN

*Images are illustrative



NO. OF FLOORS

G+5

CLUBHOUSE

CLUBHOUSE/INDOOR AMENITIES

- Grand entrance lobby
- Gym
- Multipurpose Hall
- Yoga/ Aerobics Hall
- Indoor Badminton courts
- Indoor Games
- Guest Rooms
- Futsal Court (on Clubhouse Terrace)

Provision for

- Convenience Store
- F&B
- Pharmacy
- Spa & Salon
- Bank/ATM
- Health Centre

MY HOME
UDYAN



*Images are illustrative

OUR LAVISH CLUBHOUSE SPREAD OVER 1 LAKH SFT WELCOMES YOU WITH LIGHT, VOLUME AND A DASH OF GREEN. WHO SAYS NATURE CAN'T BE GRAND!

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*Images are illustrative

CLUB ENTRANCE LOBBY



*Images are illustrative

INDOOR BADMINTON COURTS

LEISURE TIME

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YOGA ROOM

*Images are illustrative



GUEST ROOM

*Images are illustrative



GYM

*Images are illustrative

MY HOME
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WE
WANT
TIME

BLISSFUL
LIVING

Every residence is adorned with large windows, deep balconies and thoughtfully ventilated layouts. It is a home that opens into a layered landscape, ensuring that nature is never distant.



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MAKE A GRAND ENTRANCE

Double-height entrance lobbies create a sense of space, light, and quiet distinction. A first impression designed to impress, and to last.



DOUBLE HEIGHT TOWER ENTRANCE LOBBY

*Images are illustrative

A SPACE THAT
AWAITS
YOUR
EXPRESSION
TO CREATE A
BEAUTIFUL
HOME

MY HOME
UDYAN

DRAWING AREA

*Images are illustrative



MASTER BEDROOM

*Images are illustrative



KITCHEN

*Images are illustrative

SPACES
WAITING
TO BE FILLED
WITH LOVE
AND
LAUGHTER

MY HOME
UDYAN



FRESH AIR
ALONGSIDE
3000+ ACRES
OF GREEN.

With balconies opening towards the icrisat campus, nature becomes part of everyday living. A rare openness that brings light, air, and uninterrupted green views right inside your home.

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WITH ICRISAT
OXY TIME



ARRIVE

*Images are illustrative

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SITE LAYOUT PLAN



LEGEND

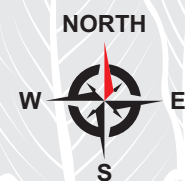
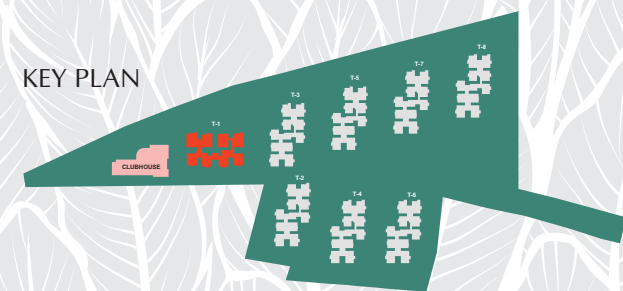
- | | |
|-------------------------------------|---|
| 01. ARRIVAL PLAZA | 15. STAGE |
| 02. ENTRY/EXIT | 16. CHILDREN'S PLAY AREA |
| 03. ENTRY/EXIT RAMP | 17. SKATING RINK |
| 04. WALKING /JOGGING TRACK | 18. PET ZONE |
| 05. CYCLE TRACK | 19. BICYCLE PARKING |
| 06. SEATING ZONE | 20. SWIMMING POOL |
| 07. BASKETBALL COURT | 21. OUTDOOR GYM |
| 08. CRICKET PRACTICE NETS | 22. YOGA & MEDITATION ZONE |
| 09. VOLLEYBALL COURT | 23. ARTIFICIAL POND |
| 10. PICKLEBALL COURT | 24. AMPHITHEATRE |
| 11. LUDO | 25. TRANSFORMER YARD |
| 12. TENNIS COURT/PICKLEBALL MARKING | 26. GAS BANK |
| 13. WATER FEATURE | 27. FUTSAL COURT (ON CLUBHOUSE TERRACE) |
| 14. LAWN | 28. MEDITATION ZONE |



MY HOME
UDYAN



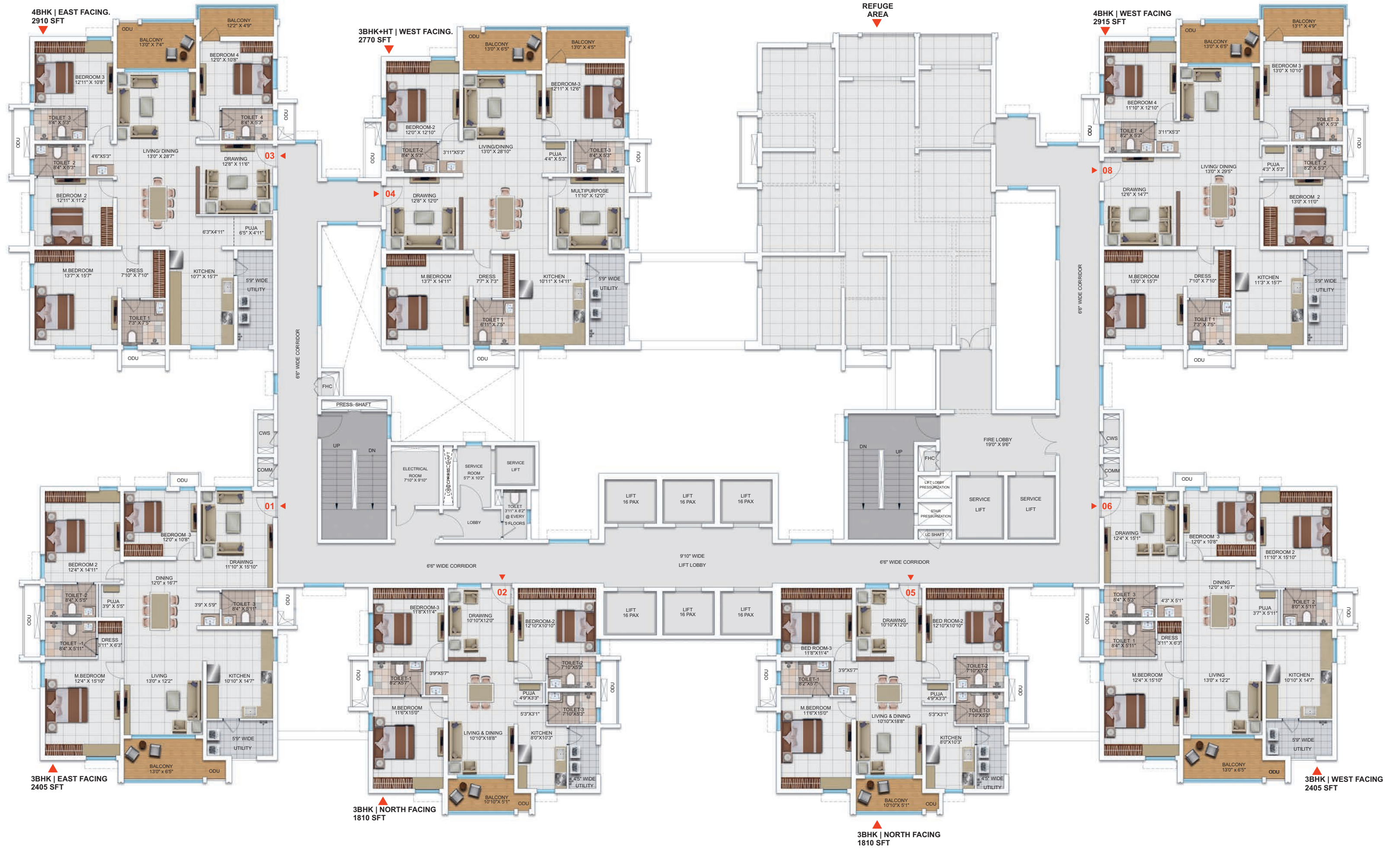
KEY PLAN



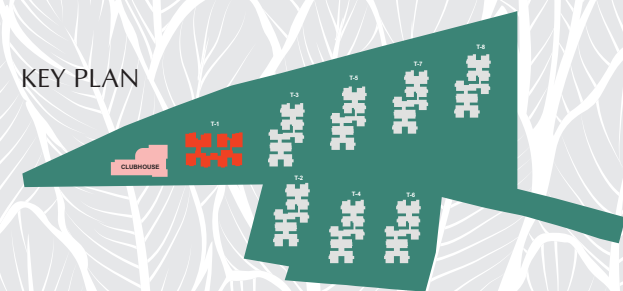
TYPICAL FLOOR PLAN

2ND TO 17TH, 19TH TO 26TH,
29TH TO 35TH, 37TH TO 44TH &
46TH TO 48TH FLOORS

TOWER 01



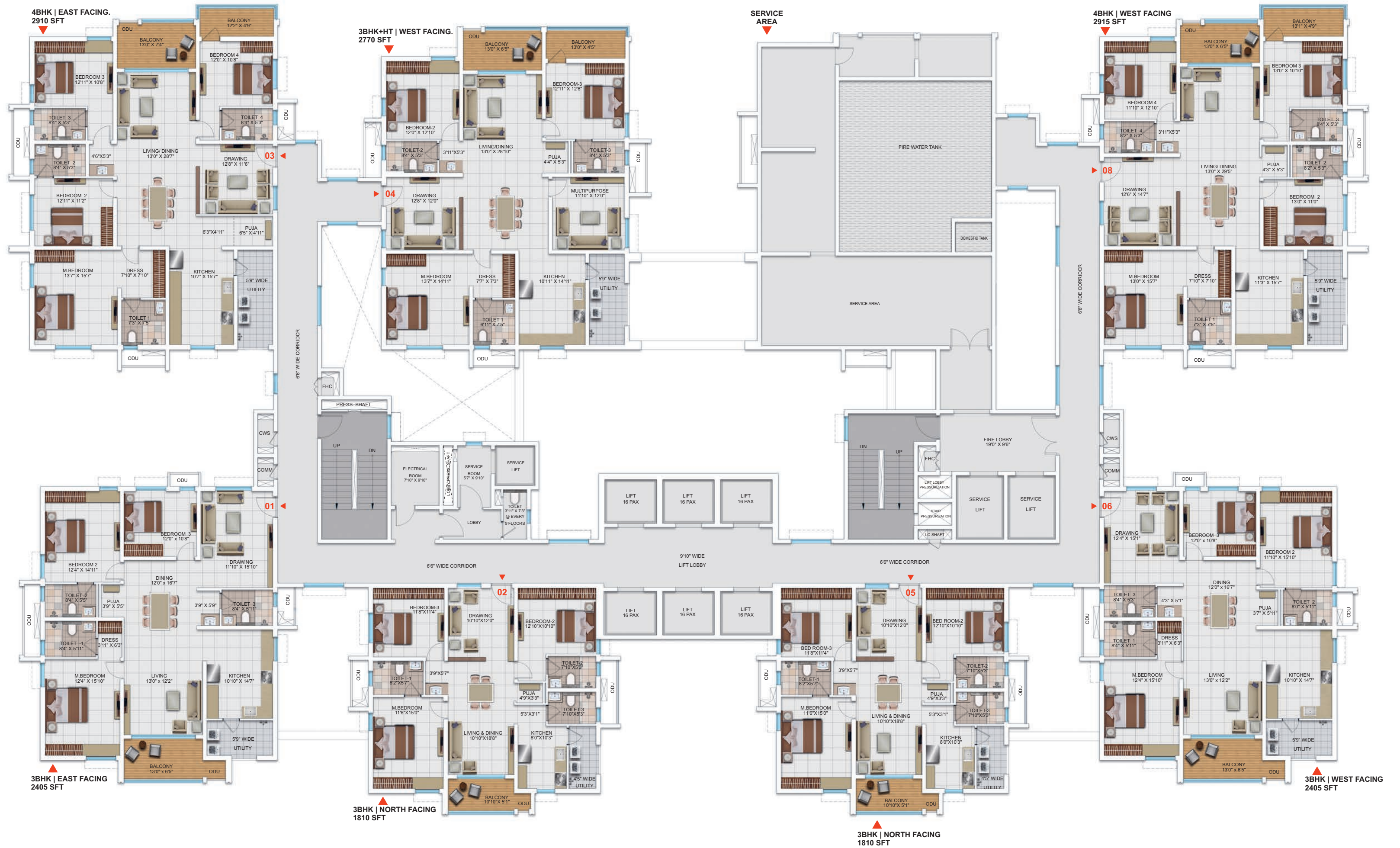
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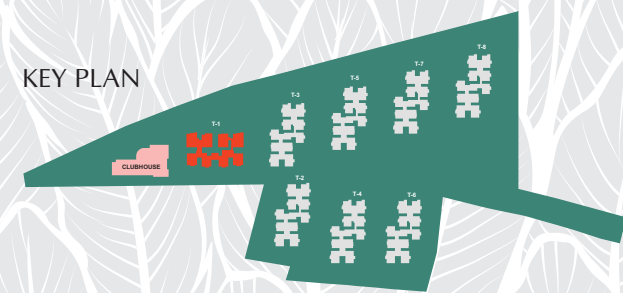
REFUGE FLOOR PLAN

18TH, 27TH,
36TH & 45TH
FLOORS

TOWER 01



KEY PLAN



SERVICE FLOOR PLAN

28TH FLOOR

TOWER 01

GROUND FLOOR PLAN

TOWER 02, 03 & 05

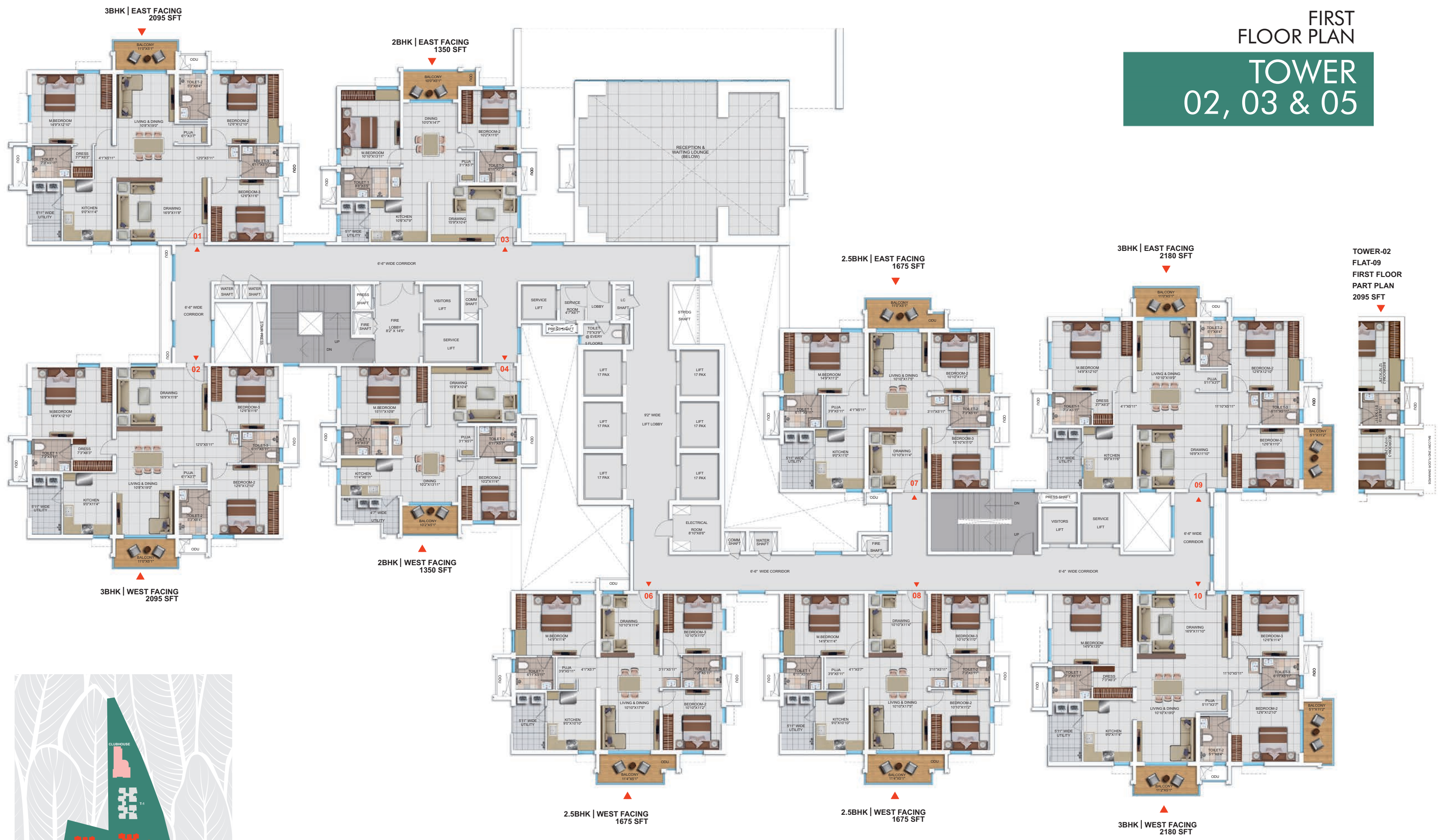


TOWER-02
FLAT-09
GROUND FLOOR
PART PLAN
2095 SFT



FIRST FLOOR PLAN

TOWER 02, 03 & 05



MY HOME
UDYAN

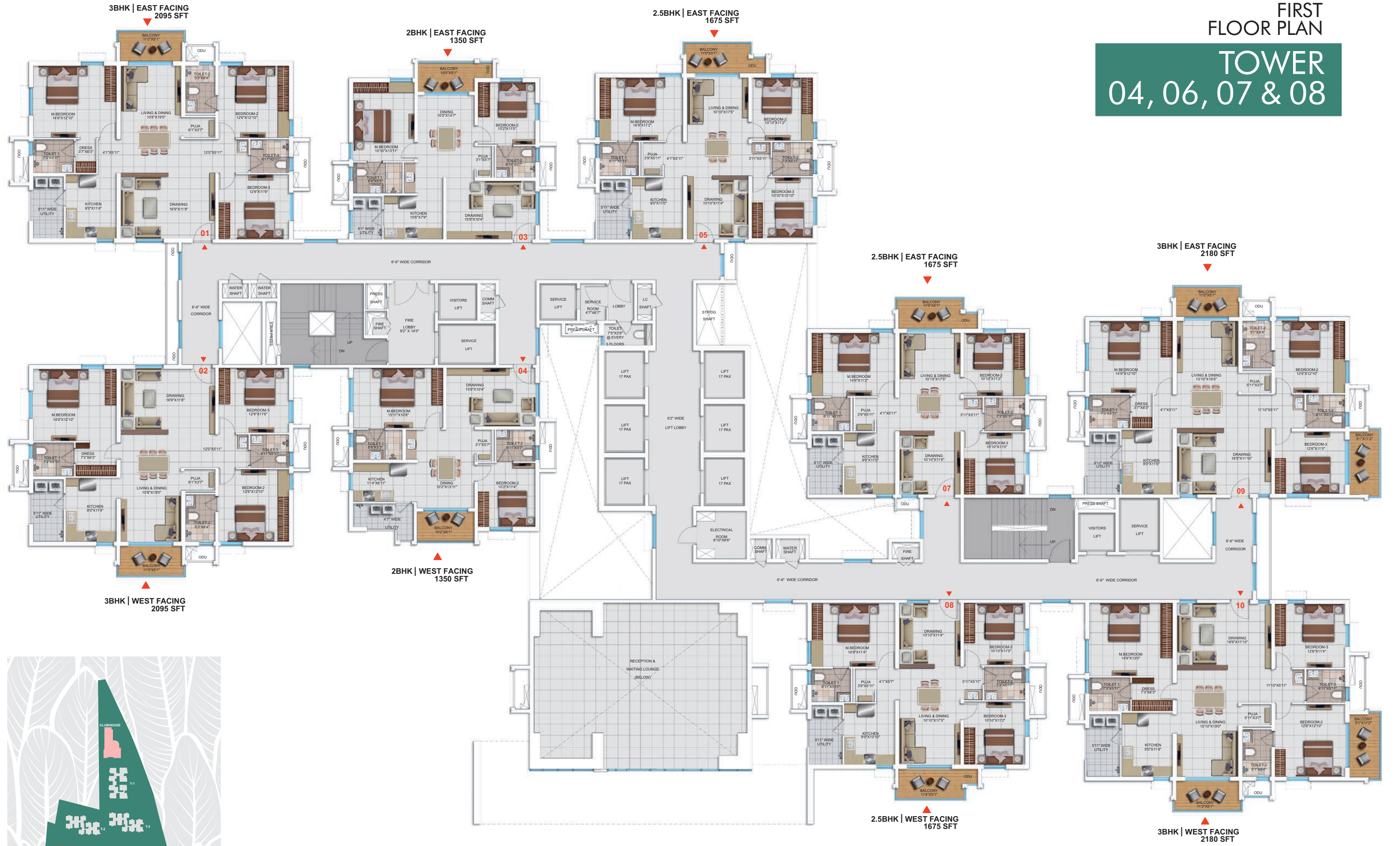
GROUND FLOOR PLAN

TOWER
04, 06, 07 & 08



FIRST FLOOR PLAN

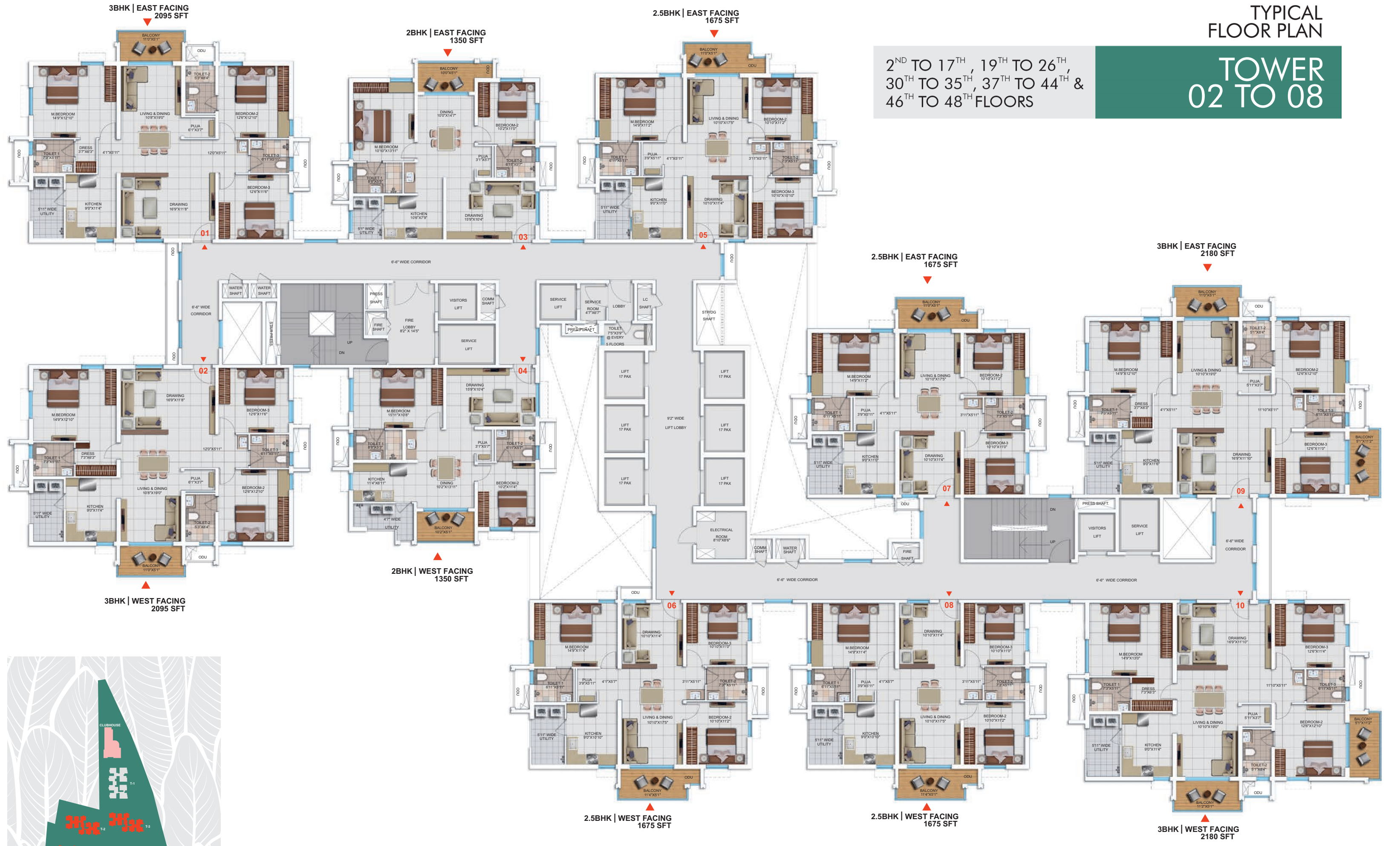
TOWER 04, 06, 07 & 08



TYPICAL FLOOR PLAN

TOWER 02 TO 08

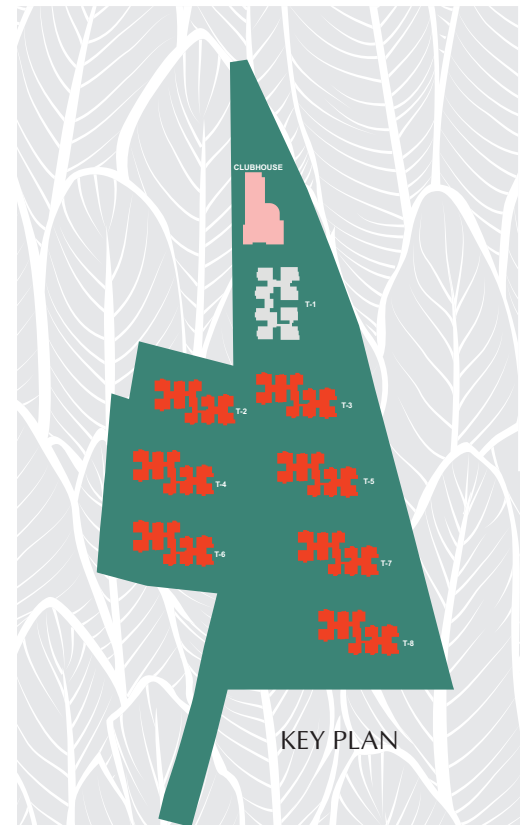
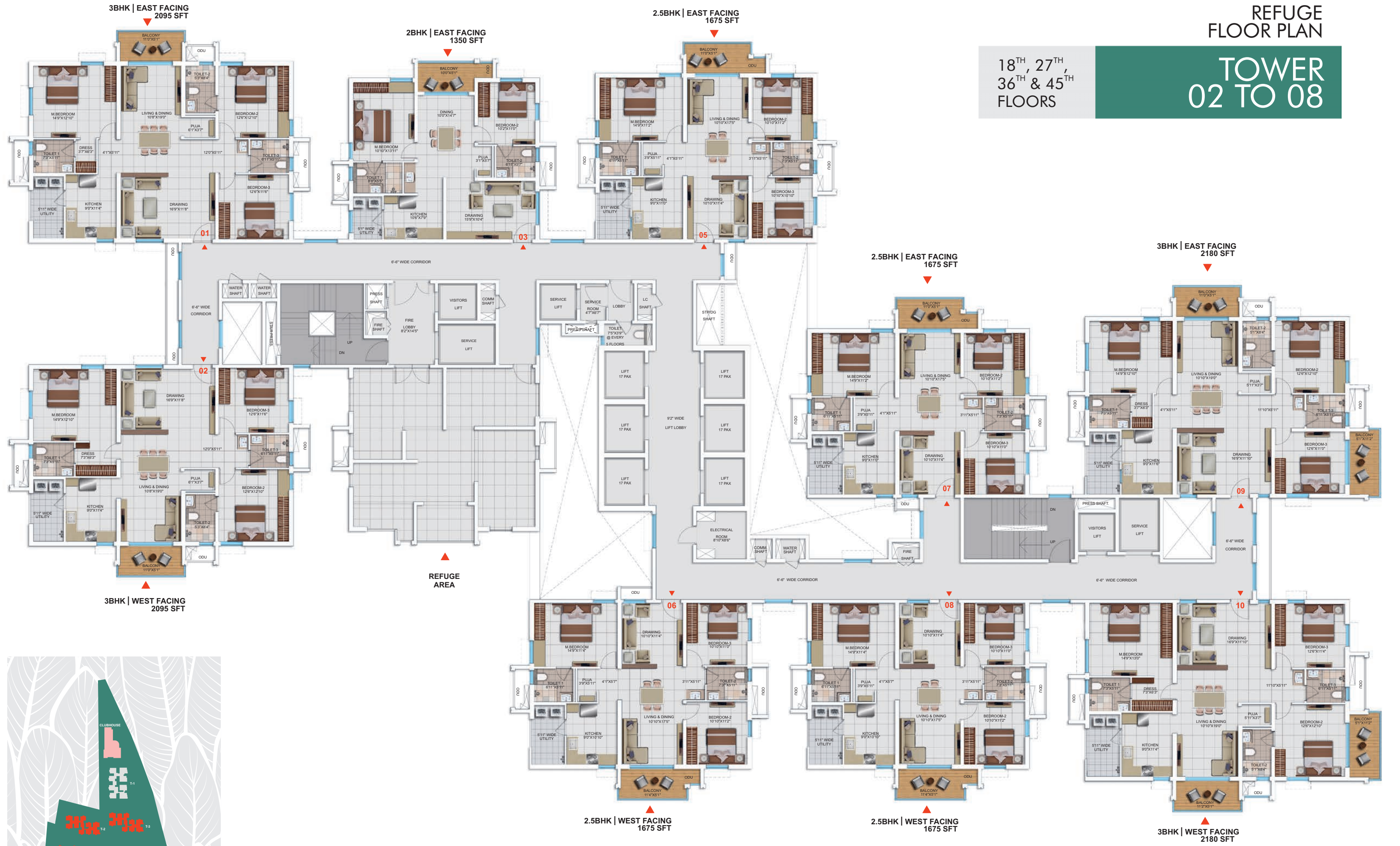
2ND TO 17TH, 19TH TO 26TH,
30TH TO 35TH, 37TH TO 44TH &
46TH TO 48TH FLOORS



REFUGE
FLOOR PLAN

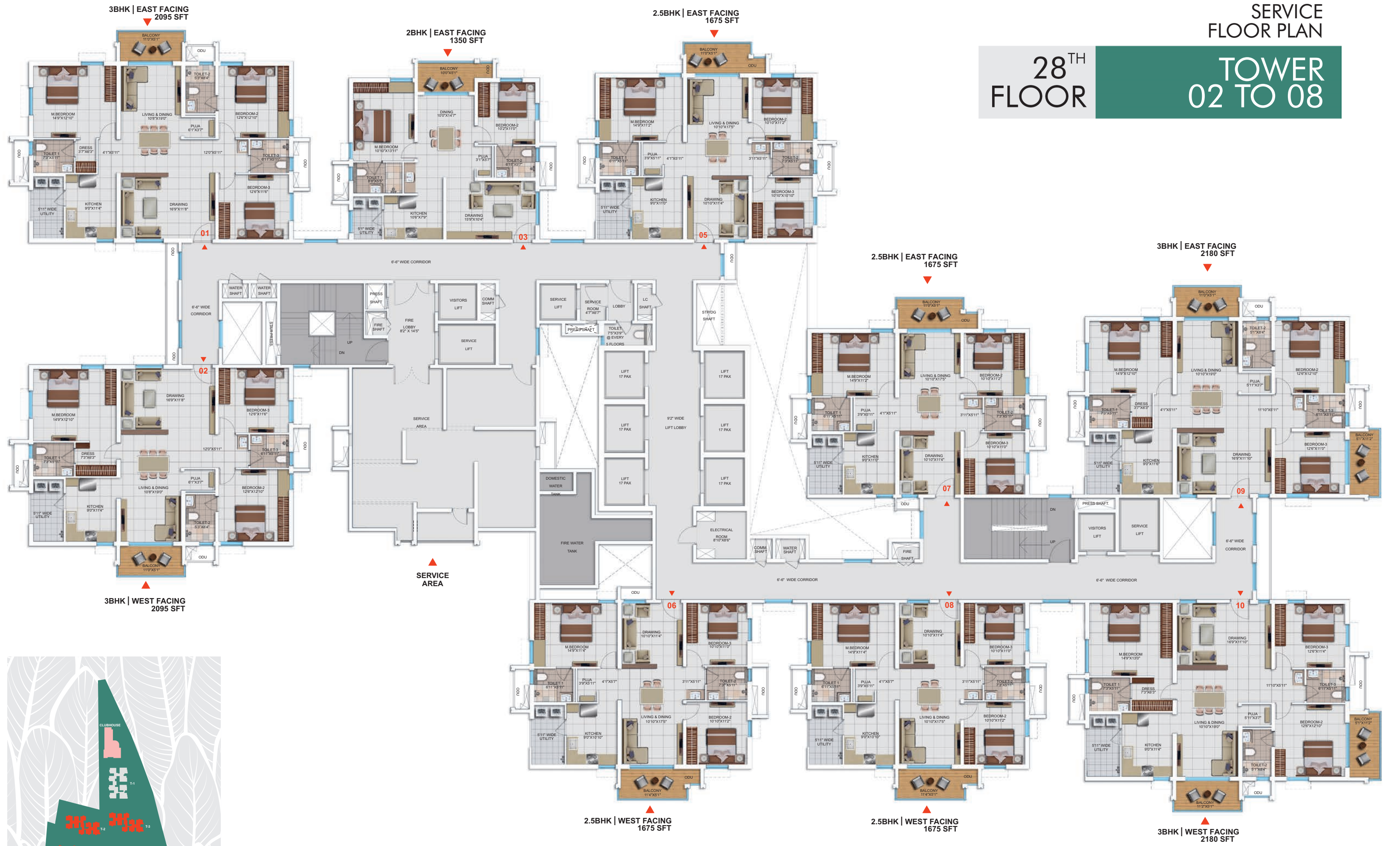
18TH, 27TH,
36TH & 45TH
FLOORS

TOWER
02 TO 08



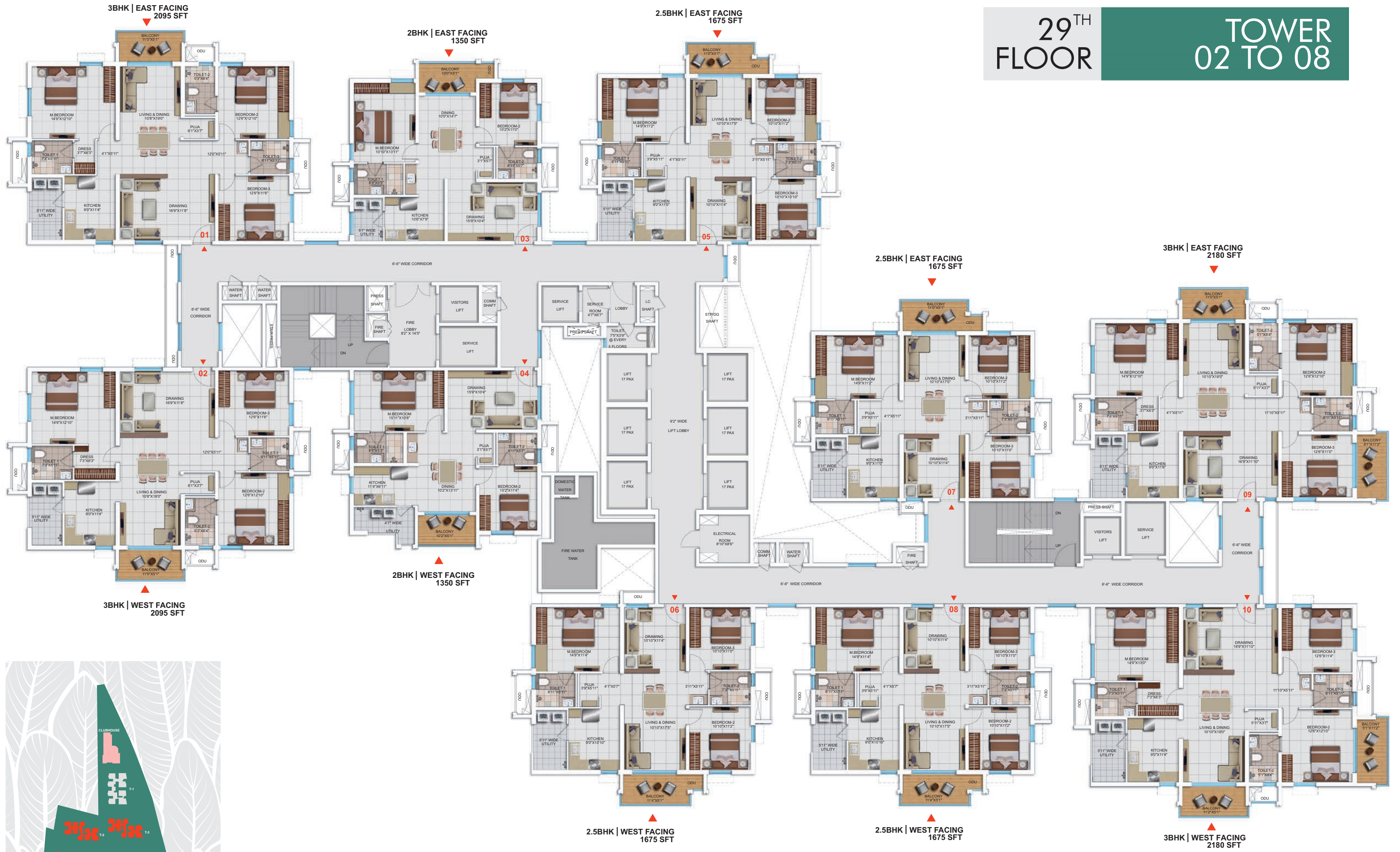
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28TH FLOOR
TOWER 02 TO 08



29TH FLOOR

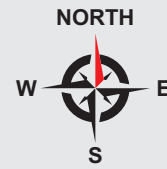
TOWER 02 TO 08





FLAT 01
3 BHK
EAST FACING
2405 SFT

KEY PLAN
TYPICAL TOWER

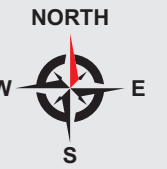
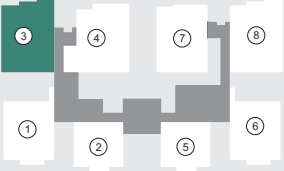


TOWER 01



FLAT 03
4 BHK
EAST FACING
2910 SFT

KEY PLAN
TYPICAL TOWER

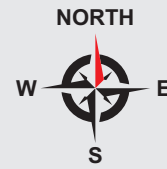


TOWER 01



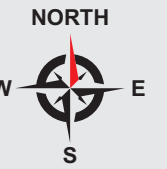
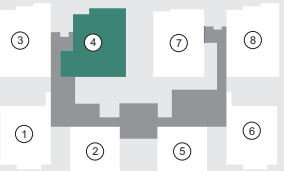
FLAT 02
3 BHK
NORTH FACING
1810 SFT

KEY PLAN
TYPICAL TOWER



FLAT 04
3 BHK + HT
WEST FACING
2770 SFT

KEY PLAN
TYPICAL TOWER

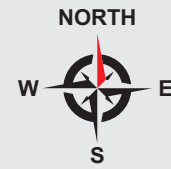
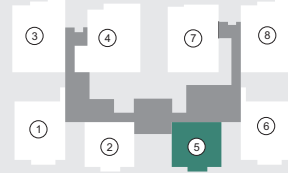




2ND FLOOR PART PLAN FOR FLAT-05

FLAT 05
3 BHK
NORTH FACING
1810 SFT

KEY PLAN TYPICAL TOWER



TOWER 01



FLAT 07
3 BHK+HT
EAST FACING
2660 SFT

KEY PLAN TYPICAL TOWER

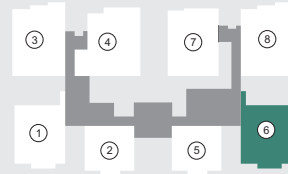


TOWER 01



FLAT 06
3 BHK
WEST FACING
2405 SFT

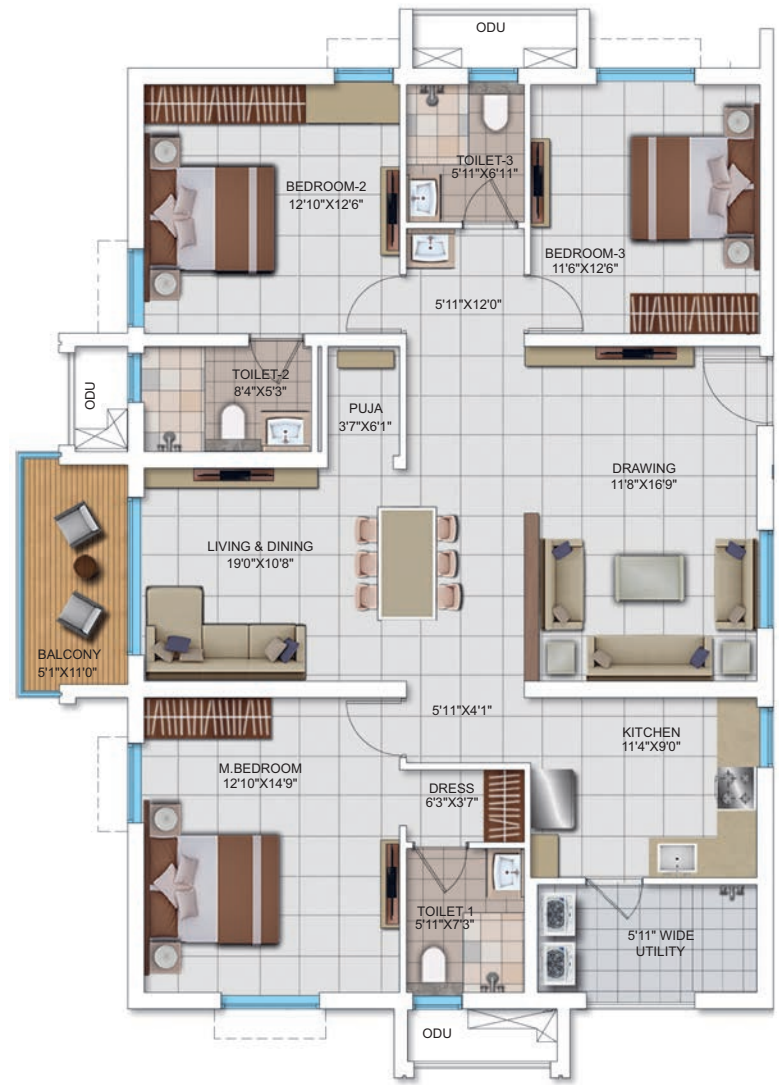
KEY PLAN TYPICAL TOWER



FLAT 08
4 BHK
WEST FACING
2915 SFT

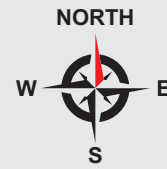
KEY PLAN TYPICAL TOWER





FLAT 01
3 BHK
EAST FACING
2095 SFT

KEY PLAN
TYPICAL TOWER

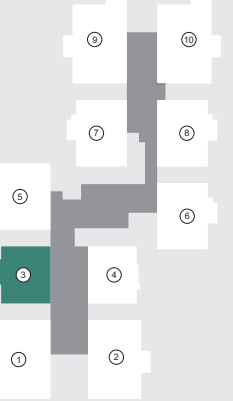


TOWER 02 TO 08



FLAT 03
2 BHK
EAST FACING
1350 SFT

KEY PLAN
TYPICAL TOWER

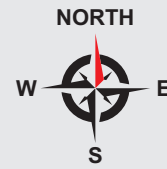
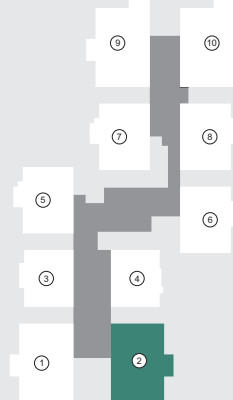


TOWER 02 TO 08



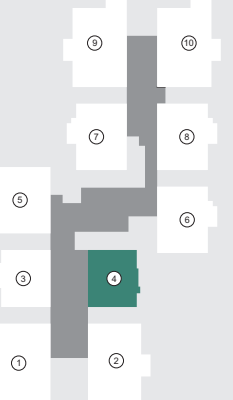
FLAT 02
3 BHK
WEST FACING
2095 SFT

KEY PLAN
TYPICAL TOWER



FLAT 04
2 BHK
WEST FACING
1350 SFT

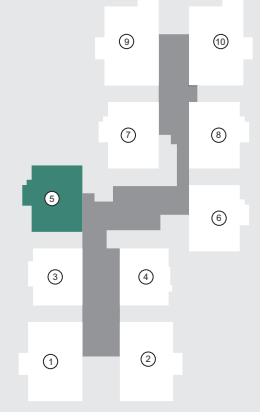
KEY PLAN
TYPICAL TOWER





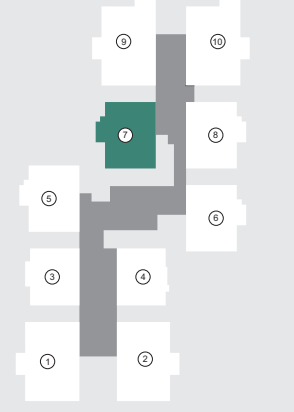
FLAT 05
2.5 BHK
EAST FACING
1675 SFT

KEY PLAN
TYPICAL TOWER



FLAT 07
2.5 BHK
EAST FACING
1675 SFT

KEY PLAN
TYPICAL TOWER



TOWER 02, 03 & 05
2ND FLOOR PART PLAN
FOR FLAT-05

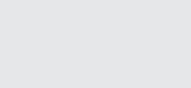
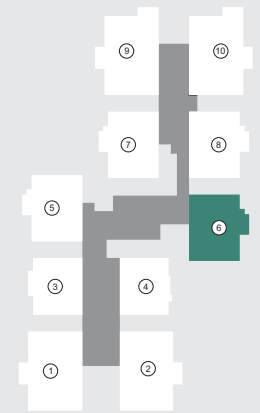
TOWER 02 TO 08

TOWER 02 TO 08



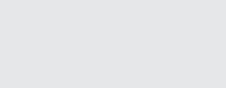
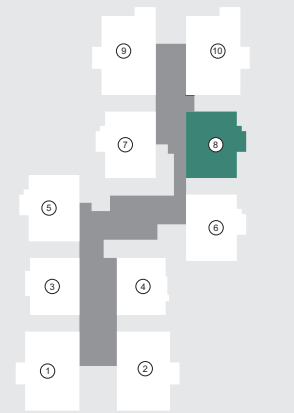
FLAT 06
2.5 BHK
WEST FACING
1675 SFT

KEY PLAN
TYPICAL TOWER



FLAT 08
2.5 BHK
WEST FACING
1675 SFT

KEY PLAN
TYPICAL TOWER



TOWER 04, 06, 07 & 08
2ND FLOOR PART PLAN
FOR FLAT-06

TOWER-02
FLAT-09
GROUND &
FIRST FLOOR
PART PLAN
2095 SFT

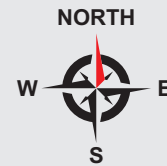
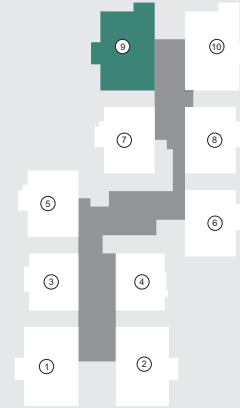


TOWER 02 TO 08



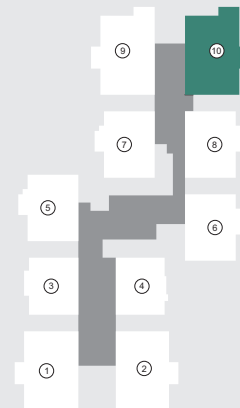
FLAT
09
3 BHK
EAST FACING
2180 SFT

KEY PLAN
TYPICAL TOWER



FLAT
10
3 BHK
WEST FACING
2180 SFT

KEY PLAN
TYPICAL TOWER



SALEABLE AREA STATEMENT (IN SFT)

TOWER - 01

Flat No.	Type	Carpet Area (in SFT)	Exclusive Balcony Area (in SFT)	Common area including external walls (in SFT)	Saleable Area (in SFT)
FLAT-01	3BHK	1586.00	96.00	723.00	2405
FLAT-02	3BHK	1186.00	64.00	560.00	1810
FLAT-03	4BHK	1895.00	154.00	861.00	2910
FLAT-04	3BHK +HT	1804.00	144.00	822.00	2770
FLAT-05	3BHK	1186.00	64.00	560.00	1810
FLAT-06	3BHK	1586.00	96.00	723.00	2405
FLAT-07	3BHK +HT	1734.00	136.00	790.00	2660
FLAT-08	4BHK	1909.00	148.00	858.00	2915

TOWER - 02 TO 08

Flat No.	Type	Carpet Area (in SFT)	Exclusive Balcony Area (in SFT)	Common area including external walls (in SFT)	Saleable Area (in SFT)
FLAT-01	3BHK	1408.00	56.00	631.00	2095
FLAT-02	3BHK	1408.00	56.00	631.00	2095
FLAT-03	2BHK	878.00	52.00	420.00	1350
FLAT-04	2BHK	878.00	52.00	420.00	1350
FLAT-05	2.5BHK	1099.00	65.00	511.00	1675
FLAT-06	2.5BHK	1100.00	67.00	508.00	1675
FLAT-07	2.5BHK	1099.00	65.00	511.00	1675
FLAT-08	2.5BHK	1100.00	67.00	508.00	1675
FLAT-09	3BHK	1418.00	110.00	652.00	2180
FLAT-10	3BHK	1418.00	110.00	652.00	2180

TOWER - 02 GROUND AND FIRST FLOOR

Flat No.	Type	Carpet Area (in SFT)	Exclusive Balcony Area (in SFT)	Common area including external walls (in SFT)	Saleable Area (in SFT)
FLAT-09	3BHK	1411.00	57.00	627.00	2095



Location Highlights

Connectivity

- Outer Ring Road (Exit-2) - 1 min
- Tellapur MMTS - 5 min
- BHEL - 10 min
- Lingampally Railway Station - 10 min
- RGI Airport - 30 min

Commercial & IT Hubs

- Financial District - 10 min
- Kokapet - 10 min
- Gachibowli - 12 min
- Hitech City - 22 min

Educational Institutions

- Meru International School - 2 min
- Samasthi International School - 5 min
- The Gaudium School - 5 min
- Delhi Public School, Kollur - 5 min
- ISB - 10 min

Hospitals

- Citizen's Hospital - 10 min
- Continental Hospital - 10 min
- Star Hospital - 10 min
- Care Hospitals, Gachibowli - 20 min
- AIG Hospitals - 20 min

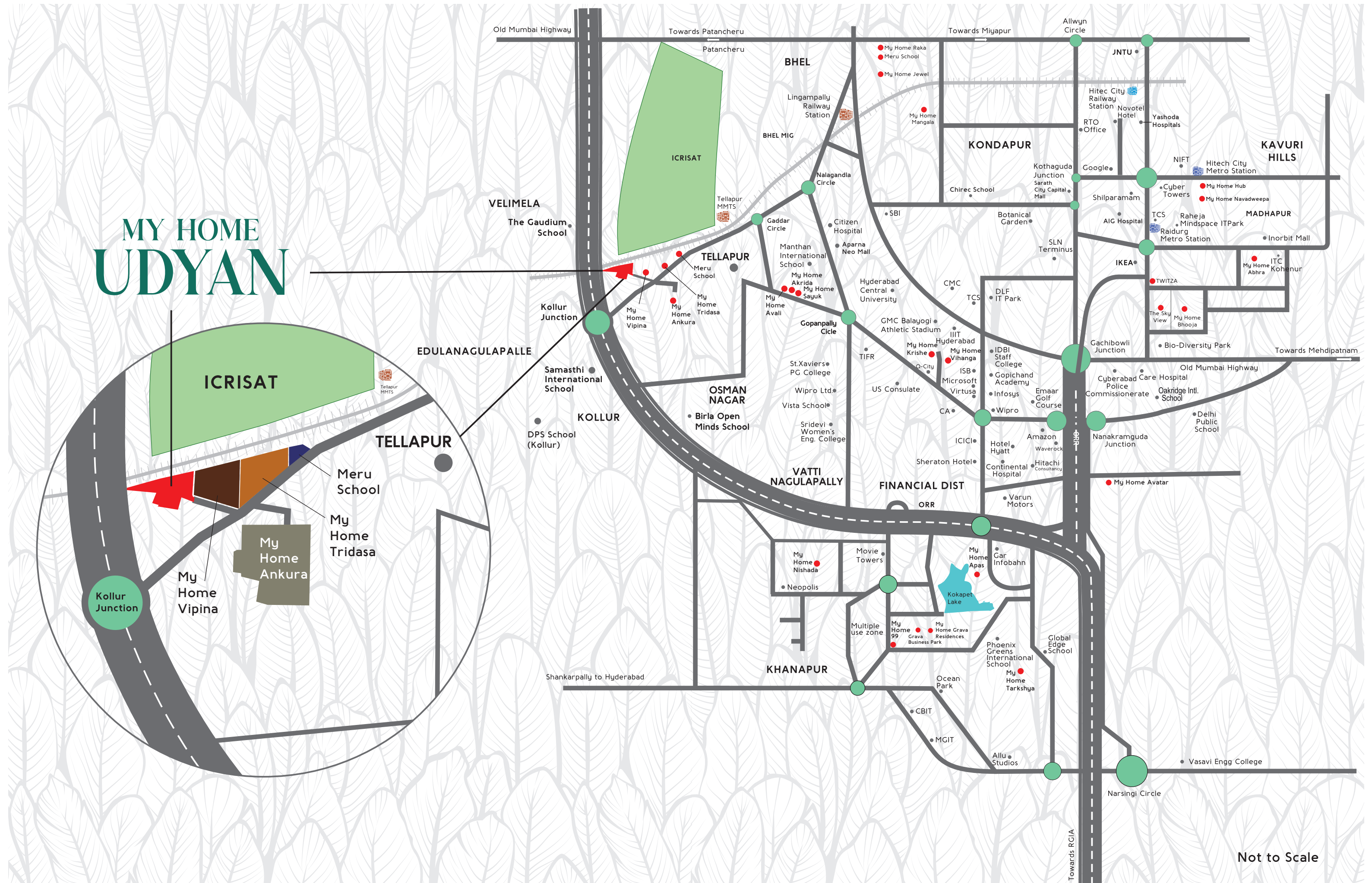
Udyan offers seamless access to the city while remaining wrapped in calm. Connectivity that works quietly in your favour.

Located next to
ORR Exit 2

ACCESS

MY HOME
UDYAN

LOCATION MAP

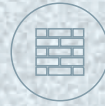




1

SUPER STRUCTURE

- RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2)



2

WALLS

- EXTERNAL WALLS
- Reinforced shear walls
- INTERNAL WALLS
- Reinforced shear walls



3

CEILING FINISHES

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY
 - Smoothly finished with putty and acrylic emulsion paint of reputed brand
- BATHROOMS
- Grid ceiling to cover all service lines



4

WALL FINISHING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN AND BALCONY
- Smoothly finished with putty and acrylic emulsion paint of reputed brands
- BATHROOMS
- Glazed Vitrified tile cladding of reputed make up to false ceiling
- EXTERNAL FINISHING
- Texture finish & two coats of exterior emulsion paint of reputed brands with Architectural features



5

FLOORING

- DRAWING, DINING, LIVING, BEDROOMS, KITCHEN
- 800 x 800 mm size double charged Vitrified tiles of reputed brand with spacer joint

BALCONY / BATHROOMS / UTILITY

- Anti-skid GVT tiles with spacer joint

CORRIDORS FLOORING

- Vitrified tiles with spacer joint

STAIRCASE

- Granite Flooring



6

WINDOWS / GRILLS

- All windows are of UPVC glazed sliding/openable shutters with EPDM gaskets, necessary hardware with M.S. Grill and provision for mosquito mesh shutter



7

DOORS

- MAIN DOOR
- Hard wood frame, finished with melamine spray polish, Teak finished flush shutters with reputed hardware
- INTERNAL DOORS
- Hard wood frame or factory-made wooden frame with both sides laminated flush shutter with reputed hardware

BATHROOMS

- Granite frame with both sides laminated flush shutter with reputed hardware

UTILITY

- UPVC frame with glazed openable shutter with reputed hardware

BALCONIES

- UPVC glazed French sliding doors with mosquito mesh provision



8

KITCHEN

- Granite platform with single bowl stainless steel sink
- Provision for water purifier in kitchen



9

ALL BATHROOMS

- Wash basin with single lever basin mixer
- EWC with flush valve of reputed brand
 - Single lever bath and shower mixer
- Provision for geysers in all bathrooms
- All faucets are chrome plated of reputed brands



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ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlet for Air Conditioners in all Bedrooms and Living room
 - Copper piping will be done for all Bedrooms only
- Power outlets for Geysers in all Bathrooms and Utility
- Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen
 - Washing machine & dishwasher point in utility area
- Three phase supply for each unit and individual prepaid meters
 - Miniature circuit breakers (MCB) for each distribution board of reputed make
 - Modular switches of reputed make



11

TV/TELEPHONE

- Telephone point in drawing room
- Intercom facility to all units connecting security
- Provision for cable TV connection in drawing and living rooms
- One Internet connection provision in drawing, living and all bedrooms



12

WATER PROOFING

- Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace



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SECURITY

- Round the clock security/surveillance system
- Comprehensive security system with cameras at main security, entrance of the Tower, Lift lobby & Lift cabins



14

FIRE SAFETY

- Fire alarm, automatic sprinklers and wet risers as per fire authority regulations



15

POWER BACK UP

- Metered DG backup with acoustic enclosure & AMF



16

PNG/LPG

- Supply of LPG / PNG with piped gas system



17

LIFTS

- V3F drive high speed Lifts of reputed make
- Lift lobby cladding with vitrified tiles /granite



18

WTP & STP

- Water treatment plant for borewell water and water meter for each unit.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for landscaping and flushing purpose



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BILLING SYSTEM

- Automated prepaid billing system for Water, Power, Gas, & Maintenance.



MY HOME
UDYAN



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Note: This brochure is purely a conceptual presentation and not a legal offering.
The company reserves the right to make changes in elevation, specifications and plans as deemed fit.